



Planning Commission - Staff Report

Subject: ZMA2020-0002: Request to rezone 74 acres owned by JHHR HOLDINGS I LLC in Northern South Park from Rural-1 to Auto-Urban Residential

Agent/Applicant: Susan Johnson, SJ Planning Solutions

Property Owner: JHHR HOLDINGS I LLC

Presenter: Kristi Malone

REQUESTED ACTION

Request to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone 74 acres owned by JHHR HOLDINGS I LLC in Northern South Park from Rural-1 to Auto-Urban Residential.

BACKGROUND/DESCRIPTION

PROJECT DESCRIPTION

The applicant and landowner are requesting a rezone of a 74-acre site currently under agricultural use and located in the northwest corner of Northern South Park just south of High School Road and east of South Park Loop Road. This request is for the subject site to be rezoned from Rural-1 (R-1) to Auto-Urban Residential (AR), to increase the maximum allowed density of detached single-family residential units and Accessory Residential Units. This rezone application is for increased intensity of use and development beyond what the current R-1 zone allows. This rezone would facilitate the landowner's desire to subdivide the site for future construction of higher density detached single family dwelling units, some of which may be used as workforce housing.

EXISTING CONDITIONS

The subject parcel is currently used for agricultural purposes with vegetation comprised primarily of irrigated agricultural fields with some cottonwoods and irrigation ditches. The property is within the Scenic Resource Overlay (SRO). Prior to the County-wide rural area rezone on April 1, 2016, the site was zoned Rural.

In the area surrounding the subject site, the landowner is holding 26 acres in the northwest corner of Northern South Park (currently zoned Suburban) for future development of residential units, which is excluded from this rezoning application. In the pre-application conference for this rezone application, these 26 acres were considered for inclusion in the rezone request to AR but have since been removed from the proposal. In this 26-acre Suburban zone, development of up to 83 detached single-family residential units could occur, with up to 4,200 sf of floor area on minimum 12,000 sf lots. Further north and across High School Road from the subject site is the Cottonwood neighborhood which is developed with a variety of detached single-family residences, attached single-family residences, apartments, and institutional uses. To the west across South Park Loop Road is the Dairy Subdivision developed with detached single-family homes. Beyond the subject site to the east and south is continuing vacant agricultural land.

Historical Planning Division review of the subject site includes previous neighborhood planning efforts of the area and an attempt at annexation to the Town of Jackson. These efforts occurred prior to adoption of the 2012 Jackson/Teton County Comprehensive Town and were not successful in facilitating development of the site. This history contributed to the 2012 Comprehensive Plan's future desired character of Subarea 5.6 Northern South Park, which is dependent on necessity determined by the community during a Growth Management Program review, and a subarea-wide neighborhood planning effort. An example of a 2002 neighborhood plan for this area is attached to this staff report.

LOCATION

The subject parcel does not have an assigned street address but is generally located just south of the Cottonwood neighborhood and Town of Jackson corporate limits, south of High School Road and east of South Park Loop Road. The site is within Tracts 1 and 10 of the Hereford Ranch.

PIDN: 22-40-16-06-3-00-012 and 22-40-16-06-3-00-015

Site Size: ~74 acres

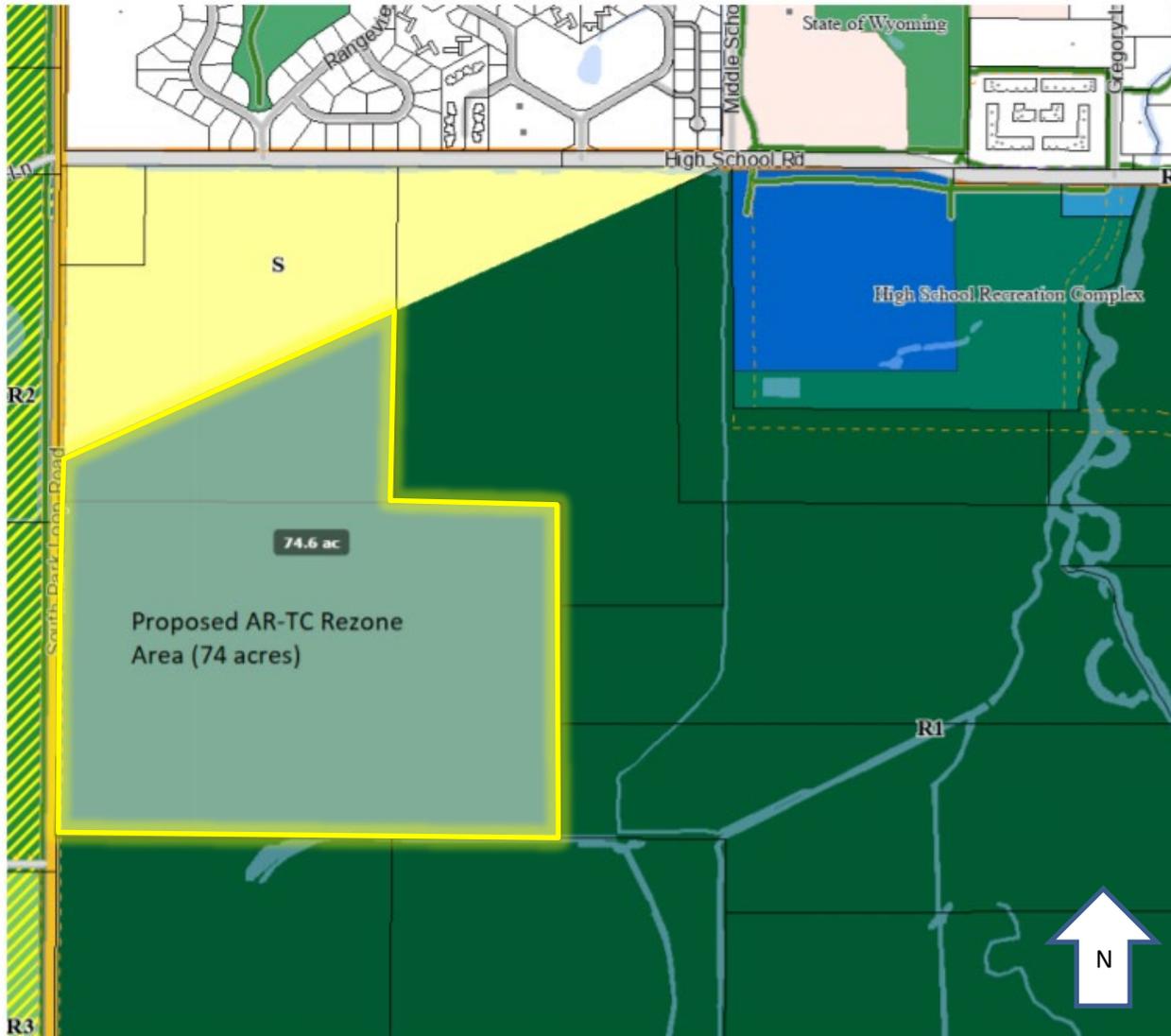
Character District: 5: West Jackson (Complete Neighborhood)

Subarea: 5.6 – Northern South Park (Transitional)

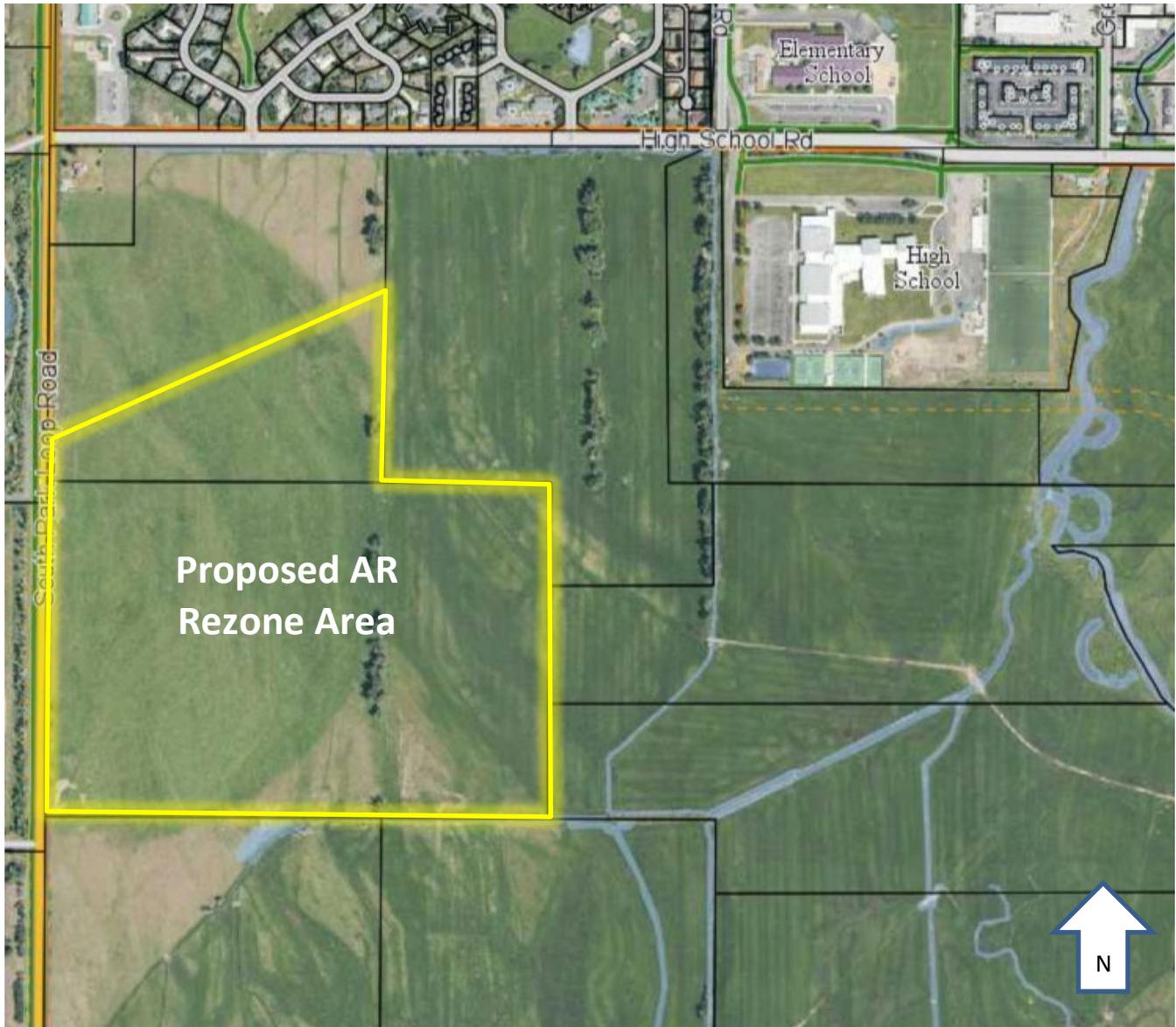
Zone: Rural-1 (R-1) –Teton County Rural Area Character Zone

Overlay: Scenic Resources Overlay (SRO)

ZONING/VICINITY MAP



SITE MAP



STAFF ANALYSIS

Planning staff held two pre-application conferences prior to this rezone application at the request of the applicant: one with the Board of County Commissioners (BCC) as a workshop item at their February 24, 2020 Voucher meeting and one with staff on March 4, 2020. Formal application for this rezone request was made on May 8, 2020 and many of the key issues identified in the pre-application workshop with the BCC are presented below for further discussion and analysis. Although considerations paramount to review of this application are many and varied, the fundamental problems, as identified by staff, with application of the AR zone at this site are:

- The 2012 Comprehensive Plan Subarea 5.6 text specifies that this Subarea will not be developed to meet Growth Management goals until determined necessary by the community during a Growth Management Program Review. (Zoning Map Amendment finding for approval #2)
- There is no requirement in the AR zone or other LDR tools that residential units be permanently deed restricted for affordability or workforce occupancy. (Zoning Map Amendment finding for approval #3)

The goal of providing affordable workforce housing is shared by the applicant, Planning staff and our community in support of the Comprehensive Plan's core values. While application of the requested AR zone achieves higher density housing, it neglects to predictably implement the desired future character of the Subarea and does not require any workforce occupancy restriction of the housing units.

Planning staff proposes the following alternative to the requested AR rezone for consideration:

- Complete the Growth Management Program review & Comprehensive Plan update to determine if and under what terms Subarea 5.6 should be developed.
- Begin the neighborhood planning effort.

This approach protects the predictability and accountability central to the Comprehensive Plan, allows for more cooperative and community-oriented planning of the entire subarea and results in informed and forward-looking zoning designed to achieve diverse land use goals. To move forward with this option, the BCC would deny this rezone application and then begin the neighborhood planning effort.

KEY ISSUES

KEY ISSUE 1: What is the context of the Planning Director's review and recommendation?

Zoning Map Amendment applications are reviewed for potential implementation of any and all physical development, use, development option and subdivision allowed in the proposed zone regardless of the current owner's plan for development and use of the subject parcel. This way, if ownership of the subject parcel changes or the current owner's plan for development and use of the property changes in the future, all options and potential impacts have been reviewed and evaluated in consideration of the rezone. This Zoning Map Amendment application includes a conceptual site plan demonstrating the current owner's interest in developing up to 312 detached single-family homes. However, if approved, any development or use allowed in the Suburban zone could be pursued by the current or future landowner of the property subject to the development process required by the LDRs at that time.

The role of Planning staff and the Planning Director in reviewing a Zoning Map Amendment proposal and making a recommendation is strict application of the findings for approval found in LDR Section 8.7.2. That is, performing an analysis considering the following elements:

- the proposed zone as presented within the context and applicability of the LDRs
- County Resolutions
- the Comprehensive Plan
- the necessity for the rezone as it is represented by the applicant, and as it relates to changing community conditions or need.

Pursuant to Section 8.7.2.C of the Land Development Regulations,

"The advisability of amending the Official Zoning Map is a matter committed to the **legislative discretion** of the Board of County Commissioners and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organizations of the LDRS;
2. Improves implementation of the desired future character defined in the Illustration of Our Vision Chapter of the Comprehensive Plan.
3. Is necessary to address changing conditions or a public necessity; and
4. Is consistent with the other adopted County Resolutions.

Emphasis is added to the two words "legislative discretion" to make clear that the Board of County Commissioners is acting in their legislative capacity and have broad discretion in zoning map amendments.

KEY ISSUE 2: What are the main differences between the existing Rural-1 zone and the proposed Auto-Urban Residential zone as applied to the subject site?

The attached LDR Review Checklist compares standards and regulations of the existing Rural-1 (R-1) zone versus the proposed Auto-Urban Residential (AR) zone. Highlighting has been provided to indicate where standards are different between the two zones. The most notable differences are discussed in the table below:

Standards	Rural-1 Zone (existing)	AR Zone (proposed)	Summary
Site Development (max)	161,172 sf	1,772,892 sf	The proposed AR zone would allow eleven times as much of the site's surface to be developed than the existing R-1 zone. If the site is subdivided into 312 12,000 sf lots, the cumulative allowed site development would total 2,059,200 sf.
Site Development Setbacks (min)	50' or 30' from street, 15' from side and rear	20' from street, 5' from side and rear	AR zone has lesser setbacks which is consistent with higher density zoning
Structure Setbacks (min)	50' or 30' from street, 30' from side and rear	20' from street, 10' from side, 6' from rear	AR zone has lesser setbacks which is consistent with higher density zoning
Floor Area (max)	22,564 sf	1,386,079 sf	The proposed AR zone would allow sixty-one times as much floor area than the existing R-1 zone. If the site is subdivided into 312 12,000 sf lots, the cumulative allowed floor area would total 1,609,920 sf.
Height (max)	30'	24'	The proposed AR zone would reduce maximum height of structures allowed on the site from 30' to 24'
Exterior Lighting (max)	4,000 unshielded lumens; 60,000 or 1.5(site dev) total, whichever is less	5,500 unshielded lumens; 100,000 or 3(site dev) total, whichever is less	AR zone allows higher intensity exterior lighting

Allowed Uses	+ Guest Ranch + Campground + Heavy Retail/Service + Nursery + Developed Recreation + Outfitter/Tour Operator + Daycare/Education + Light Industry + Gravel Extraction + Aviation + Bed & Breakfast + Xmas Tree Sales + Farm Stand	+ Dormitory + Group Home + ARUs (up to 2 per lot) + Home Daycare Center	Proposed AR zone has fewer allowed uses, but allows 2 ARUs per SFD while R-1 allows 1 ARU per SFD
Subdivision	35-acre minimum lot size	7,500 sf minimum lot size	The current R-1 zone allows the 74 acre site to be subdivided as two lots of record but the proposed AR zone would result in subdivision of the site up to 312 lots
Development Options	Floor Area Option, Rural PRD, CN-PRD	None	The proposed AR zone does not allow any development options while the current R-1 zone allows three options

KEY ISSUE 3: How can the BCC ensure workforce deed restrictions?

The applicant has indicated an intent that 65% of the units constructed on the site will be permanently deed-restricted, but they have not provided any specific mechanism to ensure such restrictions. The landowner is free to voluntarily record a deed restriction on the subject site restricting occupancy of future residential units to Teton County workforce. However, if the proposal for restricted units contributes to the Board of County Commissioners’ approval of this rezone application, a requirement for the timing and type of deed restriction should be legally binding on the landowner. Unfortunately, no zones or development tools exist in the County LDRs to require workforce or affordable housing deed restrictions beyond units required for mitigation of employee generation. Generally, the Town of Jackson LDRs provide development bonus tools for the provision of deed restricted affordable workforce housing and the Teton County LDRs provide development bonus tools for the provision of deed restricted conservation area. In this way, Town of Jackson zoning supports the Comprehensive Plan’s Quality Life values for a workforce living locally and Teton County zoning supports the Comprehensive Plan’s Ecosystem Stewardship values for the conservation of open space and wildlife habitat.

In the past, Teton County LDRs included an affordable workforce housing zoning tool in the form of the Planned Unit Development District for Affordable Housing (PUD-AH). The standards for the PUD-AH can be reviewed in the archived 1994 Teton County LDRs attached to this staff report. The PUD-AH tool was put into moratorium in 2008 and was removed from the LDRs in 2010. According to Planning records, *“eliminating the ability for large density upzones using the PUD-AH tool until the Comprehensive Plan is approved and the new Land Development Regulations can be written will enable Teton County to manage growth for beneficial outcomes, and continue to*

balance the growth of residential, commercial, and resort development to preserve community character” (AMD2009-0022 Staff Report). Further, under the 1994 LDRs and Comprehensive Plan, *“there is no prioritization and there are no predictable locations identified for affordable housing...This has sparked considerable community dialogue regarding appropriate locations for additional density, as well as protection for wildlife”* (AMD2009-0022 Staff Report).

Seemingly, the expectation was that once the 2012 Comprehensive Plan was adopted, areas of the community appropriate for higher density affordable workforce housing could be easily identified and prioritized resulting in more predictable and strategic community development. So far, the incentive tools for affordable workforce housing and high-density zoning have been focused within the Town of Jackson boundaries with positive results. The County has yet to update Complete Neighborhood zoning districts so there will be opportunity to discuss the appropriateness and mechanisms for developing affordable workforce housing in those Subareas. Additionally, as part of the Growth Management Program review and Comprehensive Plan update currently underway, the Board of County Commissioners and Town Council jointly added a Strategy to *“identify locations in the County that may be appropriate for higher residential density to meet community-wide workforce housing goals.”* The update to the Comprehensive Plan has not yet been adopted, and this language is not yet in effect.

Without a zone or tool in the current LDRs to ensure that proposals for affordable workforce housing in the County effectively execute and enforce terms for deed restricted housing, there is no legal obligation for the landowner to do so. Other important considerations on this topic are the type of deed restriction applied and the resulting affordability of restricted units. No proposed deed restriction was provided in this rezone application nor was any economic analysis or projections on the price and affordability of the anticipated housing units. Until an affordability housing deed restriction is recorded, or another legally binding regulation is enacted to ensure affordability, the community should expect market rate housing at this site. The Jackson/Teton County Housing Department provides template deed restrictions that have been reviewed and approved by the Board of County Commissioners and Town Council. The Housing Department’s 2019 Workforce Ownership Deed Restriction Template is attached to this staff report and the other restriction templates can be accessed here: <http://www.jhaffordablehousing.org/885/Developer-Resources>

Landowners pursuing upzones do not always take on the role of developer. If ownership of the subject site changes after a rezone occurs to facilitate its development, it is the County’s obligation to the community to ensure that our growth management and quality of life values are represented throughout the development process via permanent deed restrictions for affordable and workforce-occupied homes.

KEY ISSUE 4: Is conditional zoning an option?

To achieve our community-wide Comprehensive Plan goals, we need to ensure that upzones for increased residential density support a workforce living locally. However, the public also expects predictable development patterns and smart growth. It can be difficult to find balance in the flexibility and rigidity of zoning tools to achieve these goals. The purpose of enacting zoning legislation is to protect the health, safety, and general welfare of a community. Manipulating zones to achieve singular private interests is contrary to that purpose. For this reason, many communities avoid implementation of non-traditional zoning tools. Other communities have found success in the introduction of more flexible zoning tools such as conditional zoning. If carefully conducted, a rezone tailored to promote the general welfare of the community and neighboring landowners through the application of conditions can provide more flexibility for development and use of the site, but if not carefully mandated could compromise predictability of application of the Comprehensive Plan and the LDRs. There also are important legal considerations surrounding conditional zoning of which the Teton County Attorney’s Office can advise.

Though not typically used, Teton County has two instances of prior conditional zoning: Wilson Meadows and Hog Island Subdivision. The 1996 rezone of the Wilson Meadows subdivision site from Neighborhood Conservation (NC) and Rural (R) to Suburban (S) and Office Professional (OP) was approved with the condition that specific additional restrictions be recorded in the land records (attached to this staff report). These restrictions apply in addition to the zoning regulations in the LDRs and include limitations on use and density for specific parcels within

the site. The Hog Island Subdivision rezone to Suburban (S) in 1999 was approved on the condition that a restriction on maximum density (attached to this staff report) be recorded in the land records for the site.

In development of the 2012 Comprehensive Plan and removal of the County's Affordable Housing Planned Unit Development (PUD-AH) tools, it was made very clear that predictable development patterns, carefully measured growth, and implementation of balanced community values are prioritized in local land use decisions. However, there may be unique circumstances where conditional zoning can serve as a placeholder until more progressive and robust zoning tools can be considered for adoption in a more comprehensive analysis of community needs.

As applied to this rezone request, conditional zoning could be used to require that a deed restriction(s) provided by the Jackson/Teton County Housing Department ensuring permanent affordability or workforce occupancy be recorded on all parcels resulting from subdivision subsequent to the rezone. Since no economic analysis for affordability nor evaluation on meeting our workforce housing goals within the community-wide growth management cap was provided in this application, it is difficult for Planning staff to determine if the proposed rezone or future development will meet Comprehensive Plan Growth Management goals.

However, it is unreasonable to craft a condition of approval for this application in which an AR rezone improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan for Subarea 5.6 Northern South Park. A condition could be added that delays the effective date of the AR rezone until the Growth Management Program review and Comprehensive Plan update currently underway is adopted with community confirmation that development of this Subarea is necessary. But conditioning application of the AR zone upon completion of a neighborhood plan is contrary to the land use planning purpose and process, since a neighborhood plan informs and designs zones specific to achieving the objectives and overall site design of the Subarea. As a result, the plan should be completed before considering the rezone.

STAKEHOLDER ANALYSIS

DEPARTMENTAL REVIEWS

All reviews received from other departments and advisory agencies are attached. The applicant's response to these reviews is also attached.

PUBLIC COMMENT

Notice of this hearing was mailed to property owners within 800 feet of the subject parcel and was posted on the site. A Neighborhood Meeting was also held by the applicant prior to application submittal. All written public comments received as of the publishing of this report are attached.

LEGAL REVIEW

Gingery

RECOMMENDATIONS

PLANNING DIRECTOR RECOMMENDATION

The Planning Director recommends **DENIAL** of **ZMA2020-0002**, application received May 8, 2020 based on the findings recommended below.

PLANNING DIRECTOR RECOMMENDED FINDINGS

Pursuant to Section 8.7.2.C of the Land Development Regulations, the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Board of County Commissioners and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs:

Division 1.3: Purpose and Intent: Based on the legislative discretion of the Board of County Commissioners, these LDRs are in accordance with the Jackson/Teton County Comprehensive Plan. Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community with the intent listed below.

1.3.1. Implement the Community Vision: Preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

1.3.2. Implement the Common Values of Community Character

A. Ecosystem Stewardship

1. Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.

2. Consume less nonrenewable energy as a community in the future than we do today.

B. Growth Management

1. Direct future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in our Rural Areas.

2. The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational, and cultural activities.

C. Quality of Life

1. Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.

2. Develop a sustainable, vibrant, stable and diversified local economy.

3. Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation.

4. Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

1.3.3. Implement the Illustration of Our Vision

A. Achieve the desired future character identified for each Character District.

B. Implement the policy objectives for each Character District.

C. Achieve the character-defining features identified for each Subarea.

1.3.4. Predictable Regulations, Incentives, and Allowances

A. Ensure standards are consistently applied to similar applications and circumstances.

B. Ensure landowners, the public, and decision-makers know the amount, location, and type of growth to expect.

C. Use data analysis and best practices to inform standards and implement the adaptive management philosophy of the Growth Management Program.

1.3.5. Coordination Between Jurisdictions

A. Implement the joint Town/County Vision through coordinated, supportive actions.

B. Maintain a common structure, format, and definitions in Town and County LDRs.

Div. 1.4. Organization of the LDRs: These LDRs constitute the County's zoning and subdivision regulations. They have two organizing principles. Primarily, they are organized by zone in order to implement and emphasize the community's character-based planning approach. Secondly, to provide ease of use, they are organized to answer three questions:

- What can be built or physically developed?
- What uses are allowed?
- How can the land be developed or subdivided?

Can Be Made. The Auto-Urban Residential (AR) zone is already codified in the current Teton County LDRs as a Legacy Zone established in 1994 that provides standards for physical development, use, subdivision and development options on private lands under the jurisdiction of Teton County.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;*

Cannot Be Made. See analysis by section, below. This analysis starts with the broader District 5 characteristics and policy objectives then narrows in scope to assess the characteristics specific to Subarea 5.6.

District 5: West Jackson

Existing + Future Desired Characteristics

West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile-oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature.

The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of existing residential areas that provide workforce housing, will be essential in meeting the Growth Management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety and connectivity issues. Possible solutions may come in many forms, including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

District 5 (West Jackson) is a Complete Neighborhood with diverse uses, housing types, and institutional amenities to support a thriving neighborhood environment. This District supports local workforce housing and should continue to do so. Concerns with singular application of the AR zone over a large greenfield area in this District include continued dependency on automobile-oriented transportation, loss of undeveloped natural features and open space, infrastructure connectivity at the boundary between the County and Town, lack of variety in housing types, sizes and affordability, loss of scenic resources, and significant traffic impacts.

Policy Objectives for District 5: West Jackson	
<i>Common Value 1: Ecosystem Stewardship</i>	N/A
<i>Common Value 2: Growth Management</i>	4.1.b: Emphasize a variety of housing types, including deed-restricted housing 4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed use subareas 4.3.a: Preserve and enhance stable subareas 4.3.b: Create and develop transitional subareas 4.4.b Enhance Jackson Gateways
<i>Common Value 3: Quality of Life</i>	5.3.b: Preserve existing workforce housing stock 6.2.b: Support businesses located in the community because of our lifestyle 6.2.c: Encourage local entrepreneurial opportunities 6.2.d Promote light industry 7.1.c: Increase the capacity for use of alternative transportation modes 7.2.d Complete key transportation network projects to improve connectivity

Below is an analysis of each policy objective as listed above.

4.1.b: This application proposes deed-restricted housing. The AR zone allows for detached single-family homes with Accessory Residential Units to provide both ownership and rental housing stock. But the AR zone does not allow the variety of housing types that typically ensure affordability (e.g., attached single-family units or apartments).

4.1.d: Non-residential uses in the AR zone are limited to Outdoor Recreation, Assembly, Utility and Home Occupation/Business, so future economic activity would not substantively extend beyond the Town of Jackson boundary.

4.2.c: The lot sizes, housing types and minimum parking standards in the Auto-Urban Residential zone are automobile-oriented, but walkability and connectivity will be evaluated in design of the site. Mixed-use development is not contemplated in this zone.

4.3.a: Not applicable; Subarea 5.6 is Transitional

4.3.b: This rezone request is to facilitate development of a Transitional subarea

4.4.b: An AR rezone over a large greenfield area does not contemplate enhancement of Gateway features.

5.3.b: Not applicable; the site is currently vacant.

6.2.b: The provision of workforce housing locally supports local convenience businesses, but the AR zone does not allow primary commercial uses other than Outdoor Recreation, Assembly, and Utilities.

6.2.c: Not applicable; non-residential uses in the AR zone are limited to Outdoor Recreation, Assembly, Utility and Home Occupation/Business so future entrepreneurial opportunities are limited.

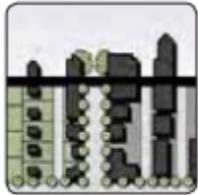
6.2.d: Not applicable; non-residential uses in the AR zone are limited to Outdoor Recreation, Assembly, Utility and Home Occupation/Business so future light industrial opportunities are limited.

7.1.c: The lot sizes, housing types and minimum parking standards in the Auto-Urban Residential zone are automobile-oriented, but alternative transportation modes and connectivity will be evaluated in design of the site.

7.2.d: With an increase in density and intensity of development in this District, improved connectivity in key transportation infrastructure may be prompted.

Character Defining Features

5.6: Northern South Park



Village Form

This TRANSITIONAL Subarea is identified as a possible location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods. While the priority of the community is to first infill and redevelop other already developed Stable/Transitional Subareas in order to meet the Growth Management goals of the Plan; if necessary, this subarea is a suitable location to

meet those goals due to its close proximity to many existing Complete Neighborhood amenities. The subarea would not be developed in this manner until determined necessary by the community during a Growth Management Program review. An exception to this requirement would be the allowance for development when associated with an opportunity to provide meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea. Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road. One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89. An appropriate Flat Creek buffer will also need to be established in order to ensure the wildlife, natural and scenic values associated with this community resource are maintained.

The following analysis breaks down each sentence of the character defining features for Subarea 5.6 Northern South Park. The context of the analysis is whether the AR zone applied over the 74-acre subject site improves implementation of these subarea features.

This TRANSITIONAL Subarea is identified as a possible location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods.

As a “possible” location, future residential development of the subarea is not guaranteed. The diverse housing types and density found in Subarea 5.5, such as apartments or attached townhomes, are not allowed in the AR zone.

While the priority of the community is to first infill and redevelop other already developed Stable/Transitional Subareas in order to meet the Growth Management goals of the Plan; if necessary, this subarea is a suitable location to meet those goals due to its close proximity to many existing Complete Neighborhood amenities.

The community's first priority is infill and redevelopment of already developed subareas. Greenfield development and construction of single-family homes compromises that priority by reallocating economic and construction resources.

The subarea would not be developed in this manner until determined necessary by the community during a Growth Management Program review.

Any enhancements or corrective actions identified by the community in the ongoing Growth Management Program review and Comprehensive Plan update have not been codified in adoption of an updated Comprehensive Plan so are not in effect. As a result, development has not yet been determined necessary.

An exception to this requirement would be the allowance for development when associated with an opportunity to provide meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea.

This rezone application does not propose clustering development, or the transfer or increase of development allowance in exchange for permanently deed restricted open space. No new open space or conservation easements will be created with this upzone. The Complete Neighborhood Planned Residential Development (CN-PRD) is the LDR development option tool that could be used to achieve this transfer of development rights.

Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.

No neighborhood planning effort for this Subarea has been conducted since adoption of the 2012 Comprehensive Plan. This rezone application includes a Traffic Statement but not a full study specifying anticipated impacts and necessary mitigation measures.

Policy 3.3.d provides more information on the need for neighborhood plans:

"Develop neighborhood plans - Focused neighborhood plans may be developed where additional detail is necessary to implement the desired future character in a specific subarea. The Illustration of Our Vision chapter generally describes the desired character for all Character Districts, but there may be instances where implementation of certain strategies requires a more detailed, design oriented planning process for a specific subarea in order to ensure the desired future character is achieved."

The 2012 Comprehensive Plan also provides the following strategy to promote vibrant, walkable mixed use areas (Principle 4.2): "4.2.S.3: Initiate neighborhood plans for specific mixed use subareas."

And the following strategy to develop desirable residential neighborhoods (Principle 4.3): 4.3.S.1: "Initiate neighborhood plans for Transitional Subareas."

One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89.

This rezone application references the possibility of a future east-west connector road but does not evaluate its need to mitigate traffic impacts of an upzone or propose its construction and use as a mitigation measure.

An appropriate Flat Creek buffer will also need to be established in order to ensure the wildlife, natural and scenic values associated with this community resource are maintained.

Not applicable; Flat Creek and any associated buffer is on the east side of the Subarea and not in close proximity to the subject rezone site.

3. Is necessary to address changing conditions or a public necessity; and

Cannot Be Made. If the applicant is asserting that the changing condition or public necessity is the lack of workforce house, the concern is that the proposed rezone to Auto-Urban Residential (AR) zone does not address that concern. Even though the rate has slowed, annual indicators show that the percent of the workforce living locally continues to decline. This condition and the public necessity for affordable workforce housing warrant the consideration of rezones to achieve this goal, but the Auto-Urban Residential (AR) zone proposed in this application and presented in the current LDRs does not require that resulting housing units be restricted for workforce occupancy. Additionally, no economic analysis or affordability index has been provided to evaluate whether resulting housing units will be attainable to the healthcare workers, first responders, and essential workers noted in application materials.

4. Is consistent with the other adopted County Resolutions.

Can Be Made. Staff finds that the application is consistent with other County Resolutions pursuant to the attached LDR Review Checklist.

ATTACHMENTS

1. LDR Review Checklist
2. Departmental Reviews and Applicant Response
3. Public Comment
4. 2002 Master Plan for Porter Trust Lands
5. 1994 Teton County LDRs: SECTION 2540. PLANNED UNIT DEVELOPMENT (PUD-AH) DISTRICT FOR AFFORDABLE HOUSING
6. Housing Department's 2019 Workforce Ownership Deed Restriction Template
7. Special Development and Use Restrictions for Wilson Area Lands
8. Hog Island Subdivision Affidavit Affecting Title
9. Application

SUGGESTED MOTION

I move to recommend **APPROVAL** of **ZMA2020-0002**, application received May 8, 2020 to rezone the subject site from Rural-1 to Auto-Urban Residential, being able to make the findings of LDR Section 8.7.2.

Note that suggested motions are always written in the affirmative regardless of the Planning Director's recommendation.



ATTACHMENT 1:

LDR Review Checklist

Application: ZMA2020-0002

Purpose: Hereford Ranch Rezone: Rural-1 to Auto-Urban Residential

Applicant: Susan Johnson, SJ Planning Solutions

Property Owner: JHHR HOLDINGS I LLC

Reviewer: Kristi Malone

Recommendation: Denial **Date:** 8/3/2020

Notes: Highlights indicate where R-1 and AR zoning standards differ as applied to the subject site under current conditions and future residential use

SITE DESCRIPTION

Address: n/a
Type: Other Metes & Bounds
Lot: n/a
PIDN: 22-40-16-06-3-00-012 and 22-40-16-06-3-00-015
Subarea: 5.6 – Northern South Park (Transitional)
Zone: Rural-1 (R-1)
Overlay: Scenic Resources Overlay (SRO)

Comments:

SITE AREA

Gross Site Area (GSA):	74 acres
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Comments:

PHYSICAL DEVELOPMENT (§ ZONE.B, ARTICLE 5)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Location of Development in Natural Resources				
River Setback (min) (§ 5.1.1)	150	150	>150	Same standard for R-1 and AR
Stream Setback (min) (§ 5.1.1)	50-150	50-150	>150	Same standard for R-1 and AR
Pond Setback (min) (§ 5.1.1)	50-150	50-150	>150	Same standard for R-1 and AR
Wetland Setback (min) (§ 5.1.1)	30	30	Unknown	Same standard for R-1 and AR
Ditch Setback (min) (§ 7.7.4.D)	15	15	Unknown	Same standard for R-1 and AR
Elk Habitat (5.2.1.G.1)	NRO	NRO	Not in NRO	Same standard for R-1 and AR
Mule Deer Habitat (5.2.1.G.2)	NRO	NRO	Not in NRO	Same standard for R-1 and AR
Moose Habitat (5.2.1.G.3)	NRO	NRO	Not in NRO	Same standard for R-1 and AR
Swan Habitat (5.2.1.G.4)	300' setback to nest; no dev in winter habitat	300' setback to nest; no dev in winter habitat	Unknown	Same standard for R-1 and AR
Trout Spawning (5.2.1.G.5)	150' setback to spawning area	150' setback to spawning area	Unknown	Same standard for R-1 and AR
Bald Eagle Habitat (5.2.1.G.6)	660' setback to nest; no dev in crucial winter habitat	660' setback to nest; no dev in crucial winter habitat	Unknown	Same standard for R-1 and AR
Vegetative Cover (5.2.1.F)	NRO	NRO	Not in NRO	Same standard for R-1 and AR
Environmental Analysis (8.2.2)	Required	Required	Required	Same standard for R-1 and AR

Comments:

PHYSICAL DEVELOPMENT (§ ZONE.B, ARTICLE 5)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Scenic Resources Overlay (5.3.2)				
Foreground (5.3.2.G)	South Highway 89 Scenic Area	South Highway 89 Scenic Area	South Highway 89 Scenic Area	Same standard for R-1 and AR
Skyline (5.3.2.H)	n/a	n/a	n/a	n/a

Comments:

Site Development (§ Zone.B)

Site Development (max)	GSA(0.05) = 161,172 sf	0.45 LSR min = 1,772,892 sf	0 sf	AR > R-1
Street Setback (min)	50' from public road and 30' from private road except driveways	40% @ 0' and 60% @ 20'	--	AR < R-1
Side Setback (min)	15'	5'	--	AR < R-1
Side Setback (min)	15'	5'	--	AR < R-1
Rear Setback (min)	15'	5'	--	AR < R-1
Landscaping (min)	n/a	1 plant unit per dwelling unit	Unknown	AR > R-1

Comments:

PHYSICAL DEVELOPMENT (§ ZONE.B, ARTICLE 5)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Structure Dimensions (§ Zone.B)				
Street Setback (min)	50' from public road and 30' from private road	20'	--	AR < R-1
Side Setback (min)	30'	10'	--	AR < R-1
Side Setback (min)	30'	10'	--	AR < R-1
Rear Setback (min)	30'	6'	--	AR < R-1
Architectural Projections	Eaves, canopies, decks, and other architectural projection that clear 9' above finish grade may extend 5' into a setback	Residential Side/Rear Yard Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into a side or rear yard not more than 4 feet. Residential Front Yard Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet.	--	AR < R-1
Point Height (max)	30'	24'	--	AR < R-1
Overall Height (max)	37.5'	30'	--	AR < R-1
Roof & siding Materials	earth-tones	External surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues - additions matching existing colors are exempt	Unknown	AR > R-1

Comments:

PHYSICAL DEVELOPMENT (§ ZONE.B, ARTICLE 5)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Structure Scale (§ Zone.B)				
Building:				
Above Grade Floor Area (sf)	10,000 sf	10,000 sf for SFD	0	Same standard for R-1 and AR
Basement Floor Area (sf)	n/a	n/a	0	Same standard for R-1 and AR
Site Total				
Above Grade Floor Area (sf)	GSA(0.007) = 22,564 sf	0.43 FAR = 1,386,079 sf	0	AR > R-1
Basement Floor Area (sf)	n/a	n/a	0	Same standard for R-1 and AR
Comments:				
Exterior Lighting (5.3.1)				
Unshielded Lumens (max)	4,000	5,500	Unknown	AR > R-1
Total Lumens (max)	60,000 or 1.5(site dev) whichever is less	100,000 or 3(site dev) whichever is less	Unknown	AR > R-1
Light Trespass	Prohibited	Prohibited	Unknown	Same standard for R-1 and AR
Comments:				

PHYSICAL DEVELOPMENT (§ ZONE.B, ARTICLE 5)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Other Physical Dev. Standards				
Wildlife Friendly Fencing (§ 5.1.2)				Same standard for R-1 and AR
Wildlife Feeding (§ 5.1.3)				Same standard for R-1 and AR
Bear Resistance (§ 5.2.2)				Same standard for R-1 and AR
Steep Slopes (§ 5.4.1)				Same standard for R-1 and AR
Unstable Soils (§ 5.4.2)				Same standard for R-1 and AR
Fault Areas (§ 5.4.3)				Same standard for R-1 and AR
Floodplains (§ 5.4.4)				Same standard for R-1 and AR
WUI (§ 5.4.5)				Same standard for R-1 and AR
Signs (§ 5.6.2)	1 rustic freestanding or wall 16 sf max area and 10' max height; 1 wall per home occupation 2 sf max area	1 unlighted wall sign		AR < R-1
Grading (§ 5.7.2)				Same standard for R-1 and AR
Erosion Control (§ 5.7.3)				Same standard for R-1 and AR
Stormwater (§ 5.7.4)				Same standard for R-1 and AR

Comments:

USE (§ ZONE.C, ARTICLE 6)				
	Rural-1 Standard	AR Standard	Existing	Proposed Result
Allowed Use (§ Zone.C.1): Detached Single-Family Unit				
Site Area (min) (§ Zone.C.1)	n/a	0 sf	--	Same standard for R-1 and AR
Density (max) (§ Zone.C.1)	1/35 acres	1 unit per lot	--	AR < R-1
Scale (max) (§ Zone.C.1)				
Habitable Floor Area	8,000 sf excluding basement	8,000 sf excluding basement	0 sf	Same standard for R-1 and AR
Gross Floor Area	22,564 sf	Not to exceed 15,000 sf	0 sf	AR < R-1
Use Standards (§ 6.1, § Zone.E.)				
Difference in Allowed Uses:	+ Guest Ranch + Campground + Heavy Retail/Service + Nursery + Developed Recreation + Outfitter/Tour Operator + Daycare/Education + Light Industry + Gravel Extraction + Aviation + Bed & Breakfast + Xmas Tree Sales + Farm Stand	+ Dormitory + Group Home + ARUs (up to 2 per lot) + Home Daycare Center		
Parking (§ Zone.C.2, Div. 6.2)				
Required Parking (min)	2/du	2/du	0	Same standard for R-1 and AR
Parking Location	Off street, on-site	Off street, on-site	0	Same standard for R-1 and AR
Required Loading (min)	n/a for res use	n/a; res use	n/a	Same standard for R-1 and AR
Loading Location	n/a for res use	n/a; res use	n/a	Same standard for R-1 and AR
Comments:				
Affordable Workforce Housing (§ Zone.C.3, Div. 6.3)				
Employees Housed (min)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$	Unknown	Same standard for R-1 and AR
Housing Method	Restriction of units or fee in lieu	Restriction of units or fee in lieu	Unknown	Same standard for R-1 and AR
Comments:				

USE (§ ZONE.C, ARTICLE 6)				
	Rural-1 Standard	AR Standard	Existing	Proposed Result
Operational Standards				
Outside Storage (§ 6.4.1)				Same standard for R-1 and AR
Refuse and Recycling (§ 6.4.2)				Same standard for R-1 and AR
Noise (§ 6.4.3)				Same standard for R-1 and AR
Vibration (§ 6.4.4)				Same standard for R-1 and AR
Electrical Disturbance (§ 6.4.5)				Same standard for R-1 and AR
Fire/Explosive Hazard (§ 6.4.6)				Same standard for R-1 and AR
Heat/Humidity (§ 6.4.7)				Same standard for R-1 and AR
Radioactivity (§ 6.4.8)				Same standard for R-1 and AR
Other Prohibitions (§ 6.4.9)				Same standard for R-1 and AR
Comments:				

DEVELOPMENT OPTION & SUBDIVISION (§ ZONE.D, ARTICLE 7)				
	Rural-1 Standard	AR Standard	Existing	Proposed Result
Development or Subdivision Option (§ Zone.D.1): Land Division				
Lot Size (min)	35 acres	7,500 sf	74 acres	AR < R-1
Rural Area (min)	n/a	n/a	n/a	n/a
Conservation Area (min)	n/a	n/a	n/a	n/a
Development Area (max)	n/a	n/a	n/a	n/a
Density (max)	n/a	n/a	n/a	n/a
Additional Floor Area (max)	n/a	n/a	n/a	n/a
Comments:				
Development or Subdivision Option (§ Zone.D.1): Floor Area Option (7.1.5)				
Lot Size (min)	n/a	n/a	n/a	Not allowed in AR
Rural Area (min)	35 ac	n/a	n/a	Not allowed in AR
Conservation Area (min)	90% of Rural GSA	n/a	n/a	Not allowed in AR
Development Area (max)	n/a	n/a	n/a	Not allowed in AR
Density bonus (max)	2 additional ARU per 35 ac	n/a	n/a	Not allowed in AR
Additional Floor Area (max)	2 additional ARU per 35 ac	n/a	n/a	Not allowed in AR
Comments:				

DEVELOPMENT OPTION & SUBDIVISION (§ ZONE.D, ARTICLE 7)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Development or Subdivision Option (§ Zone.D.1): Rural PRD (7.1.2)				
Lot Size (min)	n/a	n/a	n/a	Not allowed in AR
Rural Area (min)	n/a	n/a	n/a	Not allowed in AR
Conservation Area (min)	Greater of: 70% of Rural GSA OR 49 ac	n/a	n/a	Not allowed in AR
Development Area (max)	3 ac per 7 ac conserved	n/a	n/a	Not allowed in AR
Density (max)	3 du per 35 ac	n/a	n/a	Not allowed in AR
Additional Floor Area (max)	n/a	n/a	n/a	Not allowed in AR

Comments:

Development or Subdivision Option (§ Zone.D.1): CN-PRD (7.1.6)

Lot Size (min)	n/a	n/a	n/a	Not allowed in AR
Rural Area (min)	105 acres	n/a	n/a	Not allowed in AR
Conservation Area (min)	90% of GSA	n/a	n/a	Not allowed in AR
Development Area (max)	1 ac per 19 ac Rural GSA; 1 ac per 9 ac conserved	n/a	n/a	Not allowed in AR
Density (max)	1 du per 4.375 ac Rural GSA; 1 du per 35 ac Rural GSA	n/a	n/a	Not allowed in AR
Additional Floor Area (max)	n/a	n/a	n/a	Not allowed in AR

Comments:

Schools and Parks Exactions (Div. 7.5)

Required Land (min)	0.03 acre per subdivision or unit	0.03 acre per subdivision or unit	--	Same standard for R-1 and AR
Exaction Method	Land dedication or fee in lieu	Land dedication or fee in lieu	--	Same standard for R-1 and AR

Comments:

DEVELOPMENT OPTION & SUBDIVISION (§ ZONE.D, ARTICLE 7)

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Transportation and Utilities				
Access (§ 7.6.2)				Same standard for R-1 and AR
Road Standards (§ 7.6.4)				Same standard for R-1 and AR
Easement Dedication (§ 7.6.5)				Same standard for R-1 and AR
Intersection Clear View (§ 7.6.6)				Same standard for R-1 and AR
Potable Water (§ 7.7.2)				Same standard for R-1 and AR
Wastewater Treatment (§ 7.7.3)				Same standard for R-1 and AR
Irrigation/Water Rights (§ 7.7.4)				Same standard for R-1 and AR
Utility Burial/Easement (§ 7.7.5)				Same standard for R-1 and AR

Comments:

OTHER COUNTY RESOLUTIONS

	Rural-1 Standard	AR Standard	Existing	Proposed Result
Other County Resolutions				
Solar Access Resolution				Same standard for R-1 and AR
Jackson Hole Airport Resolution				Same standard for R-1 and AR
Open Space Resource Resolution				Same standard for R-1 and AR

Comments:

ATTACHMENT 2: Dept. Reviews & Applicant Response

August 3, 2020

Kristi Malone, Senior Long-Range Planner
Teton County Planning and Building Services
200 S. Willow
Jackson, WY 83001

Sent via email: kmalone@tetoncountywy.gov

RE: Response to Town of Jackson Comments on ZMA2020-0002

Dear Kristi,

Thank you for providing us with an opportunity to respond to the Town of Jackson's comments on our High School Road Housing application for a rezone. Please find our responses below.

The effective 2012 Jackson/Teton Comprehensive Plan gives clear direction as to if and when development (rezoning) in Sub-area 5.6: Northern South Park should occur as follows:

The sub-area would not be developed in this manner until determined necessary by the community during a Growth Management Program review.

The Town finds that although the Town Council and Board of County Commissioners have generally discussed the need for development of this area as part of the Growth Management Program review it has not been approved by the Town nor County, thus any request to add density within this unplanned area with the requested rezone application is premature.

We are in agreement that the effective 2012 Comprehensive Plan governs our application for a rezone. With certainty, there is nothing in the 2012 Comprehensive Plan that states approval of the Growth Management Program review is required prior to approval of a rezone of Northern South Park. As a reminder, the 2012 Comprehensive Plan is a policy document that articulates the community's vision and does not have regulatory effect or the force of law. The 2012 Comprehensive Plan currently articulates the vision to develop Northern South Park. As evidenced by months of robust public meetings centered on the very topic of development of Northern South Park, the discussions have evolved most recently to deliberate not IF development should occur, but HOW development should occur. In fact, the County Commissioners by unanimous vote on July 13, 2020, proposed an amendment to the 2012 Comprehensive Plan that would specifically initiate a neighborhood plan for Subarea 5.6 Northern South Park. This vote supports the fact that the community has already made the determination that the development of Subarea 5.6 Northern South Park is necessary.

The October 2019 White Paper analyzed the public's responses to surveys on how we are doing as a community in meeting our Comprehensive Plan goals. The answer regarding housing was loud and clear:

- Increasing housing options is the public's highest priority
- Housing efforts need to be redoubled

Although Planning Staff has recommended in public meetings to hold off on developing Northern South Park at this time to let piecemeal and unpredictable infill development happen first, a majority of the

elected officials who represent the community have made it clear that the time is now to develop Northern South Park.

On behalf of the citizens of our community, the elected officials have recognized that housing for our local workers is a top priority and now is the time to consider putting housing in Northern South Park, without delay.

In addition, the effective 2012 Jackson/Teton County Comprehensive Plan states that:

Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.

The Town finds that a Neighborhood Plan has not been completed by the Town nor County thus the requested rezone application is premature. The Town would also like to clarify that a Neighborhood Plan for this Sub-area needs to be completed prior to the approval of any rezoning in Sub-area 5.6 because any such rezoning would need to be consistent with the Neighborhood Plan (not the other way around). Following completion of the Neighborhood Plan any proposed rezoning would be the sole responsibility of the jurisdiction in which the land is located, which is Teton County. To reiterate pursuant to the Jackson/Teton County Comprehensive Plan a Neighborhood Plan should first be completed and approved followed by rezoning of any property located in the Neighborhood Plan area. These are separate and distinct actions.

Furthermore, the Town finds it critical to maintain public trust in our long-range plans and planning process by following the direction of our Comprehensive Plan until such time it is amended by the Town and the County. To date, no amendment has occurred in Sub-area 5.6: Northern South Park.

According to the 2012 Comprehensive Plan, Northern South Park *should* be the subject of a neighborhood planning effort that addresses *traffic congestion along High School Road*. This language was very specific for a reason - traffic congestion was the only remaining unresolved piece of developing Northern South Park and therefore the language was specifically tailored to call only for a neighborhood planning effort focused on transportation. The type of development for this Subarea (residential) and the density (similar to Cottonwood) were already vetted during the hundreds of hours of meetings during the Comprehensive Planning process from 2008 – 2012.

As stated above, the Comprehensive Plan does not have the force of law, and *should* is not shall, so a neighborhood transportation planning effort is not mandatory under the 2012 Comprehensive Plan, but it is recommended and is being addressed by the Gills (as discussed below). The 2012 Comprehensive Plan and the currently in effect Land Development Regulations govern our rezone application and do not require a neighborhood plan prior to the County's rezone of the property. Any effort to amend the policy and regulations that govern a sufficient application and retroactively apply the amended policy and regulations lacks legal basis.

We agree that a transportation planning effort should occur, which is why High School Road Housing is conducting a neighborhood meeting on Wednesday August 5th focusing on transportation. Both Felsburg Holt & Ullevig and Jorgensen Associates — two of the top transportation engineering firms experienced in the project area — will be presenting information on traffic data and analysis associated with High School Road Housing, as well as mitigation techniques. The public will also have an opportunity to ask questions and provide feedback and suggestions during this virtual meeting. Depending on the interest and outcome of this meeting, future meetings will be forthcoming.

We also believe in general neighborhood planning and feel strongly that the High School Road Housing rezone can occur prior to approval of proposed amendments to the 2012 Comprehensive Plan. It is our position that after the rezone, the quality neighborhood planning of Subarea 5.6 Northern South Park can occur concurrently with, and inform, our sketch plan for High School Road Housing. This approach, which is aligned with the 2012 Comprehensive Plan and LDRs, will avoid delays in providing critical housing for health care workers and other local workers.

The western portion of the Northern South Park Subarea interfaces with the low-density housing of Dairy Subdivision and 3 Creek, making this area less desirable for mixed-uses and high-density apartment-style housing. Similar to Cottonwood to the north, where the highest density apartments and townhouses are located on the east side of the subdivision (closer to the schools), and the lower density areas are located on the west side of the subdivision in the Rangeview area, the High School Road Housing rezone proposes a similar lot density to Cottonwood to the north—about 4 lots per acre. During the neighborhood planning effort for Northern South Park, our team will be actively involved and can inform our Sketch Plan to accommodate road easements for an East-West connector, location of exaction land, and other items that may arise in order to make the Northern South Park neighborhood more cohesive, connected, and whole.

Finally, the Town wants to bring to the County's attention the process by which any development in Northern South Park would connect to critical Town infrastructure including but not limited to sewer, water, stormwater, and roadways. Approval to connect to all Town infrastructure is at the sole discretion of the Jackson Town Council regardless of whether capacity is available or not. The Town requests that any County properties rezoned for increased density in Sub-area 5.6 that require and/or would benefit from connection to Town infrastructure not be approved by the County until formal connection and use agreements have been executed. The Town would view any approved County rezone application anticipating connection to Town infrastructure without such formal agreements in place as non-binding on the Town and potentially on the applicant and thus would not recommend approving them.

Based on the above communication, the Town Council provides no certainty that this project can connect to Town water and sewer. Nonetheless, we are interested in a world class solution to providing water and sewer service to the High School Road Housing development, and are actively working with NW Natural, who have a 160-year history of providing the Pacific Northwest with eco-friendly, safe and reliable infrastructure, for water distribution and wastewater services, including the nearby Falls Water Company in Eastern Idaho. NW Natural has already engaged with the Town of Jackson to discuss utility service to other areas in our community, and they are familiar with our community's commitment to sustainability and ecosystem health, including maintaining clean, high quality waterbodies. We look forward to NW Natural joining us at the Planning Commission and Board meetings to discuss their sustainable, state-of-the-art, environmentally responsible approach to water and wastewater.

Again, thank you for the opportunity to respond. We are excited about our proposed rezone application and the opportunity it will provide to our community to develop meaningful housing for our workforce, including critical hospital workers, Habitat for the Tetons families, and so many more.

Best Regards,



Susan Johnson, on behalf of the Gill Family, for High School Road Housing



TOWN COUNCIL

July 28, 2020

Teton County Board of County Commissioners
Teton County Administration Building, 2nd Floor
200 S Willow Street
PO Box 3594
Jackson, WY 83001

RE: Town of Jackson Comments
ZMA2020-0002 - Zoning Map Amendment - JHHR Holdings I, LLC - High School Road Housing

Dear Teton County Commissioners,

Thank you for the opportunity to comment on ZMA2020-0002, a Zoning Map Amendment submitted by JHHR Holdings I, for a rezone of 74 acres in Jackson/Teton County Comprehensive Plan, Subarea 5.6: Northern South Park.

The Jackson Town Council met on July 20, 2020, to discuss the proposed application as it relates to the Jackson/Teton County Comprehensive Plan, proposed utilization of Town infrastructure due to its proximity to the Town of Jackson, and to provide the following comments for your consideration.

The Teton County Land Development Regulations, Section 8.7.2.C Findings for Approval for a Zoning Map Amendment lists factors to be considered, factor #2 states as follows:

Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.

The effective 2012 Jackson/Teton Comprehensive Plan gives clear direction as to if and when development (rezoning) in Sub-area 5.6: Northern South Park should occur as follows:

The sub-area would not be developed in this manner until determined necessary by the community during a Growth Management Program review.

The Town finds that although the Town Council and Board of County Commissioners have generally discussed the need for development of this area as part of the Growth Management Program review it has not been approved by the Town nor County, thus any request to add density within this unplanned area with the requested rezone application is premature.

In addition, the effective 2012 Jackson/Teton County Comprehensive Plan states that:

Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.

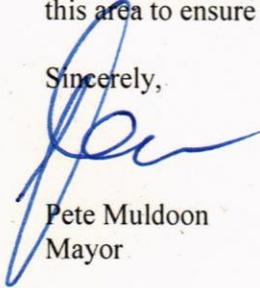
The Town finds that a Neighborhood Plan has not been completed by the Town nor County thus the requested rezone application is premature. The Town would also like to clarify that a Neighborhood Plan for this Sub-area needs to be completed prior to the approval of any rezoning in Sub-area 5.6 because any such rezoning would need to be consistent with the Neighborhood Plan (not the other way around). Following completion of the Neighborhood Plan any proposed rezoning would be the sole responsibility of the jurisdiction in which the land is located, which is Teton County. To reiterate pursuant to the Jackson/Teton County Comprehensive Plan a Neighborhood Plan should first be completed and approved followed by rezoning of any property located in the Neighborhood Plan area. These are separate and distinct actions.

Furthermore, the Town finds it critical to maintain public trust in our long-range plans and planning process by following the direction of our Comprehensive Plan until such time it is amended by the Town and the County. To date, no amendment has occurred in Sub-area 5.6: Northern South Park.

Finally, the Town wants to bring to the County's attention the process by which any development in Northern South Park would connect to critical Town infrastructure including but not limited to sewer, water, stormwater, and roadways. Approval to connect to all Town infrastructure is at the sole discretion of the Jackson Town Council regardless of whether capacity is available or not. The Town requests that any County properties rezoned for increased density in Sub-area 5.6 that require and/or would benefit from connection to Town infrastructure not be approved by the County until formal connection and use agreements have been executed. The Town would view any approved County rezone application anticipating connection to Town infrastructure without such formal agreements in place as non-binding on the Town and potentially on the applicant and thus would not recommend approving them.

Thank you again for allowing the Town to comment on this application and we look forward to working cooperatively together with Teton County on the appropriate next steps in the possible future development of this area to ensure the future needs of our community are met.

Sincerely,



Pete Muldoon
Mayor



PO Box 523 | 60 E. Simpson
Jackson, WY 83001
susan@SJplanningsolutions.com
307.413.2694

July 20, 2020

Kristi Malone, Senior Long-Range Planner
Teton County Planning and Building Services
PO Box 1727
200 S. Willow Street
Jackson, WY 83001

Sent via email: kmalone@tetoncountywy.gov

RE: Response to PRC for a Zoning Map Amendment (ZMA2020-0002)

Dear Kristi,

Please see the responses to individual PRC comments that have been provided by our team.

Comments from Ted Van Holland, Environmental Permitting Engineer, County Engineering

Per LDR 2.3.2.D, the required utilities in the zone requested are Water and Sewer. The application's discussion on water supply identifies a connection to an existing water system utility, owned and operated by the Town of Jackson, and does not propose any other alternatives. No estimate of demand for the rezoned property is provided, which would better allow an evaluation of the proposed water infrastructure, and corresponding impacts to community water resources. No documentation regarding a willingness or capacity to provide water supply from the proposed utility provider was included in this rezone application.

The brief discussion on wastewater infrastructure centered mainly on potential points of connection to an existing wastewater collection and treatment utility, owned and operated by the Town of Jackson. No estimate of loading from the rezoned property is provided, which would better allow an evaluation of the proposed wastewater infrastructure, and corresponding impacts to community water quality. No documentation regarding a willingness or capacity to provide sewer collection from the proposed utility provider was included in this rezone application.

State statute 18-5-306 requires that prior to approval of a subdivision permit, the application shall include "A study evaluating the water supply system proposed for the subdivision and the adequacy and safety of the system", and "A study evaluating the sewage system proposed for the subdivision and the adequacy and safety of the system". The contents of these studies is further described, with additional requirements, in the WYDEQ Water Quality Rules and Regulations, Ch.23. The furnishing of this information is required prior to subdivision, and this comment is provided at this time so that the applicant may anticipate this step in the approval process.

Response:

Project Understanding

At this juncture in the rezone application process it is not reasonable to demonstrate what specific water and sewer utilities are available to serve the development; what is required is confirmation that there are options available to the development should it move forward. With respect to that question, the answer is clearly yes.

As the process advances, details will be developed and there will be clarity in the project specifics. Only as specifics of the project are determined is it reasonable to determine the appropriate water supply demands, wastewater generation rates, and water supply and wastewater treatment strategies for the project.

Water

The Town is currently undergoing a capacity and rate study for their water and sewer utilities. The draft executive summary is available and was presented to the Town Council on the 15th of June. In that draft report summary, the zone of the Town's water system that supplies this area is currently near capacity at certain points of the year, depending on seasonal demands. In discussions with the Town, additional supply and the addition of storage for this zone is a priority and currently included on the Town's Capital Improvement Plan (CIP). The timing of the Town's additional supply and storage for this zone coincides with the timing of this development. The Town has considered this property as one option for the location of a new supply well for the zone. While connection to the Town's water system may be the most reasonable approach, other water supply opportunities exist and are being considered. Should this project connect to the Town's water system, it is understood that the Town prefers that infrastructure maintenance within the proposed development area would be the responsibility of the subdivision. We are actively analyzing options other than the Town's water system.

Wastewater

The Town is currently undergoing a capacity and rate study for their water and sewer utilities. The draft executive summary is available and was presented to the Town Council on the 15th of June. In that draft summary the wastewater treatment plant is projected to reach 85% capacity in 30 years. The future demands on the wastewater treatment plant already include 570 units in the North South Park area. Only when the plant reaches 85% capacity will major upgrades to the plant need to be considered. During our discussions with the Town on connection to the Town's wastewater collection and treatment systems, the main concern from the Town was the conveyance of wastewater from the development to the wastewater trunk line carrying wastewater from Town to the treatment plant South Park. We will continue to engage with the Town on connection of this development to the Town treatment system. Other options may exist for the treatment of wastewater from this development, and connection to the Town's system is one choice for the long-term protection of the area's water resources. Should this project connect to the Town's wastewater collection and treatment systems, it is understood that the Town prefers that infrastructure maintenance within the proposed development area would be the responsibility of the subdivision. We are actively analyzing options other than the Town's wastewater collection and treatment systems.

DEQ Subdivision process

It is acknowledged the requirements of WyODEQ Chapter 23 will need to be met for the subdivision of the property.

Comments from Stacy Stoker, Housing Manager, Housing Department

The Housing Department strongly recommends that the applicant be required to provide all proposed deed restrictions, including the allocation of restrictions, unit types for restrictions, and target household incomes for the restrictions. The applicant should also describe the unit ownership; will the units be owned by local workers or by their employers or some combination of both? If the latter, what is the unit

and percentage breakdown of ownership type? Finally, how will the units be managed, and deed restrictions enforced?

The Housing Department strongly recommends that any approval be contingent on recordation of the approved deed restrictions, which will require the applicant to submit the deed restrictions for approval as part of this application. The Housing Department would appreciate the opportunity to review the deed restrictions prior to any approval of the application.

Response:

The objective of High School Road Housing is to create housing opportunities for locals – if we want a local community, we need locals living here in Teton County. To meet that objective, 65% of the lots (approximately 200 lots) in the High School Road Housing development will be permanently deed restricted for ownership and occupancy by local workers.

To recap our application, we anticipate that the first phases of the development will serve health care and medical workers in-valley via a partnership with St. John’s Health. St. John’s needs 150-160 homes in the next three years due to high levels of in-valley worker retirements or they have said they may have to consider reducing services. Please see the Hospital’s communication to the BOCC on February 4, 2020, attached for reference.

The Gill family is proud of their history of supporting St. John’s, which includes providing the land on which the hospital now resides. We also anticipate that the Gill’s gift of up to 40 lots for Habitat of the Tetons – the largest gift the organization has received to date – will also be in the first phases of the development.

The Gill Family will deliver these deed restricted lots to the community without government subsidies, which is a much-needed approach given that local government lacks the financial ability to offer many solutions to the housing crisis. Throughout the community, scores of residents, non-profits, including St. John’s Health and Habitat of the Tetons, are encouraged by the fact that the significant community benefit of the rezone is permanently deed restricted housing for local workers, without governmental subsidies. We hope that the Housing Department is also encouraged by this fact.

We will soon share more details with upcoming public announcements, and we are confident that these announcements will address the Housing Department’s comments noted above. **In the meantime, we request that the Planning Department complete their review of the rezone application knowing that the level of detail requested by the Housing Department’s comments is not legally required to process the rezone application.**

As far as conditioning the rezone approval on the Housing Department’s approval of our deed restrictions, we encourage the Housing Department to discuss the legal risks associated with conditional zoning with the Deputy County Attorney advising the County.

Comments from Doug McWhirter, Wildlife Management Coordinator, WGFD

Since the property is not in the NRO and crucial/important habitats are not affected, we have no comment.

Response: No response required.

Jeff Daugherty, Assistant Superintendent, TCSD#1

As the proposal has been presented by the applicant to date, it appears to be consistent with the Comp. Plan and the density appears similar to surrounding uses like Cottonwood. From a community character

perspective, the District does not have concerns. The District understands this development will be phased and that this impact will not be fully realized for many years. It is important to note that only a fraction of the exaction mitigation will go to TCSD. The present LDR exaction language is outdated and inadequate to reasonably offset the impacts of development with regard to schools. TCSD's Middle School and High School have very limited capacity available. The District is discussing with the applicant ways to offset these anticipated impacts. The applicant has been very receptive to these conversations and the District is encouraged by the applicants response to this concern. The applicant expresses a willingness to take steps to assure the impacts of this development with regard to TCSD are mitigated. Independent of this application, it would be wise to consider updating the nexus study and amending the LDR to assure impacts to schools and parks are properly mitigated by all applicants. This applicant has a long history of supporting education and TCSD thus, I am not suggesting the application be held up while this corrective update to the LDR's occurs.

Response: We will continue to work with the School District as the project moves through the process and will provide the required exactions to ensure that the impact of the proposed development to the School District is mitigated. We hope that area educators and their families are among those local workers housed in this development and that current and future generations of students are able to walk and bike to the seven area schools.

Dave Gustafson, Road and Levee Supervisor

ZMA2020-0002- do we know the separation distance between the proposed approaches accessing South Park Loop Road and the distance from the north approach to High School Road?

Response: Currently the concept rendering for the ZMA shows two accesses to South Park Loop Road. This County process stage is rezone and the County LDRs do not require further level of detail. The plan for roads, infrastructure and lot layout will occur during the development plan phase after ZMA approval. The access spacing will meet Teton County Land Development Regulation (LDR) Div. 7.6.2.D Transportation Facility Standards, Access to Roads, Streets, and Highways, Access Limited to Collector and Arterial Road intersection spacing requirements.

Tom Segerstrom, Executive Director, Teton Conservation District

Water Resources

A plan to address current and future needs of the water system that is utilized is recommended. In addition, understanding how the management of wastewater from this system fits into the vision of the Town of Jackson's wastewater treatment plant capacity is pertinent. It is unknown if artificial surface water features will be incorporated into the project's design. It is recommended that these are avoided. The management of stormwater runoff is important for a project of this scale. BMPs would be to have as much stormwater infiltrating on each parcel itself, instead of potentially running off impervious surfaces unchecked, or to larger communal retention systems. Adequate snow storage space should be set aside and retention of its melt should be contained within the project area.

Response:

Water

The Town is currently undergoing a capacity and rate study for their water and sewer utilities. The draft executive summary is available and was presented to the Town Council on the 15th of June. In that draft report summary, the zone of the Town's water system that supplies this area is currently near capacity at certain points of the year, depending on seasonal demands. In discussions with the Town, additional supply and the addition of storage for this zone is a priority and currently included on the Town's Capital Improvement Plan (CIP). The timing of the Town's additional supply and storage for this zone coincides with the timing of this development. The Town has considered this property as one option for the location of a new supply well for the zone. While connection to the Town's water system may be the most reasonable

approach, other water supply opportunities exist and are being considered. Should this project connect to the Town's water system, it is understood that the Town prefers that infrastructure maintenance within the proposed development area would be the responsibility of the subdivision. We are actively analyzing options other than the Town's water system.

Wastewater

The Town is currently undergoing a capacity and rate study for their water and sewer utilities. The draft executive summary is available and was presented to the Town Council on the 15th of June. In that draft summary the wastewater treatment plant is projected to reach 85% capacity in 30 years. The future demands on the wastewater treatment plant already include 570 units in the North South Park area. Only when the plant reaches 85% capacity will major upgrades to the plant need to be considered. During our discussions with the Town on connection to the Town's wastewater collection and treatment systems, the main concern from the Town was the conveyance of wastewater from the development to the wastewater trunk line carrying wastewater from Town to the treatment plant South Park. We will continue to engage with the Town on connection of this development to the Town treatment system. Other options may exist for the treatment of wastewater from this development, and connection to the Town's system is one choice for the long-term protection of the area's water resources. Should this project connect to the Town's wastewater collection and treatment systems, it is understood that the Town prefers that infrastructure maintenance within the proposed development area would be the responsibility of the subdivision. We are actively analyzing options other than the Town's wastewater collection and treatment systems.

Stormwater

The applicant agrees with the Teton Conservation District on the protection of water resources and use of best management practices for the management of stormwater and melt water runoff.

Agricultural Practices

It should be transparently noted that the benefits derived by the community (e.g. wildlife and scenic values, character) from the proponent's other land uses, are not guaranteed, through a mechanism such as a conservation easement. The value Teton County receives in exchange for the value the proponent receives from a change in zoning should be through a definitive mechanism.

Response:

Comprehensive Plan Policy 1.4.b speaks to how "The conservation of agriculture and agricultural land also conserves open space. Conservation of open space via agriculture protects the historic western character of the community and can support wildlife movement corridors, natural resources and scenery." Our community has long recognized the inherent community benefits of agricultural land as open space, whether conserved formally or kept in active agricultural use. The Gill family has been excellent stewards of the land since the 1920s. In 2019 the Gill family was recognized by Wyoming Game and Fish as the Landowner of the Year. The Jackson Hole Hereford Ranch has allowed the Wyoming Game and Fish Department to operate an elk feedground on their property through the winter months for the last half century. In recent years, approximately 800 elk utilize the Dog Creek Ranch property owned by the JHHR during the winter feeding season. These community benefits will continue on the hundreds of acres of the Ranch located to the south of the High School Road Housing proposal as well as in the river bottom lands.

In addition, the community benefit derived from the provision of over 200 units of deed-restricted housing to support local workers is of enormous value, including the 30 – 40 lots that will be gifted to Habitat of the Tetons to provide housing for those in our community that are the most in need.

The Leek Ditch conveys water along the east boundary of the project. The intersection of residential uses with agricultural uses can create avoidable problems. These problems could include damage to buildings from high water tables where ditches may contribute to the ground water, lack of understanding of how to maintain a

ditch and who is responsible for reasonable maintenance, and improper uses of the ditch by residential landowners. The voluntary development of an operations and maintenance plan of a ditch, shared by water users and affected landowners, could contribute to good neighbor relationships.

It is suggested that the current water right holders consider reassigning the point of use of their water rights from the re-zoned area to other productive areas they may own elsewhere to avoid small fractional water right holdings among dozens of land owners if subdivision occurs in the future.

Response: JHHR will consider the reassignment of point of use as well as the development of an operation and maintenance plan for the ditch.

Vegetation, Human-Wildlife Coexistence

It is recommended that water friendly landscapes be encouraged. These programs could achieve water savings, reduction of chemical inputs, protection of surface waters, and other natural resource benefits.

Response: The applicant is interested in encouraging water friendly landscapes in future CC&Rs.

TCD recommends that proposed development in Bear Conflict Priority Area 2 voluntarily incorporate practices that would be applied to Bear Conflict Priority Area 1. The minimum requirements include meeting standards for garbage storage and bird feeder. To further minimize risk of human-wildlife conflict, avoiding the planting of non-native ornamental trees and shrubs with high palatability to wildlife should be considered. Crabapples and ornamental cherries should specifically be avoided.

Response: The applicant will consider voluntarily implementing trash storage and bird feeding standards, as well as restricting the planting of crabapples and ornamental cherries in order to avoid bear conflicts via future CC&Rs.

Darin Kaufman, WYDOT District 3 Traffic Engineer

Transportation Planning (bigger picture)

-The Gill development is only one small piece of a greater transportation puzzle. Each small development will have cumulative impacts over time on each mode of travel infrastructure. It is suggested that the County should lead and initiate a transportation planning network study for this subarea and countywide to establish future interconnectivity, redundancy, and preserve (public) right-of-ways to orderly plan travel corridor networks prior to any of these various abutting land developments and to lessen/distribute the demands on the transportation infrastructure. Considerations should include parallel routes to US 89, parallel to WY 22, and alternate crossings of the Snake River to relieve pressure on an already at-capacity roadway network.

Response: As the project progresses from this rezone stage into the sketch plan and development plan stages, we intend to incorporate Teton County's *Integrated Transportation Plan* and leverage the recently created Travel Demand Model in subsequent, more detailed traffic studies to better assess these alternatives as they relate to the development. The development plan will be designed to integrate with future development and road and pathway connectivity in the region. As it will provide workforce housing to the local hospital – which has plans for shift-integrated health care worker shuttling – along with many local workers who will take advantage of transit/walk/bike connectivity, this 15-20 year phased project will be based in additional smart traffic solutions. Because this project will be phased over many years, it gives ample time for other neighborhood and area planning to be integrated while the community's workforce housing needs – especially for St. John's Hospital – are alleviated within the Hospital's immediate need timeframe.

-the South Park E-W connector road should establish its right-of-way prior to any

development occurs, has there been consideration of extending west of South Park Road connecting up with Flat Ck Rd? If the right-of-ways are not planned or established, there is no guarantee that adjacent development will systematically coordinate travel corridor networks.

Each site plan normally is developed independently without thought on how this affects neighboring properties and the region. Ideally a grid network would mitigate the majority of congestions issues currently experienced.

Response: The East-West Connector is identified as Capital Group 4 – Key Local Connections in the *Integrated Transportation Plan*. The ZMA documents recognize the need for this connection as Northern South Park develops. Coordination with relevant entities, including WYDOT, is necessary through the sketch and development plan processes to ensure other Northern South Park development and area transportation needs are taken into consideration in the site plan development.

-any transportation plan developed, a copy should be provided to WYDOT for review and coordination. In summary, transportation development related issues within the valley is a County responsibility. The County should consider future needs for right-of-way along proposed and existing facilities for future demands on the infrastructure.

Response: Understood and agree – and as such there are clear opportunities for traffic mitigation and solutions. As the entity that has jurisdiction over the Principal Arterials in Teton County, WYDOT will be instrumental in providing input on the transportation plan. We hope to advance these discussions with stakeholders as they relate to this proposal.

Traffic Statement

- the reference to the ITE Trip Generation and trip calculations should be updated to the most latest 10th Edition.

Response: We agree and we will update the report accordingly. We do not anticipate that this will produce meaningful differences in trip estimates.

- If a detailed Traffic Impact Study is performed, WYDOT would like the opportunity to review/comment, specifically impacts and mitigation measures of High School Rd & US 89 signalized intersection.

Response: Understood. We anticipate preparing a detailed Traffic Impact Statement as part of the sketch/development plan process. WYDOT will be among the critical review stakeholder agencies with respect to mitigating traffic impacts at this intersection.

- would recommend analyzing with and without Tribal Trail at each horizon year.

Response: Understood. This County proposed connection to WY 22 will factor into the trip distribution of development traffic as well as background traffic, and we will coordinate with Teton County/Cambridge Systematics to leverage the Travel Demand Model toward estimating these scenarios as they relate to the sketch/development plan proposal.

- the TIS should identify funding responsibility for mitigation measures.

Response: A more detailed study will be prepared in conjunction with the sketch/development plan process, and we anticipate that it will provide information to inform the improvement responsibility discussions.

-other development projects in the area should be included as existing background traffic.

Response: We will review other relevant nearby developments accordingly, and also make use of the Travel Demand Model to develop future background traffic demands. The Travel Demand Model includes future anticipated land uses in the area, and by coordinating with the model, we will ensure assumptions for the HSRH project are consistent. We will also be able to provide more specific information regarding this development to the model in terms of the number of units and ARU's, directional distribution, etc. As it will provide workforce housing to the local hospital – which has plans for shift-integrated health care worker shuttling – along with many local workers who will take advantage of transit/walk/bike connectivity, we anticipate this 15-20 year phased project will be based in additional smart traffic solutions. Because this project will be phased over many years, it gives ample time for other neighborhood and area planning to be integrated while the community's workforce housing needs – especially for St. John's Hospital – are alleviated within the Hospital's immediate need timeframe.

-Table 1, are actual mode share % available to be utilized in study.

Response: Mode Share percentages are based on the existing and target (goal) mode share percentages identified in the *Integrated Transportation Plan*. We believe the location, development type (housing), and density make this proposal an excellent opportunity to achieve the goals of the ITP. Also the fact that seven area schools are within walking and biking distance is a great asset for helping to alleviate traffic.

-Figure 3, provide traffic volume data on both north and south legs of US 89 @ High School Rd.

Response: Additional traffic information along US 89 will be provided for existing conditions and future conditions, for the various network scenarios (with and without the Tribal Trails Connector and East-West connector).

-Table 2, appears there is a double reduction in vehicle trips (83% & 17%???) being applied and then for other modes, please explain.

Response: These percentages were not applied as reductions. The 83/17 reflects the mix of housing between single family homes and potential ARUs of the entire development.

Rich Ochs, Teton County Emergency Management

Nothing jumps out at me as being a major issue. I am focusing on the potential for natural hazards and proximity to hazardous materials facilities. As far as increased density and evacuation for the North South Park development, as has been identified in the document, there need to be plans for redundant routes. Having two routes for the subdivision as planned, plus taking into account additional future connections to High School Road and S Highway 89 is prudent. I believe more routes are better than less, especially if one bypasses the congestion of High School Rd as it currently stands. Further analysis of this would be needed, as noted in the document.

Response: Agreed. Two accesses to HSRH are anticipated. As discussed, this initial statement sets the groundwork for the development of a complete traffic impact study to be prepared during the sketch plan and development plan process. At that time the specific development layout will be developed that will identify the specific configuration and number of lots. That information will be used as the basis for the study. There is also inherent route redundancy in the ability to travel both north and south along South Park Loop Road to access the development area.

Additional Discussion:

Comments were not received from Jackson Hole Community Pathways or START Bus. We reached out to both of these entities. We have not heard back from START Bus. We anticipate a robust health care worker shuttle program as the Hospital has communicated to us some of their ideas for incentivized transit and biking. We did have a conversation with Brian Schilling, Pathways & Trails Coordinator. Brian indicated he did not comment because it is just at the zone change phase and he will weigh in once it goes to a development permit stage. He said he will want to see connectivity to the pathway system and walkable neighborhoods and streetscapes. We agree and look forward to a well-planned connected layout and robust/active walking/biking. We will continue to coordinate with these departments as the project evolves through the sketch/development plan process.

Discussions are currently underway with local employers including St. John's Health and Teton County School District No.1 as potential housing participants in HSRH. Partners such as these will provide excellent potential for managing traffic through ridesharing opportunities, nearby proximity to the development, etc. As these relationships evolve, they will be accounted for in the future traffic impact study at sketch plan.

Please don't hesitate to contact me with any questions or if you need additional information. Our team looks forward to continue working with you on this application.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Susan', with a long horizontal flourish extending to the right.

Susan Johnson
SJ Planning Solutions

From: "Beaupre, Paul" <PBeaupre@stjohns.health>

Subject: St John's Health Housing Needs

Date: February 4, 2020 at 4:19:52 PM MST

To: 'Natalia Macker' <NMacker@tetoncountywy.gov>, 'Mark Newcomb'

<marknewcomb11@gmail.com>, ""gepstein@tetoncountywy.gov""

<gepstein@tetoncountywy.gov>, ""lprost@tetoncountywy.gov"" <lprost@tetoncountywy.gov>,

""mark@highcountrylinen.com"" <mark@highcountrylinen.com>

Dear County Commissioners,

One of the highest priorities that St Johns Health is facing in the next several years is sustainable workforce housing. 63% of St Johns workforce live in Teton county. That equates to 479 employees. 60 of those employees are already over the age of 60, and with average turnover rate, we anticipate that within the next 3 years we will need 160 housing units within Teton county. This is in addition to the 88 units that we already have under our portfolio. You may have heard that we purchased 5 acres of land in Alpine that we plan to develop into sustainable workforce housing, but that does not address the critical need of housing for staff that can respond to the hospital regardless of weather conditions. We must have a solution and need that solution to be timely. I am hopeful that the Gill project might address the density that we are looking for. I am already working with the family to ensure the units will be deed restricted and priced in a fashion to meet the needs of the hospital, our first responders, our teachers, and, with the Habitat for Humanity addition, those who work in our kitchen and who work in housekeeping. I realize that this will be a heavy lift, however this may be the last opportunity to consider a large enough development within Teton County to meet the needs of many of the large year round employers in this community. Thank you for your consideration in this matter. I am happy to speak with each of you about this if you have any questions. Thank you for all that you do for this wonderful community.

Paul Beaupre, MD

St. John's Health

Chief Executive Officer

625 E. Broadway

PO Box 428

Jackson, WY 83001

307-739-7525 Phone

307-203-6179 Cell

307-739-7522 Fax

pbeaupre@stjohns.health



ENGINEERING

Ted Van Holland, PE, *Environmental Permitting Engineer*

July 6, 2020

TO: Kristi Malone; Senior Long Ranch Planner

RE: ZMA 2020-0002

Kristi:

In review of this application, I believe there is a lack of demonstrated support for water and wastewater utilities for the zone change sought. The comments below had already been prepared when I learned that another large property in this vicinity is also seeking a similar rezone. This circumstance makes these comments all the more applicable, due to a potential cumulative impact to utilities and/or local groundwater quality.

Per LDR 2.3.2.D, the required utilities in the zone requested are Water and Sewer. The application's discussion on water supply identifies a connection to an existing water system utility, owned and operated by the Town of Jackson, and does not propose any other alternatives. No estimate of demand for the rezoned property is provided, which would better allow an evaluation of the proposed water infrastructure, and corresponding impacts to community water resources. No documentation regarding a willingness or capacity to provide water supply from the proposed utility provider was included in this rezone application.

The brief discussion on wastewater infrastructure centered mainly on potential points of connection to an existing wastewater collection and treatment utility, owned and operated by the Town of Jackson. No estimate of loading from the rezoned property is provided, which would better allow an evaluation of the proposed wastewater infrastructure, and corresponding impacts to community water quality. No documentation regarding a willingness or capacity to provide sewer collection from the proposed utility provider was included in this rezone application.

State statute 18-5-306 requires that prior to approval of a subdivision permit, the application shall include "A study evaluating the water supply system proposed for the subdivision and the adequacy and safety of the system", and "A study evaluating the sewage system proposed for the subdivision and the adequacy and safety of the system". The contents of these studies is further described, with additional requirements, in the WYDEQ Water Quality Rules and Regulations, Ch.23. The furnishing of this information is required prior to subdivision, and this comment is provided at this time so that the applicant may anticipate this step in the approval process.

Respectfully,

Ted Van Holland, PE
Teton County Engineering Department



MEMORANDUM

To: Kristi Malone
Senior Long-Range Planner, Teton County Planning and Building

From: Stacy Stoker
Housing Manager, Jackson/Teton County Affordable Housing Department

Re: High School Road Housing
ZMA2020-0002

Date: June 30, 2020

The applicant is requesting a Zoning Map Amendment on 74 acres of land located south of High School Road and east of South Park Loop Road. Jackson/Teton County Affordable Housing Department ("Housing Department") staff's review is based on the Jackson/Teton County Housing Department Rules and Regulations and the Workforce Housing Action Plan.

The applicant is proposing 312 lots with 65% (202) as "Workforce Housing". Workforce Housing means different things to different people. It is unclear what the applicant means by workforce housing because they do not define or provide any details about their proposed deed restrictions.

The Housing Department strongly recommends that the applicant be required to provide all proposed deed restrictions, including the allocation of restrictions, unit types for restrictions, and target household incomes for the restrictions. The applicant should also describe the unit ownership; will the units be owned by local workers or by their employers or some combination of both? If the latter, what is the unit and percentage breakdown of ownership type? Finally, how will the units be managed, and deed restrictions enforced?

The Housing Department strongly recommends that any approval be contingent on recordation of the approved deed restrictions, which will require the applicant to submit the deed restrictions for approval as part of this application. The Housing Department would appreciate the opportunity to review the deed restrictions prior to any approval of the application.

It is important that the community knows the details of the "Workforce Housing" that is being proposed. The applicant fails to provide this information in this application. Without these details, the elected officials cannot understand if and what type of community benefit is being provided when making their decision.

Thank you for the opportunity to review this application. Please contact me with any questions.

From: [Doug McWhirter](#)
To: [Kristi Malone](#)
Cc: [Gary Fralick](#)
Subject: ZMA2020-0001 Comments
Date: Tuesday, June 30, 2020 4:22:52 PM
Attachments: [ZMA2020-0001_WGFD_6_30_2020.pdf](#)

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Kristi,

Attached are comments associated with ZMA2020-0001. And since it is not in the NRO and crucial/important habitats are not affected, we have no comment on ZMA2020-0002.

Thanks, and let me know if you have any questions.

Take care - Doug

--

Doug McWhirter
Wildlife Management Coordinator
Wyoming Game & Fish Department
420 N. Cache
Jackson, WY 83001
(307) 733-2321
Doug.McWhirter@wyo.gov

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Jeff Daugherty](#)
To: [Kristi Malone](#)
Subject: Re: FW: Request for Review & Comments
Date: Monday, June 29, 2020 11:27:56 AM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Kristi.

Sorry for the delay. Thank you for the opportunity to comment.

With regard to ZMA 2020-001: I do not perceive operational impacts to the District that flow from the zoning map amendment effort. The District would observe that this development will generate students. TCSD estimates this project will generate roughly 5.5 students. The .03 exaction is inadequate to offset impacts to schools and must also be shared with parks.

The District would encourage Teton County to update it's Nexus Study and LDR's to better mitigate impacts on schools.

Once FDP begins, the District will have additional comments regarding this application.

With regard to ZMA 2020-002: Because this is a rezone and is focused on the applicant's ability to comply with the Comp. Plan, most of the District's comments are not germane to this process and will be reserved for SKC. In other words, the rezone itself generally does not create immediate impacts on the District. As the proposal has been presented by the applicant to date, it appears to be consistent with the Comp. Plan and the density appears similar to surrounding uses like Cottonwood. From a community character perspective, the District does not have concerns

As noted above, the District is mindful of the student generation that will flow from this development. TCSD worked with Alex Norton to develop a "rooftop multiplier" which enables TCSD to estimate the number of students that will occur as a result of a development proposal. The multiplier the District uses is .32 students per rooftop. TCSD staff notes that the applicant has reduced their proposal to 312 lots - which will likely generate approximately 100 students at buildout. The District understands this development will be phased and that this impact will not be fully realized for many years. It is important to note that only a fraction of the exaction mitigation will go to TCSD. The present LDR exaction language is outdated and inadequate to reasonably offset the impacts of development with regard to schools.

The problem with our rooftop generator methodology, is that it is derived on a county wide basis rather than a like and kind (targetted) basis. This makes it rather conservative given that 50% of the homes in the County are not occupied most of the year. When I perform a more targeted review of projects similar in scale (such as Cottonwood, Melody, Blair or Rafter J) the number of students per household increases meaningfully.

TCSD's Middle School and High School have very limited capacity available.

The District is discussing with the applicant ways to offset these anticipated impacts. The applicant has been very receptive to these conversations and the District is encouraged by the applicants response to this concern. The applicant expresses a willingness to take steps to assure the impacts of this development with regard to TCSD are mitigated. Independent of this application, it would be wise to consider updating the nexus study and amending the LDR to assure impacts to schools and parks are properly mitigated by all applicants. This applicant has a long history of supporting education and TCSD thus, I am not suggesting the application be held up while this corrective update to the LDR's occurs.

Thank you for this opportunity to comment.

Best regards,

Jeff
Jeff Daugherty
Assistant Superintendent, TCSD #1

On Wed, Jun 10, 2020 at 4:01 PM Kristi Malone <kmalone@tetoncountywy.gov> wrote:

Hi Jeff,

Hope you are well. I just want to make you aware of two rezone applications in the County that have recently been assigned to me for processing and review. Since these requests are both “upzones” intended for increased residential density, they will impact local schools and future subdivision carried out if the rezones are approved will generate exactions for the school district.

- ZMA2020-0001: 7.14 acres just south of the Hwy 89 Business Park requested to be rezoned from Rural-3 to Suburban (LVE ownership)
- ZMA2020-0002: 74 acres in Northern South Park requested to be rezoned from Rural-1 to Auto-Urban Residential (Gill ownership)

I am attaching the applications for both and would appreciate that you provide me with any comments on behalf of the school district that you find relevant to the applications. **I need all comments back by the end of the month (June 30th).**

Thanks so much for your help and let me know if you need anything further from me.

Kristi Malone

Senior Long-Range Planner

Teton County & Town of Jackson

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

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From: [Dave Gustafson](#)
To: [Kristi Malone](#)
Subject: RE: Request for Review & Comments
Date: Thursday, June 25, 2020 10:48:00 AM

Hi Kristi,

ZMA2020-0001- No concern from Road & Levee.

ZMA2020-0002- do we know the separation distance between the proposed approaches accessing South Park Loop Road and the distance from the north approach to High School Road?

Thank you for the opportunity to review,

Dave

David Gustafson, PLS
Teton County Road & Levee
307-732-8586

From: Kristi Malone <kmalone@tetoncountywy.gov>
Sent: Tuesday, June 9, 2020 4:13 PM
To: Dave Gustafson <dgustafson@tetoncountywy.gov>
Subject: Request for Review & Comments

Hi Dave,

Hope you are well. I just sent this to Amy and Ted for general transportation comments but thought you may like to weigh in on the Gill proposal in Northern South Park since South Park Loop is a County road:

As you may know I have been assigned two rezone applications in the County for processing and review:

- ZMA2020-0001: 7.14 acres just south of the Hwy 89 Business Park requested to be rezoned from Rural-3 to Suburban (LVE ownership)
- ZMA2020-0002: 74 acres in Northern South Park requested to be rezoned from Rural-1 to Auto-Urban Residential (Gill ownership)

I am attaching the applications for both and would appreciate that you provide me with any comments you find relevant to the applications. Since these requests are both “upzones” intended for increased residential density, they will impact infrastructure especially transportation and water/wastewater. Please convey any concerns, questions or need for more information about the proposals so that I can follow up with the applicants. I also am happy to discuss any issues with you if you find it helpful. **I need all comments back by the end of the month (June 30th).**

Thanks so much for your help and let me know if you need anything further from me.

Kristi Malone

Senior Long-Range Planner

Teton County & Town of Jackson

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

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**Teton
Conservation
District
Est. 1946**

June 24, 2020

Kristi Malone, Senior Long-Range Planner
Teton County & Town of Jackson
PO Box 1727 / 200 South Willow Street
Jackson, WY 83001

Dear Ms. Malone,

Thank you for contacting Teton Conservation District (TCD) to comment on an application for a zoning map amendment (ZMA2020-0002) pertaining to lands located on a portion of the revised Hereford Ranch Tract 1 and Tract 10, adjacent to High School Road and South Park Loop Road, owned by JHHR Holdings I LLC. The TCD staff does not interpret whether applications are in conflict with Teton County Land Development Regulations (LDR) but generally notes deficiencies and provides best management practice suggestions. TCD staff did not conduct a site visit, but are generally familiar with the natural resources of the property and area.

TCD staff assumes that future planning and/or subdivision permit applications, such as a Sketch Plan or Development Plan, will be provided by Teton County Planning staff, to the Planning Review Committee (PRC). It is unclear to TCD as to when each type of comment would be best conveyed as part of the request to the PRC. For example, would fencing comments be best conveyed upon reviewing a Sketch Plan, and would wildlife permeability comments be best conveyed upon reviewing the Zoning Map Amendment. Due to this uncertainty, TCD is providing the widest array of comments at the earliest timeframe- for this ZMA review.

State Statutes require that proposed subdivisions receive a review by conservation districts with a 60-day review period of prior to the 30-day public comment period. A fee may be charged if necessary. It is typical for conservation districts to consider a wide range of natural resource issues when providing comment on subdivision of lands outside incorporated areas. The avoidance of natural resource hazards is one approach to this review, and includes avoidance of steep slopes, unstable soils, earthquake fault lines, lightning and floodplains. At this point of zoning changes, TCD's comments are limited to voluntary recommendations, described below.

Voluntary Recommendations

Water Resources

This potential development will create demand for potable water supply, as well a need to manage wastewater. The potable water supply is unknown, but could come from the Ely Springs

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	tom@tetonconservation.org

water system. A plan to address current and future needs of users of the water system that is utilized is recommended. In addition, understanding how the management of wastewater from this system fits into the vision of the Town of Jackson's wastewater treatment plant capacity (if the project plans to connect to the Town of Jackson's sewer system) is pertinent.

It is unknown if artificial surface water features (e.g. ponds) will be incorporated into the project's design. It is recommended that these are avoided, due to natural resource problems and liabilities they could create as has been seen in the Cottonwood Subdivision to the north.

Finally, the management of stormwater runoff is important for a project of this scale. Best management practices would be to have as much stormwater infiltrating on each parcel itself, instead of potentially running off impervious surfaces unchecked or to larger, communal retention systems. Adequate snow storage space should also be set aside, and retention of its melt should be contained within the project area.

Agricultural Practices

The application states "...allowing this rezone and subsequent housing development on these 74 acres will support continuation of the Gill's ranching operation on their remaining ranch lands, which include the agricultural meadows in central South Park, as well as the high value habitat in the Snake River riparian corridor. These important ranch lands will continue to contribute to the community's wildlife and scenic values, as well as preserve the historic western character of Jackson Hole" (p. 24 of 85). It should be transparently noted that the benefits derived by the community (e.g. wildlife and scenic values, character) from the proponent's other land uses, are not guaranteed, through a mechanism such as a conservation easement. The value Teton County receives in exchange for the value the proponent receives from a change in zoning should be through a definitive mechanism.

The Leek Ditch conveys water along the east boundary of the project. The intersection of residential uses with agricultural uses can create avoidable problems. Those problems could include damage to buildings from high water tables where ditches may contribute to the ground water, lack of understanding of how to maintain a ditch and who is responsible for reasonable maintenance, and improper uses of the ditch by residential landowners. The voluntary development of an operations and maintenance plan of a ditch, shared by water users and affected landowners, could contribute to good neighbor relationships.

In addition, it is suggested that the current water right holders consider reassigning the point of use of their water rights from the re-zoned area to other productive areas they may own elsewhere to avoid small fractional water right holdings among dozens of land owner if subdivision occurs in the future.

Vegetation, Human-Wildlife Coexistence

The proponent notes that the area would be difficult to achieve adequate production through dry farming, hence there is a center pivot contributing water to support growth of hay. Similarly, it is anticipated that significant inputs (e.g. water) would be required in a subdivision to create certain types of landscapes, such as extensive Kentucky bluegrass lawns. It is recommended that water-



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friendly landscapes be encouraged. Examples exist in Teton County, where new subdivisions have reserved the right to control landscaping practices, to achieve standards such as those found in the Trout Friendly Lawns program, or a xeriscaping program. These programs could achieve water savings, reduction of chemical (herbicide, fertilizer) inputs, protection of surface waters, and other natural resource benefits.

The subject parcel is currently zoned as Bear Conflict Priority Area 2, an area in which no management of resources is required to *address* mitigate or prevent conflicts with bears. TCD's recommendation mirrors the recommendation of the now defunct Natural Resources Stakeholders Group that proposed development in Area 2 voluntarily incorporate practices that would be applied to a Bear Conflict Priority Area 1. The minimum requirements include meeting standards for garbage storage and bird feeder. To further minimize risk of human-wildlife conflict, avoiding the planting of non-native ornamental trees and shrubs with high palatability to wildlife should be considered. Crabapples and ornamental cherries should specifically be avoided, due to their demonstrated attraction of bears in the fall (e.g. Cottonwood Subdivision, 2018).

TCD is happy to work with the applicant and their consultants to recommend specific plantings in areas where disturbance to existing vegetation cannot be avoided. Thank you for the opportunity to provide comment.

Sincerely,

A handwritten signature in blue ink that reads "Tom Segerstrom". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Tom Segerstrom
Executive Director

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	tom@tetonconservation.org

From: [Darin Kaufman](#)
To: [Kristi Malone](#)
Cc: [Keith Compton](#)
Subject: Re: Request for Review & Comments
Date: Monday, June 22, 2020 11:10:31 AM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Kristi,

Thankyou for the opportunity to comment on the two Zoning Map Amendments.

WYDOT has no objections for the two proposed rezones and offer the following comments::

Utilities

For any new utility connections within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at <https://usa.maintstar.co/Wyoming/Logon.aspx>. Currently WYDOT requires any utility company needing access to the MaintStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to set up your login credentials.

WYDOT Utilities Section can be found at the following link:

http://www.dot.state.wy.us/home/engineering_technical_programs/utilities_section.html

Lower Valley Energy:

For the change in use of existing access, the applicant is required to obtain an access application from WYDOT. The existing access is currently permitted for only the utility company use . A traffic study may be required with the access application. As part of the access review process, the applicant will need to demonstrate that alternate access options via the adjacent development have been exhausted. If direct access is allowed, this may include conditions that other existing access may need to be modified or removed in accordance with WYDOT's Access Manual spacing requirements.

Gill Property

Transportation Planning (bigger picture)

-The Gill development is only one small piece of a greater transportation puzzle. Each small development will have cumulative impacts over time on each mode of travel infrastructure. it is suggested that the County should lead and initiate a transportation planning network study for this subarea and countywide to establish future interconnectivity, redundancy, and preserve (public) right-of-ways to orderly plan travel corridor networks prior to any of these various abutting land developments and to lessen/distribute the demands on the transportation infrastructure. Considerations should include parallel routes to US 89, parallel to WY 22, and alternate crossings of the Snake River to relieve pressure on an already at-capacity roadway network.

-the South Park E-W connector road should establish its right-of-way prior to any development occurs, has there been consideration of extending west of South Park Road connecting up with Flat Ck Rd? If the right-of-ways are not planned or established, there is no guarantee that adjacent development will systematically coordinate travel corridor networks.

Each site plan normally is developed independently without thought on how this affects neighboring properties and the region.. Ideally a grid network would mitigate the majority of congestions issues currently experienced.

-any transportation plan developed, a copy should be provided to WYDOT for review and coordination.

In summary, transportation development related issues within the valley is a County responsibility. The County should consider future needs for right-of-way along proposed and existing facilities for future demands on the infrastructure.

Traffic Statement

- the reference to the ITE Trip Generation and trip calculations should be updated to the most latest 10th Edition.

- If a detailed Traffic Impact Study is performed, WYDOT would like the opportunity to review/comment, specifically impacts and mitigation measures of High School Rd & US 89 signalized intersection.

- would recommend analyzing with and without Tribal Trail at each horizon year.

- the TIS should identify funding responsibility for mitigation measures.

-other development projects in the area should be included as existing background traffic.

-Table 1, are actual mode share % available to be utilized in study.

-Figure 3, provide traffic volume data on both north and south legs of US 89 @ High School Rd.

-Table 2, appears there is a double reduction in vehicle trips (83% & 17%???) being applied and then for other modes, please explain.

If you have any questions or concerns, please let me know.

Thanks,

Darin Kaufman, P.E., PTOE
WYDOT District 3 Traffic Engineer
3200 Elk Street
Rock Springs, WY 82902
Office: 307.352.3034
Cell: 307.389.0235

On Wed, Jun 10, 2020 at 2:33 PM Kristi Malone <kmalone@tetoncountywy.gov> wrote:

Hi Bob and Darin,

Hope you are both well. I just want to make you aware of two rezone applications in the County that have recently been assigned to me for processing and review. Since these requests are both “upzones” intended for increased residential density, they will impact use of State roads. The LVE site is along Hwy 89 but proposes use of an existing access point. The Gill site will take direct access via High School Road or South Park Loop then feed into those roads’ intersection with Hwy 89.

- ZMA2020-0001: 7.14 acres just south of the Hwy 89 Business Park requested to be rezoned from Rural-3 to Suburban (LVE ownership)

ZMA2020-0002: 74 acres in Northern South Park requested to be rezoned from Rural-1 to Auto-Urban Residential (Gill ownership)

I am attaching the applications for both and would appreciate that you provide me with any comments you find relevant to the applications, highlighting any concerns or needs for further information. **I need all comments back by the end of the month (June 30th).**

Thanks so much for your help and let me know if you need anything further from me.

Kristi Malone

Senior Long-Range Planner

Teton County & Town of Jackson

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

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E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Rich Ochs](#)
To: [Kristi Malone](#)
Subject: RE: Request for Review & Comments
Date: Wednesday, June 17, 2020 12:37:25 PM

Hi Kristi,

Thanks for sending these along. Finally had a chance to look them over. Nothing jumps out at me as being a major issue. I am focusing on the potential for natural hazards and proximity to hazardous materials facilities. Although LVE's site is right next door to a Tier II hazardous materials reporting facility (their own), it isn't any worse than Horsethief subdivision. Any mitigative measures that may need to be undertaken by the facility would likely fall under the Fire Marshal, if any.

As far as increased density and evacuation for the North South Park development, as has been identified in the document, there need to be plans for redundant routes. Having two routes for the subdivision as planned, plus taking into account additional future connections to High School Road and S Highway 89 is prudent. I believe more routes are better than less, especially if one bypasses the congestion of High School Rd as it currently stands. Further analysis of this would be needed, as noted in the document.

Rich Ochs, CEM, MEP, WEM
Coordinator, Teton County Emergency Management
Chairman, Teton Local Emergency Planning Committee (LEPC)
Past-President, Wyoming All-Hazards Association (WAHA)
www.tetoncountywy.gov/em

From: Kristi Malone <kmalone@tetoncountywy.gov>
Sent: Wednesday, June 10, 2020 13:56
To: Rich Ochs <rochs@tetoncountywy.gov>
Subject: Request for Review & Comments

Hi Rich,

Hope you are well. Congratulations on completion of your Hazards Mitigation Plan! It looks like a lot of time and work went into its preparation. I know the Planning Dept doesn't typically send you applications for review and comment, but in light of the Hazard Mitigation Plan's reference to responsible growth management as a mitigation measure, I am sending along a couple applications I am working on that may be of interest to you:

- ZMA2020-0001: 7.14 acres just south of the Hwy 89 Business Park requested to be rezoned from Rural-3 to Suburban (LVE ownership)
- ZMA2020-0002: 74 acres in Northern South Park requested to be rezoned from Rural-1 to Auto-Urban Residential (Gill ownership)

I am attaching the applications for both and would appreciate that you provide me with any comments you find relevant to the applications. Since these requests are both "upzones" intended for increased residential density, they will impact local emergency facilities and services as well as

transportation routes for potential evacuations. If you have any thoughts on either of these applications, **I need all comments back by the end of the month (June 30th)**.

Thanks so much for your help and let me know if you need anything further from me.

Kristi Malone

Senior Long-Range Planner

Teton County & Town of Jackson

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

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ATTACHMENT 3: Public Comment

Kristi Malone

From: Anne <anne@housingtrustjh.org>
Sent: Thursday, July 30, 2020 4:20 PM
To: County Planning Commission; Kristi Malone
Subject: Gill Housing Proposal

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Commissioners,

The opportunity presented by the Gill Family to secure 203 deed restricted units for our workforce is remarkable.

Equally remarkable, speaking as a developer of affordable housing in Teton County, is the rate at which costs of construction escalate year-over-year.

It is challenging enough to develop new housing in Jackson that is affordable for our workforce **today**; the reality is this challenge increases with time. A 5% increase in the cost of construction over a two-year period will quickly add up to \$50,000-\$75,000--enough of an add onto a price point that will put the housing out of reach of a many trying to find stable housing in Teton County.

The opportunity to review the rezone proposal is upon you now. We hope that you will give this proposal, and the opportunity it presents our community, the attention it deserves and avoid the temptation to hold off on the review until all of northern south park can be cohesively planned.

Perfect is the enemy of the good.

Thank you for your consideration of our comments

Anne Cresswell, Executive Director
Jackson Hole Community Housing Trust

Kristi Malone

From: Susan Hollingsworth <susan@meadlaw.net>
Sent: Thursday, July 30, 2020 5:20 PM
To: Kristi Malone
Subject: JHHR Holdings I, LLC

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Kristi:

In response to the Notice to Neighbors application requesting rezoning 74 acres, here are my comments. While I appreciate the need for more workforce housing, I'm not sure the current traffic situation valley wide as well as High School Road and South Park Loop road could sustain a development of more than 300 units. Without the proper road infrastructure in place to support more cars on High School, this project will create more traffic jams than we already have. This project would also create the need for more schools which are already maxed out. Is there a proposed site for a new school? While JHHR suggests that there will be less traffic on High School Road due to people being able to walk to schools, stores, etc., I can tell you that I've lived in Cottonwood Park for 23 years and can count less than 10 times I've walked to Smiths and those we only on nice summer days. No one is going to walk to the store in the dead of winter.

Sincerely,
Susan Hollingsworth

ATTACHMENT 4:

Porter Trust Lands

Final Master Plan



Final: March 4, 2002

CIVITAS

Porter Trust Lands

Final Master Plan

This report has been prepared by Civitas and their subconsultants for the Town of Jackson.

CIVITAS

1200 Bannock Street
Denver, CO 80204
Tel 303.571.0053
Fax 303.825.0438
www.civitasinc.com

Town of Jackson

150 East Pearl Street
Jackson, WY 83001

Porter Trust Steering Committee

Chris Kirk, Councilman
Andy Schwartz, Teton County Commissioner
Zia Yasrobi, Teton County School Board Member
Scott Horn, Teton County Housing Authority
Kelly Lockhart, Property Owner
Robert Gill, Property Owner
Dave Larson, Property Owner Attorney
Barbara Ankeny, Cottonwood Home Owners Association
Don Martin, Rafter J Home Owners Association

Project Team

CIVITAS
Charlier Associates
Clarion Associates
Nelson Engineering
Economic and Planning Systems
Land Management Services
Equity Community Builders
Verdone Landscape Architecture
Suzanne Young
SWCA
THK Associates
Wolf • Lyon Architects

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Final: March 4, 2002

CIVITAS

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Porter Trust Master Plan

The Porter Trust Lands is currently located in Teton County and consists of 822.3 acres adjacent to the southern boundary of the existing Town of Jackson. The current zoning on the property is Rural and Suburban with a Scenic Resource Overlay (SRO). To respond to various growth, development and housing issues, the Town of Jackson is proposing to annex the Porter Trust Lands into the Town. Consistent with an annexation proceedings agreement, the Town commissioned Civitas and its consultant team in May 2001 to prepare a master plan and supporting documents.

Purpose of this report

This report has been prepared in response to the requirements of the project proposal and to present the concept master plan. This reports builds upon the findings presented in past studies, and it focuses on the elements of the plan that are important for the achievement of the Town's goals regarding the future growth and development of the Town of Jackson.

The primary objectives of this report are as follows:

- To present the overall objectives and concepts for the future development of the Porter Lands,
- To establish an implementation strategy to aid the Town in the implementation of the master plan.

This report has been prepared through the collaborative efforts of the consultant team and is divided into 4 sections followed by appendices. The *Porter Trust master plan* section contains a summary of the project description from the Town of Jackson, goals and objectives for the project and the master plan concept. The following section sets out an *implementation* strategy to realize the initiatives set forth in the master plan concept. *Analysis and recommendations* are then presented as support information for the master plan concept. The final section describes the *master planning history and process* including a summary of the public involvement process and a history of the previous studies completed which relate to the site area.

Project Description

The project proposal prepared by the Town of Jackson for the Porter Trust Lands Master Plan describes the preparation of a master plan to include the following:

- existing public facilities;
- proposed major street and transportation plan;
- proposed distribution, location and extent of major components of public and private utilities;
- proposed location of other public facilities;
- examination of development impact on Flat Creek and wildlife
- identification of appropriate land uses;
- fiscal impact analysis.

Project Goals and Objectives

The project goals and objectives were established through workshops with Town staff and the Steering Committee and refined by the consultant team and have been defined as follows:

LAND USE

- Development as a logical extension of the Town;
- Terminate the sprawl corridor along highway 89;
- Create a Town sub-center that serves community needs;
- Build greater density to the north end of the site;
- Build mixed-use and non-residential north end of the site;
- Protect existing farms and homes from potential impacts as much as practical;
- Provide quality public amenities and infrastructure;
- Provide economically viable phasing;
- Maintain ranch operations for several years;
- Create neighborhood centers that service local needs;
- Identify areas for a more detailed future master plan.

HOUSING

- Provide a diverse range of product types consistent with the local market;
- Meet or exceed the required affordable and employee housing;
- Integrate affordable and attainable housing into community.

NON-RESIDENTIAL

- Provide a balance of residential and non-residential uses;
- Provide land for future needs;
- Consider a secondary non-residential area in the south end of the site.

TRANSPORTATION

- Recognize that traffic impacts on High School Road need to be addressed;
- Orient on-site traffic east to Highway 89;
- Provide an interconnected street and pathway system, both internal and external;
- Allow for pathways through the property associated with roadways and through separate pathway corridors;
- Coordinate future transit service to capture ridership within the site.

OPEN LANDS

- Maintain an open land corridor on Highway 89 south of the existing farmstead;
- Recognize the importance of on and off-site vistas;
- Provide open lands along existing natural features.
- Coordinate potential open space connections throughout the site and to adjacent properties.

ENVIRONMENT

- Preserve and enhance Flat Creek and the riparian corridor;
- Utilize ditch and canal systems as amenities where practical;
- Incorporate significant vegetation into open lands systems and within neighborhoods.

CONTEXT

- Respect adjacent land uses;
- Allow for potential connections to Rafter J, Wilson, and Lucas properties.

Master Plan Concept

The Master Plan Concept includes a Master Development Program, Master Plan Map, Sub Area Map and Special Conditions Map. The Master Plan Concept has been determined through consultation with the Steering Committee, Town staff and the landowners.

MASTER DEVELOPMENT PROGRAM

The Master Development Program (*Table 1*) calculates the maximum allowable uses for each land use type under the PSCD zoning designation. A more detailed development program was developed for purposes of estimating project impacts and exaction requirements, however it is the Master Development Program that controls the allowable mix and magnitude of development. For commercial development, the Program specifies an assumed mix of office, retail, and business park development within the Sub Areas indicated on the Master Plan Map. The number of affordable and employee housing units included in the Master Development Program is the result of the application of existing Land Development Regulations to the Maximum Development Program. The actual number of affordable and employee units will vary dependent on the application of the existing LDR's to each Final Development Plan for each project as development proceeds.

Housing and Commercial Mix

There is a potential for up to 1850 housing units allowed under this program including free-market and affordable units. In addition, the PSCD Zoning Ordinance allows the total amount of affordable housing to be increased by up to 35% of the allowable affordable housing on the property. This is the maximum number of units allowed by the master plan and will include a range of lot sizes and variety of product types. The Building Type studies in the appendices provide an example of many of the housing types that have been considered in preparation of the Master Plan. A number of higher density products were assumed to allow for a full range of housing options to Jackson area residents.

The master plan allows for a maximum up to 475,000 square feet of commercial development with the following ranges:

- 50,000 to 100,000 square feet of office,
- 150,000 to 250,000 square feet of retail, service, restaurant and entertainment,
- 125,000 to 200,000 square feet of Business Park.

The detailed development program assumed 75,000 square feet of office, 250,000 square feet of retail/entertainment and 150,000 square feet of business park space totaling 475,000 square feet, for purposes of calculating the exactions and other impacts from the development.

Table 1 – Master Development Program - Allowed Uses

Residential

Total Residential Units	1850
-------------------------	------

(Includes free-market, affordable and employee housing.
Note that the PSCD Zoning Ordinance allows for an increase in affordable housing units as set forth above.)

Table 1 (cont.) – Master Development Program - Allowed Uses

Non-residential

	<u>Min. S.F.</u>	<u>Max. S.F.</u>
Office	50,000	-- 100,000 square feet
Retail, Service, Restaurant	150,000	-- 250,000 square feet
Business Park	125,000	-- 200,000 square feet

Total Commercial (all types) 475,000

Civic Uses

Schools (per exaction)	31 acres
Parks (per exaction)	40 acres
Police/Fire	2 acres
Other Civic Uses	5 acres

AFFORDABLE HOUSING

The Landowner has indicated that an Affordable Housing Plan will be prepared in coordination with this Master Plan and that it will demonstrate how a percentage of affordable housing will be provided that exceeds minimum requirements. The PSCD designation requires that the minimum affordable and employee housing that must be provided on the project to meet the existing exaction requirements under the Town LDR's.

Population

According to the 2000 US Census, the average household size in the Town of Jackson is 2.36 persons per household. Applying this figure to the 1,850 housing units in the development program (maximum number of units allowed), results in an estimated population at build-out of 4,366 persons. The actual population will vary depending on the ultimate unit mix and tenancy of the project.

This population figure is used primarily for estimating the fiscal and transportation impacts of the project. The affordable housing, parkland dedication, and school land dedication requirements were based on the household and population generation factors included in the Town's existing Land Development Regulations. These figures differ to some degree from our estimate of expected population at build-out.

Employment

The total possible on-site employment has been estimated at build-out in **Table 2**. Residential employment was estimated using factors from the Draft Teton County Residential Job Generation Study, November 2000. Commercial and residential employment has been based on average industry standards. The following projections have been based on a draft development program to provide general information regarding employee-housing impacts due to possible ultimate development build-out within the Porter Trust Lands. These projections could change based on the actual development program for the property.

Table 2 – Employment Impacts**Use**

Residential	Per Unit Factor	Dwelling Units	FTE
Townhouse/attached	0.13	527	69
Small Lot	0.13	438	57
Large Lot	0.16	279	45
Estate Lot	0.21	<u>71</u>	<u>15</u>
Subtotal		1,315	185

Commercial	Per 1,000 SF	Sq. Ft.	FTE
Office	3.00	75,000	225
Commercial Retail	3.00	250,000	750
Business Park	2.00	<u>150,000</u>	<u>300</u>
Subtotal		475,000	1,275

Total Employment Generation **1,460**

Persons in Provided Employee Housing*	115
Remaining Persons for Market-Rate Housing	1,345

* Based on current seasonal housing employee requirements

Source: Economic & Planning Systems

Total residential employment is estimated at 185 full-time equivalent (FTE) employees based on 1,315 market rate units (excludes affordable and any attainable units that would be provided on the property). Residential employment is defined as support services for households, including house cleaners, gardeners and general repairpersons. Commercial employment is estimated at 1,275 employees based on average industry factors of 3.0 employees per 1,000 square feet for retail and office uses and 2.0 employees per 1,000 Square feet for Business Park uses.

The total estimated employment is 1,460 FTE. Based upon the current seasonal employee housing requirements, 49 units is the minimum number required to accommodate 115 employees on-site. Please note that the number may vary dependent upon an increase in the Town's employee housing requirements. Based on the total number of 1850 units to be provided, 1,801 units of remaining housing would therefore be more than sufficient to house the remaining 1,345 workers if they lived on the site. Therefore, the project has a reasonable jobs/housing balance and will not create additional demands on the existing housing stock.

LAND DEDICATIONS**School Land Dedication**

The master plan includes 31.3 acres of school land according to the Town's exaction requirements as calculated in **Table 3**. These projections have been based on a draft development program to provide general information regarding school land dedication based on the possible ultimate development build-out within the Porter Trust Lands and will vary as actual development occurs.

Table 3 – School Land Dedication Requirements

<i>Development Density</i>	<i>Dedication Ratio</i>	<i>Housing Units</i>	<i>Dedicated Acres</i>
Low Density (<1du / 7,500 sf)	0.020	661	13.2
Medium Density (>1du/ 7,500 sf - 14 du/ac)	0.017	470	8.0
High Density (>14 du/acre)	0.014	<u>719</u>	<u>10.1</u>
Total		1,850	31.3

Source: Economic & Planning Systems

Parkland Dedication

The master plan includes 40 acres of parkland according to the Town's exaction requirements as calculated in **Table 4**. These projections have been based on a draft development program to provide general information regarding parkland dedication based on the possible ultimate development build-out within the Porter Trust Lands and will vary as actual development occurs.

Table 4 – Parkland Dedication requirements

Factors

New Residential Units	1,850
Persons per Household ¹	2.40
New Population	4,440
Land Required (9.0 acres per 1,000 new Residents)	39.96

¹ Based on Town's exaction requirements

Source: Economic & Planning Systems

Civic Lands

The master plan includes an additional seven acres of land included for other civic needs including an estimated 2.0 acres for a fire/police substation and 5.0 acres for a community center.

MASTER PLAN MAP

The intention of the Master Plan Map (*Figure 1*) is to generally locate uses and access points for vehicular and non-vehicular use on the property. Note that areas shown in the Sub Areas Map area D are illustrated with less detail than Areas A, B, and C in the Master Plan Map. It is the intent of this Master Plan that Areas A, B, and C are planned as a logical extension of the Town of Jackson, with Area D reserved for future consideration for additional planning and eventual development. The general location of land uses, collector roads, parks, civic lands and pathways associated with roads is shown in the Master Plan Map for Areas A, B, C.

These details shall be located in Area D either in a future amendment to this Master Plan or in a subsequent Sub-Area Plan for Area D. If a Sub Area Plan is submitted for Area D in advance of a more detailed and amended Master Plan for Area D, it is recommended that the Town require that such amendment be developed concurrently with the Sub Area Plan for Area D or that the Sub Area Plan be inclusive of the entirety of Sub Area D, to ensure that the development of this entire parcel is coordinated within the Porter Trust Property and with adjoining properties.

Consistent with the findings in this master plan report, key development principles have been prepared to guide Sub Area Plans for the property Areas A, B, and C.

Master Plan Principles - Areas A, B, C

- Build a gradient of higher density development on the north and northeastern portions of the property, subject to the density limitations in certain areas as indicated on the Special Conditions Map.
- Establish a commercial mixed-use and business park area along highway 89 between High School Road and the existing Lockhart residence.
- Provide a mixed-use neighborhood “Main Street” that connects nonresidential uses along the highway to higher density neighborhoods, parks and civic uses within the property and to Flat Creek.
- Recognize the importance of on and off site vistas.
- Provide an interconnected street and pathway system, both internal and external to the property.
- Utilize ditch and canal systems as amenities, where practical.
- Consider a police/fire station in the northwest area of the property.
- Consider the future location of one middle school and one elementary school on the property that are well connected to local neighborhoods.
- Establish an interconnected road network that includes associated pathways while recognizing transit opportunities.
- Integrate parks with neighborhoods, public and civic buildings, schools, trails, pathways, and neighborhood centers.
- Identify areas for future detailed Master Planning.

Public Access Connections

Connection points are described in the *Open Lands* section and presented here to describe access for public roads, associated pathways and separate pathway corridors and are illustrated in *Figure 1*.

- Rafter J - future connection using local streets
- Wilson Ranch - future connection using local streets
- High School Road – connections using local streets
- Russ Garaman Trail – connections using existing easement

- US Highway 89 – 3 connections using collector roads
- South Park Loop Road – 3 connections using collector roads

The general locations identified in *Figure 1* should allow for permanent public access onto the property and be interconnected through roads and associated trails or pathways.

SPECIAL CONDITIONS PLAN

The special conditions plan, *Figure 2*, identifies specific areas with unique recommendations throughout the property that require special consideration.

Setback Restrictions at the Edge of the Property

The intention of the development along the edge of the property is to provide densities consistent with adjacent existing neighborhoods and be compatible with the adjacent context. To better integrate new neighborhoods with existing neighborhoods in Jackson, a 300-foot density setback should be established along the edge of the property with the following gross density restrictions applied.

- | | | |
|---|--------|--------------|
| • High School Road north of the High School | Zone A | 5 units/acre |
| • South Park Loop Road North | Zone B | 4 units/acre |

SUB-AREAS PLAN

The sub-areas plan, *Figure 3*, establishes a logical guideline for overall distribution of development throughout the Porter Trust Lands. The sub-area distributions have been determined based on the application of the master plan principles and market analysis as applied to a series of land use studies.

NOTE: The Sub Areas A, B, C, and D shown on this map are for illustrative purposes and shall not be the only way that the property may be planned under the Sub Area Plan requirements of the PSCD Zoning designation. Other Sub Area sizes and locations may be submitted and approved provided that they are in general conformance with this Master Plan.

Figure 1 – Master Plan Map

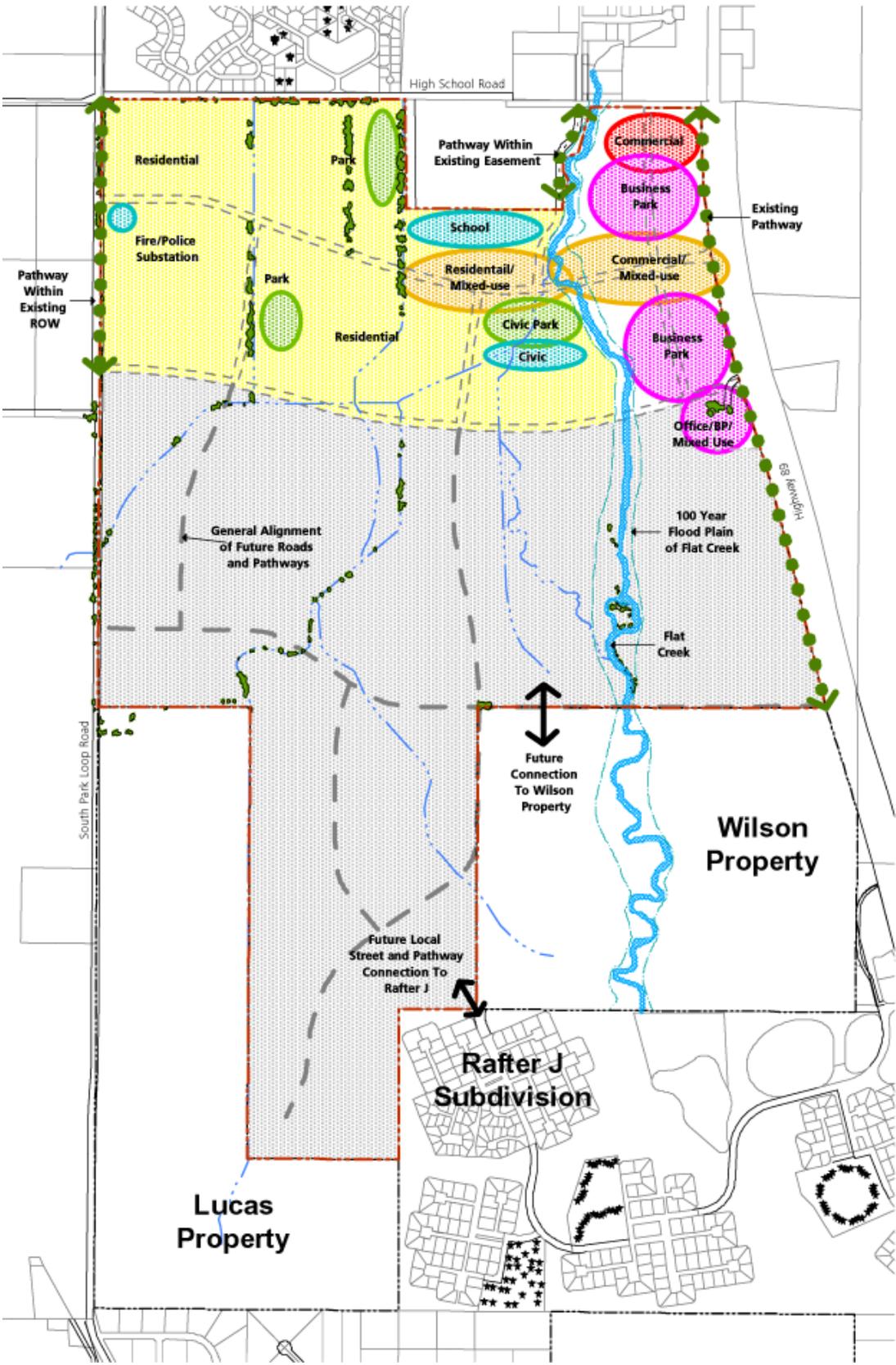


Figure 2 – Special Conditions Map

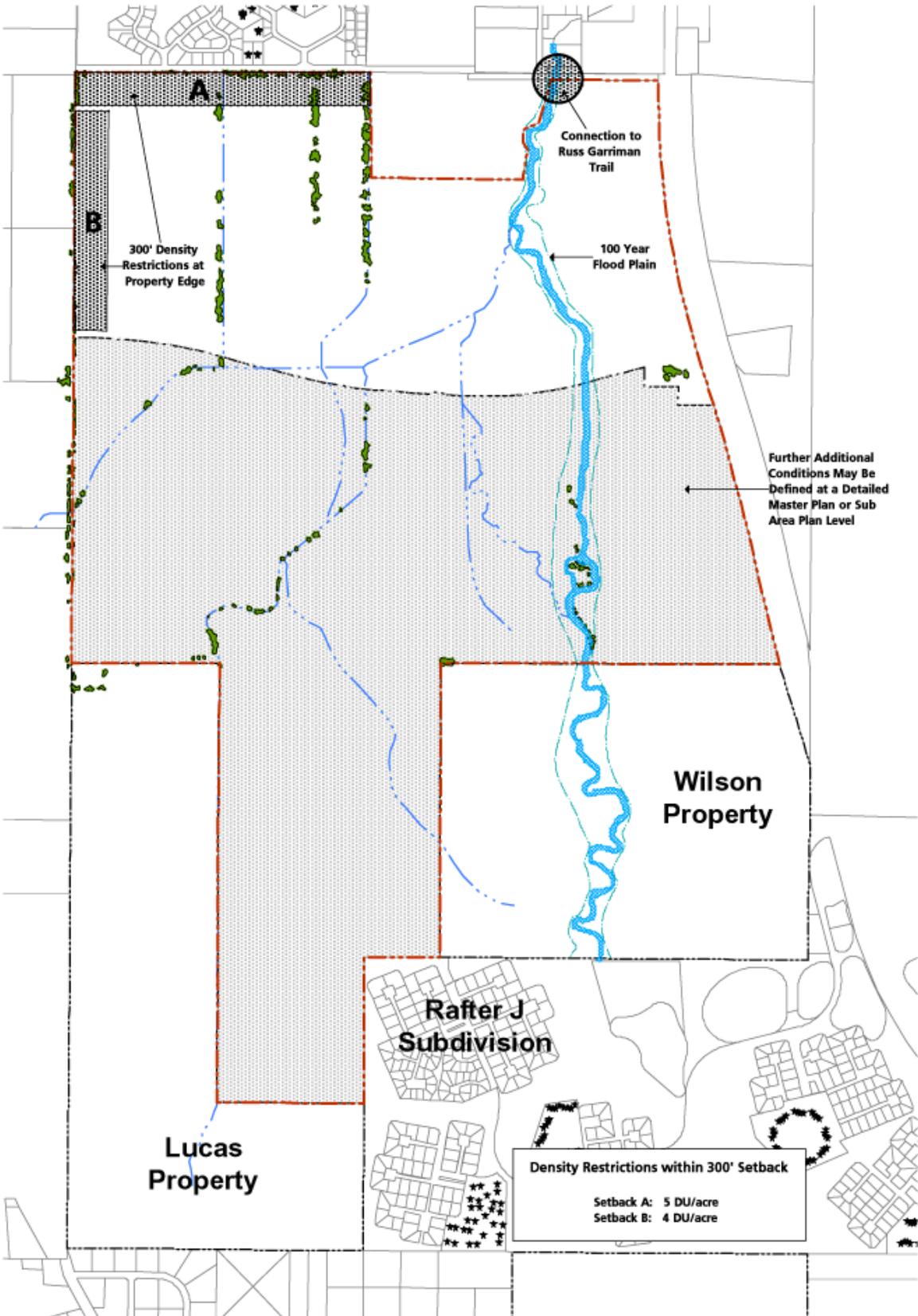
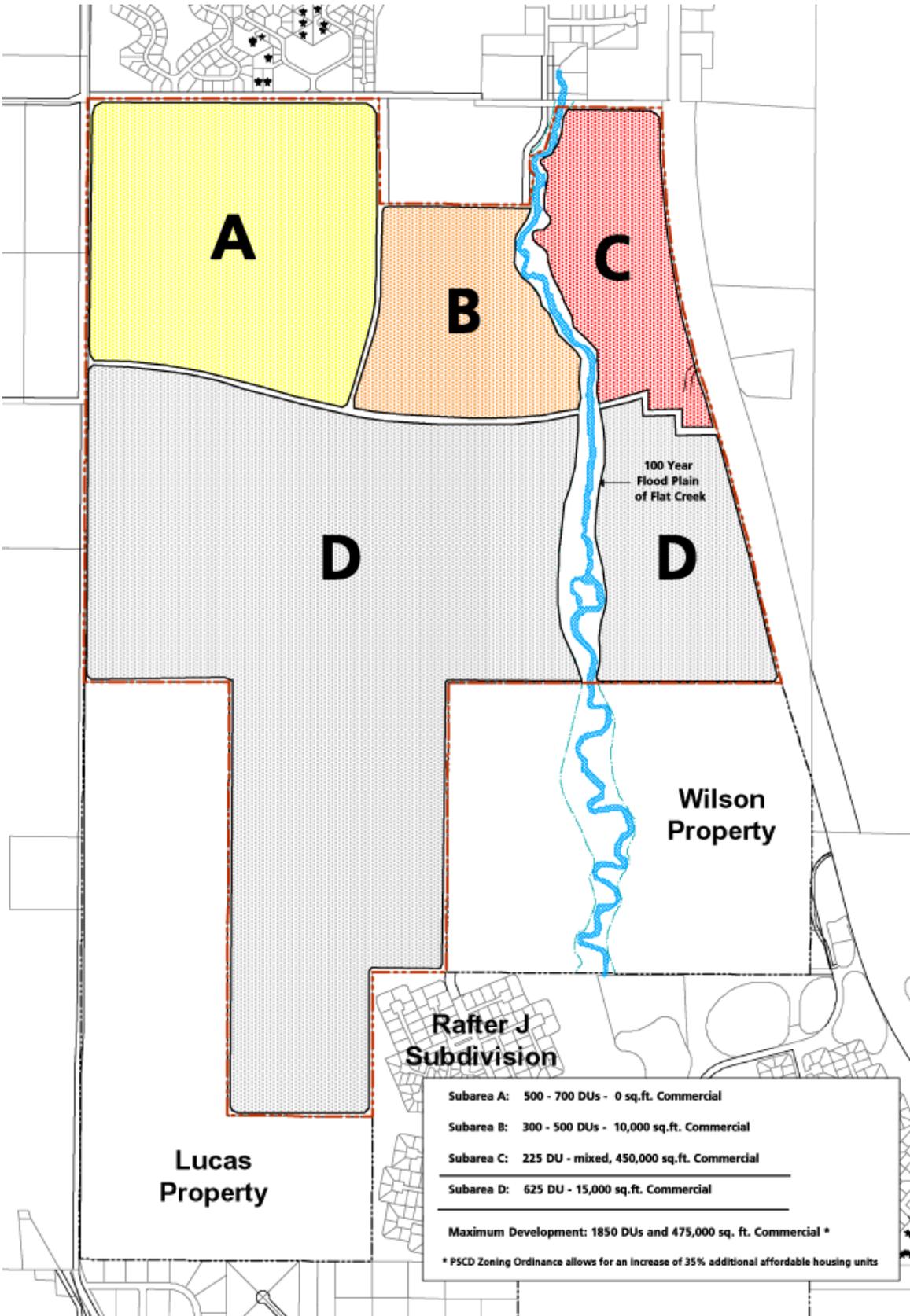


Figure 3 – Sub-Areas Map



Implementation

Due to the size of the Porter Trust Lands and the desire to develop an integrated mix of uses, the consultant team has prepared an implementation strategy for the development on the property. The strategy recommends the property be designated with a new zone district that requires an approved master plan for the property and allows sub-areas to be developed based on approved sub-area plans.

AMENDMENTS TO LAND DEVELOPMENT REGULATIONS

Amendments to the current Town of Jackson's Land Development Regulations are recommended to achieve the overall goals and objectives set out through the public process and presented in the ***Project Goals and Objectives*** section of this master plan report. Specifically, the amendments are recommended to respond to the following:

- Development will occur over 15 to 30 years and will need to respond to future demands, and
- Existing LDRs should be improved to control development better in terms of timing and quality.

PLANNED SUB-CENTER DEVELOPMENT ZONING (PSCD)

The purpose and intent of the Planned Sub-Center Development (PSCD) District is to establish procedural and substantive standards that allows the innovative design and development of planned, mixed-use residential, commercial, office, light industrial, lodging (in the LO District only), institutional/civic or service development on the Porter Trust Lands as sub-center away from the downtown.

Before any development shall be designated as a Planned Sub-Center Development (PSCD) zoning district on the Official Zoning District Map, review and recommendation is required by the Planning and Zoning Commission, and approval is required by the Town Council.

Overview of Development Review Procedure for PSCD Zoning

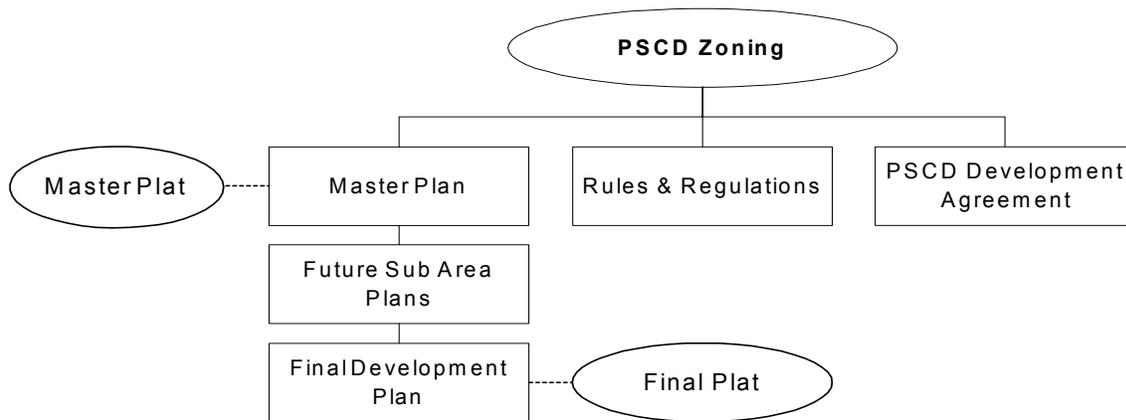
A PSCD district will constitute an amendment to the Official Zoning District Map. Four (4) different types of development approvals in three (3) stages are required before building permits may be applied for and actual construction may occur. The four different types of development approvals are:

- Zoning district designation;
- PSCD Master Plan;
- Sub-Area Plan; and
- Final Development Plan.

The first stage of review is general in nature and applies to the entire parcel of land subject to the PSCD zoning district designation. The procedure requires review and recommendation of a request for a PSCD zoning district designation and a PSCD Master Plan, the Rules and Regulations (as an option) and PSCD Agreement (and/or Annexation Agreement) by the Planning and Zoning Commission and review and approval, approval with conditions or disapproval by the Town Council.

The second stage of development review (Sub-Area Plan) is more specific and at the discretion of the landowner may apply to portions or sub-areas of the PSCD Master Plan. There could be a number of Sub-Area Plans reviewed and approved for a PSCD. The procedure for review of a Sub-Area Plan requires review and recommendation by the Planning and Zoning Commission and review and approval, approval with conditions or disapproval by the Town Council.

The third stage requires review and recommendation of a Final Development Plan by the Planning and Zoning Commission and a decision to approve, approve with conditions or disapprove a Final Development Plan by the Town Council.

Figure 4 – Overview of PSCD Process

Master Plan

Generally, the PSCD Master Plan shall include a Master Plan that:

- Identifies the general location and the potential mix of land uses;
- Calculates the maximum total number of residential units and non-residential densities within each development area and the maximum total number, type and potential mix of land uses for the entire PSCD Master Plan;
- Identifies the general location of open space lands;
- Identifies the location of environmentally sensitive lands and critical wildlife habitat and migration corridors;
- Demonstrates how the development will comply with local, state and federal requirements for the provision of storm water management facilities.
- Identifies the on-site transportation circulation system for arterial and collector roads, transit corridors and associated pathways;
- Identifies the general location of all public facility sites;

Rules and Regulations

Rules and Regulations may be adopted in conjunction with the PSCD Master Plan to establish the general development standards governing the development of the PSCD Master Plan, Sub-Area Plans and Final Development Plans. The Rules and Regulations shall address:

- Dimensional standards;
- Parking;
- Landscaping;
- Signage;
- Block standards;
- Street standards; and
- Architectural and design principles.

PSCD Development Agreement and/or Annexation Agreement

Concurrent with the approval of the adopting ordinance for the PSCD zoning district designation and the PSCD Master Plan, a PSCD Agreement shall be established binding the PSCD to any conditions placed in the adopting ordinance and PSCD Master Plan. (Note: An Annexation Agreement may be substituted subject to the approval by the Town Council and the Landowner. Therefore, the requirements of a PSCD Agreement may be included in the Annexation Agreement). The PSCD Agreement shall be executed by an authorized representative of the Town and each applicant and owner of the land that is subject to the agreement.

The PSCD Agreement shall include, but is not limited to:

- PSCD Master Plan and optional Rules and Regulations;
- Conditions related to the approval of the PSCD Master Plan;
- Increase in Affordable and Seasonal Housing Units;
- Provisions Governing Public Facilities;
- Other Provisions Related to the Future Development of the PSCD;
- Application of Amendments to these Land Development Regulations; and,
- Expiration and Vesting terms.

It is specifically understood and agreed that all terms and conditions of the PSCD Agreement are incorporated by reference in this Master Plan as if set forth at length.

Future Sub-Area Plans

A Sub-Area Plan will require approval for all parts of a PSCD Master Plan. A Sub-Area Plan for all or a portion of the PSCD Master Plan may be approved concurrent with the PSCD Master Plan approval. A Sub-Area Plan consists of a specific plan for the development of a sub-area of the PSCD Master Plan that:

- Establishes the form of the neighborhood(s) in the sub-area;
- Ensures protection of environmentally sensitive lands and critical wildlife habitat/migration corridors;
- Encourages the provision of public facilities and services to accommodate proposed development; and,
- Ensures affordable and employee housing is provided.

The size of the Sub-Area Plan may be determined by the landowner based on development demand and market conditions. There may be a number of Sub-Area Plans in the PSCD Master Plan. A Sub-Area Plan is required to conform to the PSCD Master Plan and PSCD Agreement (and/or Annexation Agreement). The procedure requires review and recommendation by the Planning and Zoning Commission and review and approval, approval with conditions or disapproval by the Town Council.

Final Development Plans

Final Development Plans (and corresponding final plats) are required for each development project under the PSCD Zoning Designation. All Final Development Plans shall demonstrate their coordination and conformance with the Sub-Area Plan in which they are located. Final development plans (and corresponding final plats) requires review and recommendation by the Planning and Zoning Commission, and review and approval, approval with conditions or disapproval by the Town Council.

Analyses and Recommendations

The consultant team prepared detailed analyses and recommendations based on existing work, new information gathered in the master plan process and direction from Town staff and the Steering Committee. The following is a synopsis of the reports contained in the Appendices as background information for review of future Sub-Area plans and Final Development Plans.

ENVIRONMENTAL

An environmental analysis and a biological assessment were conducted for the Porter Trust property, following the 1994 Jackson/Teton County Comprehensive Plan methods and procedures. Over 22 individuals representing a range of agencies and organizations were consulted as part of this analysis.

The biological assessment evaluates whether development on the property is likely to affect any species that were investigated. Additionally, the assessment addresses candidate and sensitive species and recommends conservation measures that will minimize effects and avert future federal listing.

Species of Special Concern

The biological assessment was written with the assumption of federal involvement in the project and an eventual Section 7 consultation with the U.S. Fish and Wildlife Service. Concerns regarding the proposed project were identified from phone conversations with appropriate representatives of the Service, Bureau of Land Management, National Park Service, U.S. Forest Service, Wyoming Department of Environmental Quality, and Wyoming Game and Fish Department (WGFD). These agencies identified species of special concern (SSC) in the area. In addition, a request was made of the Service (Mountain-Prairie Region) for a list of federally threatened, endangered, and proposed species that may be present in the project area. The information gathered from the agencies and from a site visit to the subject property on June 20, 2001, was used in an analysis of potential conflict between development of the project area and federally listed and proposed species and SSC. This analysis was then used to identify available opportunities for specific habitat enhancement to benefit species of special concern during the life of the project. Opportunities are also identified and described for candidate conservation agreements with agencies prior to listings.

Wetlands

A perennial stream, Flat Creek flows north to south along the east side of the property. Nearly 90% of the property is seasonally flood-irrigated, and there is extensive occurrence of hydric soils and riparian grasses and vegetation. The 1991 National Wetland Inventory (NWI) indicates extensive seasonal palustrine wetland occurrence for the property, with some seasonal "aquatic bed" and "temporary scrub-shrub" wetlands. A preliminary wetland determination found a 52-acre corridor along Flat Creek with potential natural or jurisdictional wetlands on the property. Future development will require a wetland determination consistent with the Corps of Engineers *Wetland Determination Manual*.

Vegetation

The natural vegetation on the Porter Trust lands has mostly been displaced or eliminated through nearly 80 years of irrigation, farming, and ranching practices. Facultative wetland species, such as reed canary grass and creeping foxtail, have been widely sown for hay production and pasture. Five principal cover types presently occur on the property: 1) irrigated hayfield and pasture, 2) disturbed graminoid wetlands, 3) riparian shrub-carr, 4) cottonwood trees, and 5) remnant sagebrush-grassland. A botanical survey by the Wyoming State Botanist found no rare or uncommon plant species present.

Wildlife Habitat

The U.S. Fish and Wildlife Service identified six species of mammals and birds, listed as threatened, endangered, or proposed, that may be present in the project area. These are Canada lynx (*Lynx canadensis*), grizzly bear (*Ursus arctos horribilis*), gray wolf (*Canis lupus*), bald eagle (*Haliaeetus leucocephalus*), mountain plover (*Charadrius montanus*), and whooping crane (*Grus americana*). Canada lynx, gray wolf, grizzly bear, mountain plover, and whooping crane are not likely to be present in the vicinity of the Porter Trust lands and are not likely to use the project area. The bald eagle is present in the

vicinity and may use the area while flying to and from feeding areas along the Snake River, located 1.5-2.0 miles away. Migrating bald eagles may use the cottonwood trees on the property as perching and roosting areas, but the species is unlikely to feed on the property or establish nest sites on the property.

There is no designated *critical* habitat for federally listed species on the Porter Trust lands and the property is not included as part of the County's Natural Resource Overlay (NRO) District. The property provides no *crucial* habitat for Teton County Species of Special Concern (big game animals or state "priority-1" species). The property's natural habitat(s) have been greatly altered by a century of ranching and farming.

An analysis of habitat shows 761 acres, or ~92% of the property, has a very-low ("priority 1") ranking according to the 1992 Teton County Comprehensive Plan system for ranking the importance of wildlife habitat. Some year-round moose use occurs, as well as some deer and elk use. Jackson Hole Wildlife Foundation data indicate frequent but random ungulate crossings occur along Highway 89. The extent and kinds of these and other big game uses are not currently considered crucial by County and WGFD definition.

Approximately 55 acres or ~7% of the area, has very high ("priority 8-10") value ranking. These are habitat types associated with the Flat Creek riparian corridor and wetlands. The small amount of scattered mature cottonwood trees are rated "Priority 6."

Over 90% of the property is seasonally flood irrigated and the resulting "wet-meadows" were found to provide foraging, resting and nesting habitat for uncommon migratory birds, a number of which are considered "sensitive" by federal agencies and hence meet the definition of County SSC. These birds and their habitat are protected under the Migratory Bird Treaty Act.

Aquatic

A fisheries habitat survey was conducted which found downstream and on-site irrigation diversion structures effectively isolated any resident fish, and impacts to the subject Flat Creek segment (channelization, water diversion, riparian vegetation removal, and siltation) have resulted in existing poor aquatic habitat condition. Potential for habitat restoration is high.

Water Quality

Water quality meets State and Federal standards and is suitable to support a fishery.

Geological

Four geologic hazards were determined to possibly occur for portions of the property (snow avalanche run-out zone, flooding from icing, geologic-fault in connection with earthquake "seismic zone 3" and possible high ground water levels). Detailed study of the potential hazards was beyond the scope of this environmental analysis process, and, therefore, additional analyses will be provided in conjunction with the submittal of a Sub-Area Plan.

Conclusions

The Porter Trust Lands project is not likely to adversely affect the gray wolf, grizzly bear, or whooping crane, and it is not likely to jeopardize the mountain plover or affect the Canada Lynx. Habitat in the project area is not suitable for these species, and although individuals are found in the region, they do not currently occur in or near the project area.

The project may affect the bald eagle. Potential nest sites and roost sites and feeding corridors occur along the Snake River, 1.5-2.0 miles away, and the birds may use large trees on the property for roosting.

The project is not likely to significantly impact mammals; it may benefit fish; it is likely to significantly impact birds; and it is likely to impact reptiles, amphibians, and plants.

INFRASTRUCTURE AND UTILITIES

The development of the Porter Trust Lands will place a demand on existing infrastructure and utilities will need to be provided as development proceeds. This section outlines needs for water, sewer, stormwater and drainage while addressing issues related to Flat Creek flooding and utility needs.

Water System

Water Demand

Historically, water demand in the Town of Jackson has a direct relationship to the number of equivalent residential units (ERU) that are in use. The water demand per ERU includes all water for domestic and irrigation use at the dwelling unit, as well as the ancillary uses at commercial and public establishments. The historic water use in the Town of Jackson is as follows:

Town of Jackson Water Demand

Annual Avg. Day	575 gpd*/ERU
Max. Month Avg. Day	806 gpd/ERU
Peak Day	1,080 gpd/ERU

**gallons per day*

Utilizing the historic Town of Jackson demands and the maximum projected number of 1850 dwelling units in the Porter Trust development, the projected water demands are as follows:

Porter Trust Lands Development Water Demand

Annual Avg. Day	1.06 MGD*	740 gpm**
Max. Month Avg. Day	1.49 MGD	1,035 gpm
Peak Day	2.00 MGD	1,390 gpm

** million gallons per day*

*** gallons per minute*

Water demand for fire suppression in a residential area is 1,000 gpm for a two-hour period. Fire suppression demand for commercial development depends on the type of building construction and the separation of the buildings. However, the Town and County fire code require that any building over 5,000 square feet be sprinkled thus reducing the overall fire suppression water demand. The calculated probable maximum fire suppression flow is 3,000 gpm for duration of three hours, based on the Insurance Service Office's "Fire Suppression Rating Schedule".

Water Supply

As a minimum, a municipal water supply should be able to meet the maximum day demand with all wells operable and should be capable of meeting or exceeding the average day demand with the largest well out of service.

The Town of Jackson water system is separated into three primary pressure zones. The east zone has three wells producing a total of 3,363 gpm, the projected maximum day demand in the east zone at build-out is 1,063 gpm, leaving 2,300 gpm for supply to the central pressure zone. The central pressure zone has one well producing 1,900 gpm. The projected maximum day demand in the central pressure zone at build out is 2,710 gpm. Therefore, there is a surplus of 1,490 gpm that can be supplied to the west pressure zone.

The west pressure zone has three wells with a combined production of 2,200 gpm. The maximum day demand at build out of the west pressure zone, not including the Porter Trust Lands, is 2,080 gpm. There is therefore, assuming all wells are operating, approximately 1,620 gpm available to supply water to the Porter Trust Lands development. Even with the largest well out of service, the other wells could meet the

average day demand during the peak summer month and still have 1,200 gpm available to serve the property.

Within the west pressure zone, including the Porter Trust Lands development, the total maximum day demand of 3,470 gpm exceeds the available direct supply of 2,200 gpm. While the projected demand for water within the existing corporate limits is conservatively based on the infill growth in accordance with the existing zoning and land development regulations and while there is projected excess from the east and central pressure zone, it is possible that there will be more water demand than projected.

Water Supply Recommendation

It is recommended that an additional well or combination of wells be constructed to produce a minimum of 1,270 gpm at a minimum, but not to exceed 1,400 gpm. The increased water supply of 1,270 gpm to 1,400 gpm will be necessary by the time that the Porter Trust Lands have 320 equivalent residential units, ERU, on line. These residential units numbers take into account existing town infill development and pertain to development on the Porter Trust Lands.

When the Porter Trust Lands start the platting process for annexed lands, the Town should consider starting the groundwater exploration process and siting of the well(s). The ideal location for the well(s) is on Porter Trust Lands if the geology and water quality are favorable. The easements and/or land for the wells should be shown on the plat. The well(s), pumping facilities, and chlorination facilities should be placed on line when the first 320 ERU are platted.

Water Storage

Available water storage must meet the requirements for fire suppression, peak hour equalization and emergency reserve. The following table gives a breakdown of the required storage in each pressure zone:

Town of Jackson Required Storage

	Fire Storage	Equalization Storage	Emergency Reserve	Total Storage
East Pressure Zone	0.54 mg*	0.09 mg	0.00 mg	0.63 mg
Central Pressure Zone	0.54 mg	0.23 mg	0.59 mg	1.36 mg
West Pressure Zone	0.54 mg	0.30 mg	0.59 mg	1.43 mg

* million gallon

Fire suppression storage is calculated from the requirement to provide maximum day demand plus 3,000 gpm for three hours with the largest well out of service. It is assumed that all of the water for fire suppression therefore comes from storage.

Equalization storage is based on the historical equalization storage of 6% of maximum day. The equalization storage for Jackson is lower than the national range of 15% to 20% primarily because the Town is using the aquifer as its clear water storage and is simply providing more wells than a conventional municipal water supply.

Emergency reserve is based on the criteria to supply the maximum day demand from wells and storage with the largest well out of service.

Water Storage Recommendation

Storage available is 0.80 mg in the east pressure zone and 2.0 mg in the central pressure zone. It is recommended that the Town of Jackson construct a 1.50 mg storage tank to service the west pressure zone.

Nelson Engineering investigated three sites to locate a buried concrete storage tank. The three sites are in Leeks Canyon on the east side of Highway 89 in the SW1/4, Sec. 5, T41N, R116W. The high water elevation of all 3 sites is approximately 6,350 feet above sea level.

Storage tank Site No. 1 is located on private property on a bench on the north side of Leeks Canyon. The site is on a 20% to 25% slope with grass and sagebrush vegetation. There is a power transmission line through the area; however, it would be possible to construct a buried concrete tank without conflicting with the power line. The Porter Estate owns the property. The primary drawback to this site is the access road that would have to traverse a 40% slope. The access road would leave a visible scar on the hillside. Site No. 2 is on the south side of Leeks Canyon. This site also is on private property. The access road would be less difficult to construct and would be less visible, however, the tank site is on a 35% grade and the excavation would encroach into the Teton National Forest.

Site No. 3 is in Leeks Canyon within the Teton National Forest, on a relatively flat site on the north side of the road. The cost of tank construction would be very similar at all three sites. The road construction to Site No. 3 would cost less than the other sites because there is an existing unimproved road to this site. Site No. 3 would also have the least visual impact from the valley floor and highway south of Jackson.

If site No. 3 is selected, it is recommend that the Town make an application to the USFS for a special use permit to construct the water storage tank at Site No. 3.

The Town should consider starting the siting process for the 1.5 MG tank with the annexation of the Porter Trust Lands. If the tank is located on Porter Land, it should be included in the annexation agreement; if the tank is located on USFS land, the Town will need access through Porter Trust Land, and it will take four to five years to obtain a special use permit. The final tank design and the construction would take place after the permits are in hand.

The storage tank is beneficial to the existing developments in Jackson's west pressure zone and would eventually be required regardless of the Porter Trust Lands. The whole process could take four to five years. The process could be accelerated if the Town were to hire consultants to write the EIA.

Water Transmission and Distribution System

Currently, the Town's policy is to have the developer design and construct the water transmission and distribution system to Town specifications. Historically, the Town has occasionally participated in the cost of pipeline construction by paying for the cost of an increased pipe size if it would benefit the Town or a future development.

Sewer System

Collection System

The sewer collection system including all manholes, pipe and lift stations has historically been the responsibility of the developer. The developer is expected to pay for the design and construction of the facilities in accordance with the Town of Jackson specifications. The Town has participated in the cost of increased pipe size if they felt it would benefit the Town as a whole or another property owner.

Interceptor Sewer

The Town's main 30-inch diameter sewer interceptor splits the Porter Trust Lands from north to south along Flat Creek. All of the sewer collection lines from the development will tie into this sewer interceptor. The maximum capacity of the interceptor sewer is 11,875 gpm based on the record minimum slope of 0.36%. The interceptor capacity is in excess of the projected peak hour flow of 9300 gpm from the Town of Jackson and all other areas served by the Town wastewater treatment plant.

Wastewater Treatment Plant

The Jackson wastewater treatment plant is designed to treat 5.0 mgd of municipal sewage. The treatment plant can be expanded to 6.5 mgd by adding aerators to the existing ponds. The wastewater treatment plant was designed to be upgraded to respond to the future builtout of South Park. The low build out projection for South Park was 3,200 and the high build out projection was 6,200. *Table 5* provides the projections for the wastewater treatment plant capacity as determined by the plant design engineer, Engineering Associates.

The Porter Trust lands development is proposing 1850 residential units, well below the low projected build out of South Park. Melody Ranch with 401 potential residential units is the only other new development in the South Park area. Therefore the Town of Jackson wastewater treatment plant has more than sufficient capacity to treat the wastewater from the Porter Trust Lands development.

Table 5 - Jackson Wastewater Treatment Plant – Projected Hydraulic Loadings

Source of Loading	Low Build-out Projection		High Build-out Projection	
	Units	Flow, gpd	Units	Flow, gpd
Single Family Residences				
Existing Town	3,092		3,092	
Rafter J	450		450	
Cottonwood Park	570		570	
South Park	3,200		6,200	
Spring Creek Ranch	301		301	
Spring Gulch / Gros Ventre River Resort	0		315	
J.H. Golf & Tennis Club Resort	0		200	
Subtotal	7,613	2,664,550	11,128	3,894,800
Hotel / Motel Rooms				
Existing Town	2,750		2,750	
Spring Creek Ranch	100		1,000	
Subtotal	2,850	456,000	3,750	600,000
Restaurant / Bar Seats				
Existing Town	4,400		4,400	
Spring Creek Ranch - Restaurant	204		204	
Spring Creek Ranch - Bar	108		108	
Spring Gulch / Gros Ventre River Resort	0		300	
J.H. Golf & Tennis Club Resort	0		200	
Subtotal	4,712	188,480	5,212	208,480
Campground Spaces				
Existing Town	300		400	
Teton County - Commercial	800		1,200	
Subtotal	1,100	110,000	1,600	160,000
Sludge & Septage Hauled from County				
Sludge from Treatment Plants - gal/year	123,550	3,384	123,550	3,384
Septic Tanks in County - #	12,500		200,000	
Septic Tanks Sludge Hauled - gal/year	1,172,372	52,105	1,875,795	83,368
Existing Infiltration		1,050,000		1,050,000
Additional projected infiltration		400,000		690,000
TOTAL		4,924,519		6,690,032

Unit Flows & Data

1 Single Family Residences gal/day	350
2 Hotel / Motel Rooms - gal/day	160
3 Restaurant / Bar Seats - gpd/seat	40
4 Campground Spaces - gpd/site	100
5 40% of Septic Sludge Hauled June-Aug	
6 Additional Infiltration = 200gal/" dia/mi/day w/150' of 8" & 4" line required per residence	

Stormwater and Drainage

Regulation

The Town of Jackson and Teton County has adopted land development regulations that state “no development or subdivision shall cause adjacent landowners, water courses, channels, or conduits to receive stormwater from the proposed development site at a higher peak flow rate or at higher velocities than would have resulted from the same storm event occurring over the site of the proposed subdivision and/or development with the land in its previous condition”. This regulation requires that stormwater detention facilities be provided within the subdivision.

Stormwater Development Guidelines

The Porter Trust land is very flat, with an average of 0.4% slope from north to south parallel to Flat Creek. The flat slope means that it will be very difficult to convey stormwater to Flat Creek in an easterly or westerly direction. Given the regulations and the flat terrain, the following guidelines are proposed for consideration in more detailed planning:

- Each neighborhood or pod should detain or retain the stormwater and not release it to the downstream pod.
- Provide stormwater detention basins in open areas interspersed within the development.
- The development plan should try to avoid concentrating stormwater. This can be done by providing pervious surfaces, grass or landscape areas, between impervious surfaces. As the stormwater flows from the impervious surface across the pervious surface sediments, oil, grease, and other contaminants are removed, the runoff velocity is reduced, and much of the water is percolated into the ground.
- Develop the collector roads with a rural concept such that the ditch section between the road shoulder and the sidewalk along the property line is wide enough and deep enough to detain the stormwater runoff from the developed area to the north.
- Use curb and gutter in urban areas, densities of more than 3 units per acre.
- In urban areas provide stormwater facilities, inlet grates and pipe, that will convey snowmelt and the runoff from the 10-year storm to the detention basins without the water being a constant nuisance. The runoff from larger storm events could be conveyed in the road to the detention basins.
- Provide stormwater treatment units to remove sand, silt, oil, grease and other pollutants prior to discharge of stormwater to Flat Creek or to ground water aquifers. The treatment units should provide “best management practices” as defined by the EPA.
- Provide a drainage corridor so that runoff in excess of the 100-year storm has an undeterred route to Flat Creek.
- Irrigation supply ditches should not be used to convey stormwater unless all down stream water users agree to take the water in perpetuity during all times of the year. Irrigation return ditches could be used to convey stormwater to Flat Creek if permanent easements for the maintenance of the ditches are provided and if water quality measures are employed.

Flat Creek Flooding

Summer Floods

The Federal Emergency Management Agency (FEMA) has conducted a hydrologic study of Flat Creek and projected the elevation of the 100-year and 500-year floods. It is recommended that all development, structures and fill, including road embankments, bridges and pathways, be consistent with FEMA regulations within the 100-year flood plain. Bridges that cross Flat Creek should be designed to pass the 100-year flood.

Winter Flooding

The freezing of Flat Creek during extremely cold periods causes winter flooding. During subzero temperatures the water in Flat Creek becomes super cooled, less than 32°F. At locations of low velocity the water turns to a slush ice, typically referred to as "frazil ice". The frazil ice builds up on the bottom of the creek and on the leading edge of any obstruction in the creek, thus pushing the water up out of its banks. In the past, Flat Creek has flooded into the hay meadows but has not caused problems. However, when the Porter Trust lands are developed the winter flooding could be a serious problem.

The Town of Jackson has tried many techniques to prevent the winter flooding of Flat Creek as follows:

- Utilized large excavators to excavate a channel through the ice;
- Placed heat tape on bridges to keep the frazil ice from building an ice dam;
- Build berms to contain the creek; and
- Pumped warm groundwater into the creek to maintain an unfrozen channel.

All of the methods have been moderately successful. The use of heat tape is a very localized solution and requires a lot of maintenance. The excavators are effective but are very expensive and some property owners do not like to have the equipment in the creek bottom because of the potential damage to the riparian habitat. The berms could exacerbate summer flooding if not placed far enough away from the flood way, and they may also have a detrimental affect the riparian area. The warm ground water does not work if there is not enough ground water or if the well pumps are not turned on before the sub zero cold weather.

Flat Creek Flooding Recommendations

The recommended solution is to provide a combination of berms and ground water wells. Berms with a top elevation about two feet above the FEMA 100-year flood level constructed outside of the 100-year flood plain would help to contain the Creek if it does freeze solid. A ground water well, located upstream of the northern proposed road crossing, discharging approximately 1000 gpm into the Creek should keep the thread of the Creek open past the center road crossing. If the Creek froze between the proposed center road and the southern road it would flood onto open lands and not cause damage to homes. The Town of Jackson has installed a well just above the high school road bridge which should keep the thread of the Creek open to the northern road crossing. Since completion of this assessment, the Town has entered into an agreement with the U.S. Army Corps of Engineers to conduct a study in the winter of 2001-02 on the frazil ice conditions that occur in Flat Creek within the Town of Jackson corporate limits, and to identify recommendations for mitigation. Therefore, upon completion of this study, the Town and Property Owner will work together to determine appropriate mitigation.

Utilities

The major infrastructure for the utilities serving the Porter Trust Lands development is in place. Lower Valley Energy has stated that they do not need additional substations to provide electrical service to the Porter Trust lands development. Electrical service would be looped into the development from Town and from Rafter J. The gas service to the Porter Trust Lands development would be from the existing lines in High School Road and a new regulating station at one of the main roads accessing highway 89. All of the electrical and gas lines would be located in the road rights of way.

Qwest is less willing to provide planning information regarding telephone service for new developments. They currently have a limited number of phone lines available to serve their customers in Jackson Hole. However, given sufficient lead-time they would be able to serve the Porter Trust Lands Development. All of the telephone cables would be buried within the road rights of way.

TRANSPORTATION IMPACTS

While development on the Porter Trust lands will create traffic in Jackson Hole, much of this traffic would have otherwise been associated with development elsewhere. Homes that are not built at Porter Trust Lands would probably be built in Star Valley, Eastern Idaho, or elsewhere in Jackson Hole. These homes, if built elsewhere, would produce as much traffic as they would if built at the Porter Trust Lands.

The land use development (if builtout) proposed for the Porter Trust Lands exceeds the total development that was anticipated in South Park in Chapter 8 of the 1994 Jackson/Teton County Comprehensive Plan. The proposed commercial development is approximately equal to the amount that was projected, but residential development is about 47% more than growth forecast for South Park, as shown in **Table 6**.

Table 6 – Comparison of South Park Development Potential

	Dwelling Units In South Park*
1996 Actual	1,008
Ch. 8 2020 Projection	2,266
Ch 8 Planned Increase	+1,258
Porter Plan (if built out)	+1,850

The annexation and development of the Porter Trust Lands will generate about 23,000 daily vehicle trips, of which, over 19,000 will find their way to a roadway external to the property. Nearly 16,000 daily vehicle trips will be added to Highway 89 north of High School Road, clearly the most significant impact of the proposed development. This additional traffic exceeds the traffic growth (about 13,000 trips per day) anticipated in the corridor in Chapter 8 by about 3,000 daily trips, as shown in **Table 7**.

Table 7 – Comparison of Projected Vehicle Trips

	West Broadway at Maple Way
1996 ADT	30,000
Ch. 8 2020 ADT	43,000
Ch. 8 Planned Increase	+13,000
Porter Forecast (if built out)	+15,901

By the time of completed build out, traffic from development of the property, coupled with traffic growth from other sources will exceed the capacity of Highway 89 during peak periods. Other sources of traffic growth will include increases in tourism to the Parks, increases in statewide and regional traffic, and continued growth elsewhere in Jackson Hole.

WY 89 at WY 22: the “Y”

At a general level, handling 45,000 vehicles per day at level of service D or better would require at least 6 through lanes in addition to turn lanes and other ancillary facilities. It is probable that the “Y” intersection of WY 89 and WY 22 would require significant reconstruction. Other signalized intersections in the WY 89 corridor north of High School Road may also need expansion or reconfiguration. Without running WyDOT’s regional traffic model it is not possible to determine exactly what the net effect of the Porter Trust lands development will be, taking into account potential traffic demand management techniques, transit service, and reductions in anticipated development elsewhere. However, the impact to Highway 89 between the property and the existing Town of Jackson would not be significantly mitigated by reductions in future development further south and west of Jackson Hole.

High School Road

The estimated impact of the Porter Trust Lands development on High School Road (+1,500 daily vehicle trips west of Middle School Road) is consistent with recent planning for that corridor and should not, in

itself, trigger a need for four lanes west of the schools campus. However, it will warrant improvement of the roadway in this corridor in the manner shown in the current High School Road Improvement Plan. Also, this corridor should be monitored over time to keep track of traffic growth and its impact on congestion and neighborhood safety. Right of way for the ultimate four lane cross section should be established now.

The specific impacts of development on High School Road should be monitored carefully as more detailed planning and development takes place on the Porter Trust property. Any Sub Area plan that adjoins High School Road should include an analysis that demonstrates the probable traffic characteristics and volumes that may impact High School Road, and should include mitigation recommendations for both volume and safety including alternative routes of access and improvements to High School Road.

Collector Road Intersections

Six new collector road intersections are proposed for the property. The most northerly intersection with WY 89 on the east side of the property will probably require signalization. The other two intersections on the east side of the property may require signalization depending on the specific developments proposed in the sub-areas south and west of these points. The sub-area plans should include traffic impact studies based on the specific development program to be pursued. These future traffic impact studies should be coordinated with WyDOT, and will determine whether signalization of intersections 5 and 6 will be necessary.

The collector intersections on the west side of the property will not require signalization unless future development in South Park is significantly higher than currently expected, or development on Porter Trust lands is significantly different than is currently proposed. Traffic added to South Park Loop Road along the west side of the property will require improvements to take this roadway up to collector standards. Finally, the traffic added to South Park Loop Road north of High School Road, assuming the planned connector to WY 22 is built, will be perceived as a significant impact by the neighborhoods in that area.

Transit Service

The proposed development of property will also create demand for transit service. Utilizing the 5% mode share objective set out in Chapter 8 of the Comprehensive Plan, daily transit trip demand would reach 1,370 rides by build out. This would exceed the capacity currently planned in the Jackson/Teton County Transit Development Plan (TDP) – because the amount of development in South Park would exceed what has been forecast to this point.

The transit system capacity required to serve this demand would not require a substantially different regional route structure than shown in the TDP, but would require higher frequencies of service. The data also suggests that some internal circulation service could be feasible and desirable in meeting demands for local travel within the development.

Pathways

The proposed residential and commercial development on the property would generate nearly 10,000 daily pedestrian and bicycling trips. A high percentage of these could be internal to the development, but some of the bicycle trips could connect to other origins and destinations throughout the region. Clearly, a good pedestrian and pathway network will be important within the Porter Trust Lands development. Specific locations for internal pathways will be determined as part of the Sub-Area Plan approval process to insure regional and internal connectivity.

TRANSPORTATION RECOMMENDATIONS

The purpose of the transportation recommendations is to provide objectives and guidelines that define the intent for development of the Porter Trust lands transportation system. The transportation system is comprised of the roadway network system, pedestrian and pathway system, and transit system. The guidelines should be considered in the final design of the transportation system because the roads, pathways and transit system will affect the quality of life, cost of living and safety of the future residents and visitors. The design of the transportation system will also contribute to the character of the area.

The guidelines reflect design standards that will support a high quality of life by providing increased mobility attained through a number of non-vehicular mode choices. This in turn could reduce auto dependency, reflecting an important goal of the Jackson/Teton County Comprehensive Plan. A good transportation system that offers a high level of mode choice could also reduce the cost of living, as vehicles are expensive to purchase and maintain. Additionally, the design guidelines are intended to emphasize safety for children and elderly pedestrians by reducing vehicle speed.

The guidelines outline overall expectations, leaving room for local culture and color to enhance the final plans. In this way, the guidelines will support the development community in its efforts to define the identity of the Porter Trust Lands.

Overall Transportation Objectives

- The transportation system should:
 - Provide high quality of living for the people who live, work and shop in the Porter Trust lands;
 - Integrate a sustainable development pattern, as measured in energy usage, cost of infrastructure and maintenance, and family living costs;
 - Create an attractive living environment that serves as a positive addition to the community;
 - Promote a strong sense of community through design that emphasizes connectedness rather than separation and exclusion;
 - Provide opportunities to reduce vehicle dependency by incorporating a sidewalk and pathway network that is accessible for multimodal transportation options.
- The development pattern should:
 - Integrate the community with good linkages to school campuses and to the main body of town;
 - Provide safe streets where elderly and children can navigate as pedestrians and cyclists without danger from speeding motor vehicles.
 - Provide opportunities to reduce auto dependency for both short and long trips;
 - Provide a high level of access for emergency vehicles, including police, fire and ambulance.
- The development should meet Jackson/Teton County Comprehensive Plan objectives, including non-vehicular modal choice.
- The transportation master plan and guidelines should avoid unnecessary costs of development due to over-design of street widths.
- Transportation facilities should respect and protect the natural resources and scenic values of the site.

Roadway Network Guidelines

The following system-level considerations should guide development of the roadway network on this site. Components of the roadway network, arterial, collector, connector, and local streets, can be classified by their function:

Arterial – Serve as high-capacity roadways that provide continuity for long trips, designed to move traffic as quickly as possible to connect the Jackson Hole region to other regions, the state, and the nation.

Collector – Collect traffic from other collector streets in local neighborhoods and districts and move it to collector and arterial roadways.

Connector – Serve as a direct link between adjacent neighborhoods and to commercial uses.

Local – Provide for internal circulation within local neighborhoods and districts and direct connections to private properties.

- High School Road should not be utilized to serve vehicular trips to homes or businesses beyond the northerly tier of development on the property. A new collector street should be provided in the northerly portion of the property to intercept and carry traffic to Highway 89.
- This site may require at least three major east-west collectors and three north south collectors (not including the state highway, Highway 89, along the east side of the property).
- The roadway network should:
 - Utilize Highway 89 for north-south capacity into the main part of town and for regional connections.
 - Assume that the Indian Springs Connector will be built, but should also reflect the fact that this is not the primary travel desire path.
 - Provide direct connections to existing and anticipated adjacent neighborhoods. Connector roadways may be used for this purpose.
 - Plan for snow storage and provide space for snow storage.
 - Ensure at least two means of access for all residences, except for those on short cul-de-sac and dead end streets (less than 150 feet).
 - Discourage through traffic on local residential streets. Long, straight-shot local streets should be avoided. Discontinuities in the local street network should be used to discourage cut-through traffic.
 - Minimize excessive travel lengths, especially for internal trips.
 - Respect important features of the landscape, including Flat Creek, irrigation canals, view lines, and wildlife corridors.
- Paved access should be provided to all developed parcels and should be available concurrent with building permit.
- Single-family residential lots should not gain access from and avoid backing onto collector or arterial streets.
- Transit facilities, including well-designed signage, route information, benches, shelters, lighting, and pull out bays, should be provided at a level compatible with the speed and level of traffic of streets in the transportation network.
- Each leg of the peripheral collector/connector grid should contain at least one local connection to the internal local street grid.
- Cul-de-sacs and dead end streets should be connected via a walkway or trail to any regional pathway, collector, local or other similar cul-de-sac or dead end street within 350 feet.
- The roadway network should be well connected with:
 - Major Collector or Arterial Roadways – approximately every 5,280 feet;
 - Minor Collector or Connector Roadways – approximately every 1,320 feet;
 - Local Roadways – approximately every 350 feet (four to five per Minor Collector or Connector);
 - No cul-de-sacs or dead ends > 150 feet.

These street cross sections are supplemental and preliminary only and do not reflect new Town of Jackson standards which are currently in development.

Collector Street Design Guidelines

Figure 5 - Commercial Collector with Curb and Gutter

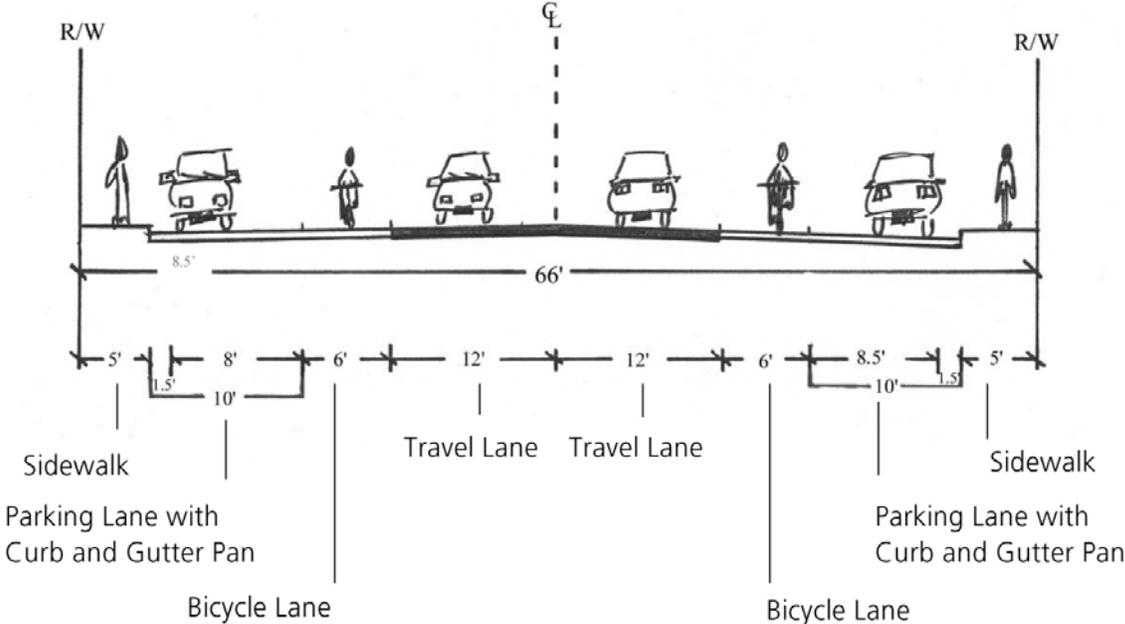


Figure 6 - Residential Collector with Curb and Gutter

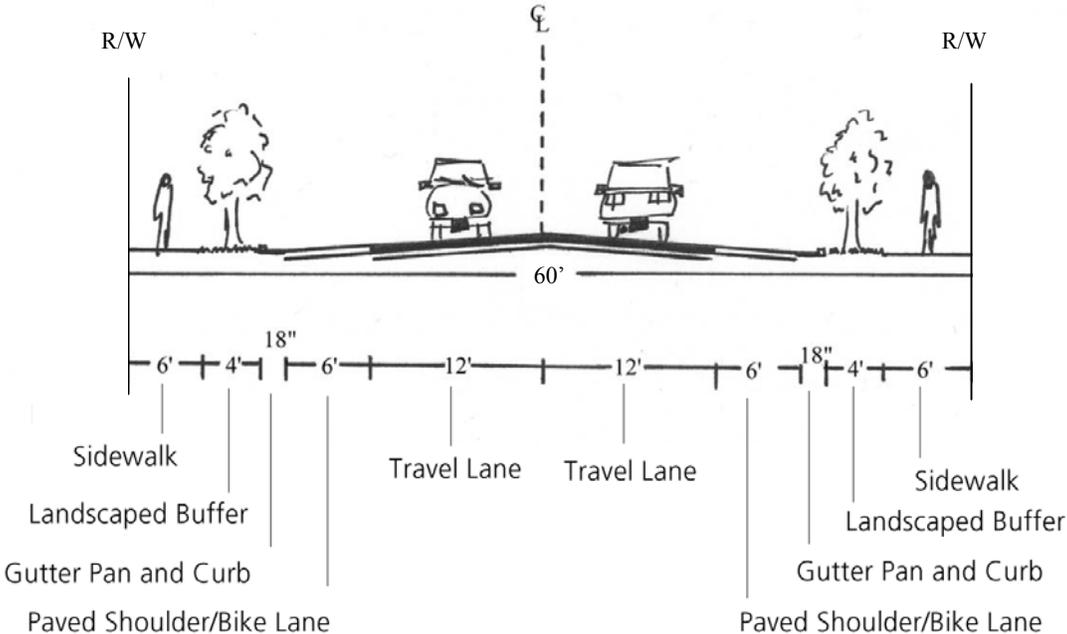


Figure 7 - Residential Collector with Swale Drainage

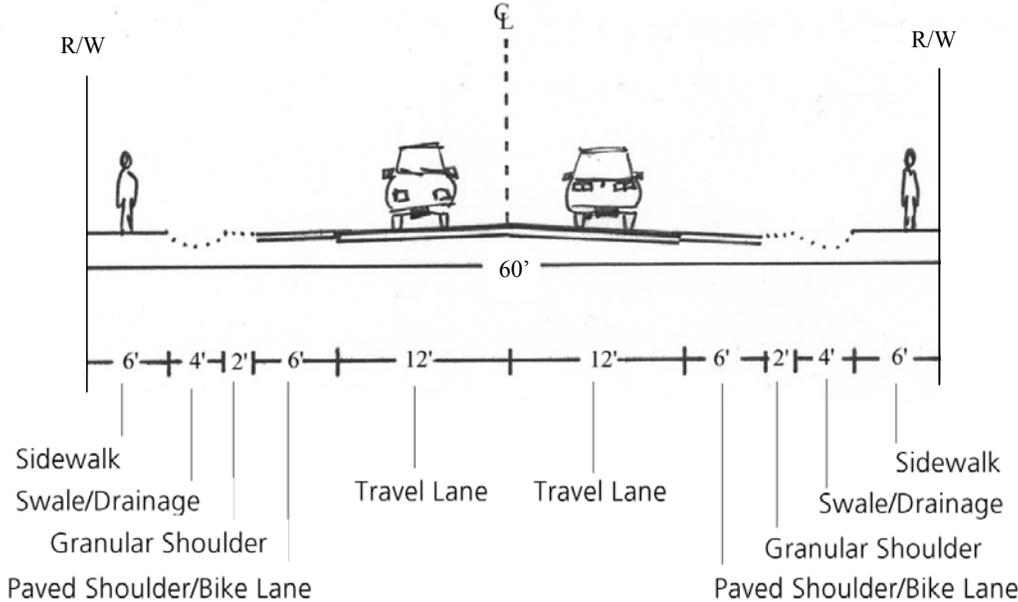
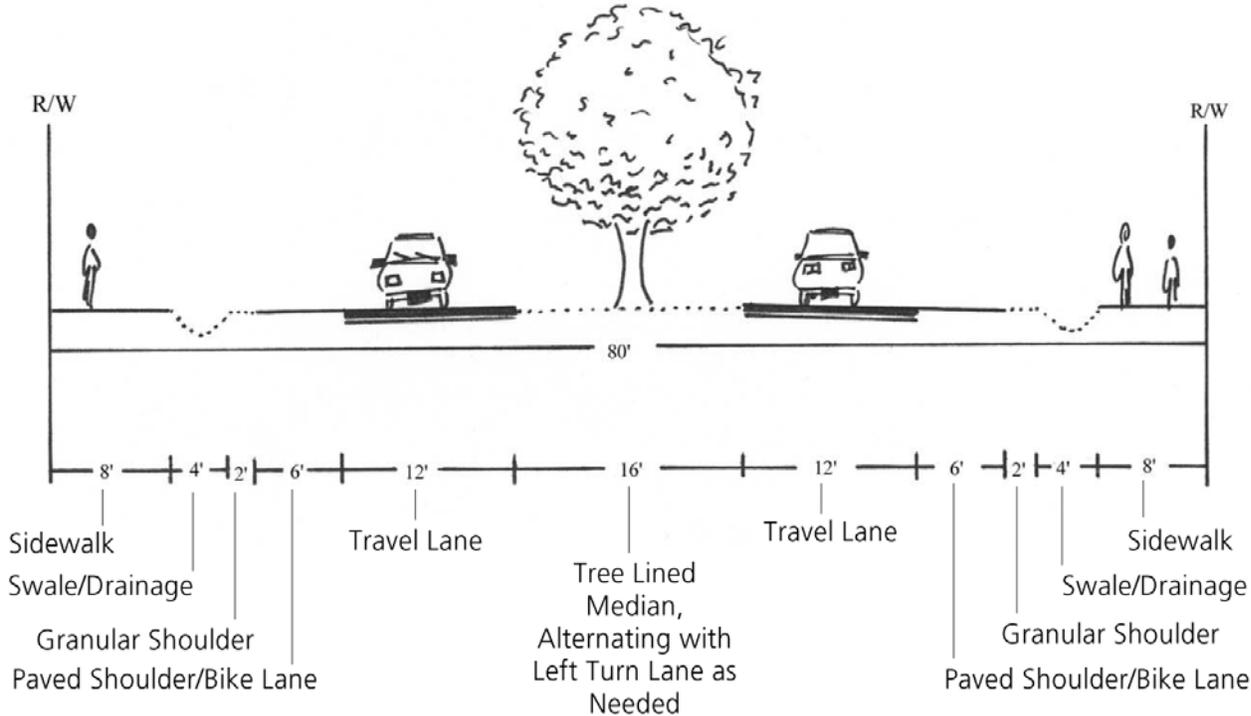


Figure 8 - Residential Boulevard Collector with Swale Drainage



Local Street Design Guidelines

Figure 9 - Local Street with Curb and Gutter

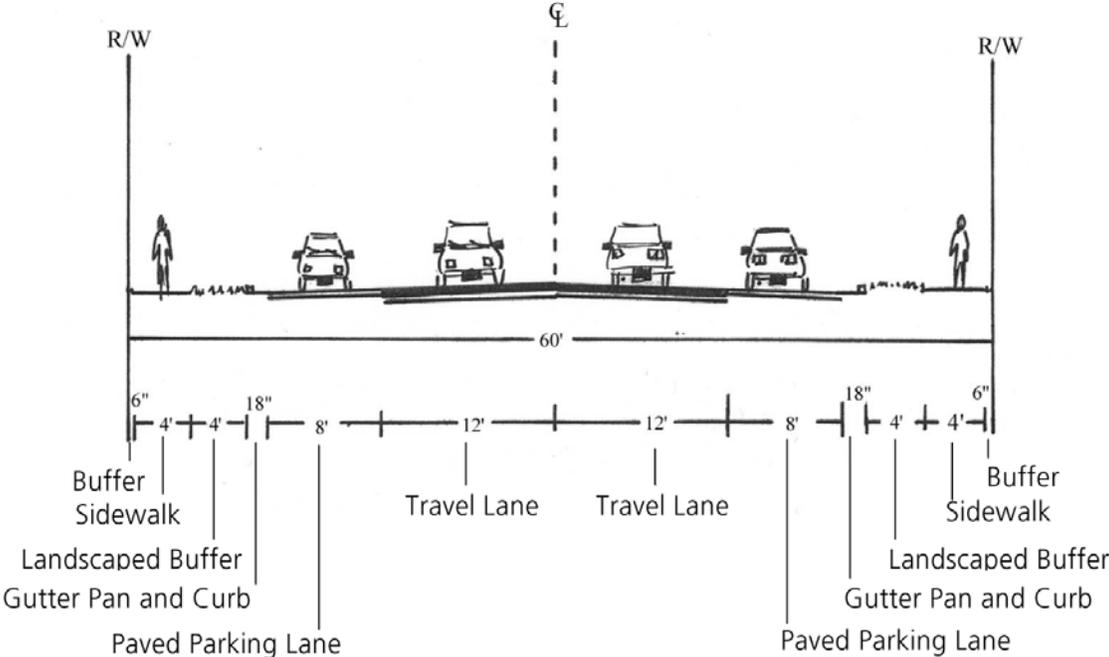
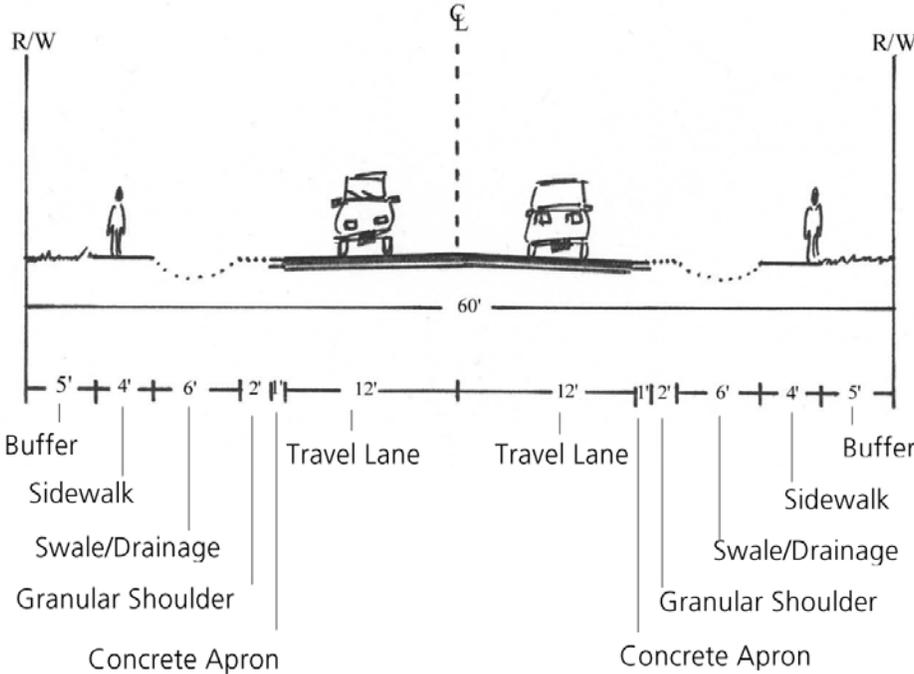


Figure 10 - Local Street with Swale Drainage



Pathway and Pedestrian Network Guidelines

The following system-level considerations should guide development of the pathways and pedestrian design on the Porter Trust lands. The Town of Jackson is currently preparing construction standards for pedestrian facilities.

- The pathway and pedestrian network should provide direct connections between the residential areas, commercial uses and public school campuses;
- Intersections near schools should be marked at each leg by a formal crosswalk.
- Collector street intersections should be marked on all legs by a formal crosswalk.
- There should be no parking barriers to major cross-site sidewalks.
- Pedestrian connections from all adjacent land uses should be provided to all transit stops.
- All commercial areas and public facilities should be equipped with adequate bike racks.

Transit Facility Guidelines

The following considerations should guide development of the transit design on the Porter Trust Lands.

- Transit stops in the Porter Trust Lands development should be equivalent to others in the Town.
- Sub Area plans should identify the location of potential transit routes and stops.
- Final development plans should define the location and facilities to be provided at transit stops. The determination of how transit facilities are funded and maintained should be defined at that time.
- All transit stops should be connected to private development with sidewalks or pathways.

OPEN LANDS

Park Lands

The development of the Porter Trust Property shall comply with existing Town of Jackson Standards for the exaction for parks (9 acres of park per 1000 people).

Each Sub Area Plan shall indicate the parklands that are to be provided within that sub area, and shall further indicate the relationship of the parkland provided to the total required by exaction. The final Sub Area Plan for the property shall indicate how the actual exacted amount of parkland is provided as a result of the actual population projected.

The Master Plan Map for the Porter Trust Property indicates the general location of parks in the northern portion of the property (areas A, B, and C on the Sub Areas Map). The final size, location and purpose of these parks shall be identified in the Sub Area Plans for these properties.

Neighborhood Park Design Guidelines:

- Spacing of parks should accommodate access by older adults and young children within 10-15 minutes walking time.
- Interconnected sidewalks and pathways should link parks with neighborhoods.
- Park sizes should relate to surrounding population size. Reallocation of parklands may be possible.
- Parks shapes should generally be square or rectangular to accommodate open sports fields. Community needs other than open fields can be accommodated in rectangular spaces, conversely, open fields cannot be accommodated in odd-shaped parks.
- Parks should incorporate any associated pathways into their design such that flow-through traffic is not impeded and park users are not endangered.

Flat Creek Corridor

The 100-year floodplain of Flat Creek shall be protected from development under this Master Plan. The Flat Creek corridor may provide important habitat for riparian flora and fauna, including waterfowl, small mammals and cutthroat trout. To effectively provide the habitat, these guidelines may be employed:

- Habitat improvements, including the provision of viable wetlands, may be accommodated by restoring historic meanders of Flat Creek and by managing surface water runoff.
- Stormwater from streets should be detained and treated for water quality before discharging into the Flat Creek channel to reduce non-point source pollution impacts.
- Re-vegetation improvements should be considered, such as replanting of emergent aquatic vegetation where appropriate, replanting willow and cottonwoods and controlling exotic weed species.

General Open Lands

The northern portion of the Porter Trust Lands (areas A, B, and C on the Sub Areas Map) are considered as a direct extension of the Town of Jackson and therefore the Master Plan does not indicate or require that any open lands are provided in these areas beyond that exacted for parks.

Area D on the Master Plan map may be developed with open lands in a number of forms that may include land purchased by the Town or others for open space uses, private lands that include areas restricted from development by covenant or easement, a golf course, aesthetic, recreational or agricultural uses or other forms of open land. The Town of Jackson shall not require that more than 30%

of the gross land area of Area D be protected in some form as open land. The specific area, location and type of open land to be provided in Area D shall be identified in the Sub Area plan for Area D.

DESIGN CHARACTER

The location of buildings along and facing streets in the Porter Trust lands development will be a critical component characterizing the quality of neighborhoods and streets. Buildings that orient their entries to the street, place parking to sides and behind buildings, and provide quality facades reinforce the quality and comfort of the public environment. The following objectives should be considered in the design and development of buildings in the Porter Trust lands.

Design Character Objectives

- Provide for compatibility of use, access, and circulation between adjoining properties.
- Treat streets as development frontages.
- Set standards of quality that will ensure long-term value of properties.
- Site and orient buildings consistent with pedestrian oriented development.
- Minimize negative visual impacts of service areas on adjoining streets, public spaces, and adjacent property.
- Design rooftop mechanical equipment that does not detract from the quality of development of as seen from streets.
- Encourage building forms that will define high quality, orderly, and regular street spaces, compatible relationships to adjoining sites, and a character that reflects the development patterns of Jackson.
- Create buildings that provide human scale, interest, and variation in their overall form.
- Discourage any development from orienting poor quality building facades or services areas toward a public street.
- Design primary building entries that are easily and directly accessible from streets.

WY 89 Frontage Guidelines

The massing, architectural treatment and site planning for buildings along WY 89 will determine the quality of visual experience of the development as seen from the Highway. In addition to the above objectives, the following guidelines should be considered.

- All sites adjoining WY 89 shall treat the Highway as a primary orientation with regard to the quality and orientation of site design, architecture, and parking area design.
- Primary frontage is intended to include landscape and building design that conveys the project identity and character and is of equal or superior quality to any other frontage of the project.
- No truck doors, docks or parking shall be permitted to face WY 89.

Building Type Studies

Building Type Studies have been prepared for residential and nonresidential uses in the Porter Trust lands. The studies are located in the appendices and provide conceptual information regarding lot characteristics, typical building sizes, parking and possible uses. The building type studies are intended to serve as examples only and do not represent the full range of options for development.

MARKET AND POPULATION

Employment and Demographic Analysis and Forecasts

Teton County is expected to continue to grow but at a somewhat lower rate than the rapid growth of the last 10 years (**Table 8**). Employment was forecast to grow at a 3.0 percent annual rate over the next decade, declining to a 2.0 percent growth rate from 2010 to 2020. Population and households were estimated by holding the employment to population ratio constant over the forecast period. The employment to population ratio for Teton County, Wyoming is currently 1.17 jobs per person. Holding this ratio constant would result in a total population of 29,899 residents by 2020. To estimate the number of housing units required, factors were added for seasonal and vacant units. Based on historical trends, a 25 percent factor (21 percent seasonal and 4 percent vacancy) was applied to Teton County, Wyoming households.

Table 8 - Employment & Demographic Forecasts 2000-2020

<i>Jurisdiction</i>	<i>Factors</i>		<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>00-20 Change</i>	
						<i>Total</i>	<i>Ann. Avg.</i>
Employment	3.0/2.0%	Growth	21,366	28,714	35,002	13,636	682
Population	1.17	Job/Pop	18,251	24,528	29,899	11,648	582
Households	2.36	Pop/HH	7,688	10,393	12,669	4,981	249
Housing Units	25%	Sesonal/Vac	10,267	13,858	16,892	6,625	331

Source: Economic & Planning Systems

Non-Residential Development

The need for future commercial development over the 2000-2020 time period was forecast based on applying per capita growth rates to the estimates of future population growth. The 1989-1999 rates of 45 square feet for Office and Industrial land were applied. Growth of Retail and Restaurant space has been declining due to the large existing tourism oriented base. Retail construction over the last decade was 57 square feet per capita compared to an existing inventory of 87 square feet per capita. Future retail space growth was estimated at 57 square feet per capita, which is considered to be a conservative forecast.

The need for an additional 84.3 acres (4.2 acres annually) of commercial land is estimated to be needed in the town of Jackson based on average floor area ratio figures by land use. This equates to 18.1 acres needed for Office, 32.4 acres needed for Retail, and 33.8 acres needed for Industrial.

Based on a smaller capture of office and industrial space, a total of 374,000 to 578,000 square feet of office, retail and industrial commercial space can be supported on the Porter Trust Lands. This development will require 41 to 62 acres of land as shown in **Table 9**. The recommended development is predominantly retail with a total of 198,000 to 268,000 square feet requiring a total of 23 to 31 acres of land. This assumes that 70 to 95 percent of the additional commercial retail zoning needed over the next 20 years should be on the Porter Trust Lands.

Table 9 – Town of Jackson Commercial Development Capture by the Porter Trust Property

Use	Town Of Jackson Sq. Ft. of Development			Porter Percent Capture	Sq. Ft. of Devel.		Acres of Devel.	
	Total Demand	Town Infill	Remaining		Porter	Porter	Porter	Porter
					Capture (Low)	Capture (High)	Capture (Low)	Capture (High)
Office	471,755	235,878	235,878	25-50%	58,969	117,939	4.5	9.0
Retail	564,359	282,179	282,179	70-95%	197,526	268,070	22.7	30.8
Industrial	<u>393,129</u>	<u>98,282</u>	<u>294,847</u>	40-65%	<u>117,939</u>	<u>191,650</u>	<u>13.5</u>	<u>22.0</u>
Total	1,429,243	616,339	812,904		374,434	577,660	40.7	61.8

Source: Economic & Planning Systems

Retail and Office space together could occur in a 250,000 to 350,000 square foot mixed-use village center on the property (**Table 9**). Industrial demand may occur in a well-planned Business Park. It is recommended that the Porter property include higher value business park uses that can be accommodated in office warehouse or office showroom space. Heavy construction uses should not be planned for the property. The majority of the remaining office and industrial space could occur in a well-balanced business park.

Residential Development

The ability to provide housing that can be afforded by local residents is largely related to providing housing at higher densities. The overall type and mix of housing present in the Town should be extended onto the Porter Trust site with roughly 1,500 to 2,000 housing units on the entire property with a variety of housing types, sizes and densities. The total housing density (excluding commercial, civic and park land) would range from 2.20 to 2.4 units per acre of total land area on the property.

Table 10 - Sample Land Use Mix

Table 10 below suggests one potential mix of uses and products that responds to the current and projected market conditions for the Porter Trust Lands. The actual mix will vary depending on the actual Sub Area planning, development phasing, market cycles and land owner objectives.

Residential Use	Density			Acres		Units/Sq. Ft.	
	Factor	Net	Gross	Min	Max	Min	Max
<u>Market Rate - Detached</u>							
Golf Estate	u/ac	1.0	0.9	56	111	50	100
Golf	u/ac	2.2	1.9	79	105	150	200
South Park	u/ac	4.6	3.9	51	77	200	300
Town Density	u/ac	5.8	4.5	<u>111</u>	<u>133</u>	<u>500</u>	<u>600</u>
Subtotal				297	427	900	1,200
<u>Market Rate - Attached</u>							
Townhouse	u/ac	12.0	10.0	10	13	100	125
Live/Work	u/ac	15.0	12.0	<u>4</u>	<u>6</u>	<u>50</u>	<u>75</u>
Subtotal				14	19	150	200
<u>Affordable</u>							
Attainable	u/ac	15.5	12.0	13	17	150	200
Low/Moderate	u/ac	25.0	20.0	<u>15</u>	<u>20</u>	<u>300</u>	<u>400</u>
Subtotal				28	37	450	600
Total Residential				338	482	1,500	2,000

Source: Economic & Planning Systems

Master Planning History and Process

Project Process

The project was organized into 3 intertwining phases. The first phase was data collection, review and assessment. The second and third phases were completed iteratively with the consultant team working together out of town and then working together with the Steering Committee, Town staff and the landowner in Jackson.

The project began by working with Town staff to establish a comprehensive public process plan and then receiving project direction from the steering committee. The team assessed the existing policies, statutory frameworks, and previous studies relevant to the site area and followed with an analysis of the existing site conditions. The consultant team then produced a preliminary plan with support documentation. During the following two months, the team worked with Town staff, the public and the landowner to refine the draft master plan and regulatory documents.

Public Involvement Process

The public involvement process began with the establishment of communication objectives and a two-tiered communications strategy and included public meetings and interviews with interested parties. Relevant information was communicated to the team and staff and influenced the outcome of the draft master plan.

COMMUNICATIONS OBJECTIVES

- On-going awareness using a variety of methods to inform the public throughout the process;
- An effort to be proactive rather than reactive;
- To obtain the “pulse” of the community in order to determine their views as the project is being processed;
- On-going coordination as a team between the Steering Committee, Town Council, Planning & Zoning Commission, Town/county Staff, and Civitas project team;
- On-going education with the community, as a whole, as it fits into the Town of Jackson overall objectives.

GENERAL PUBLIC COMMUNICATIONS STRATEGY

The general public received communication about the project using a broad range of methods including:

- Speaking engagements;
- Media releases (newspaper, radio, television);
- Mayor’s column in local newspaper;
- Paid advertisements for public meetings and hearings;
- Articles for release to newsletters;
- Town of Jackson website for public meeting and hearing minutes;
- Information boards at various locations;
- Question of the week in the newspaper.

The general public was encouraged to give feedback about the process, the plan, and the impact of the property annexation on the Town through a variety of methods including:

- Town website;
- E-mail addresses for the relevant Town staff and consultants;
- Telephone and fax numbers for the relevant Town staff and consultants;
- Communication sheets made available at each of the public meetings and hearings.

INTERNAL PROJECT COMMUNICATIONS

Communications between the various groups directly involved in the project occurred at different levels:

- ***Steering Committee:*** e-mails, agenda packets and meetings before and after the public meetings to review consultant work, set direction, and review public comments after the public meetings.
- ***Town Council:*** e-mails, updated project notebooks, and during council meetings under Matters from Mayor and Council. In addition, Special Town Council meetings and Workshops were held during the project to receive and transmit special instructions of the consultant group to assess the annexation agreement status and key decision points that needed to be made.
- ***Planning and Zoning Commission:*** discussion item during regularly scheduled Planning & Zoning Commission meetings; special workshop meetings with consultant team to understand key issues that will affect the Commission once annexation is approved.
- ***Town/County Departments:*** department head staff meetings, status report memorandums; updated project notebooks kept by Public Information Officer and Planning Department; participate in special interest group meetings with consultants.
- ***Town Staff:*** department staff meetings, employee newsletter, status report memorandums, participate in special interest group meetings with consultants.

Communication Team Responsibilities

For each public meeting, a series of tasks were undertaken to achieve a successful workweek for this consultants while they were in town.

- ***Special interest groups:*** The consultant team contacted the secondary list of special interest groups and individuals wanting additional communications. Meetings were set up during the workweek, or special times set up for telephone conversations. Additional consultants attended the meetings if specific topics were to be discussed.
- ***Posters, fliers:*** The consultant team generated and distributed 11x14 posters for key businesses and government locations, and distributed 8-1/2x11 fliers within the adjacent business park for each of the public meetings.
- ***Community calendar for the newspapers, radio and television stations:*** Town staff was responsible for updating the community calendars with the consultant's assistance.
- ***Town website:*** Town staff set up a special Porter Trust website within the Town website to place meeting agendas, a place for public comment, and meeting minutes from the Steering Committee meetings and public meetings for each of the public meetings and work weeks.
- ***Question of the Week:*** The Planning Director generated the key question for each week, and wrote an initial response to each of the questions. The response was circulated to the consultant team and Town staff for review prior to sending to the newspaper for printing.
- ***Mayor's Column:*** Mayor Jeanne Jackson wrote two newspaper columns that covered the Porter Trust master plan and annexation.

PUBLIC MEETINGS

The schedule for the Porter Trust public meetings was based upon the annexation proceedings agreement between the Town of Jackson and the Porter Trust landowners. The public presentations of the master plan and process that occurred is as follows:

- First Public Meeting: May 31
- Second Public Meeting/Special Town Council Meeting: June 21
- Third Public Meeting: July 19

The first public meeting reintroduced the project including its history, and preliminary analysis documentation. The team then developed a preliminary plan, a preliminary development program, and rules and regulations options that were presented at the second public meeting. At the third public meeting the team presented refinements to the preliminary draft plan, including traffic, market, development, open space and regulatory strategies.

INTERESTED PARTIES

Town staff generated an initial Interested Parties Contact List based upon previous project history and the issues associated with the property. This list was further reviewed and refined by the consultant team, and was continually updated throughout the project.

Based upon the Interested Parties Contact List, the consultant team made initial telephone calls to everyone on the list for an initial contact. Out of those phone calls, a list of groups and individuals interested in special conversations about the project were set up with a meeting or telephone call time. The meetings were set up during the weeks of the public meetings as part of the consultant workweek in Jackson. With each meeting or conversation, additional communications were set up on an as needed basis.

DOCUMENTATION AND RECORDS OF COMMUNICATION

Three main forms of documentation were kept during the public process:

- Records of Communication for all special interest group meetings and telephone conversations;
- Contact list of all special interest group meetings and telephone conversations; and
- Schedule and record of all other general public methods of communication and key activities.

CONCLUSIONS

The public participation portion of the project was widespread and inclusive. A variety of methods were used to contact groups and people to receive input for the master planning process, and a variety of methods were used to report the results. A few conclusions were made at the conclusion of the project.

The general public sparsely attended the public meetings and hearings. The public meetings and hearings were part of the master planning process. However, these meetings were not used as a final recommendation for the plan and rules and regulations. The low attendance could have been as a result of several different reasons:

- disinterest in the project or master planning process;
- waiting for the final recommendations before making comment;
- satisfaction that the process was going well;
- not understanding the process.

The information gathered in the special interest group meetings and telephone conversations was discussed broadly and evaluated by the Steering Committee. However, each of the record of conversations were not part of a specific discussion topic. Therefore, the Steering Committee may not have been able to respond to some specific issues brought up by their own constituents.

History of the Porter Lands

Since the early 1980's, the Porter Trust Lands have been the subject of significant debate. Due to the size of the site and range of uses, Town staff prepared a detailed review of a series of technical memorandums and planning studies that have analyzed the property 's development potential. The technical work that has been performed for the South Park area forms a legitimate framework for reviewing the proposed annexation area and the proposed zoning districts under consideration.

These studies, and their salient conclusions, are briefly summarized below:

AIA REGIONAL/URBAN DESIGN ASSISTANCE TEAM (R/UDAT) – “A STRATEGY FOR SOUTH PARK (1982)

The Town of Jackson convened the R/UDAT team in 1981 to explore options for the development of the South Park area. The design concept for South Park is based on several key principles, which are still valid in the review of the proposed zoning designations for the subject property. These principles are summarized as follows:

- All development in South Park should be designed to reinforce the traditional patterns found in the area. These include the linear characteristic of the place as established by the topographic forms, the streams, the rows of vegetation and the micro climate;
- In keeping with the overall planning concept for encouraging the retention of significant open spaces in South Park, future residential development should be tightly clustered in recommended density areas;
- The value of the scenery from major tourist routes should be a determinant for locating development. The dramatic views from the southern entranceway and the drive along Route 22 should be maintained.
- South Park Loop Road should become the spine for development in the area. The trees along this roadway should be maintained wherever possible and new ones planted.
- Small-scale commercial areas, with goods and services for the local neighborhood needs, and sites for schools, churches, etc. should be located within the South Park development areas.
- All development proposals should be carefully reviewed by the community to ensure that the site design, building placement and overall architectural character are in concert with community objectives.

SOUTH PARK MASTER PLAN STUDY, 1989

The South Park Master Plan process was initiated by the Town Council as one component of the Town's earlier evaluations of potential annexation areas. The Study included the development of five (5) land use alternatives for the South Park area. The study area extended from Highway 22 to the southern portion of South Park Loop Road and between the base of Boyles Hill and along South Park Loop Road to Highway 26, 89, 189, and 191. A preferred Master Plan recommendation was selected for the entire area, which consisted of the following components:

- Approximately 6,300 units
- Densities of 1 unit to 15 units per acre to accommodate a wide variety of product types
- Densities higher in the western portion and decreased toward the east to preserve the scenic corridor along Highway 89 and utilizing South Park Loop Road for access
- Commercial development
 - Village Center nodes in close proximity to a proposed East/West Connection between South Park Loop Road and South Highway 89 and near the southern end of South Park Loop Road and South Highway 89
 - Community/Regional Commercial along South Highway 89
 - Neighborhood Commercial within Cottonwood Park
 - Planned Business Park along High School Road
 - Office Park between Flat Creek and South Highway 89
- Provide for a significant amount of open space through clustering of residential development

Furthermore, these recommendations proposed the following land uses and residential densities within the Porter Trust Lands:

- Residential density nodes of 2, 3 and 15 units per acre to accommodate a wide variety of product types
- Open space along South Highway 89 and through clustering of residential development
- Commercial Development:
 - Community/Regional Commercial along South Highway 89
 - Planned Business Park along High School Road
 - Village Commercial node along an East/West Connection between South Park Loop Road and South Highway 89

ECONOMIC, SOCIAL AND LAND USE IMPACTS ASSOCIATED WITH THE ANNEXATION OF THE SOUTH PARK AREA, 1997

The purpose of this report was to document the analysis and results of impacts associated with annexation of the South Park Area. The report included a series of scenarios for twenty-four (24) properties that composed to un-built lands within the South Park area.

The Porter Trust Property alternatives developed within the study included the following ranges:

<i>Alternative</i>	<i>Total Dwelling Units</i>	<i>DU's Per Acre</i>
Existing County Zoning	72	0.06
Planned Residential	736	0.59
South Park Master Plan	1,800	1.85
Market Driven	1,600	1.64
Transit Driven	1,000	1.03

LAND USE STRATEGIES ADOPTED IN THE TRANSPORTATION CHAPTER OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN

In January 2000, the Town and County adopted Chapter 8 – Transportation of the Comprehensive Plan, which included the following land use strategies:

Town as Heart of Region Strategy Statement:

Increase the amount of residential development by approximately 1,200 units strategically located within the Town limits to reduce overall vehicular trips in Teton County, and to encourage and enhance alternative modes of travel. Conversely, it is the intent of Teton County to explore options to avoid increasing the overall County build-out by shifting units from outlying areas of the County into mixed-use villages, or by eliminating units from the build-out. The number of units shifted and/or eliminated would approximate the increased number of units resulting from the Town as Heart of Region Strategy.

Mixed Use Village Strategy Statement:

Develop mechanisms for strategically enhancing existing mixed-use villages and establishing new mixed use villages with appropriate infrastructure (to be identified on the Community Issues Map) that will present viable travel choices to residents.

During development of the Transportation Plans, specific locations for new mixed-use villages were not identified due to the high degree of uncertainty of how and when certain areas will develop. However, it was discussed that South Park could be a good candidate for this type of development pattern.

ITEM 00-700 – AMENDMENT TO THE TOWN’S OFFICIAL ZONING DISTRICT MAP

On July 3, 2000, the Town Council adopted Resolution #00-17 to initiate the annexation proceedings for the Porter Trust Lands pursuant to Wyoming Statutes Section 15-1-404. As adopted, this resolution sets forth the rationale for potential annexation of the property into the Town of Jackson. As a result of this action, staff was directed to also process an amendment to the Town’s Official Zoning Map in order to designate Town zoning for the Porter Trust Lands.

Between September and November 2000, public hearings were held on a proposed amendment to the Town’s Official Zoning District Map to establish the following zoning district designations within the 822.3-acre Porter Trust Lands:

- Rural (R) - 195.3 acres
- Urban Residential (UR) – 25.1 acres
- Suburban Residential (SR) - 54.1 acres
- Auto-Urban Residential (AR) - 460.9 acres
- Urban Commercial – Two (UC-2) 21 acres
- Business Park (BP) - 30.1 acres
- Business Park (BP) with application of Section 2365. Restricted Uses – BP District - 35.8 acres
- Proposal to maintain the existing zoning designation for the 31.37-acre Jackson Hole High School as Public/Semi-Public (P/SP).

Furthermore, this Map Amendment was processed concurrently with annexation as initiated by Town. On November 30, 2000, Town Council directed staff to prepare a draft Agreement to be executed between the Town and the property owner of the Porter Trust Lands for the purpose of extending the annexation process in order to develop a Master Plan and prepare related studies.

Appendix A

ENVIRONMENTAL ANALYSIS

The separate report by Land Management Services is incorporated herein by reference.

Appendix B

MARKET ANALYSIS

The separate report by Economic and Planning Systems (EPS) is incorporated herein by reference.

Appendix C

FISCAL IMPACTS

The separate report by Economic and Planning Systems (EPS) is incorporated herein by reference.

Appendix D

BIOLOGICAL ASSESSMENT

The separate report by SWCA is incorporated herein by reference.

Appendix E

GOLF COURSE MARKET ANALYSIS

The separate report by THK Associates is incorporated herein by reference.

Appendix F

BUILDING TYPE STUDIES

The separate report by Wolff Lyon Architects is incorporated herein by reference.

Appendix G

TRAFFIC IMPACT STUDY

The separate report by Charlier Associates is incorporated herein by reference.

ATTACHMENT 5:

SECTION 2540. PLANNED UNIT DEVELOPMENT (PUD-AH) DISTRICT FOR AFFORDABLE HOUSING (REPEALED FROM THE LAND DEVELOPMENT REGULATIONS BY AMD 09-0022, EFFECTIVE MARCH 26, 2010)

- A. **Purpose and Objectives.** The purpose of the Planned Unit Development (PUD-AH) District for Affordable Housing is to permit relief from the strict application of the standards of traditional zoning districts in order to allow flexibility and creativity for the development of affordable housing, and establish procedural and substantive standards that encourage the innovative design and development of planned mixed-income neighborhoods, that provide a benefit to the community by addressing an acute affordable housing shortage in the community. The general objectives of the Planned Unit Development (PUD-AH) District are:
1. **Density.** To provide for density increases that contribute directly to solving the affordable housing shortage.
 2. **Mixed-income.** To provide restricted, below-market ownership and rental housing that is mixed with market housing.
 3. **Neighborhood development design.** To provide neighborhood development designed to achieve the following:
 - a. **Best management practices for higher densities.** Development design that best manages impacts of higher density development, such as Traditional Neighborhood Design as described by the Congress for the New Urbanism.
 - b. **Integration.** Integration with surrounding land uses through planning, design, and other development techniques.
 - c. **Diversity.** A diversity of housing choices.
 - d. **Connectivity.** A high degree of interconnectivity among areas within the neighborhood and the adjoining developments, particularly pedestrian-friendly and pedestrian-safe connections.
 - e. **Amenities.** Provision of sites for schools, daycare centers, active and passive parks, and other neighborhood amenities, appropriate to the development's size.
 - f. **Preservation and enhancement of land values.** Preservation and enhancement of surrounding and internal land values through planning, design, and other development techniques.
 - g. **Reduce vehicular trips on external road network.** Minimize vehicular trip-making and promote internal trip capture within the neighborhood, and increase use of transit service and other alternative forms of travel.
 - h. **Coordinated services.** Roads, pathways and utilities that are coordinated with similar facilities off-site.
 4. **Adequate public facilities.** To guide the development to locations where adequate public facilities can be provided, consistent with the goals of the Jackson/Teton County Comprehensive Plan and these Land Development Regulations.
 5. **Environmental protection.** To guide the development away from locations in which environmentally sensitive lands and critical wildlife habitat and corridors would be difficult to

protect, in accordance with the goals of the Jackson/Teton County Comprehensive Plan and these Land Development Regulations.

B. Applicable Locations. PUDs for Affordable Housing shall be located in accordance with the following criteria:

1. **Wastewater treatment capacity.** Accessible to an existing or planned central wastewater treatment plant with sufficient capacity or feasible expansion capacity to accommodate the proposed development.
2. **Water system capacity.** Accessible to an existing or planned water supply system with sufficient water supply and distribution capacity to serve the proposed development.
3. **Road capacity.** Roads that provide access to the development have sufficient existing or planned capacity to serve the proposed development.
4. **Transit provisions.** Accessible to an existing or planned transit route, or in an area that is a logical extension of the existing transit system.
5. **Pathway connections.** Accessible to an existing or planned community pathway route, or in an area that is a logical extension of the existing regional pathway system.
6. **Wildlife impacts.** In order to protect wildlife crucial winter range and migration corridors, the PUD for Affordable Housing is not a permitted use within the NRO.

C. Review Procedure. All PUDs for Affordable Housing are subject to Sketch Plan and Development Plan approval as provided in Section 51200, Residential and Nonresidential Development Plans, of these Land Development Regulations. A PUD for Affordable Housing shall be approved only if the Board of County Commissioners finds that the application meets the purpose and objectives of this section, as well as all applicable standards of these LDRs. The sequence of review and approvals is as follows:

1. Amendment to Official Zoning District Map.
2. Sketch Plan approval, if applicable.
3. Final Development Plan approval. (also referenced as a Final Master Plan in other parts of these LDRs.)
4. Platting (as applicable) according to further procedures and requirements set forth in Article VI, Platting and Land Records.

D. Development Standards. Affordable housing PUDs shall comply with all applicable standards of these LDRs, unless exempted or modified by this section, and the following standards:

1. **Affordable housing.**
 - a. **Minimum percentage.** A minimum of fifty (50) percent of the housing units shall be restricted as affordable housing pursuant to the Teton County Housing Authority Guidelines.
 - b. **Distribution.** The required affordable housing units shall be distributed equally across the below-market sales/rents categories identified by the Teton County Housing Authority Affordable Housing Guidelines, as adopted and from time to time amended by the Teton County Housing Authority.
 - c. **Design and construction.** The design and construction of each type of affordable unit shall comply with the standards set forth for each type of unit in the Teton County

Housing Authority Affordable Housing Guidelines in effect at the time the application for a PUD-AH development is submitted to the County.

- d. **Implementation strategy.** An implementation strategy shall be established that demonstrates the plan for developing, constructing and delivering the affordable housing units to the targeted population. The method for ensuring that the units remain permanently affordable also shall be described in the implementation strategy. The implementation strategy shall include the proposed timing of the delivery of any required on-site and off-site amenities and infrastructure improvements to coordinate with the timing of availability of housing units for occupancy.
2. **Site plan.** A site plan shall be developed that is based, as much as practical, on design principles known to successfully manage the impacts of higher density development, such as Traditional Neighborhood Design principles, as described by the Congress for the New Urbanism. If the subject property is not large enough to provide for a complete neighborhood, then the plan shall clearly demonstrate the incorporation of such principles to the greatest extent physically practical.
 - a. **Streets and blocks.** The street network shall provide for a high degree of connectivity within the development. Where physically possible based upon the size and configuration of the site, new Blocks shall be created that generally shall be no larger than 230 by 600 feet to ensure that building lots front streets and that pedestrian traveling distances are practical. New streets shall connect directly to the adjacent existing street system, to become a part of the community and regional network.
 - b. **Integration of affordable housing.** The affordable housing shall be reasonably integrated through-out the PUD, using techniques such as interspersing houses of different sizes but similar appearance, providing condominiums and apartments in buildings similar in size and character to market housing, or over stores, and providing for garage apartments and small cottages behind single-family homes.
 - c. **Park and civic spaces.** Utilize the Development Exaction provisions defined in Division 49500 for projects with a site area of less than 6 acres. For larger project sites, functional on-site park and civic spaces shall be required to meet the need for such facilities generated by the PUD. These spaces shall be designed into the PUD in locations that create a neighborhood focal point, enhance environmental features, and promote pedestrian travel.
 - d. **Pathway network.** Pathways shall be provided within the PUD that connect parks, civic spaces and residential areas. Mid-block pedestrian paths may be required in order provide acceptable connectivity. The pathway network for the PUD shall provide connections to existing regional or neighboring pathway systems; when no neighboring pathway system exists, the PUD pathway network shall provide for future connections at logical locations.
 - e. **Street sections.** Street sections shall be designed to enhance the pedestrian experience and create neighborhood character. A variety of street sections may be required. On-street parking shall be used wherever possible to control traffic speed, protect pedestrians, and distribute parking. The alignment of street trees and other plantings, and sidewalk widths shall reflect accepted higher density design principles. Site design shall included provisions for adequately sized and functionally located snow plowing, snow storage, visitor parking, fire department access, trash pick-up and container storage, and for school bus stops where not available in close proximity to the site.

- f. **Building relationships.** In the PUD center, or neighborhood center, buildings shall be close to the street and any necessary parking lots shall be small and located in the interiors of the blocks in order to maintain building continuity on the street. The ratio of building heights to adjacent street widths, and build-to lines, shall reflect the principles of accepted higher density designs, such as Traditional Neighborhood Design.
3. **Permitted land uses.** The following uses, as defined in these Land Development Regulations, may be permitted in a PUD for Affordable Housing subject to review and approval of the Amendment to the Official Zoning District Map and development plan. Uses approved shall contribute to the purpose and objectives of this Section, as stated in Subsection 2540.A, Purpose and Objectives, above.
 - a. single-family residential attached
 - b. single-family residential detached
 - c. townhouses
 - d. condominiums
 - e. apartments
 - f. Accessory Residential Units
 - g. Mobile Home Parks
 - h. institutional residential
 - i. institutional uses
 - j. day care uses
 - k. utilities
 - l. open space and public parks
 - m. public facilities
 - n. home uses
 - o. office uses, at a neighborhood scale
 - p. neighborhood serving commercial retail uses
 - q. neighborhood serving service uses
 - r. neighborhood serving restaurant/bar uses
4. **Rules and regulations.** Rules and Regulations for the PUD for Affordable Housing shall be adopted as part of the amendment to the Official Zoning District Map and development plan for each PUD. All standards in these Land Development Regulations shall apply to the PUD, unless they are approved as modified in the Rules and Regulations in ways that are consistent with the purpose and objectives of this section. The Rules and Regulations shall include, but not be limited to, specifications for the following:
 - a. **Uses, densities, and intensities.** A development program shall specify the uses, densities, and intensities permitted within the PUD.
 - b. **Architectural design standards.** Architectural design standards shall be required for each PUD development, as determined by the Planning Director. The architectural design standards shall establish common character, architectural style, scale of structures, and materials palette parameters for the PUD. The standards shall encourage variety while ensuring the harmony necessary to give character to a neighborhood.
 - c. **Dimensional standards.** Any dimensional standards proposed to be different from the previous zoning district standards for the site shall be specified.
 - d. **Applicability of previous zoning district LDRs.** The standards of the previous zoning district shall apply if the PUD for Affordable Housing does not specify an alternative

- standard. The standards shall be specified on plans and in other documentation describing the PUD project.
- e. **Transportation Demand Management Plan.** A Transportation Demand Management (TDM) Plan may be required for larger developments, by the Planning Director, that demonstrates the type of travel behavior that may be expected from residents and visitors to the PUD and the traffic volumes anticipated, both within the PUD and onto the external transportation network. The design of the PUD shall contribute to minimizing the number of vehicular trips on the internal and external roadway network. If necessary, the TDM Plan shall specify other techniques to be implemented that will further contribute to reducing the number of vehicles anticipated on the external roadway network and increasing average vehicle occupancy, transit use, and other nonmotorized travel methods.
 - f. **On-going maintenance, management, enforcement and oversight program.** The Rules and Regulations shall specify the mechanisms established to ensure on-going maintenance and management of PUD facilities, including but not limited to water systems, sewer systems, streets, pathways, parks, common areas and other on-site amenities, and shall include such specifics as snow removal, trash pick-up and container storage management in coordination with the appropriate use of on-street and off-street parking. The Rules and Regulations shall specify oversight and enforcement mechanisms for ensuring compliance with all PUD provisions and standards. All such mechanisms shall provide for reliable management and maintenance of PUD facilities and compliance with PUD provisions and standards.
 - g. **Other standards.** Other standards, including but not limited to landscaping, sign, parking, lighting and street standards, shall be addressed in the Rules and Regulations in order to implement traditional neighborhood design, as described in Subsection 2540.D.2, Site Plan, above.
5. **Integration.** Integration with surrounding land uses shall be achieved by providing at the edge of the PUD densities and design elements similar to the adjoining development, or a buffer space, or by incorporating other design mechanisms that provide a transition from the PUD to the adjoining development. At project boundaries abutting developed residential properties, a minimum setback equivalent to what would have been required by the previous zoning shall be provided, unless natural resources and landscaping, existing or proposed, would sufficiently buffer the neighboring property.
 6. **Development scheduling plan.** A development schedule shall be provided for the PUD for Affordable Housing to ensure the proposed development occurs in a logical sequence including project amenities and necessary public facilities. The development scheduling plan shall identify the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and pathways will be installed, and how development will be coordinated with governmental capital improvements. The scheduling plan shall ensure public facilities and amenities are developed in concurrence with demand for those facilities.
- E. **Findings.** Approval by the Board of County Commissioners of a PUD for Affordable Housing shall be dependent upon finding that the benefit to the community derived from the affordable housing produced by the PUD outweighs the costs associated with the density of the PUD, in terms of impacts to public facilities and services and impacts to the neighborhood and community. This finding shall be made in addition to the standards for approval of a development plan, as set forth in these Land Development Regulations, and the Standards for approval of an amendment to the Official Zoning

District Map, as set forth in Section 5150, Amendments to the Text of these Land Development Regulations or the Official Zoning District Map.

- F. **Expiration.** A PUD for Affordable Housing Sketch Plan shall expire three (3) years from the date of its approval unless a sufficient application for Final Development Plan, in accordance with the approved development scheduling plan, is filed with the Planning & Development Department. A PUD for Affordable Housing Sketch Plan shall expire five (5) years from the date of its approval unless there is commencement of construction or operation of land uses or activities in accordance with the approved development scheduling plan. Final Development Plans shall expire in accordance with Subsection 5120.P, Expiration of a Development Permit, Sketch Plan. Furthermore, after development has commenced, if the development ceases to progress in accordance with the development scheduling plan, or there is otherwise no action on the development for two (2) years, then the development plan permit for the remaining undeveloped portion of the project shall expire, unless dutifully extended in accordance with these LDRs. Upon such expiration, all rights that are established pursuant to the Amendment of the Official Zoning District Map shall lapse and the Board of County Commissioners may amend the Official Zoning District Map to the zoning district that existed on the property prior to the approval of the PUD for Affordable Housing. Notwithstanding, alternative time frames for expiration of a PUD for Affordable Housing Sketch Plan or Final Development Plan may be established in an approved development scheduling plan.

SECTION 2550. PLANNED UNIT DEVELOPMENT (PUD-PR) DISTRICT FOR PLANNED RESORT (REPEALED FROM THE LAND DEVELOPMENT REGULATIONS BY AMD 09-0022, EFFECTIVE MARCH 26, 2010)

- A. **Purpose and Intent.** The purpose of the PUD District for Planned Resort is to provide for and guide the creation or continuation of a planned development configured around a major recreational activity. The intent of this development type is to:
1. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and
 2. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and
 3. Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and
 4. Permit resort development that contributes to expanding the winter and shoulder economic seasons; and
 5. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and
 6. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and
 7. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and

ATTACHMENT 6:

Special Restrictions For Workforce Ownership Housing Located at

Insert property address insert Town of Jackson or Teton County,
Wyoming

These Special Restrictions for Workforce Ownership Housing (“Special Restrictions”) are made this ____ day of _____, 20__ (the “Effective Date”), by the undersigned Owner (“Owner”) and the Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in the Town of Jackson, Wyoming, and more specifically described as follows:

Insert legal description of property

PIDN: [insert PIDN number (“Land”)]

WHEREAS, as a condition of its approval for _____ (collectively, “Approval”), Owner was required to provide and restrict as follows:

Owner developed property addressed as 1255 West Highway 22, Jackson, Wyoming 83001 for a 23,040 square foot residential development with 16 deed-restricted units. This development generated the obligation to provide Workforce Ownership Housing in accordance with the Approval. Owner is restricting:

- *Unit _____, with _____ number of bedrooms.*
- *Unit _____, with _____ number of bedrooms.*
- *Unit _____, with _____ number of bedrooms. (hereinafter “Residential Unit” or Residential Units”).*

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority (“JTCHA”);

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department (“Housing Department”) who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce these Special Restrictions;

WHEREAS, the Owner is also the developer of the Residential Unit. As a condition of the Approval, the Owner is required to record these Special Restrictions after construction of the Units, after recordation of the Plat and prior to issuance of a Certificate of Occupancy for the Residential Unit. While Owner desires to sell the Residential Unit in accordance with the terms and conditions contained herein, the

Owner may still hold title to the Residential Unit at the time these Special Restrictions are filed. To be clear, when used in this Agreement, the term "Owner" shall refer to the Owner signing these Special Restrictions or a lender succeeding by virtue of foreclosure to these restrictions and the term "owner" shall refer to any owner who owns the Residential Unit subsequent to the Owner.

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit and Land shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and Land, and shall be enforceable by Housing Department and the Town of Jackson, Wyoming;

RESTRICTIONS:

NOW THEREFORE, in satisfaction of the conditions in the Approval, and in further consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Land and each Residential Unit shall be owned, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS. References made herein to the "Rules and Regulations" are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures and guidelines are on file with the Housing Department or otherwise with the Town of Jackson, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations. In the case of a conflict between these Special Restrictions and the Rules and Regulations, these Special Restrictions shall apply.

SECTION 2. OWNERSHIP BY QUALIFIED HOUSEHOLD.

A. Qualified Household. The ownership, use and occupancy of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below and as may be further detailed in the Rules and Regulations ("Qualified Household"). Notwithstanding the foregoing, it is understood and acknowledged by the parties that upon recordation of these Special Restrictions the Owner may still hold title to the Residential Unit. If Owner still holds title to the Residential Unit at the time the Special

Restrictions are recorded, the Owner is not required to be a Qualified Household. However, Owner understands and acknowledges that it is required to use commercially reasonable efforts to sell the Residential Unit to a Qualified Household in accordance with the terms and conditions contained herein within one (1) years from the date a certificate of occupancy is issued on a Residential Unit. For any entity which is deemed a Qualified Mortgagee under Section 10(a) herein, that entity shall be entitled to an additional 2 years from the recordation of a foreclosure deed to sell the Residential Unit to a Qualified Household. If the Owner rents the Residential Unit to a tenant prior to Initial Sale (as defined herein), the tenant must be a Qualified Household.

1 Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business.

A.) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job.

Or

B.) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming to perform their job.

2 Income Requirement: The entire Qualified Household must earn at least seventy-five percent (75%) of the Household's income from a local business, as defined above.

3 No Teton County Residential Real Estate. No member of the Qualified Household may own or have any interest (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) in whole or in part in any other residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.

4 Determination by the Housing Department. The Housing Department shall determine whether a prospective occupant is a Qualified Household. In addition to any requirements set forth in the Rules and Regulations, such determinations shall be based upon written applications, representations, information and verification as are deemed by the Housing Department to be necessary to establish and substantiate eligibility.

5 Continuing Obligation to Remain a Qualified Household. Households residing in the Residential Unit shall satisfy the definition of a Qualified Household at all times during occupancy of the Residential Unit.

B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson or Teton County, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson or Teton County, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson or Teton County, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of insert the Town of Jackson or Teton County, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

C. Ownership by Housing Department. Notwithstanding the foregoing, the Housing Department may purchase and own the Residential Unit.

SECTION 3. RESTRICTIONS ON OCCUPANCY, IMPROVEMENT AND USE OF RESIDENTIAL UNIT. The provisions contained in this Section apply before and after the Initial Sale of the Residential Unit. “Initial Sale” is defined in this Agreement to be the sale of the Residential Unit from the Owner to a purchaser who shall subsequently become an ‘owner’. While Owner is not a Qualified Household, if the Owner rents the Residential Unit to a tenant prior to Initial Sale, the tenant must be a Qualified Household. In addition to any restrictions included in the Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

A. Occupancy.

1 Occupancy by Qualified Household. The Residential Unit may only be occupied by a Qualified Household, shall be such Qualified Household’s sole and exclusive primary residence, and each Qualified Household occupying the Residential Unit shall physically reside therein on a full-time basis, at least ten (10) months out of each calendar year. Except for permitted guests, no person other than those comprising the Qualified Household may occupy the Unit, provided that such requirement does not violate federal or state fair housing laws.

2 Occupancy by Tenant. The Residential Unit occupied by a tenant shall be the Qualified Household’s sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit. Only members of the Qualified Household may occupy a Residential Unit.

B. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.

C. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of thirty (30) cumulative days per calendar year.

D. Renting. Owner or an owner may rent the Residential Unit to a Qualified Household after verification and qualification of eligibility by the Housing Department.

- E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than thirty-one (31) days.
- F. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- G. Maintenance. Owner or an owner shall take good care of the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association and shall make all repairs and maintain the Residential Unit in a safe, sound, habitable, and good condition and state of repair. In case of damage to the Residential Unit, Owner or an owner shall repair the damage or replace or restore any destroyed parts of the Residential Unit, as speedily as practical.
- H. Capital Improvements. Owner or an owner may only undertake capital improvements to the Residential Unit in accordance with the policies set forth in the Rules and Regulations, which policies may include but are not limited to, a limitation on the valuation of such improvements at resale, requirements regarding the advance written approval of such improvements, and documentation of proposed and completed improvements.
- I. Insurance. Owner or an owner shall keep the Residential Unit continuously insured against "all risks" of physical loss (not otherwise covered by a homeowner's association insurance), for the full replacement value of the Residential Unit.
- J. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.
- K. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, the Rules and Regulations and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, development or transfer of a Residential Unit, an Owner or owner shall comply, and shall cause all occupants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to an Owner or owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by an Owner or owner. An Owner or owner shall maintain such records for a period of two (2) years.

SECTION 4. TRANSFER LIMITATIONS. Residential Unit(s) may only be sold in accordance with Sections 5, 6 and 7 below or transferred in accordance herewith as follows:

A. Divorce. The provisions contained in this Section apply only after the Initial Sale of the Residential Unit. In the event of the divorce of an owner, the Housing Department may consent to the transfer of the Residential Unit to the spouse of such owner, which spouse may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

B. Death. The provisions contained in this Section apply only after the Initial Sale of the Residential Unit. In the event of the death of an owner, the Housing Department may consent to the transfer of the Residential Unit to an heir or devisee of such deceased owner, which heir or devisee may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

C. Nonqualified Transferee. If title to the Residential Unit vests in a Nonqualified Transferee, as defined in the Rules and Regulations, the Residential Unit shall immediately be listed for sale in accordance with these Special Restrictions and the Rules and Regulations, or in the alternative, the Housing Department may exercise its option herein to purchase the Residential Unit. The following shall apply when the Housing Department determines there is a Nonqualified Transferee:

1 The Housing Department shall provide the Nonqualified Transferee a reasonable period within which to qualify as a Qualified Household.

2 If the Nonqualified Transferee does not qualify as a Qualified Household within such reasonable period, he or she shall cooperate with the Housing Department to effect the sale, conveyance or transfer of the Residential Unit to a Qualified Household and shall execute any and all documents necessary to such sale, conveyance or transfer.

3 A Nonqualified Transferee shall comply with these Special Restrictions, the Rules and Regulations, the Declaration, zoning and all Laws governing the ownership, occupancy, use, development or transfer of the Residential Unit, and further may only occupy the Residential Unit with the prior written consent of the Housing Department

SECTION 5. INITIAL SALE OF THE RESIDENTIAL UNIT. At Initial Sale, the Residential Unit may only be sold to a Qualified Household at a purchase price as Owner and prospective buyer may determine and subject to these Special Restrictions. After Owner and a prospective buyer enter into a purchase agreement for the purchase and sale of the Unit and at least thirty (30) days prior to purported closing of the purchase and sale, the prospective buyer shall provide such information as may be required by the Housing Department for it to determine if the prospective buyer is a Qualified Household. If the prospective buyer does not qualify as a Qualified Household, such buyer may not purchase the Unit. At all subsequent sales, the Housing Department will conduct a Weighted Drawing to identify a buyer.

SECTION 6. RESALE OF RESIDENTIAL UNIT. For the purposes of this Agreement, "Resale" shall mean all sales subsequent to the Initial Sale. At Resale, an owner desiring to sell a Residential Unit shall give written notice to the Housing Department of such desire (the "Notice to Sell"), and after receipt of such notice, the Housing Department shall determine the "Maximum Resale Price," as provided herein and in accordance with the Rules and Regulations. Upon the Housing Department's determination of the Maximum Resale Price, the resale of the Residential Unit shall be facilitated by the Housing Department

and shall be completed in accordance with the procedure set forth in the Rules and Regulations, which procedure may include, without limitation: a fee (not to exceed two percent (2%)) of the Maximum Resale Price paid to the Housing Department for such facilitation; requirements regarding listing the Residential Unit with the Housing Department and/or a licensed real estate agent, as the Housing Department may direct; standard terms for the sales contract; and procedure for the selection of the purchaser (which selection procedure may include a weighted drawing process). Any such resale of a Residential Unit shall be subject to these Special Restrictions. Each purchaser of a Residential Unit shall execute a Buyer's Acknowledgment of Special Restrictions and Option, on a form to be provided by the Housing Department. Notwithstanding the foregoing, upon receipt of notice from an owner of such owner's desire to sell a Residential Unit, the Housing Department may purchase such Residential Unit. So long as such owner is not otherwise in default as defined herein, the purchase price in such case shall be the Maximum Resale Price as calculated below and subject to adjustment as provided herein. If an owner is in default, other provisions of these Special Restrictions may apply in determining the purchase price.

SECTION 7. MAXIMUM RESALE PRICE. This Section shall apply only to a Resale of the Residential Unit. To further the Town of Jackson's goal of providing affordable housing, after the Initial Sale, a Residential Unit may not be sold for a purchase price in excess of the "Maximum Resale Price." The Maximum Resale Price is the current owner's purchase price plus an increase in price of the Denver-Boulder-Greeley CPI (if such ceases to exist then a comparable CPI Index as determined in the sole discretion of the Housing Department) or three percent (3%), whichever is lower, per year of ownership compounded annually, plus the depreciated cost of pre-approved or government-required capital improvements, plus any other costs allowed by the Housing Department, less any required maintenance and/or repair adjustment, all as more fully described in the Rules and Regulations. Notwithstanding the determination of the Maximum Resale Price, the actual sales proceeds delivered to a selling owner may be reduced to account for restoration or repair of a Residential Unit (including without limitation, replacement of carpets, painting, roof repair, siding maintenance/replacement, etc.) determined necessary in the Housing Department's sole and absolute discretion. Finally, to ensure that the resale price of any Residential Unit is limited to the Maximum Resale Price, no purchaser of a Residential Unit shall assume any obligation of a selling owner, nor shall such purchaser pay or provide to a selling owner any other form of consideration in connection with the sale of the Residential Unit. The calculation of the Maximum Resale Price, as made by the Housing Department, shall be final and binding on all parties.

NOTHING HEREIN SHALL BE CONSTRUED TO CONSTITUTE A REPRESENTATION OR GUARANTY THAT UPON THE RESALE OF A RESIDENTIAL UNIT, AN OWNER SHALL OBTAIN THE ENTIRE MAXIMUM RESALE PRICE.

SECTION 8. DEFAULT. Each of the following shall be considered a default ("Default") subsequent to notice and opportunity to cure that is consistent with the Rules and Regulations:

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.
- B. Vacancy of a Residential Unit for more than sixty (60) days continuously.

- C. Failure to pay or default of any other obligations due or to be performed with respect to a Residential Unit which failure to pay or default could result in a lien against a Residential Unit, including without limitation, homeowner dues, property taxes, payment required by a promissory note or mortgage purporting to affect a Residential Unit. An Owner or owner shall notify the Housing Department in writing of any notification received from any lender or third party of past due payments or default in payment or other obligations due or to be performed within five (5) calendar days of an Owner or owner's notification.
- D. If the Residential Unit is taken by execution or by other process of law, or if an Owner or owner is judicially declared insolvent according to law, or if any assignment is made of the property of an owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit or an Owner owner's property by a court of competent jurisdiction.
- E. Fraud or misrepresentation by purchaser, the Owner, a subsequent owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a designee of the Housing Department, shall send written notice to Owner or the then current owner of such violation, the required action to cure and the timing for such cure. If Owner or owner disputes the Housing Department's decision, Owner or owner shall proceed in accordance with the Rules and Regulations.

SECTION 9. DEFAULT REMEDIES. In addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

A. Purchase Option.

1 The Housing Department shall have the option to purchase a Residential Unit for the lesser of the Maximum Resale Price, or the appraised value, subject to the restrictions of this Section and sections 6 and 7 herein ("Option"). If the Option is exercised on a Residential Unit prior to Initial Sale and a loan described in Section 10(A)(1) is outstanding, the purchase price for the Option shall be the outstanding principal, accrued interest and reasonable costs of such loan, regardless of any other provision of these Special Restrictions ("Purchase Price"). If the Owner has not completed the Initial Sale of all Residential Units and the Housing Department exercises the Option against some of the remaining Residential Units (those which have not had an Initial Sale), the Option Purchase Price shall be prorated. In such event, the formula for establishing the Housing Authority's Purchase Price shall be Purchase Price multiplied by [# of units to which Option is exercised / (total built - # of Initial Sales)]. By way of example only, if 16 Residential Units are built and 4 have Initial Sales and the Housing Department exercises the Option on 6 units, the formula would be: Purchase Price x [6/(16-4)]...Purchase Price x .50.

2 If the Housing Department desires to exercise its Option, the Housing Department shall provide written notice to Owner or owner of such election. Such notice shall include the purchase price and the

timing for the closing of the purchase. The Option must be exercised within ninety (90) days from receipt of a notification of borrower Default or the property foreclosure.

B. Forced Sale. The Housing Department may require an owner to sell the Residential Unit in accordance with the resale procedures set forth in these Special Restrictions and the Rules and Regulations. Such sale shall be subject to these Special Restrictions.

C. Whether the Housing Department elects to exercise its Option or to force a sale in accordance herewith, all proceeds, unless otherwise required by statute, will be applied in the following order:

FIRST, to the payment of any unpaid taxes;

SECOND, to the payment of any Qualified Mortgage;

THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);

FOURTH, to the payment of the closing costs and fees;

FIFTH, to the two percent (2%) facilitation fee to the Housing Department;

SIXTH, to the payment of any penalties assessed against Owner or owner by the Housing Department;

SEVENTH, to the repayment to the Housing Department of any monies advanced by it in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made on Owner or owner's behalf;

EIGHTH, to any repairs needed for the Residential Unit; and

NINTH, any remaining proceeds shall be paid to Owner or owner.

If there are insufficient proceeds to satisfy the foregoing, Owner or owner shall remain personally liable for such deficiency.

D. Appointment of Housing Department as Owner's Attorney-in-Fact. In the event the Housing Department exercises its Option or requires the Forced Resale, an owner hereby irrevocably appoints the then-serving Housing Manager as such owner's attorney-in-fact to effect any such purchase or sale on owner's behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as the Housing Department may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.

E. Limitation on Appreciation at Resale. The Housing Department may fix the Maximum Resale Price of a defaulting owner's Residential Unit to the Maximum Resale Price for the Residential Unit as of the date of an owner's Default (or as of such date after the Default as the Housing Department may determine), and in such event, the Maximum Resale Price shall cease thereafter to increase.

F. Price Reduction. If after the one (1) year period set forth in Section 2.A above, the Owner is unable to sell the Residential Unit(s), the Housing Department will have the right to order an appraisal that will be paid for by the Owner. Such appraisal will be done recognizing the deed restrictions on the Residential Unit. If the appraisal is less than the Owner's initial selling price, the Owner will be required to adjust the selling price accordingly, and the Housing Department will list the Residential Unit for sale according to the Sale and Resale Standards in the Rules and Regulations.

G. Equitable Relief. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance. Any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or under the laws of the State of Wyoming.

H. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 10. QUALIFIED MORTGAGE.

A. Only a mortgage which is a "Qualified Mortgage" shall be permitted to encumber a Residential Unit. A "Qualified Mortgage" is a mortgage that:

1 Is the primary construction financing loan and mortgage for initial construction of the Residential Unit and related project, or any refinancing of such loan and mortgage, which are have a maximum loan to value ratio of One Hundred percent (100%); and

2 Is an owner's mortgage and the principal amount of such mortgage at purchase does not exceed ninety-six and one half percent (96.5%) of the purchase price, and thereafter the principal amount of such mortgage, any refinanced mortgage and/or additional mortgages combined do not exceed ninety-five percent (95%) of the then current Maximum Resale Price as the same is determined by the Housing Department at the time or times any such mortgage purports to encumber the Residential Unit; and

3 runs in favor of a "Qualified Mortgagee," defined as:

- i. An "institutional lender" such as, but not limited to, a federal, state, or local housing finance agency, a bank (including savings and loan association or insured credit union), an insurance company, or any combination of the foregoing, the policies and procedures of which institutional lender are subject to direct governmental supervision; or
- ii. A "community loan fund", or similar non-profit lender to housing projects for income-eligible persons (e.g., is not given to or acquired by any individual person); or
- iii. A non-affiliated, legitimate, "finance company." In no event may such finance company be an individual or any company that is affiliated with or has any affiliation with an Owner or owner or any family member of Owner or owner; or
- iv. JHTCA or Housing Department for any monies advanced by JHTCA or Housing Department in connection with a mortgage or other debt with respect to Residential Unit.
- v. the provider of a loan as described in Section 10(A)(1).

B. Any mortgage, lien or other encumbrance executed or recorded against a Residential Unit that is not a Qualified Mortgage shall:

- 1 be deemed unsecured; and
- 2 only be a personal obligation of Owner or owner and shall not affect or burden, and shall not be enforceable against, such Residential Unit.

Additionally, the execution or recordation of such mortgage, lien or other encumbrance shall be deemed a default hereunder and the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation the right of the Housing Department to purchase and to force a sale.

C. In the event Owner or an owner fails to make timely payment owed or otherwise breaches any of the covenants or agreements made in connection with any mortgage, lien or other encumbrance purporting to affect the Residential Unit, including without limitation a Qualified Mortgage, fails to timely make any other payment required in connection with the Residential Unit, including without limitation homeowner association dues and fees, assessments, payments to contractors, materialmen, or other vendors for work undertaken for which a lien could be filed against the Residential Unit, the Housing Department shall have (in addition to the any other remedies) the right to:

- 1. Cure such default and assume the payments and other obligations of Owner. In such event, Owner or owner shall be in default of these Special Restrictions, and the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation its Option to purchase and its right to force a sale. In addition to such remedies, Owner or owner shall also be liable to the Housing Department for any amounts advanced.

2. Acquire the loan from the lender by paying the balance due together with accrued interest and reasonable costs, and the Housing Department shall thereafter have the right to foreclose upon the Residential Unit in accordance with the mortgage and other loan documents or take such other action as the Housing Department shall determine.
3. Purchase the Residential Unit at any foreclosure sale, and in such event, notwithstanding anything to the contrary herein, the Residential Unit shall remain subject to these Special Restrictions.

ANY LENDER BY ENTERING INTO A LOAN TRANSACTION WITH AN OWNER OF A RESIDENTIAL UNIT HEREBY CONSENTS TO THE FOREGOING AND ACKNOWLEDGES THAT ANY INTEREST ACQUIRED BY VIRTUE OF ITS LIEN OR MORTGAGE SHALL BE SUBJECT AND SUBORDINATE TO THESE SPECIAL RESTRICTIONS.

SECTION 11. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination by the Town of Jackson. These Special Restrictions may be terminated after a determination by the Town of Jackson that these Special Restrictions are no longer consistent with the Town's goals for affordable housing.
- B. Termination Resulting from Foreclosure by a Qualified Mortgagee. These Special Restrictions as applied to a Residential Unit may be terminated by a Qualified Mortgagee in the event of a lawful foreclosure of the Residential Unit by such Qualified Mortgagee, as follows:
 - 1 The Qualified Mortgagee provided to the Housing Department copies of all notices of intent to foreclose and all other notices related to the foreclosure contemporaneously with its service of such notices upon an owner.
 - 2 The Housing Department did not exercise its rights as provided in Section 10, Qualified Mortgage.
 - 3 Termination may occur only after expiration of all applicable redemption periods and subsequent recordation of a Sheriff's Deed (or other transfer document as approved by the Housing Department in its sole and absolute discretion) conveying title to a purchaser, who is not (i) Owner or an owner, (ii) a member of the Qualified Household, (iii) a person affiliated with or related to Owner or owner or any member of the Qualified Household, or (iv) the Housing Department.
 - 4 In the event of a foreclosure hereunder, the Qualified Mortgagee shall pay to the Housing Department all proceeds remaining, if any, after payment of the Qualified Mortgage loan amount, interest, penalties and fees, which proceeds would have been payable to Owner or owner of the foreclosed Residential Unit.
 - 5 Notwithstanding the notice requirements to the Housing Department in this Section, if a Qualified Mortgagee has failed to provide the Housing Department copies of all notices of intent to foreclose and all notices related to the foreclosure contemporaneously with its service on an owner,

such Qualified Mortgagee, prior to foreclosing on the Residential Unit, shall provide the Housing Department with notice of its intent to foreclose ("Mortgagee Notice to the Housing Department"). The Mortgagee Notice to the Housing Department shall include all information relevant to Owner's or an owner's default and the actions necessary to cure such default. The Housing Department shall have forty-five (45) days from the date of the Mortgagee Notice to the Housing Department to exercise its rights under Section 10, Qualified Mortgage. If the Housing Department fails to exercise its rights within such 45-day period, the Qualified Mortgagee may foreclose on the Residential Unit as provided herein.

Nothing herein shall limit or restrict Owner's or an owner's right of statutory redemption, in which event, if Owner or an owner redeems, these Special Restrictions shall remain in full force and effect.

C. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and any subsequent owner of the Residential Unit, and recorded in the Teton County Clerk's Office against the title to the Land, in whole or in part, with the written consent of Owner or any subsequent owner of the Residential Unit and the Town of Jackson, Wyoming.

D. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 12. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and the Town of Jackson.

SECTION 13. NOTICES. All notices required to be served upon the parties to these Special Restrictions shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714 Jackson,
WY 83001

With a Copy to: insert the Town of Jackson or Teton County. insert the Town of Jackson or Teton County. Jackson, WY 83001.

To Owner

To the address of record in the Teton County Assessor/Clerk's office

SECTION 14. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 15. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner or owner by accepting a deed for the Land hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions.

SECTION 16. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 17. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 18. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 19. INDEMNIFICATION. Owner and any subsequent owner shall indemnify, defend, and hold the Housing Department and insert the Town of Jackson or Teton County, Wyoming, and each entity's directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for Owner's or an owner's breach of any provision of these Special Restrictions. Owner or owner waives any and all such claims against the Housing Department and insert the Town of Jackson or Teton County, Wyoming.

SECTION 20. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

(Seal)

Notary Public My commission expires:

Approved as to form:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Insert name of Housing Manager, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the [Click here to enter day.](#) day of [Click here to enter month.](#), 20[Click here to enter year.](#) the foregoing Special Restrictions for Affordable Housing was acknowledged before me by [insert name of Housing Manager](#) as Housing Manager.

Witness my hand and official seal.

(Seal)

Notary Public

AFFIRMED

INSERT TOWN OF JACKSON OR TETON COUNTY BOARD OF COUNTY COMMISSIONERS

[Click here to enter name of Mayor or Chair](#), insert Mayor or Chair

ATTEST

Click here to enter name of Clerk, insert Town Clerk or County Clerk

6/23/97

ATTACHMENT 7:

***DECLARATION
OF
SPECIAL DEVELOPMENT AND USE RESTRICTIONS
FOR
WILSON AREA LANDS
IN
JACKSON HOLE, WYOMING***

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: LAZY J A LIMITED LIABILITY CO*
Grantee: THE PUBLIC
Doc 0448679 bk 340 pg 1165-1172 Filed at 2:48 on 09/23/97
V Jolynn Coance, Teton County Clerk fees: 20.00
By LANI KAI MATTHEWS Deputy

**DECLARATION
OF
SPECIAL DEVELOPMENT AND USE RESTRICTIONS
FOR
THE WILSON AREA LANDS**

This is a Declaration of Special Development and Use Restrictions made by the undersigned Declarants (collectively referred to as the "Declarant") controlling the use and development of certain Wilson area lands in Teton County, Wyoming.

Recitals:

- a. Declarant is executing this Declaration as the owner of record of all of the property contained in the Wilson Area Lands in Teton County, Wyoming, as more particularly described on the Map attached as Exhibit I hereto (the "Map") and in the legal description attached as Exhibit A hereto (the "Property").
- b. The Declarant desires to establish a general overall plan for the improvement, development, use and occupancy of the Property, which shall be binding on and inure to the benefit of the Declarant and the Teton County Commissioners in order to enhance the value, desirability and attractiveness of the Property, and to be in keeping with the surrounding area.

NOW, THEREFORE, the Declarant hereby declares that the Property, and each portion thereof, shall henceforth be sold, conveyed, used, improved, occupied, resided upon and held subject to the provisions of this Declaration, by Declarant and the subsequent owners thereof, and their respective heirs, personal representatives, tenants, invitees, successors and assigns, all of which provisions are expressed and imposed upon each and every parcel of the Property, as follows:

1. **DEVELOPMENT AND USE RESTRICTION.** All development and use of the Property shall conform to the following requirements:

- a. Provisions in Addition to County Land Use Regulations. Conformity with all applicable land use regulations of Teton County in effect from time to time shall be required, in addition to the requirements of this Declaration. In case of any conflict, the more stringent requirements shall govern.
- b. The "Church Parcel" described on the Map may only be used for the construction, operation, maintenance and use of a church and related facilities, and the conduct of related activities such as parking, storage and housing for the ministry.
- c. The "School Parcel" described on the Map may only be used for the construction, operation, maintenance and use of a school and related facilities, and the conduct of related activities such as parking, playing fields, gymnasiums, and other school functions.

d. The "Commercial Parcel" described on the Map may only be used for the construction, operation, maintenance and use of Office Professional Zone District facilities as described in the current Teton County Comprehensive Plan Land Development Regulations, including related activities such as parking and storage. Single family dwellings are permitted in the Office Professional District.

e. The "Residential Area" described on the Map may only be used for the construction, operation, maintenance and use of up to sixty-six (66) single family dwelling units, plus twelve (12) smaller one to two bedroom, deed restricted units which may be owned in fee, plus two (2) previously existing dwelling units, including related incidental residential structures such as garages, driveways and parking areas.

2. **ENFORCEMENT.** The restrictions, limitations and requirements for land use and development set forth in this Declaration shall be enforceable by any of the Declarants and their successors designated as such in a recorded instrument. In addition, the Board of County Commissioners of Teton County, Wyoming, shall have the authority to enforce this Declaration. Every owner of real estate within the Property hereby consents to the entry of an injunction against him or her or his or her tenants or guests, to terminate and restrain any violation of this Declaration. Any owner who uses or allows his or her lot to be used or developed in violation of this Declaration further agrees to pay all costs incurred by the Board of County Commissioners or the applicable Declarant in enforcing this Declaration, including reasonable attorneys' fees.

3. **AMENDMENT.** This Declaration may only be amended by the recorded, written consent of the Board of County Commissioners of Teton County and the Declarant or its designated successor(s) noted above.

4. **DURATION OF COVENANTS.** All of the covenants, conditions and restrictions set forth herein shall continue and remain in full force and effect at all times against the Property and the owners and purchasers of any portion thereof. This Declaration shall be deemed to remain in full force and effect for twenty (20) year periods, and shall be automatically renewed for additional consecutive twenty (20) year periods unless the Declarant (or its designated successors) and the Board of County Commissioners otherwise agree in writing.

5. **SEVERABILITY.** Any decision by a Court of competent jurisdiction invalidating any part or paragraph of this Declaration shall be limited to the part affected by the decision of the Court, and the remaining provisions of this Declaration herein shall remain in full force and effect.

6. **ACCEPTANCE OF COVENANTS.** Every owner or purchaser of a lot within the Property shall be bound by and subject to all of the provisions of this Declaration, and every lot owner or other person who has legal or equitable interest in and to the Property (including each mortgagee and tenant) expressly accepts and consents to the operation and enforcement of all of the provisions of this Declaration.

* * *

IN WITNESS WHEREOF, this Declaration has been duly executed and delivered by the Declarant effective on recordation hereof with the Clerk of Teton County, Wyoming.

DECLARANTS:

THE LAZY J A LIMITED LIABILITY COMPANY,
a Wyoming limited liability company

By: Helen Hardeman Robertson
Helen Hardeman Robertson,
Individually and as Manager

By: Warren Robertson
Warren Robertson,
Individually and as Manager

**HOWARD G. HARDEMAN LIMITED LIABILITY
COMPANY,** a Wyoming limited company

By: Howard G. Hardeman
Howard G. Hardeman,
Individually and as Manager

By: Elizabeth Hardeman
Elizabeth Hardeman,
Individually and as Manager

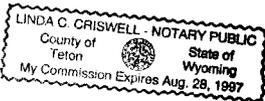
Gayle H. Decker
Gayle H. Decker

David R. Decker
David Decker

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by **Gayle H. Decker and David Decker** this
18th day of JULY, 1997.

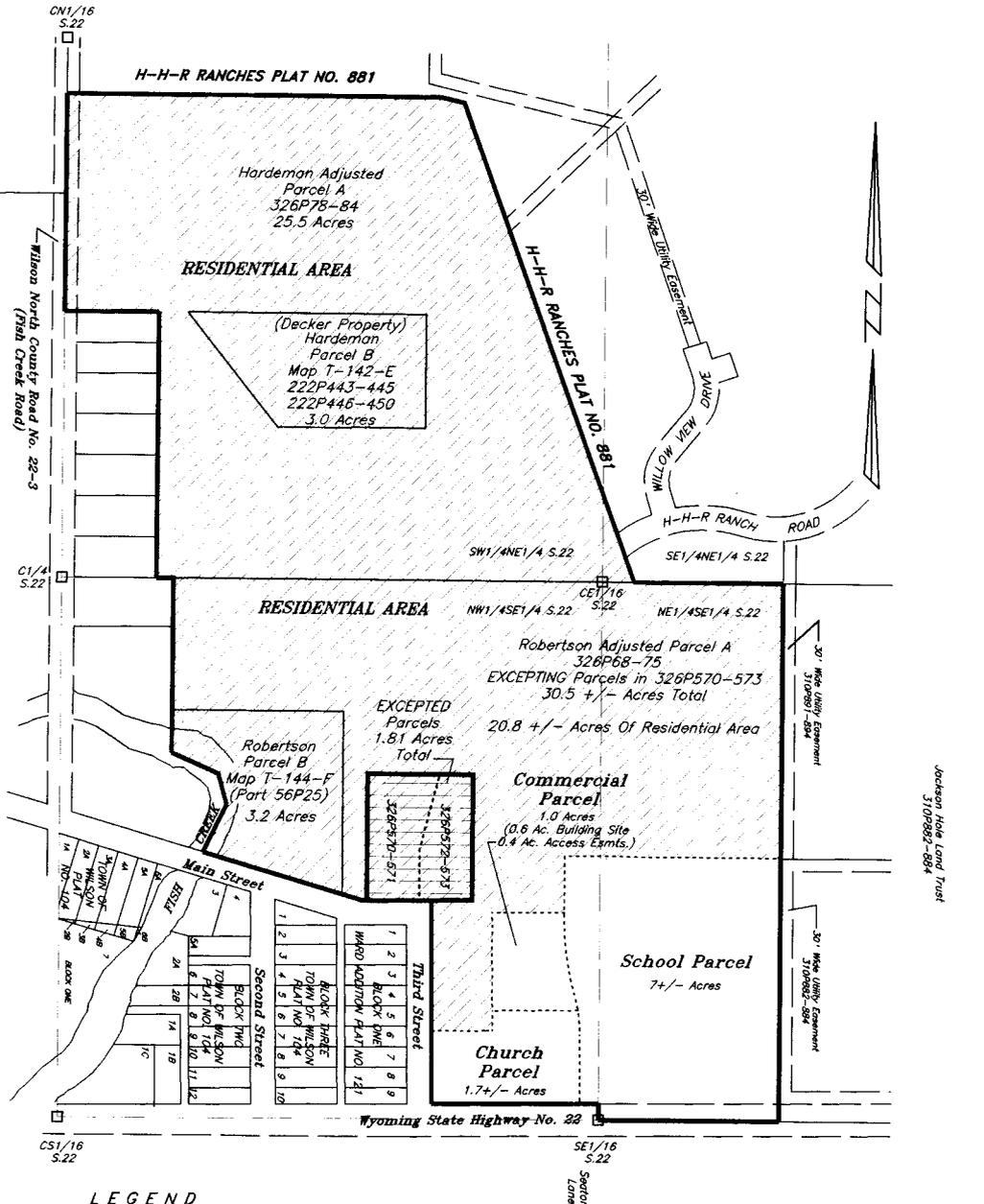
WITNESS my hand and official seal.



Linda Criswell
Notary Public

(seal)

My commission expires: August 28, 1997



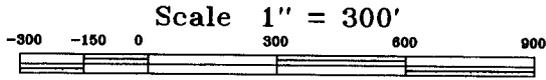
LEGEND

— Indicates Limits of "Robertson/Hardeman/Decker" Properties a.k.a. "The Wilson Area Lands"; 62.2 +/- Acres.

▨ Indicates The "Residential Area" Within "The Wilson Area Lands"; 52.5 Acres +/-.

▧ Indicates parcels owned by Teton County agencies, EXCEPTED from Robertson Adjusted Parcel A; said parcels are planned for addition to "Residential Area" of "The Wilson Area Lands" at a future date; 1.81 Acres.

NOTE: The "Commercial Parcel", "School Parcel" and the "Church Parcel" shown hereon are located within the Robertson Adjusted Parcel A 326P68-75.



**ILLUSTRATIVE MAP TO ACCOMPANY
DECLARATION OF
SPECIAL DEVELOPMENT AND
USE RESTRICTIONS FOR
THE WILSON AREA LANDS**

Located
Within The
S1/2NE1/4 & N1/2SE1/4 SECTION 22
T41N R117W 6th P.M.
TETON COUNTY, WYOMING

JORGENSEN ENGINEERING & LAND SURVEYING P.C.
P.O. Box 9550 JACKSON, WYOMING 307-733-5150
Prepared June 10, 1997; Revised September 22, 1997

**EXHIBIT A
DESCRIPTION OF
ROBERTSON/HARDEMAN/DECKER
PROPERTIES
AKA
"THE WILSON AREA LANDS"**

TO WIT:

FOUR PARCELS of land located within Section 22, T41N, R117W, 6th P.M., Teton County, Wyoming being more particularly described as follows:

the **FIRST PARCEL** is located in the S1/2NE1/4 of said Section 22 and is identical with the Hardeman Adjusted Parcel A as described in that instrument of record in the Office of the Clerk of Teton County, Wyoming in Book 326 of Photo, pages 78-84; said parcel contains 25.5 acres, more or less;

the **SECOND PARCEL** is located in the SW1/4NE1/4 of said Section 22 and is identical with that parcel conveyed to Gayle Adele Hardeman by those instruments of record in said Office in Book 222 of Photo, pages 443-445 and Book 222 of Photo, pages 446-450; said parcel is identical with that Hardeman Parcel B shown on that *"MAP TO ACCOMPANY PARCEL DIVISION APPLICATION HOWARD G. & LOIS L. HARDEMAN"* filed in said Office as Map No. T-142-E; said parcel contains 3.0 acres, more or less;

the **THIRD PARCEL** is located in the NW1/4SE1/4 of said Section 22 and is identical with the Robertson Parcel B shown on that *"MAP TO ACCOMPANY PARCEL DIVISION APPLICATION WARREN & HELEN ROBERTSON"* filed in said Office as Map No. T-144-F and which is part of that tract of record in said Office in Book 56 of Photo, page 25; said parcel contains 3.2 acres, more or less;

the **FOURTH PARCEL** is located in the N1/2SE1/4 of said Section 22 and is identical with the Robertson Adjusted Parcel A as described in that instrument of record in said Office in Book 326 of Photo, pages 68-75; **EXCEPTING THEREFROM** that 1.0 acre parcel deeded to Teton County Housing Authority of record in said Office in Book 326 of Photo, page 570-571; **AND** that 0.81 acre parcel deeded to The Board of County Commissioners of Teton County, Wyoming of record in said Office in Book 326 of Photo, page 572-573; said excepted parcels are, however, anticipated to be added to the "Wilson Area Lands" at a future date; said Fourth Parcel contains 30.5 acres, more or less;

ALL as shown on the *"ILLUSTRATIVE MAP TO ACCOMPANY DECLARATION OF SPECIAL DEVELOPMENT AND USE RESTRICTIONS FOR THE WILSON AREA LANDS"* attached hereto and by this reference made a part hereof.

John J. Warren
Wyoming Professional Land Surveyor No. 4530
Jorgensen Engineering and Land Surveying, P.C.
June 11, 1997; Revised June 19, 1997 and September 22, 1997

d.96091/d.wp/dec.wp

**EXHIBIT A
"THE WILSON AREA LANDS"**

ATTACHMENT 8:

AFFIDAVIT AFFECTING TITLE

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

STATE OF WYOMING)
) SS.
 COUNTY OF TETON)

I, Philip Wilson, of lawful age and being first duly sworn upon my oath, do depose and state as follows:

1. I have applied to the Board of County Commissioners of Teton County for approval of the Hog Island Subdivision in Teton County, Wyoming.

2. The Board of County Commissioners has approved suburban zoning for the Hog Island Subdivision. While such zoning permits greater development density, as part of the negotiations for approval of this subdivision, I have agreed to limit development of the Hog Island Subdivision to eighteen (18) residential lots with one additional lot, which is known as Lot 19, as open space.

3. As part of the negotiations for the approval of the Hog Island Subdivision, the Board of County Commissioners of Teton County has agreed that exaction fees for this development required under the Teton County Land Use Regulations may be paid on a lot-by-lot basis when each lot is sold and title is transferred.

4. The title of the final market lot to be sold in the Hog Island Subdivision may not be transferred until an acceptable entity is found to hold the Open Space Easement for the open space that has been set aside and platted as part of the Hog Island Subdivision.

5. The above conditions are express conditions of development approval. Those conditions cannot in any way be altered or amended without the express written consent of a majority of the Board of County Commissioners of Teton County, Wyoming.

FURTHER AFFIANT SAYETH NOT.

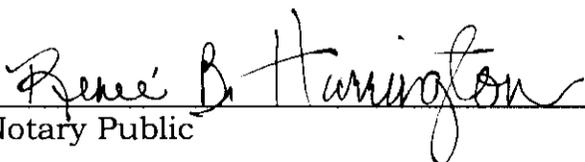
Grantor: WILSON, PHILIP
 Grantee: THE PUBLIC
 Doc 0504788 bk 389 pg 626-626 Filed at 11:56 on 11/30/99
 Sherry L Daigle, Teton County Clerk fees: 15.00
 By MARY D ANTROBUS Deputy



 PHILIP WILSON

Subscribed and sworn to before me by Philip Wilson this 30th day of November, 1999.

Witness my hand and official seal.



 Notary Public

My Commission Expires:
6.19.2000



ATTACHMENT 9:



PLANNING PERMIT APPLICATION
 Planning & Building Services Department
 Planning Division

200 S. Willow St. | ph: (307) 733-3959
 P.O. Box 1727 | www.tetoncountywy.gov
 Jackson, WY 83001

RECEIVED

MAY 11 2020

Teton County
 Planning Office

<i>For Office Use Only</i>		
Fees Paid	<u>\$1500.00</u>	
Check #	<u>000048</u>	Credit Card _____ Cash _____
Application #s	<u>ZMA 2020-0007</u>	<u>PAP 2020-0004</u>

PROJECT

Name/Description: High School Road Housing

Physical Address: South of High School Road, east of South Park Loop Road (A Portion of Revised Hereford Ranch Tract 1 and Tract 10)

Lot, Subdivision: N/A PIDN: 22-40-16-06-3-00-012; 22-40-16-06-3-00-015

OWNER

Name: JHHR Holdings I LLC Phone: _____

Mailing Address: 2505 Shootin Iron Ranch Road ZIP: 83001

E-mail: robert@jhherfordranch.com

APPLICANT/AGENT

Name: Applicant: JHHR Holdings I LLC / Agent: SJ Planning Solutions Phone: 307-413-2694

Mailing Address: PO Box 523 ZIP: 83001

E-mail: susan@SJplanningsolutions.com

DESIGNATED PRIMARY CONTACT

Owner Applicant/Agent

TYPE OF APPLICATION *Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.*

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision Plat	<input checked="" type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	

PRE-SUBMITTAL STEPS *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: PAP2020-0004 Environmental Analysis #: N/A
 Original Permit #: N/A Date of Neighborhood Meeting: 4/30/2020

SUBMITTAL REQUIREMENTS *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

- Application Fee** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Planning Fee Schedule on the county website for more information.
- Electronic Submittal** A complete digital file of the application with attachments/plans.
- Hard Copy Submittal** A complete printed file of the application with attachments/plans.
- Notarized Letter of Authorization** A notarized letter of consent from the landowner is required if the applicant is not the owner. Please see the Letter of Authorization template on the county website for a sample.
- Corporations and Partnerships** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- Response to Submittal Checklist** All applications require response to applicable review standards. These standards are outlined on the submittal checklists for each application type. If a pre-application conference is held, the submittal checklists will be provided at the conference. If no pre-application conference is required, please see the website for the applicable checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

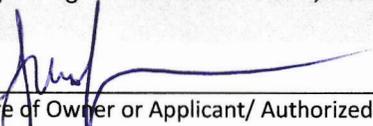
FORMAT

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



 Signature of Owner or Applicant/ Authorized Agent
 Susan Johnson, Owner SJ Planning Solutions LLC

 Name Printed

5/8/2020

 Date
 Agent

 Title/Role



**Application Submittal Checklist for a
ZONING MAP AMENDMENT (ZMA)
Planning & Development Department
Planning Division**

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | fax: (307) 739-9208
Jackson, WY 83001 | www.tetonwyo.org

APPLICABILITY. *This checklist should be used when submitting an application for a **Zoning Map Amendment**. The purpose of a zoning map amendment is to publicly review a change to the Official Zoning Map to ensure that it improves the implementation of the Jackson/Teton County Comprehensive Plan.*

When is a Zoning Map Amendment application required?

A zoning map amendment application is required for any proposal to change the zoning classification of a property, and therefore the applicable LDRs.

Do I need a Pre-Application Conference first?

A Pre-Application Conference is required prior to submittal.

POSTED NOTICE. *The applicant is responsible for posting and maintaining a notice of the public hearing on the land subject to the application. The posted notice shall meet the following standards.*

1. **Content.** The posted notice shall contain the notice content required by Subsection 1 above, except the description of the location of the land subject to the application. A template is available in the Administrative Manual.
2. **Timing.** The notice shall be posted for at least 10 days prior to the hearing, and shall be removed within 5 days following the hearing.
3. **Size.** The notice shall be 4 ft by 4 ft.
4. **Location and Legibility.** A notice shall be placed along each front lot line so as to be legible from each access point to the site. The notice may be mounted to a building. If the notice is freestanding, it should be set back 2 ft from any lot line or access easement.
5. **Materials.** The notice shall meet the materials standards of Div. 5.6. and shall not be lighted.

FINDINGS FOR APPROVAL. *The application shall include a narrative statement addressing each of the applicable Findings for Approval, found in **Section 8.7.2, Zoning Map Amendment**.*

In deciding to adopt or deny a proposed zoning map amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs.
2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.
3. Is necessary to address changing conditions or a public necessity.
4. Is consistent with other adopted County Resolutions.

GENERAL INFORMATION.

_____ **Response to Pre-Application Conference Summary Checklist.** During the pre-application conference, you will be provided with a summary and checklist of applicable LDR standards and requirements that must be addressed for a sufficient application.

_____ **Identification of Proposed Area of Amendment.** Identify the property, properties, or areas where the change to the zoning is proposed.

_____ **Description of Existing Conditions.** Provide a narrative description of the existing conditions on the affected properties, including existing physical development, existing uses, nonconformities, access, protected natural resources, and neighboring land uses.

_____ **Description of the Proposal.** Specify the proposed zone for the property and the reason or purpose for requesting the rezoning.



PO Box 523 | 60 E. Simpson
Jackson, WY 83001
susan@SJplanningsolutions.com
307.413.2694

May 8, 2020

Chris Neubecker, Planning Director
Teton County Planning and Building Services
PO Box 1727
200 S. Willow Street
Jackson, WY 83001

HAND DELIVERED

RE: Application for a Zoning Map Amendment on Properties Owned by JHHR Holdings I LLC

Dear Mr. Neubecker,

On behalf of JHHR Holdings I LLC, I am submitting an application for a Zoning Map Amendment on 74 acres of land located south of High School Road and east of South Park Loop Road. The request is to change the current zoning from Rural-1 (R-1) zoned land, to Auto Urban Residential (AR-TC). Two Preapplication Conferences were held for this rezone request, one as required with planning staff on March 4, 2020, and another with the Board of County Commissioners on February 24, 2020. Also, as required prior to submittal, a neighborhood meeting was held via an online Zoom platform on April 30, 2020.

Since the initial Preapplication Conference submittal in January, we have received a lot of positive feedback about the project from the community. As a result, we refined our application as follows:

- The site area has been reduced to 74 acres, all of which were encompassed in the original site described in the Preapplication Conference (PAP2020-0004)
- The number of lots has been reduced to approximately 312 lots
- The number of permanently deed-restricted lots has increased to 65% of the lots (approximately 202 lots)

I am submitting this package with the Application Submittal Checklist provided by planning staff after the Preapplication Conference in order to establish sufficiency. Attached for your consideration are the following:

1. An application form for a Zoning Map Amendment
2. Deeds
3. Letter of Authorization from JHHR Holdings I LLC for SJ Planning Solutions to act as their agent for these applications
4. Evidence that Robert Gill can sign on behalf of JHHR Holdings I LLC
5. Preapplication Conference Summary Checklist provided by planning staff
6. Response to the Submittal Checklist in the form of a Narrative
7. Supplemental Appendices

Please don't hesitate to contact me with any questions or if you need additional information. I look forward to working with you on this application.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Susan', with a long horizontal flourish extending to the right.

Susan Johnson
SJ Planning Solutions



PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
 P.O. Box 1727 | fax: (307) 739-9208
 Jackson, WY 83001 | www.tetonwyo.org

The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the County. This Summary will be prepared by Planning Staff and is valid for 12 months. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: PAP2020-0004

Date of Conference: 02/24/2020 (BCC) and 03/4/2020 (staff) Date Issued: 3/18/2020

County Staff: Kristi Malone (Planning Dept.)

PROJECT.

Name/Description: JHHR Holdings I, LLC – Rezone to Auto-Urban Residential

PIDN: 22-40-16-06-3-00-005, 22-40-16-06-3-00-012, 22-40-16-06-3-00-015

Zoning District(s): Suburban (S) and Rural-1 (R1)

Overlay(s): Scenic Resources Overlay (SRO)

Parcel Size: 100 acres

STAKEHOLDERS.

Applicant/Agent: Susan Johnson, SJ Planning Solutions

Owner: JHHR HOLDINGS I LLC

MEETING ATTENDEES:

Name	Company/Agency	Phone/Email
Kristi Malone	Town/County Planning	307-733-3959 kmalone@tetoncountyywy.gov
Chris Neubecker	County Planning Director	307-733-3959 cneubecker@tetoncountyywy.gov
Rian Rooney	County Planning	307-733-3959 rrooney@tetoncountyywy.gov
Keith Gingery	Deputy County Attorney	307-733-4012 keith@tetoncountyattorney.com

Susan Johnson	SJ Planning Solutions (agent)	307-413-2694 susan@sjplanningsolutions.com
Nikki Gill	Landowner	robert@jherefordranch.com
Jessica Gill	Landowner	robert@jherefordranch.com
Liz Bremmer	Brimmer Communications	Unknown
Jason Wells	Unknown	Unknown
Amberley Baker (via phone)	Wylie Baker LLP	307-733-6688
Kris Greenville	Teton Habitat Director	307-734-0828
Paul Beaupre	St. Johns Health CEO	307-733-3636
BCC + public @2/24 mtg.		

REQUIRED APPLICATIONS. *This project may require the following applications:*

Application	Reason	Fee
Zoning Map Amendment (ZMA)	Zone change to accommodate additional density	\$1500
Environmental Analysis (EVA) or exemption request (MSC)	Required for proposed physical development/use unless exempted per LDR Sec. 8.2.2.B.1; EA requires county-hired consultant	\$1500 (+ cost) or \$50 + \$50/hr over 1 hour
Zoning Compliance Verification for Visual Resources (ZCV)	Development in Scenic Resources Overlay	\$500
Sketch Plan (SKC)	Construction of >10 res units	\$2,500
Development Plan (DEV)	Construction of >10 res units	\$2,500
Subdivision Plat (S/D)	Creation of new lots of record	\$450.00 + technical review fees
Basic Use Permit (BUP)	If any residential units are classified as ARUs	\$500
Building, Grading, etc. (BDR, GEC)	Physical development	TBD

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process. Administrative decisions may be elevated by the Planning Director to a Board decision.

Application Types:	Sufficiency	Decision
ZMA	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date. The Zoning Map Amendment should be complete before the Sketch Plan application can be found sufficient.
EVA/MSC ZCV	Within 14 days of Submittal	Decision from Planning Director within 45 days of sufficiency
SKC	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date
DEV	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date
S/D	Within 14 days of Submittal	Decision from Board of County Commissioners within 90 days of sufficiency date
BUP	Within 14 days of Submittal	Decision from Planning Director within 45 days of sufficiency

Although the above applications and timelines address the proposed project from now to physical development, the following permit application elements apply only to the initial application, which is a Zoning Map Amendment.

GENERAL INFORMATION.

Required, If Checked.

If not checked, review requirement with a Staff member to determine if necessary for your application.

Requirement

- Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.
- Notarized Letter of Authorization.** See Section 8.2.4.A for requirements. A template is available online under Planning Applications & Checklists.
- Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, County Engineer, County Engineering Technician, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.
- Mailed Notice fee.** See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.

Notes

See attached.

As indicated on previous page.

Currently 111 parcels within 800' radius neighbor notice area = \$129

<u> X </u>	Posted Notice. All applications subject to a public hearing shall post and maintain notice of the public hearing on the land subject to the application. Evidence of posting of the notice shall be provided to the Planning Department at least 10 days prior to the hearing. See Section 8.2.14.C4 for more information.	
<u> X </u>	Other information needed. All applications submitted to the Teton County Planning Department must be submitted in digital format.	
<u> X </u>	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	
<u> n/a </u>	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	<i>May be requested if questions on ownership, easements filed, etc.</i>
<u> X </u>	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.	
<u> X </u>	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Section 8.7.2	<i>See attached.</i>
<u> X </u>	Proposed Development Program. Please use the attached template established in the Administrative Manual.	<i>See attached.</i>
<u> X </u>	Site Plan. Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.	<i>See attached. Focus on depicting existing features; proposed property lines, setbacks, structures, snow storage, landscaping etc. may not be included</i>
<u> n/a </u>	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
<u> X </u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: Suburban and Rural-1 (current zones) + Auto-Urban Residential (proposed new zone)

Applicable LDR Section: Sec 3.2.2, 3.3.4 and 2.3.2

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*

X *Required, If Checked.*

If not checked, this requirement is not applicable to your application.

Requirement	Notes
<u> n/a </u> Structure Location and Mass	
<u> X </u> Maximum Scale of Development	<i>Provide in Proposed Development Program</i>
<u> n/a </u> Building Design	
<u> X </u> Site Development	<i>Provide in Proposed Development Program</i>
<u> n/a </u> Landscaping (see Div. 5.5 for more information)	
<u> n/a </u> Fencing (see Sec. 5.1.2 for more information)	
<u> n/a </u> Environmental Standards (see Div. 5.1 and 5.2 for more information) <ul style="list-style-type: none"> • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards 	<i>Required in EA or exemption request and represented on site plans</i>
<u> n/a </u> Scenic Standards (see Div. 5.3 for more information) <ul style="list-style-type: none"> • Scenic Resource Overlay (SRO) Standards 	<i>Required in ZCV for visual resources</i>
<u> X </u> Natural Hazards to Avoid (see Div. 5.4 for more information) <ul style="list-style-type: none"> • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface 	<i>As applicable represented on site plans</i>
<u> n/a </u> Signs (see Div. 5.6 for more information)	
<u> n/a </u> Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) <ul style="list-style-type: none"> • Grading • Erosion Control • Stormwater Management 	

SUBSECTION C, USE STANDARDS. Please provide the following information for the applicable zone.

Required, If Checked.

If not checked, this requirement is not applicable to your application.

Requirement	Notes
<input checked="" type="checkbox"/> Allowed Uses (see Div. 6.1 for more information)	<i>Address all allowed uses for the proposed zone in addition to proposed SFDs</i>
<input checked="" type="checkbox"/> Use Requirements (see Div. 6.2 and 6.3 for more information) <ul style="list-style-type: none">• Parking• Workforce/Affordable Housing	
<input checked="" type="checkbox"/> Maximum Scale of Use	
<input type="checkbox"/> Operational Standards (see Div. 6.4 for more information) <ul style="list-style-type: none">• Outside Storage• Refuse and Recycling• Noise• Vibration• Electrical Disturbances• Fire and Explosive Hazards• Heat and Humidity• Radioactivity	

SUBSECTION D, DEVELOPMENT OPTIONS. Please provide the following information for the applicable zone.

Required, If Checked.

If not checked, this requirement is not applicable to your application.

Requirement	Notes
<input checked="" type="checkbox"/> Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	<i>Please include any traffic modeling or studies prepared, utility plans, or correspondence with Town of Jackson on connectivity to Town streets and utilities</i>
<input checked="" type="checkbox"/> Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) <ul style="list-style-type: none">• School and Parks Exactions	
<input checked="" type="checkbox"/> Infrastructure (see Div. 7.6 and 7.7 for more information) <ul style="list-style-type: none">• Transportation Facilities• Required Utilities	

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. Please provide the following information for the applicable zone.

Required, If Checked.

If not checked, this requirement is not applicable to your application.

Requirement	Notes
<input checked="" type="checkbox"/> Accessory Residential Unit standards	

OTHER APPLICABLE STANDARDS.

X Required, If Checked.

If not checked, this requirement is not applicable to your application.

Requirement

- X **Division 1.9, Nonconformities**
 - 1.9.2** Nonconforming Physical Development
 - 1.9.3** Nonconforming Uses
 - 1.9.4** Nonconforming Development Options and Subdivisions
 - 1.9.5** Nonconforming Signs

- X **Division 7.3, Open Space Standards**
 - 7.3.3** Configuration and Location of Required Open Space
 - 7.3.4** Use of Open Space
 - 7.3.5** Physical Development Permitted in Open Space
 - 7.3.6** Record of Restriction
 - 7.3.7** Ownership of Open Space

- X **Adopted County Resolutions**

- X **Approved Master Plans**

Notes:

As applicable and as they relate to zoning

No open space is required for zone change but if proposed please include

No approved "master plans" apply to the site but please address the neighborhood planning directive included in the ongoing Growth Management Program review and Comp Plan Update

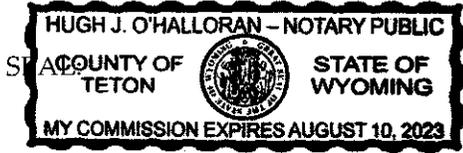
PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

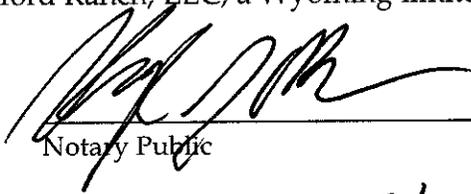
<u> </u>	Agency	Required for:
<u> X </u>	Building Official	
<u> X </u>	County Attorney	
<u> X </u>	County Engineer	
<u> X </u>	County Sanitarian	
<u> X </u>	County Surveyor	
<u> X </u>	Fire Marshal	
<u> X </u>	Housing Authority	
<u> </u>	Integrated Solid Waste & Recycling	
<u> </u>	National Park Service	
<u> X </u>	Parks and Recreation Department	
<u> X </u>	Pathways Coordinator	
<u> X </u>	Public and Environmental Health	
<u> X </u>	Road & Levee Supervisor	
<u> X </u>	Sheriff's Department	

- Teton Conservation District (required when subdividing land)
- Teton County Scenic Preserve Trust
- Teton County School District
- Town of Jackson (required when subdividing land within one mile of the Town of Jackson)
- U.S. Forest Service (if adjacent to or accessing through forest service lands)
- Weed & Pest
- Wyoming Department of Game & Fish
- Other

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this 23rd day of December, 2019, by Robert L. Gill and Patricia D. Gill, husband and wife, being all of the members of Jackson Hole Hereford Ranch, LLC, a Wyoming limited liability company.





Notary Public

My Commission Expires: 8/10/23

EXHIBIT A

Revised Hereford Ranch Tract 1

A Tract of land in G.L.O. Lot 6, (the NW $\frac{1}{4}$ SW $\frac{1}{4}$) and in G.L.O. Lot 5, (the SW $\frac{1}{4}$ NW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows:

All of said G.L.O. Lot 6, and that portion G.L.O. Lot 5 southerly of that boundary established by Boundary Line Agreement, described and recorded in Book 145P, 172-181 in the Office of the Teton County Clerk, excepting therefrom that 3.01-acre parcel of the land shown as Parcel "A" on that Map to accompany Lot Division Application for Robert Bruce Porter Trust recorded as Map T-313-A

Said Tract of Land contains 37 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

Revised Hereford Ranch Tract 10

A Tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and in G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows

All of G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), and the westerly $\frac{1}{2}$ of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 6

Said G.L.O. Lot 7 being described and recorded as Hereford Ranch Tract 10 in Book 260 of Photos, page 1045-1059 and said SE $\frac{1}{4}$ SW $\frac{1}{4}$ described and recorded as Hereford Ranch Tract 9, in Book 260 of Photos, page 1060-1073

Said Revised Tract of Land contains 60 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

Teton County Planning and Development
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030 Fax (307) 739-9208



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: JHHR Holdings I LLC
Physical Address of Property: 1500 So Park Loop Rd; Revised Hereford Ranch Tract I; Revised Hereford Ranch Tract 10
Mailing Address: 2505 Shootin Iron Ranch Road, Jackson, WY
Zip code: 83001 Phone: _____
Email: robert@jhherefordranch.com

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: SJ Planning Solutions
Mailing Address: PO Box 523, Jackson, WY
Zip code: 83001 Phone: 307-413-2694
Email: susan@SJplanningsolutions.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as 1500 So. Park Loop Rd; LOT 6 SEC. 6, TWP. 40, RNG. 116; LOT 7 & PT. SE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116 hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

Under penalty of perjury, the undersigned swears that the foregoing is true and correct, and if signing on behalf of co-owners, multiple owners, corporation, partnership, limited liability company, or other entity, the undersigned hereby swears that this authorization is given, to the full extent required, with the necessary and appropriate approval, which authorizes the undersigned to act on behalf of such entity and/or owners.

OWNER, CO-OWNER, CORPORATE OWNER:

Print Name: ROBERT L GILL
Signature: [Handwritten Signature]
Title: OWNER

STATE OF Wyoming
COUNTY OF Teton

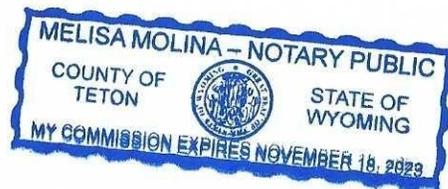
SS.

Subscribed and sworn to before me by Gill Robert L this
14th day of January, 2020.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public

My commission expires: 11/18/2023



**OPERATING AGREEMENT
OF
JHHR HOLDINGS I LLC,
a Wyoming limited liability company**

The undersigned members of JHHR Holdings I LLC, a Wyoming limited liability company (the “**Company**”), organized pursuant to the Act (defined below) hereby agree that this is the Operating Agreement (the “**Agreement**”) of the Company within the meaning of the Act effective as of 12:01 A.M. Wyoming time on December 23, 2019 (the “**Effective Date**”).

RECITALS

A. On December 20, 2019, the Company was organized as a Wyoming limited liability company under the name of “JHHR Holdings I LLC” by filing Articles of Organization with the Wyoming Secretary of State.

B. The Members of the Company desire to enter into this Agreement on the terms and conditions provided below.

**ARTICLE I.
DEFINITIONS**

For purposes of this Agreement, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

1.1 “**Act**”: collectively, the Wyoming Limited Liability Company Act at W.S. 17-29-101 *et seq.*, as amended.

1.2 “**Additional Member**”: any Member other than the initial Members who has acquired a Membership Interest in the Company by another Member volitionally transferring such membership interest to the new Member, to the extent such new Member has been approved by all other Members as a “Member” hereunder.

1.3 “**Admission**” or “**Admit**”: the act by which the Transferee of a Membership Interest or an Additional Member becomes a Member of the Company.

1.4 “**Articles**”: the Articles of Organization as filed with the Secretary of State of the State pursuant to the Act and as may be amended from time to time.

1.5 “**Capital Contribution**”: the cash, cash equivalents or the agreed fair market value of Property which a Member contributes to the Company, net of any liabilities secured by such contributed property which the Company is considered to have assumed or taken subject to.

1.6 “**Company**”: JHHR Holdings I LLC, a Wyoming limited liability company formed under the Act, and any successor limited liability company.

1.7 “**Distribution**”: transfer of Property to a Member on account of a Membership Interest.

6.4 Indemnification. The Company shall indemnify the Members for any and all costs, losses, liabilities and damages paid or accrued by the Members in connection with the business of the Company, to the fullest extent provided or allowed by the laws of the State. In addition, the Company may indemnify any other employee or other agent of the Company in the discretion of the Members. The Company may, as determined by the Members, advance costs of defense of any Proceeding to the Members or any other agent.

6.5 Conflicts of Interest. The Members shall be entitled to enter into transactions on their own behalf that may be considered to be competitive with, or a business opportunity that may be beneficial to, the Company, it being expressly understood that the Members may enter into transactions that are similar to the transactions into which the Company may enter. A Member does not violate a duty or obligation owed to the Company merely because a Member's conduct furthers the Member's own interest. Each Member may lend money to, borrow money from, act as a surety, guarantor or endorser for, guarantee or assume one or more obligations of, provide collateral for, and transact other business with the Company, and has the same rights and obligations with respect to any such matter as those of a Person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because such Member has a direct or indirect interest in the transaction if the transaction is fair to the Company.

ARTICLE VII. MANAGEMENT

7.1 Management. Subject to the limitations set forth in this Agreement, the Members shall manage the activities of the Company. At any time when there is more than one Member, any one Member may take any action permitted to be taken by the Members, unless the approval of more than one of the Member is expressly required pursuant to this Agreement or the Act. Notwithstanding the foregoing, all Members must consent to: (i) the sale of all or substantially all of the assets of the Company, (ii) the Company incurring indebtedness other than trade payables and other amounts in the ordinary course of business, (iii) the Company granting a volitional lien, mortgage or deed of trust on assets of the Company (inchoate liens such as mechanics liens being deemed to not be volitional for the purposes of this Section), (iv) settling or compromising any litigation, or (v) dissolving, liquidating or winding up the Company.

7.2 Members Have No Exclusive Duty to Company. Neither the Company nor any Member shall have any right, by virtue of this Agreement, to share or participate in such other investments or activities of the Members or to the income or proceeds derived therefrom. No Member shall incur any liability to the Company or to any Member as a result of engaging in any other business or venture.

7.3 Compensation, Reimbursement, Organization Expenses. No Member shall be prevented from receiving compensation from the Company by reason of the fact that such Member is a Member of the Company. Any such compensation shall be unanimously set by the Members. Members acting in furtherance of Company business shall also be entitled to reimbursement for reasonable, substantiated costs and expenses incurred in performing his duties hereunder, including, without limitation, travel expenses.

7.4 Officers. The Members may appoint officers at any time. The officers of the Company may include a president, vice president, and secretary. Any individual may hold any number of

11.4 **Winding Up and Certificate of Cancellation.** The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonable adequate provision therefor has been made, and all of the remaining Property and assets of the Company have been distributed to the Members. Upon the completion of winding up of the Company, articles of dissolution shall be delivered to the Secretary of State for filing. The articles of dissolution shall set forth the information required by the Act.

**ARTICLE XII.
AMENDMENT**

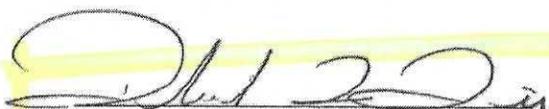
This Agreement may be amended or modified from time to time only by a written instrument adopted and executed by all of the Members.

**ARTICLE XIII.
MISCELLANEOUS PROVISIONS**

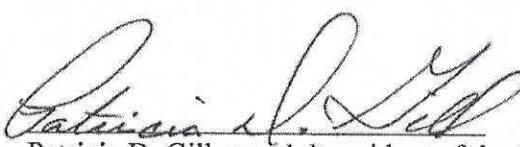
13.1 **Entire Agreement.** This Agreement represents the entire operating agreement governing the relationship between the Members and the Company.

13.2 **Rights of Creditors and Third Parties under Operating Agreement.** This Agreement is adopted by the initial Member for the exclusive benefit of the Company, its Members, and their successors and assigns. This Agreement is expressly not intended for the benefit of any creditor of the Company, any creditor of the Members, or any other Person. Except and only to the extent provided by applicable statute, no such creditor or third party shall have any rights under this Agreement or any agreement between the Company and the Members with respect to any Capital Contribution or otherwise.

IN WITNESS WHEREOF, we have hereunto set my hand effective as of the Effective Date.



Robert L. Gill, an adult resident of the State of Wyoming



Patricia D. Gill, an adult resident of the State of Wyoming

Response to Submittal Checklist for AR-TC Rezone Application

Narrative Description of the Proposal

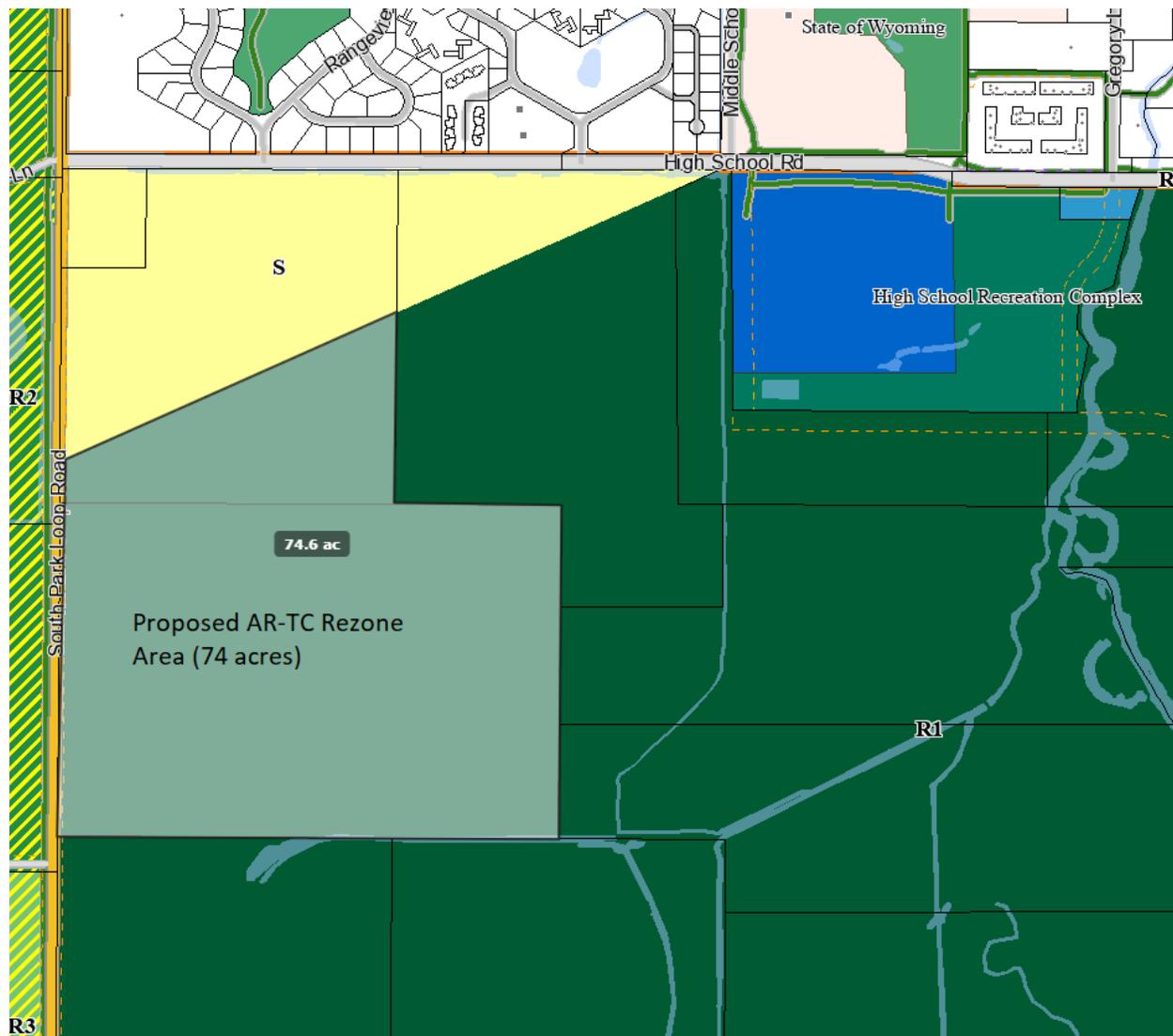
Request

The Gill family is submitting an application for a Zoning Map Amendment to rezone 74 acres of land zoned Rural 1 (R-1) to Auto-Urban Residential (AR-TC).

Location

The site is located south of High School Road and east of South Park Loop Road.

Vicinity Map



Existing Conditions

The majority of the site is in agricultural use, with the land categorized as irrigated pasture. There are no protected resources on the site. The entire site is in the Scenic Resources Overlay (SRO). There are irrigation ditches (laterals) on the property, as well as a center pivot used for irrigating the hay pasture. Several cottonwood trees and willows are found on the perimeter of the site.

Proposal

The applicant is applying for a Zoning Map Amendment to rezone 74 acres of land zoned R-1 to AR-TC. Pursuant to LDR Section 2.3.2.A, Intent, the purpose of the AR-TC zone “is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.” The AR-TC zoning district would enable a residential subdivision of approximately 312 lots that are 7,500 square feet (50’ x 150’) that allow both single-family homes and accessory residential units (ARUs) with an overall limited square footage. The density of lots being proposed is comparable to the overall density of the neighboring Cottonwood Subdivision, as envisioned in Subarea 5.6 of the Comprehensive Plan. The applicant is proposing that 65% of the total number of lots (approximately 202) would be permanently deed restricted for ownership by local workers. No taxpayer subsidy is required for this important new housing to be created. Without impacting tight government budgets, this project can help locally house many members of our community’s workforce, especially health care workers, first responders and many essential members of our community’s employment base.

In addition, allowing this rezone and subsequent housing development on these 74 acres will support the continuation of the Gill’s ranching operation on their remaining ranch lands, which include the agricultural meadows in central South Park, as well as the high value habitat in the Snake River riparian corridor. These important ranch lands will continue to contribute to the community’s wildlife and scenic values, as well as preserve the historic western character of Jackson Hole.

Findings for Approval

1. **Is consistent with the purposes and organization of the LDRs;
Can Be Made.**

Division 1.3: Purpose and Intent: Based on the legislative discretion of the Board of County Commissioners, these LDRs are in accordance with the Jackson/Teton County Comprehensive Plan. Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community with the intent listed below.

1.3.1 Implement the Community Vision: Preserve and protect the area’s ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

1.3.2. Implement the Common Values of Community Character

A. Ecosystem Stewardship

1. *Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.*
2. *Consume less nonrenewable energy as a community in the future than we do today.*

B. Growth Management

1. *Direct future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in our Rural Areas.*
2. *The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational, and cultural activities.*

C. Quality of Life

1. *Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.*
2. *Develop a sustainable, vibrant, stable and diversified local economy.*
3. *Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation.*
4. *Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.*

Rezoning this area of Northern South Park to enable a residential development (High School Road Housing) that will provide housing for the local workforce implements the Community Vision of the Comprehensive Plan as outlined below.

- Ecosystem Stewardship
 - The location of the rezone is in a rocky, low-value wildlife habitat area consisting of non-native agricultural grasses that will be developed in a manner that provides for wildlife permeability so wildlife can move through the area.
 - The development of this area of Northern South Park will ensure the Gill family has the ability to maintain ranching on their most productive ranchlands to the south and in the river bottom, as the rocky, dry soil in this development area provides poor forage opportunities for their cattle operation. The pivot itself demonstrates the site’s grasses are not sustainable without man-made management.
 - The proposed rezone helps preserve the ability of future generations to live and work in Jackson Hole by providing housing opportunities for local workers.
 - The proposed rezone helps maintain healthy populations of native species by providing housing opportunities for workers who do not need to rely on single occupancy automobile and long commuter travel, which results in high levels of wildlife-vehicle collisions and mortalities to a wide range of species.
 - This location has access to public transportation, public pathways, and is walkable to many local conveniences including seven schools, a health clinic and a neighborhood market. By living in a location where one can choose to bike, walk, or bus to their place of employment and local services, the carbon footprint of the community is ultimately reduced and we consume less nonrenewable energy than we do today.
- Growth Management
 - According to the Comprehensive Plan, Northern South Park is located in West Jackson, District 5, which states, “West Jackson currently exists as one of the most Complete Neighborhoods within the community.” The chart below on page IV-42 of the Comprehensive Plan demonstrates that the area contains almost all of the elements of a complete neighborhood. The proposal will be thoughtfully planned

with amenities such as parks and pathways to ensure a high-quality design is achieved.

Complete Neighborhood + Rural Area Chart

DEFINITION		EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	◐	Variety of residential, non-residential and industrial buildings and land use patterns
	Public Utilities	●	●	Water, sewer, storm sewer
	Quality Public Space	●	●	Rangeview Park, school playgrounds and fields, pathways
	Variety of Housing Types	●	●	Single family, duplex, condominiums, townhomes, apartments, multifamily, START, local convenience commercial, schools, parks, pathways
	Walkable Schools, Commercial + Recreation	◐	●	Alternative transportation a priority
	Connection by Complete Streets	◐	●	
RURAL	Viable Wildlife Habitat + Connectivity	◐	◐	Flat Creek enhancement
	Natural Scenic Vistas	○	○	
	Agricultural + Undeveloped Open Space	○	○	
	Abundance of Landscape over Built Form	○	○	
	Limited, Detached, Single family Res. Development	○	○	
	Minimal Nonresidential Development	○	○	

Legend: ● Generally Present; ◐ Partially Present; ○ Generally absent

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- The proposed rezone directs future growth into an identified Complete Neighborhood, as the Comprehensive Plan dictates, and allows the Gill family to continue their 6th generation ranching operation that provides wildlife habitat, scenery, and open space on their more rural lands in South Park and the river bottom.
- The proposed rezone is solely for housing and does not include any nonresidential uses other than exaction land for schools and parks.
- Quality of Life
 - The goal of the proposed rezone is to assist the community in meeting its goal of at least 65% of those employed locally also living locally. The AR-TC zoning district will provide a variety of local worker housing opportunities in the form of home ownership and rental of small accessory residential units
 - Providing housing opportunities through Habitat for Humanity will help improve the quality of life for a significant number of families that have few options to pursue home ownership in Teton County.
 - Providing housing opportunities for local businesses and institutions will support a sustainable, vibrant, and stable workforce for our local economy.
 - By housing hospital employees in this area we are ensuring sustainable health care. The community depends upon reliable and sustainable health care services from our local hospital. St. John's Health has made it clear publicly that it will have to reduce health care services in three to four years unless they can secure 160 housing units in Teton County; this is because the hospital's high retirement rates of over 160 current employees over 55 years of age. Quality of life is directly impacted by the level of service provided by St. John's Health. This rezone supports

and stabilizes St. John's greatest asset - its healthcare providers - to ensure a high level of service can be maintained for our community. It is a vivid fact of why we need housing now.

- Rezoning this area to provide housing opportunities for local workers will allow safe and efficient movement through the community using public transit and connection to existing public pathway systems.
- The development of High School Road Housing will be phased to coordinate with the necessary provision of infrastructure for safe and efficient provision of services.

Division 1.4, Organization of the LDRs: These LDRs constitute the County's zoning and subdivision regulations. They have two organizing principles. Primarily, they are organized by zone in order to implement and emphasize the community's character-based planning approach. Secondly, to provide ease of use, they are organized to answer three questions:

- *What can be built or physically developed?*
- *What uses are allowed?*
- *How can the land be developed or subdivided?*

By requesting a rezone to a zoning district already established by Teton County, this proposal is consistent with the organization of the LDRs.

2. **Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;**

Can Be Made.

Character District 5: West Jackson: Existing and Future Desired Characteristics

West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile-oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature.

The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well-connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of existing residential areas that provide workforce housing, will be essential in meeting the Growth Management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed-use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety and connectivity issues. Possible solutions may come in many forms, including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

The provision of local worker housing in this area is consistent with Complete Neighborhoods and supports the growth management and workforce housing goals of the community. Since the majority of the community’s schools are located in this district, rezoning the subject site to facilitate development of housing for workers and their families provides an opportunity for increased walkability/bikability to schools, as well as opportunities to utilize public transportation and existing pathway systems to commute to work, shop, and run daily errands. Children and their working families will particularly benefit from a safe neighborhood near seven schools. While we promote Town as Heart, the reality is most locals spend much more time going to and from work, grocery shopping, and travelling to and from the post office and school, rather than going to the Town Square. The addition of public parks and connected pathways will make this Complete Neighborhood more attractive and integrated into the community. A future Sketch Plan submittal will consider scenic values, transportation, alternative mode connections and phasing with provision of infrastructure integration.

District 5 Policy Objectives

Policy Objectives

<i>Common Value 1: Ecosystem Stewardship</i>	N/A
<i>Common Value 2: Growth Management</i>	<p>4.1.b: Emphasize a variety of housing types, including deed-restricted housing</p> <p>4.1.d: Maintain Jackson as the economic center of the region</p> <p>4.2.c: Create vibrant walkable mixed use subareas</p> <p>4.3.a: Preserve and enhance stable subareas</p> <p>4.3.b: Create and develop transitional subareas</p> <p>4.4.b Enhance Jackson Gateways</p>
<i>Common Value 3: Quality of Life</i>	<p>5.3.b: Preserve existing workforce housing stock</p> <p>6.2.b: Support businesses located in the community because of our lifestyle</p> <p>6.2.c: Encourage local entrepreneurial opportunities</p> <p>6.2.d Promote light industry</p> <p>7.1.c: Increase the capacity for use of alternative transportation modes</p> <p>7.2.d Complete key transportation network projects to improve connectivity</p>

4.1.b: Pursuant to LDR Section 2.3.2.A, “The purpose of the AR-TC zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.”

4.1.d: Jackson can only maintain itself as the economic center of the region if it has a stable workforce that can make it to work even if Teton Pass and the Snake River Canyon are closed due to weather, avalanches, landslides, or other potential hazards. This neighborhood is a critical housing location intended to support the local workforce.

4.2.c: Local conveniences including a grocery store, bank, dentist, medical clinic, and seven schools are within walking/biking distance of the area proposed for a rezone with creation of new pathways and connectivity to existing pathways.

4.3.a: N/A; Subarea 5.6, Northern South Park, is a Transitional Subarea pursuant to the Comprehensive Plan.

4.3.b: According to the Comprehensive Plan Subarea 5.6, Northern South Park, is a Transitional Subarea that the applicant is proposing to develop to create additional worker housing, including both owner occupied and rental units. Public spaces will be provided in public parks, and alternative transportation modes are available within walking distance to this location.

4.4.b: Although the site proposed for a rezone is not visible from Highway 89, it is within the Scenic Resources Overlay. Site design and exterior materials will be important components in the Sketch Plan phase of development.

5.3.b: The site does not currently support existing workforce housing stock as it is an undeveloped agricultural area that does not require any workforce housing on-site. However, the proposal does support **Policy 5.3.c: Create workforce housing to address remaining shortages.** The High School Road Housing proposal will be a mix of 35% market and 65% deed-restricted housing for the local workforce. Policy 5.3.c states that, "Such development may contain market components, as long as it provides a decrease in the shortage of housing that is affordable to the local workforce."

6.2.b: The proposed rezone supports local businesses by providing potential housing for their workforce.

6.2.c: The proposed rezone encourages local entrepreneurial opportunities by providing housing security. Without the basic tenant of shelter most are reluctant to take the risk of starting a new business. Home occupation and home business start-ups are permitted uses in this zoning district with appropriate permits.

6.2.d: N/A; there are no light industrial uses allowed in the AR-TC zone, but housing opportunities could be available for those who work in light industry, especially due to the proximity to the light industry uses near Gregory Lane.

7.1.c: Addressing traffic impacts by single occupancy vehicles will need to be prioritized in order to ensure that the traffic generated through the proposed rezone and ultimate buildout of the housing units does not inhibit walkability of the district, or the future ability to address character district goals, including reducing traffic congestion and enhancing safety and connectivity. Complete street improvements and provision of adequate and connected bicycle and pedestrian facilities are transportation opportunities being considered, along with Transportation Demand Management techniques that will be reviewed during the Sketch Plan review of the site.

7.2.d: The Tribal Trail connector is a key transportation network project that is already underway in the conceptual design and planning phase. The Comprehensive Plan discusses a possible East-West connector that would connect South Park Loop Road to Highway 89. These connectors will be considered as part of our transportation study and neighborhood planning effort that addresses traffic congestion along High School Road (as further described in the next section below).

The Subject Parcel is located within Jackson/Teton County Comprehensive Plan District 5, Subarea 5.6 Northern South Park.

5.6: Northern South Park

This TRANSITIONAL Subarea is identified as a possible location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods. While the priority of the community is to first infill and redevelop other already developed Stable/Transitional Subareas in order to meet the Growth Management goals of the Plan; if necessary, this subarea is a suitable location to meet those goals due to its close proximity to many existing Complete Neighborhood amenities. The subarea would not be developed in this manner until determined necessary by the community during a Growth Management Program review. An exception to this requirement would be the allowance for development when associated with an opportunity to provide meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea. Should development in the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road. One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89. An appropriate Flat Creek buffer will also need to be established in order to ensure the wildlife, natural and scenic values associated with this community resource are maintained.

The residential density of the adjacent Cottonwood Park residential neighborhood is around five dwelling units per acre. The density of the proposed development in the AR-TC zoning district, with a maximum of 312 lots on 74 acres is 4.2 lots per acre, with lots that are 0.17 acre (or 7,500 s.f.), which is the same as a 50' x 150' town-sized lot, and includes parks/exaction land, pathways, and other infrastructure. During the 2016 Rural update, Planning Staff wrote in their March 6, 2015 Release, "if all of Northern South Park were developed at this density [50' x 150' lots], the resulting density would be equivalent to the Cottonwood Park area as envisioned by the Comp Plan."

Regarding infill development first, infill development is piecemeal and opportunistic. It is accomplished slowly as individual landowners are ready to develop or redevelop individual lots in Town. Examples of infill also demonstrate that such infill projects are small in unit number and have required significant levels of governmental/taxpayer subsidies. Many doubt the availability of local government funds for infill in the foreseeable future. Because infill is slow by design to provide housing, it also means property prices rise higher over time, appreciating faster than the rate of infill and thereby pricing significant infill out of reach. Infill is important and should occur, but it needs to occur in conjunction with other larger housing opportunities because infill alone is not going to provide a meaningful amount of workforce housing for a very long time. In the meantime, our community's Growth Management goals of housing 65% of our workforce continues to be unmet, and as more people retire from our local workforce and sell their homes at a cost out of reach to potential workers (referred to as "leakage"), the situation will continue to worsen. The severity of the community's housing crisis is bigger than any one project.

According to Teton County's Workforce Housing Action Plan Summit Preparation Workbook, dated April 27, 2015, it was projected that in the next 10 years we would "need to double the amount of production of workforce housing that we have provided in the recent past." The Workbook cited an annual demand of 280 units needed to handle employment growth, retirement, and catch-up to

get to the goal of housing 65% of our workforce locally (back in 2015 we were housing 62% of our workforce locally). Key recommendations in the Workbook included:

- Create opportunities for workforce housing market solutions to the largest extent possible.
- Strive for a recommended equal mix of ownership and rental product to meet employer priority for rental housing and entry-level for-sale housing for year-round employees.
- Consider locating workforce housing within complete neighborhoods according to the Character Districts.
- Recommendations listed in the Workbook from other studies also included recognizing market trends and adapting policies and regulations to tap into the market.

One of the tools listed in the Workbook to provide housing is Zoning for Density: “Zoning for density seeks to increase by-right density to promote housing that is more affordable. This tool has been used in the past but infrequently, as most density has come in the form of incentivized density bonuses. Zoning for density can be applied to ownership units, or in combination with rental zoning.” It also discusses recommendations such as zoning “for workforce housing that will not be desirable to the second home buyer” and “supporting the development of ARUs as another way of providing affordable rental housing for the local workforce and providing local families space for aging relatives.” Other recommendations conclude that, “land constraints dictate that population growth can only be accommodated by increases in residential density,” and that we need to “create plenty of opportunity for creative mixed-use and residential solutions.”

The Housing Action Plan that resulted from those workshops includes initiatives such as:

- Future zoning that allows for maximum density consistent with desired community character. Limiting growth is a part of our community vision, but so is providing opportunities for 65% of the workforce to live locally.
- Update zoning in appropriate Comprehensive Plan subareas to find locations for density.
- Create zones where housing is the only allowed use in areas where the desired bulk and scale will allow for more density.
- Facilitate relationships between interested developers and employers.
- Explore limiting the type of housing allowed in some zones to only those types most likely to be occupied by the workforce.

Clearly, we have not been meeting the annual benchmarks established in the Housing Action Plan. Currently, per the 2020 Indicator Report, we are housing only 56% of our workforce locally (a 7% decline since 2015). We know that if we don’t get more housing on the ground in the next three years, the hospital will have to reduce services, businesses will continue to struggle to maintain their workforce, schools and daycare facilities will close when Teton Pass and the Canyon close, and parents won’t be able to go to work when the schools and daycares are closed. Not having adequate housing has a serious ripple effect on our community beyond the individual stressors of deputies sleeping under desks, service industry workers sleeping in their cars, and the general uncertainty that comes with housing insecurity. Our community’s critical housing needs are dire enough that no single project or approach will provide the solution.

During the Growth Management Program (GMP) review that is occurring now, there have been numerous discussions regarding both housing and development of Northern South Park. The October 2019 White Paper analyzed the public's responses to surveys on how we are doing as a community in meeting our Comprehensive Plan goals. The answer regarding housing was loud and clear:

- Increasing housing options is the public's highest priority
- Housing efforts need to be redoubled

Although Planning Staff recommended to hold off on developing Northern South Park at this time to let infill development happen first, several of the elected officials who represent the community have made it clear that the time is now to develop Northern South Park.

According to Town and County hired consultants, the community will need up to 1,100 units to get to 65% even if there is no additional job growth or leakage. At the December 11 and 12, 2019 GMP meetings Commissioners Epstein, Probst, and Barron and Town Councilors Stanford and Jorgensen repeatedly stated they wanted to prioritize the development of Northern South Park during this GMP process. This was reiterated again during the February 3, 2020 GMP meeting, which occurred just days after the submittal of the Preapplication Conference Request for this rezone request. When noting the opportunity to provide a meaningful amount of workforce housing, Chairwoman Macker and Councilwoman Levinson agreed that Northern South Park should be prioritized. On behalf of the citizens of our community, the elected officials have recognized that housing for our local workers is a top priority and now is the time to consider putting housing in Northern South Park.

"YIMBY" – yes in my backyard – is a dynamic in some areas also experiencing shortages of workforce housing. An interesting point made by YIMBY is that voices not in the room for many planning discussions are the future residents of the intended homes: the families in need of shelter; the single parents struggling; the essential workers commuting 2-3 hours to serve those people who already have local housing; as well as middle class residents who currently rent and would benefit from an opportunity to get into the housing market. Our own planning process should account for the voices of local workers forced out of valley. Those out-of-valley workers are still working in-valley, adding an estimated 8,000 daily trips in Jackson. Traffic can be lessened by housing currently employed workers locally – by saying yes to local housing, we can also be saying yes to reductions in overall traffic.

Regarding a community transportation planning effort to address traffic congestion along High School Road, the Gill family is committed to providing the best transportation planners in the region. Using a combined transportation planning team comprised of local traffic engineering experts at Jorgensen Associates and transportation planning leaders Felsburg, Holt and Ullevig, our transportation planning team has substantial knowledge and expertise not just in transportation planning, but in our community, and they have been retained to work thoughtfully and carefully on transportation solutions related to this project. Furthermore, a project partner St. John's Health has already designed a program of daily shuttles for their medical employee shifts as well as paid employee biking/walking programs as ways to reduce congestion and secure employee commitment to alternative modes of transportation. As there will be a significant number of St.

John's employees living in this development, this is an important transit and pathway service dynamic.

3. **Is necessary to address changing conditions or a public necessity;**

Can Be Made.

We know that the hospital needs 160 housing units in the next three to four years as their aging workforce nears retirement, or St. John's Health will be forced to reduce services. This number is in addition to the 88 units already in their portfolio, as well as the units they are building in Alpine, which does not address the problems associated with road closures and the need for critical staff to live a short distance from the hospital.

This acute lack of housing for local workers has been identified as a "major problem" and called a "crisis" by regulators and news outlets over the past few years. The 2018 Community Health Needs Assessment, compiled by Healthy Teton County, prioritized "Severe Housing" as the number one Social Determinant of Health. Severe Housing is defined in the report as "a household that has one or more of the following: housing unit lacks complete kitchen facilities; lacks complete plumbing; severely overcrowded (1.5 persons or more per room); severely cost burdened (monthly costs including utilities exceeding 50% of monthly income)." Teton County's rate of 19.0% is significantly higher than that of the state of Wyoming. When asked about the most important factors for a healthy community in the Community Health Survey, respondents chose Affordable Housing as their primary issue.

The housing crisis impacts the entire community, from teachers, plow drivers, day care providers, emergency responders, servers, grocery clerks, health care providers, and public service employees, to those who rely on the services these community members provide. When roadway access closes in severe weather, we see the conditions we must change are these, among many, many stories: law enforcement or emergency service employees sleeping under their office desks; families separated from their infants or children in distant daycare in another state or county; stressed service providers risking lives to drive two hour commutes. The time to address these collective housing problems is now. They need to be addressed comprehensively through both Town infill and small-lot residential development in the identified Complete Neighborhood of Northern South Park. For the health of our community it is imperative that we reverse the current negative workforce housing trend. The opportunity to make a significant and meaningful leap toward housing 65% of our workforce locally is here and it is now.

4. **Is consistent with other adopted County Resolutions.**

Not Applicable.

The proposed zoning map amendment does not impact any other adopted Resolutions.

Development Program Summary

Proposed Development Program		
Gross Site Area = 74 acres	Base Site Area (ac)	Adjusted Site Area (ac)
Land within road easements/R.O.W.	0.60	0.60
Land within existing vehicular access easements	N/A	None
Land between levees or banks of rivers and streams	None	None
Land previously committed as open space	None	N/A
50% of land with slopes greater than 25%	None	N/A
Calculated Totals	73.40	73.40

Development Calculations				
	LDR Standard	Existing	Proposed	Gross
¹ Number of units/density	5.8 lots/ac.	None	312 lots or 4.2 lots/ac.	312 lots
Floor Area	2,850 – 3,225 s.f./lot	None	2,850 – 3,225 s.f./lot	N/A
FAR (detached single family)	0.38	None	0.38/2,850 s.f.	N/A
with 1 attached ARU	0.40	None	0.40/3,000 s.f.	N/A
with 1 detached ARU	0.40	None	0.40/3,000 s.f.	N/A
with 2 ARUs	0.43	None	0.43/3,225 s.f.	N/A
Site Development	N/A	N/A	N/A	N/A
Site Development Setback				
Side/Rear	5'	N/A	5'	N/A
40% lineal frontage	0'	N/A	0'	N/A
60% lineal frontage = structure setback	20'	None	20'	N/A
Landscape Surface Ratio	0.50	N/A	0.50 / 3,750 s.f.	N/A
Setbacks				
Front/Street yard	20'	N/A	20'	N/A
² Rear yard	30' / 20' / 6'	N/A	30' / 20' / 6'	N/A
Side yard	10'	N/A	10'	N/A
Height	24'	N/A	24'	N/A

¹ Based on 7,500 s.f. minimum lot size; 312 proposed is an estimated maximum number of lots based on preliminary site design

² Per LDRs, setback dependent on type of structure (single family unit = 30'; attached ARU = 20'; detached ARU = 6')

Site Plan

Please see the attached Existing Conditions Plan and Preliminary Site Diagram in Appendix A.

Neighborhood Meeting Summary

Please see attached Neighborhood Meeting Summary in Appendix B.

Maximum Scale of Development

The maximum gross floor area of an individual building in the AR-TC zone is 10,000 square feet.

Site Development

Site development is not applicable in the AR-TC zoning district, rather Landscape Surface Ratio (LSR) controls the area of the site that is allowed to be physically developed. Minimum site development setbacks apply as shown in the above table and as follows:

Side/Rear:		5'
Front:		
	40% of lineal frontage:	0'
	60% of lineal frontage: structure setback	20'

Landscaping

1 plant unit per dwelling unit is required and will be provided at the time of development of the residential unit(s). ARUs are exempt from this requirement.

Natural Hazards

The site does not contain any steep slopes, unstable soils, or faults areas. The site is mapped by FEMA as being in Zone X, area of minimal flood hazard. The site is not within the mapped Wildland Urban Interface.

Allowed Uses

LDR Table 3.3.4.C.1 lists all allowed uses in the AR-TC zoning district. However, the proposal is for a residential use, specifically for approximately 312 lots that would permit detached single family units and allowed accessory uses (accessory residential units, home occupation, home business, family home daycare, home daycare center). Up to two accessory residential units (ARUs) are permitted in conjunction with a detached single-family unit in the AR-TC zoning district. Temporary uses may also be permitted, which include Temporary Real Estate Sales Office, Temporary Shelter, and Temporary Gravel Extraction and Processing. All proposed uses will be required to obtain required permits prior to initiating any uses. Outdoor recreational uses, institutional uses, and other residential units including dormitory and group home uses are also permitted in the AR-TC zoning district; however, there is no intent to permit these uses within the 74 acres proposed for the Zoning Map Amendment.

Parking

Parking will be provided at the time of building permit, which is currently required at a rate of 2 parking spaces for each single-family dwelling unit, plus 1.25 parking spaces per ARU.

Workforce/Affordable Housing Standards

Pursuant to LDR Division 6.3, *Affordable Workforce Housing Standards*, a fee in-lieu of providing workforce housing will occur at the time of Building Permit for any habitable square footage that exceeds 2,500 square feet. ARUs are exempt from the requirement to provide workforce housing pursuant to LDR Section 6.3.2.C.13.

Maximum Scale of Use

The maximum habitable floor area of a single-family unit, excluding basement, is 8,000 square feet. The maximum gross floor area (excluding basement) of an individual building in the AR-TC zone is 10,000 square feet plus 100 square feet of nonhabitable floor area per acre of base site area over 10 acres (not to exceed 15,000 s.f.). This size square footage would not be achievable based upon the proposed development program described above, with small town-sized lots. The maximum square footage of an Accessory Residential Unit in the AR-TC zoning district is 500 square feet each.

Allowed Development Options and Subdivision Standards

LDR Section 2.3.2.D allows Land Division with a minimum lot area of 7,500 square feet.

Land Division is a permitted subdivision type in the AR-TC zone pursuant to LDR Section 7.2.1.

A Subdivision Improvements Agreement will be provided at the time of plat, as required by LDR Section 8.5.3.F.

Development Exaction Standards

As required pursuant to LDR Division 7.5, exactions are required at a rate of 0.03 acres per lot. With approximately 312 lots being proposed, the following exaction calculation would apply:

$$312 \times 0.03 = 9.36 \text{ acres}$$

Land dedication or a fee in-lieu of a land dedication shall be provided. A combination of land dedication and fee in-lieu may be provided should the Teton County School District request a fee be provided in-lieu of land dedication for a school.

Infrastructure

Please refer to the Traffic Study and Utility discussion in the Engineer's Report that are attached to this application as Appendix C.

Nonconformities

There are no existing nonconformities on the site.

Open Space Standards

There is no requirement for dedicated open space for a Zoning Map Amendment to AR-TC.

County Resolutions

Open Space: Not applicable.

Affordable and Employee Housing: Applicable at the time of Building Permit.

Fee Waiver Policy: Not applicable. No fee waivers are being requested as part of this application.

Fire Code/Fire Protection: The proposed subdivision and subsequent residential structures will meet all Fire Code and Fire Protection requirements, as will be demonstrated in a subsequent Sketch Plan application submittal.

Floodplain Management: Not applicable. The proposal is in FEMA Flood Zone X.

Jackson Hole Airport: Not applicable. The proposal is located outside of the 1986 Barnard Dunkelberg Airport Zoning Map.

Solar Access Regulations: Not applicable. There are no solar access permits on or within this property.

Approved Master Plans

There is no requirement to conform with any approved Master Plans because there are no approved Master Plans applicable to the site; however, staff has requested that the ZMA application address the neighborhood planning directive included in the ongoing Growth Management Plan review and Comprehensive Plan Update.

Currently the 2012 Comprehensive Plan includes the following:

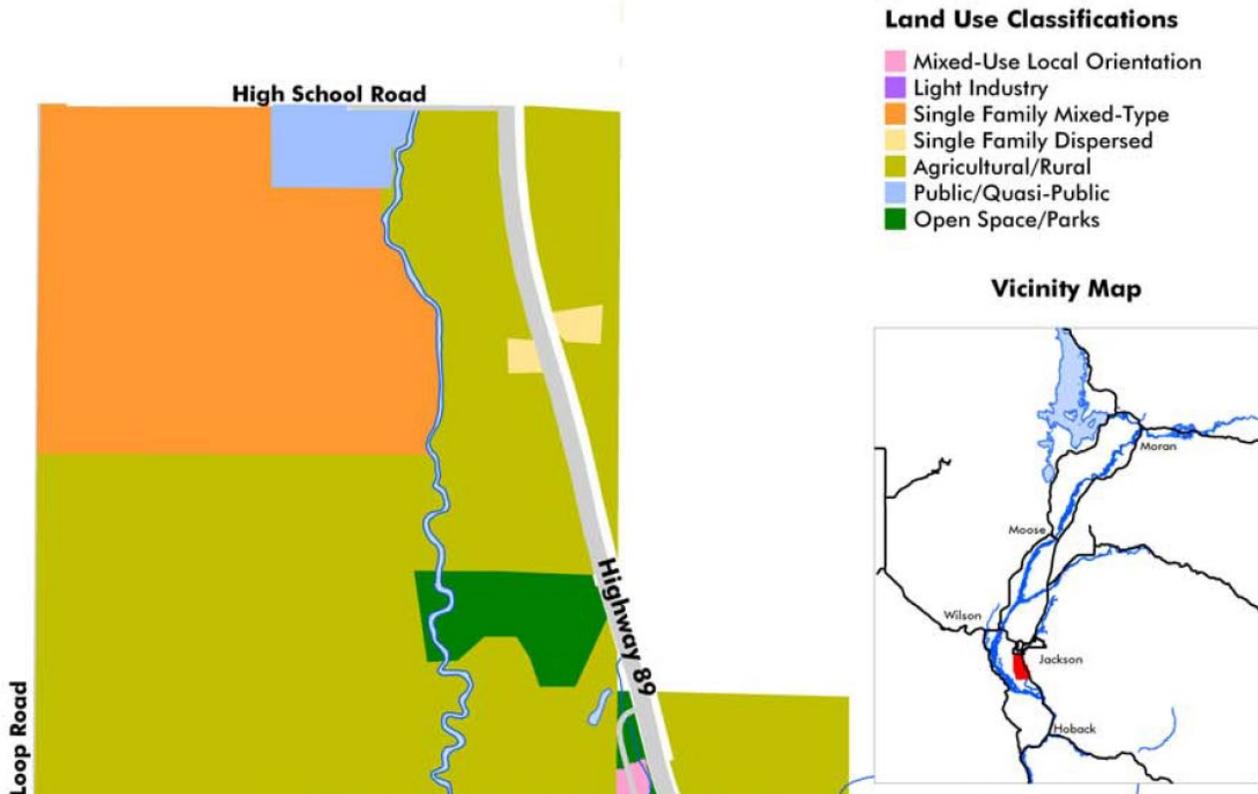
- *Policy 3.3.c: Focused neighborhood plans **may** be developed where additional guidance is necessary to implement a comprehensive development or redevelopment that will achieve the desired future character in a specific subarea. The Illustration of Our Vision chapter generally describes the desired character for all Character Districts, but there **may** be instances where implementation of certain strategies requires a more detailed, design oriented planning process for a specific subarea to ensure the desired future character is achieved (emphasis added).*
- *Strategy 3.3.S.4: Develop neighborhood plans for specific areas within Character Districts **as necessary** (emphasis added).*

The listed policy and strategy provide discretion to elected officials in determining when and where a neighborhood plan would be required. Subareas that do not provide a great deal of specificity and direction in the Comprehensive Plan may benefit from the Master Planning process in order to determine the appropriate development types allowed (residential, commercial, industrial, institutional, etc.), residential densities, design components, and utility and transportation infrastructure.

The Comprehensive Plan identifies Subarea 5.6, Northern South Park, as a Complete Neighborhood and includes specific guidance as to how this area should be developed—with residential development at a similar density to the adjacent West Jackson residential neighborhood (Cottonwood Park). It also discusses the timing of when the elected officials, on behalf of the community, could consider development of this Subarea—during a Growth Management Program review. The language in Subarea 5.6 is very specific regarding the type of neighborhood planning effort that should occur, stating, “Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses **traffic congestion along High School Road**” (emphasis added). The Subarea also discusses “one possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89.”

In understanding how Subarea 5.6 came to be in the 2012 Comprehensive Plan, it is helpful to look back at the Comprehensive Planning process that began in the fall of 2007 and wrapped up in 2012. At first Northern South Park was considered to be part of the South Park Subarea. In the 2009 Draft, it was specifically shown in orange with a Single Family Mixed Type designation (shown below in orange):

From 2009 Draft Comprehensive Plan



The text of this area is described with great specificity as follows:

Until further comprehensive land use discussions occur, two areas have been identified as appropriate for development in the near term. The northern roughly 3/4 miles of South Park is appropriate for the town-style development described above. Development potential above 2009 zoning is intended to provide workforce housing or offsite open space, and construction of units will correspond with desired community growth rates and town redevelopment goals. Development design should protect Flat Creek and the area between Flat Creek and Highway 89, and preserve the scenic character of South Park Loop Road. Designs should feature one or two units per 50x150 lot.

Appendix I of the 2009 Draft showed future potential buildout of Northern South Park at somewhere between 370 and 1,500 units. Although this draft changed over time to what was ultimately adopted in the 2012 Comprehensive Plan, it clearly demonstrates the intent of what was being considered during the 5-year Comprehensive Planning process. In fact, it was likely too specific for a guidance document that is supposed to represent the community’s vision. Later Northern South Park was incorporated into the West Jackson Character District 5, and its area was reduced from ¾ mile south of High School Road to ½ mile

south of High School Road. The reference to single family development was removed, but replaced with a more general reference to develop the area with a similar residential density to that of the neighboring Cottonwood Park.

Fast forward to the 2015/2016 Rural LDR Update, when staff was proposing to down-zone the County by approximately 2500 units and was determining where those 2500 units would be located. A premise in the 2012 Comprehensive Plan continues in the 2020 Update today—overall buildout in the Town and County will be based on 1994 build-out numbers, but distribution of units will be concentrated in Complete Neighborhoods, rather than in outlying rural areas identified for “preservation” in the Comprehensive Plan. During the Rural LDR Update effort, there was a reference in a March 6, 2015 document regarding the density of Northern South Park being contemplated for development of 50’ x 150’ lots, which would equate to the density of Cottonwood Park as envisioned in the Comprehensive Plan.

This important background information substantiates the type of residential development that has been consistently contemplated during the Comprehensive Plan and Rural update processes as appropriate for Subarea 5.6, Northern South Park. It is exactly the type of residential development that is permitted in the AR-TC zoning district-- 50’ x 150’ lots. There is no need to create a new zoning district to implement the desired future character when one already exists. Legacy Zoning is permitted to be considered for rezones, and was actually recommended for a rezone by staff in a recent (January 13, 2020) Preapplication Conference with the Board of County Commissioners to assist Lower Valley Energy in attempting to fulfill their desire to build employee housing in Subareas 7.1/9.3, neither of which are currently characterized as Complete Neighborhoods. The AR-TC zoning district allows both single family homes and small, up to 500 square foot rental units, and is well suited for providing workforce housing.

Recently during the ongoing Growth Management Program (GMP) review, when elected officials asked staff to explain the process to get housing on the ground in Northern South Park in order to meet the 65% workforce housing goal in the Comprehensive Plan, staff repeatedly stated that in order to consider a rezone, a Master Planning process was first required. That is not entirely accurate. There is no requirement in the LDRs, and there is no requirement in the Comprehensive Plan Subarea 5.6 beyond a statement that the subarea should be the subject of a neighborhood transportation planning effort that focuses on reducing traffic congestion along High School Road. In fact, Comprehensive Plan Strategy 3.3.S.4 provides the discretion to *develop neighborhood plans for specific areas within Character Districts as necessary*.

In their drafted “2020 Comprehensive Plan,” Staff is now proposing significant changes to Subarea 5.6 and is proposing to add Strategy 3.3.S.5. The changes to Subarea 5.6 include:

- *The subarea would not be developed in this manner until a neighborhood plan (referenced in Strategy 3.3.S.5), completed through a partnership of the landowners and the community¹, is adopted to comprehensively lay out the development.*
- *Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort.*

¹ Given the illegality of requiring private parties to form a partnership, and the legal issues surrounding a partnership between private parties and government, we question Staff’s use of the word “partnership” in their 2020 Comprehensive Plan draft.

The changes above are inconsistent—the first bullet point seems to require a neighborhood plan, and the second bullet point suggests a neighborhood plan is discretionary, which is consistent with the current requirement quoted below:

- Subarea 5.6 currently states the area *should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.*
- Policy 3.3.a currently states: *Focused neighborhood plans may be developed where additional guidance is necessary to implement a comprehensive development or redevelopment that will achieve the desired future character in a specific subarea. The Illustration of Our Vision chapter generally describes the desired character for all Character Districts, but there may be instances where implementation of certain strategies requires a more detailed, design oriented planning process for a specific subarea to ensure the desired future character is achieved.*
- Strategy 3.3.S.4 states: *Develop neighborhood plans for specific areas within Character Districts as necessary.*

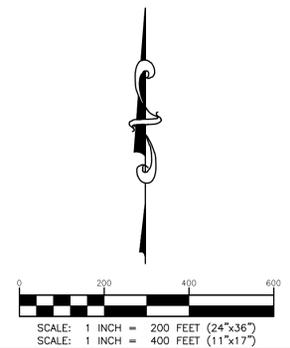
Staff's proposed changes in the 2020 Comprehensive Plan Update appear to accept 5 to 6-year procedural delays in new workforce housing and higher costs to governmental budgets. The proposed changes will result in a time-consuming, costly, and expansive neighborhood planning efforts (in a time of economic instability) that goes well beyond the focused neighborhood planning effort currently discussed in the Comprehensive Plan that is specific to traffic solutions. The Planning Department's own estimates for neighborhood planning of Northern South Park would require hiring a planning consultant team and cost \$500,000 and nearly hundreds of hours of Planning Staff time. That effort alone would likely take 18 months or more to complete according to Planning Department estimates. After completion of the neighborhood planning effort, then a zoning district would likely need to be created for the area and written (again likely requiring a consultant), then implemented through an LDR text amendment, which for Northern South Park alone would likely take more than a year. The above timeline does not account for staff time to write an RFP, advertise, and select consultants for both the neighborhood planning effort and writing zoning regulations, a process which takes about three months each occurrence.

Only after the above processes are complete can a rezone begin, which is where this Zoning Map Amendment application submittal comes into play—trying to get vertical construction started in order to begin building housing within two years, so the Hospital does not have to reduce services. However, under the above best-case scenario timeline the Planning Department outlined above, the rezone application process could not even begin for two and a half to three and a half years. This timeline would allow vertical construction to begin in no less than five or six years. Meanwhile, the community's essential workers are left without local housing – seemingly by design of proposed changes to the Comprehensive Plan that will cause significant delay and are contrary to the goal of local housing.

Notably, at the Board of County Commissioner's April 21, 2020 Regular Meeting, County Planning Director Chris Neubecker discussed that the AR-TC zoning district would match the density of Cottonwood Park, which is exactly what is being proposed in this application. Planning Director Neubecker also said there is no need to reinvent the wheel, and that if there is a zoning district available it could be used. The AR-TC zoning district is appropriate for the western portion of the Northern South Park Subarea, as this area interfaces with active agriculture and the large lot Dairy Subdivision. Allowing this zone change application to move forward simultaneously with neighborhood planning focused on transportation would accomplish

the construction of housing for the local workforce consistently with the intent of the current Comprehensive Plan and in the most expeditious manner possible.

Appendix A



PROJECT TITLE:
JHR HOLDINGS I
HIGH SCHOOL RD HOUSING
PT. LOT 6, LOT 7, PT. SE1/4SW1/4
SEC. 6, T.40N., R.116W.
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	MG
REVIEWED BY:	RA
PLAN VERSION	DATE
EXHIBIT	05/07/2020

PROJECT NUMBER
20030
SHEET
EXHIBIT



- A APPROX 38 LOTS
 - B APPROX 36 LOTS
 - C APPROX 86 LOTS
 - D APPROX 86 LOTS
 - E APPROX 66 LOTS
- LOW VOLUME WALKABLE, BIKEABLE ROADWAYS



Appendix B

SUMMARY OF NEIGHBORHOOD MEETING

Regarding Proposed:

Zoning Map Amendment to Rezone 74 Acres of R1 to AR-TC / JHHR Holdings I
Approximately 312 small lots for local workers that allow homes with limited square footage
and rental units, with 65% of the lots deed restricted

Prepared by: Brimmer Communications, May 4, 2020

Meeting Time & Date: Thursday, April 30, 2020, 4–6 PM

Meeting: Due to Teton County social distancing rules during COVID-19,
the meeting was held digitally via Zoom.

Property Owner

Notification of Meeting:

Please see **the following which accompany this summary:**

- a. list of property owners and County Planning Department notified (compiled according to County LDRs);
- b. copy of notification letter, vicinity map mailed;
- c. photos of the posted public notice sign;
- d. list of meeting attendees/sign-in via Zoom

Additional attachments:

- a. Questions asked via Zoom Q/A feature
- b. Zoom attendee report

Topic:

Zoning Map Amendment to Rezone 74 Acres of R1 to AR-TC in order to enable approximately 312 small lots for local workers that allow homes with limited square footage and rental units, with 65% of the lots deed restricted.

Meeting Format:

The digital meeting format was used to allow neighbors and the public to attend over a range of time and drop-in per their own schedules. This was the digital version of an open house format for neighborhood meetings as outlined in Teton

County Administrative Manual 3.4.1 (5. and 6.). The registration to participate was free, open and served as the sign in sheet to be able to comply with the County's reporting of participants/attendees. As attendees entered the Zoom meeting at their own work or family schedules throughout the 2 hour meeting, JHHR Holdings I accommodated those individuals through a pre-prepared informative video and PowerPoint on the project so that a person who dialed in midway would have the same access to information as someone who dialed in from the beginning. Additionally, we posted the presentation on the project website, highschoolroadhousing.com so that the public can view the proposal at any time. The video presentation gives detailed explanation of the various aspects of the rezone project.

This is the link to the video presented: <https://vimeo.com/414100993>

The presentation included:

- a personalized explanation of why the project is being pursued;
- a vicinity map;
- a preliminary site plan of the possible development;
- rationale for why here, why now;
- facts regarding the community need for housing;

All neighbors attending via Zoom were given the chance to enter questions either during the meeting or afterwards, through Zoom Q/A, a special email for the project or via the website comment feature. Members of the project team worked live to answer as many questions as the advertised time allowed. Those team members were: Susan Johnson, Liz Brimmer, Reed Armijo, Jason Wells and Amberley Baker.

Overall 111 people registered over the course of 2 hours, 4 to 6 pm.

Below is the list of attendees to the digital Open House via Zoom (this list is also included as a PDF with the attachments):

Registration Report

Report Generated:

4/30/20 18:09

Topic:

Webinar ID

4/30/20 16:00

Duration (minutes):

120

#Registered:

111

#Cancelled:

0

#Approved:

111

#Denied:

0

Attendee Details:

First Name	Last Name	Email	Address	City	Code	State/Province	Registration Time
Michael	Keegan	mlkeegan1@gmail.com	3075 S 1188th Dr	Jackson	83003	WY	4/30/20 15:04
Nicole	Gill	nkgill@homedirectbranch.com	485 teton ave	Jackson	83003	WY	4/30/20 15:37
motc	(g)	wrokins@hotmail.com	2001 Corner Creek Ln, Unit 72	Jackson	83003	WY	4/30/20 16:52
Sally	Freese	s.p.freese@gmail.com	2695 Trumpeter Saram Lane	Jackson	83003	WY	4/30/20 14:00
Joc	Masonell	jmasone1@wyoming.com	2040 Corner Creek Ln	Jackson	83003	WY	4/30/20 14:59
Colby	Murphy	colbymurphy@jones.com	P.O.Box 4897	Jackson	83003	WY	4/30/20 15:04
Blockie	Wilson	mlwinstormines@aol.com	10 west st	Jackson	83003	WY	4/30/20 15:31
Clairia	Gillette	Wycy@j@gmail.com	2184 Corner Creek Lane/ 2001 Corner	Jackson	83003	WY	4/30/20 15:37
Chadwick	Chase	lochdickc.chase@gmail.com	p.o. Box 2832	Jackson	83003	WY	4/30/20 15:38
Alexander	Lussick	alex@lussick@gmail.com	20 southmaine	Theriot	83128	WY	4/30/20 15:49
Bill	Scallet	wscallet@me.com	PO Box 10829	Jackson	83002	WY	4/30/20 15:51
Shannon	Gutwin	S.gutwin@34hy.com	840 w snowking	Jackson	83003	WY	4/30/20 15:53
David	Watson	david.watson44@gmail.com	2001 Corner Creek Lane	Jackson	83003	WY	4/30/20 15:53
cloug	niemi	clougniemi@gmail.com	2001 Corner Creek Lane#74	Jackson	83003	WY	4/30/20 15:53
Steve	Diems	stediems@comcast.net	1805 Hilltopwood Ln	Jackson	83003	WY	4/30/20 15:54
Jeff	atrickle	jeffatrickle1993@gmail.com	3145 Watercrest	Jackson	83003	WY	4/30/20 15:54
Meghan	Lori	meghanb.lori@gmail.com	265 Aspen Drive#83 - 3518	Jackson	83003	WY	4/30/20 15:55
Stan	Morgan	stanmoran201@hotmail.com	PO Box 10803	Jackson	83002	WY	4/30/20 15:55
Paul	Melker	melkerp@gmail.com	1086 Lake Rd	Lakes Forest	60045	IL	4/30/20 15:56
Kris	Greenwile	krisgreenwile@att.net	305 Hudson Hollow Road	Jackson	83003	WY	4/30/20 15:56
Melie	Maly	melie@malymaly.com	PO Box 202	Jackson	83003	WY	4/30/20 15:56
Brian	Hunter	brian@brihunter.com	po box 6818	Jackson	83002	WY	4/30/20 15:56
Caroline	Carpenster	carolinecarpenster@jhs.com	13455 5th year Flat Rd	Jackson	83003	WY	4/30/20 15:57
sm	ashed	smashed@jhs.com	970 W. Broadway	Jackson	83003	WY	4/30/20 15:58
Jeff	Decker	jeffdecker@jhs.com	PO Box 34866	Jackson	83122	WY	4/30/20 15:58
Jay	Wright	jaywright1993@gmail.com	PO Box 727	Jackson	83003	WY	4/30/20 15:58
Lori	Clark-Erickson	lorieclark@jhs.com	2168 Corner Creek Lane, POB 426	Jackson	83003	WY	4/30/20 15:58
Rich	O'Leary	rich@retirecountwy.gov	3240 S. Alpine Canyon Dr	Jackson	83003	WY	4/30/20 15:58
Ryan	Hosain	Ryanhosain@gmail.com	530 East Hill	Jackson	83003	WY	4/30/20 15:59
David	Hill	hilldavid5@gmail.com	2760 S. Silver Fox Lane	Jackson	83003	WY	4/30/20 15:59
Keon	O'Scan	keon@retirecountwy.gov	PO Box 6274	Jackson	83002	WY	4/30/20 15:59
Brooke	Sawyer	brooke@hollidance.org	685 S. Cache	Jackson	83003	WY	4/30/20 15:59
William	Schwartz	bill@francschwartz.com	PO Box 4145	Jackson	83003	WY	4/30/20 15:59
Patrice	Banks	patrice@banks@jhs.com	2001 Corner Cr Lane#28	Jackson	83003	WY	4/30/20 15:59
Madely	Breslin	breslinmadely@gmail.com	2001 Corner Creek Lane#26	Jackson	83003	WY	4/30/20 16:00
Black	Melendick	blackmelendick@gmail.com	3570 Redstone Lane	Jackson	83003	WY	4/30/20 16:00
Debra	Hogdins	debrahogdins@gmail.com	3150 S Cody Creek Drive	Jackson	83003	WY	4/30/20 16:00
Niel	Ford	G.ford@jhs.com	PO Box 6833	Jackson	83002	WY	4/30/20 16:01
Scott	Gibson	Scottgibson@me.com	PMB 316 PO BOX 30,000	Jackson	83002	WY	4/30/20 16:01
Donna	Baur	DonaBaur@brianson.net	2001 Corner Creek Lane Unit 42	Jackson	9276	WY	4/30/20 16:01
Boss	Milutayec	mmilutayec74@gmail.com	4655 Howe Hollow Drive, 240	Postville	83014	WY	4/30/20 16:01
Elizabeth	Birnie	elbirnie@hillsdale.org	2500 South Park Rd	Jackson	83003	WY	4/30/20 16:01
Jessica	Jaeger	jesjaeger@hollidance.org	3970 Hawthorn Lane	Wilson	83014	WY	4/30/20 16:02
Martin	Boss	martinboss@gmail.com	PO 1137	Jackson	83003	WY	4/30/20 16:02
Peter	Long	petrelong@gmail.com	PO Box 6295	Jackson	83003	WY	4/30/20 16:02
Gayle	Boosevelt	Lamb@bvt.com	Box 4093	Jackson	83003	WY	4/30/20 16:02
Sara	Zackerman	Sackerman@hollidance.org	P. O. Box 1160	Jackson	83003	WY	4/30/20 16:02
Morgan	Pilar	morganpilar@gmail.com	P. O. Box 12442	Jackson	83002	WY	4/30/20 16:03
Billy	Arnold	billarnold@jhs.com	1225 Maple Way	Jackson	83003	WY	4/30/20 16:03
Rex	Giving	rexgiving@jhs.com	1288	Jackson	83003	WY	4/30/20 16:03
Haley	Lesimon	haley@lesimon.com	295 N. Hill Road	Jackson	83003	WY	4/30/20 16:04
Ryan	Rocney	rocney@retirecountwy.gov	200 S Willow	Jackson	83003	WY	4/30/20 16:04
Robert	Gill	robogill@hollidance.org	2505 Shoots Iron Rd	Jackson	83003	WY	4/30/20 16:04
Hannah	13202	hannahcoley13@gmail.com	2192 Willow Branch Ct, Unit 5	Jackson	83003	WY	4/30/20 16:05
Richard	Hill	richhill1949@gmail.com	P. O. Box 13095	Jackson	83003	WY	4/30/20 16:05
Richard	F	mufftopan194@gmail.com	3065 Blue	Jackson	83003	WY	4/30/20 16:05
Kelly	Melanson	Kellymelanson@gmail.com	4200 S Wilson Rd	Jackson	83002	WY	4/30/20 16:05
Kristi	Milane	Kmilane@retirecountwy.gov	200 S Willow	Jackson	83003	WY	4/30/20 16:05
Robert	Hobart	robhobart@comcast.net	2725 Otter	Jackson	83003	WY	4/30/20 16:05
Paul	B	paulb@jhs.com	P. O. Box 6028	Jackson	83003	WY	4/30/20 16:05
Ray	Eber	reber554@gmail.com	P. O. Box 3102	Jackson	83003	WY	4/30/20 16:05
Alexander	Milancic	amilancic@jhs.com	PO Box 11897	Jackson	83002	WY	4/30/20 16:06
David	Cernicek	dcernicek@jhs.com	P. O. Box 4457	Jackson	83003	WY	4/30/20 16:06
Housing	Interacted	housing@gmail.com	123 Elm St	Jackson	83003	WY	4/30/20 16:06
Kelly	McCortney	kmccortney@jhs.com	3115 Water Crest Lane	Jackson	83003	WY	4/30/20 16:07
Chris	Richardson	chrishardson@gmail.com	2168 Corner Creek Lane/POB 426	Jackson	83003	WY	4/30/20 16:07
Carol	Lincoln	carolincoln@jhs.com	475 N WBS1 RIDGE RD	JACKSON	83003	WY	4/30/20 16:07
Chris	Melbeck	cmelbeck@retirecountwy.gov	200 South Willow Street	Jackson	83003	WY	4/30/20 16:07
C	Burke	burke@jhs.com	Cornerwood Park	Jackson	83003	WY	4/30/20 16:08
David	Buchert	dbuchert@jhs.com	3008 Alpinewood	Jackson	83002	WY	4/30/20 16:08
McLagan	Burman	mcclagan@hollidance.org	P. O. Box 10609	Jackson	83002	WY	4/30/20 16:08
Margi	Giffith	margigiffith@gmail.com	671 E Kelly Ave, #5489, P. O. Box 3489	Jackson	83003	WY	4/30/20 16:09
Mary	Cernicek	melendick@gmail.com	PO Box 4457	Jackson	83003	WY	4/30/20 16:09
Melinda	King	melindaking@jhs.com	PO Box 9236	Jackson	83002	WY	4/30/20 16:09
Cy	King	cyking@hollidance.org	2725 Blue Hill Bank	Jackson	83003	WY	4/30/20 16:10
Amelia	Lack	wyomingamelack@gmail.com	PO Box 6435	Jackson	83002	WY	4/30/20 16:10
Joy	Abel	joy.abel@gmail.com	PO Box 8606	Jackson	83002	WY	4/30/20 16:11
Jeff	Daugherty	jeffdaugherty@hollidance.org	6255 S Juniper Ln	Jackson	83003	WY	4/30/20 16:16
inger	K	inger185@gmail.com	PO Box 7969	Jackson	83002	WY	4/30/20 16:16
Chris	Bauer	chrisbauer@hollidance.org	430 E. Sagebrush Dr. W3	Jackson	83003	WY	4/30/20 16:16
Laurie	Stem	laurie.stem1@gmail.com	PO Box 2616	Jackson	83003	WY	4/30/20 16:16
Tina	Korpi	tkorpi@wycom.net	PO Box 12503	Jackson	2503	WY	4/30/20 16:16
Kelsey	Cole	kelseycole@gmail.com	3175 S Baines Slide Rd	Jackson	83003	WY	4/30/20 16:17
Melissa	Tunley	melissatunley@jhs.com	PO Box 3833	Jackson	83003	WY	4/30/20 16:18
Lisa	Colladio	lisacolladio@gmail.com	PO Box 7989	Jackson	83002	WY	4/30/20 16:19
Sheri	Sheat	sherisheat@wyoming.com	Box 234	Jackson	83003	WY	4/30/20 16:19
David	Hosier	davidhosier@gmail.com	2805 Marsh Hawk Ln	Jackson	83003	WY	4/30/20 16:19
Peter	Pillifian	ppillifian@earthlink.net	25 S. Fall Creek Rd	Wilson	83014	WY	4/30/20 16:19
Kris	Benge	Krisbenge@gmail.com	3104 Rangewood Drive	Jackson	83003	WY	4/30/20 16:20
Treas	Wood	twood@gmail.com	PO Box 9097	Jackson	83002	WY	4/30/20 16:20
Jon	Wylie	jon@wyliebooks.com	1320 TC Drive	Victor	83455	WY	4/30/20 16:23
Wes	Clarke	wclarke@hollidance.org	1910 High School Road	Jackson	0037	WY	4/30/20 16:29
Chad	Rapinski	crapinski@gmail.com	1745 W Diamond Hitch Dr	Jackson	83003	WY	4/30/20 16:29
Kate	V	katere@aperpet.com	POB 2863	Jackson	83003	WY	4/30/20 16:31
Kate	Clarke	wclarke@hollidance.org	PO Box 10037, 268 Scott Lane#204	Jackson	83003	WY	4/30/20 16:31
Jonathan	Gill	jjgill@jhs.com	2505 Shoots Iron Branch Rd	Jackson	83003	WY	4/30/20 16:34
Jessica	Gill	jessicagill.wy@gmail.com	1500 S Park Loop Rd	Jackson	83003	WY	4/30/20 16:36
Brent	Schaffler	bschaffler@gmail.com	1265 Bull Babe Dr	Jackson	83003	WY	4/30/20 16:36
Mila	Yin	milayin@wy.com	PO Box 13469	Jackson	83003	WY	4/30/20 16:41
Kate	Dalrymple	kate@beyondhollidance.org	PO Box 7022	Jackson	83002	WY	4/30/20 16:48
John	McLaughlin	john.mclaughlin@gmail.com	PO Box 315	Wilson	83014	WY	4/30/20 16:49
Reed	Armitage	reed@armitage.com	P. O. Box 11793	Jackson	83002	WY	4/30/20 16:53
Reed	Armitage	reed@armitage.com	PO Box 13702	Jackson	83002	WY	4/30/20 17:00
Rapinski	Spencer	bschaffler@gmail.com	P. O. Box 13255	Jackson	83003	WY	4/30/20 17:03
Reed	Armitage	reed@armitage.com	P. O. Box 13793	Jackson	83002	WY	4/30/20 17:11
Al	Zackerman	al@zackermanhollidance.org	1030 South Fork Road, POB 3293	Jackson	83003	WY	4/30/20 17:12
Dennis	Jesse	dennis@jhs.com	3010 Rangewood Drive	Jackson	83003	WY	4/30/20 17:25
Andrew	Sherman	andrews@hollidance.org	2011 Whitewater Ct.	Jackson	83003	WY	4/30/20 17:25
Timothy	Giffith	timgiffith@gmail.com	P. O. Box 3489	Jackson	83003	WY	4/30/20 17:32
Clare	Shang	clareshang@gmail.com	PO Box 3526	Jackson	83003	WY	4/30/20 17:48
Kathryn	Steele	KATH@WBS1.HOLLIDANCE.ORG	PO BOX 12827	JACKSON	83002	WY	4/30/20 17:52

Attendees asked 28 questions via Zoom Q/A during the session. Those are detailed in this report in the attachments.

There were some common questions. The comments below are paraphrased for clarity.

- How will this impact traffic and transportation overall? What about a potential east-west connector from highway 89?
- What are the impacts to wildlife that has been seen on the project site?
- Will there be a conservation easement along with the rezone?
- Does this comply with the Comprehensive Plan?
- Will you comply with neighborhood planning?

To these commonly asked topics, the Gill project team responded to attendees:

➤ Traffic/Transportation:

The good news is that traffic and transportation can be de-congested through many tools. Some of those tools are the obvious reduction in 8,000 current daily trips forced by the high degree of exported local workers commuting from far distances. If we can locally house some of those already existing employees then we can use walking, biking, shuttles, transit and carpooling tools to greatly reduce peak traffic periods. Furthermore, we are able to work with the school district on key peak traffic reduction strategies. And overall a potential east-west connector, which is already envisioned by an already approved rezone for Central Wyoming College in Northern South Park, is an important tool Commissioners may consider.

➤ Wildlife on the pasture.

Indeed, our entire valley is used by wildlife. The private lands that were settled were generally located in the areas with lower elevations and less severe winters. There are deer and moose in yards all winter in Cottonwood, as well as other neighborhoods throughout our community. There are fox, coyotes, birds of prey, bears, and many songbirds in developed neighborhoods. There is no place to build housing in the valley that is not used by some form of wildlife at some point in time during the year, even right in the middle of downtown Jackson we see wildlife. In the context of the Land Development Regulations (LDRs), which classify lands based on vegetative covertypes (with Ag meadow being the lowest value) and mapped Wyoming Game and Fish designations, the property is ranked as the lowest value habitat covertype per the LDRs, and contains no mapped crucial winter range, no mapped migration corridors, and no protected resources (rivers, streams, natural wetlands, bald eagle nests, trumpeter swan nesting sites, and

cutthroat trout spawning areas). Because the property contains no protected resources (listed above), the LDRs allow it to be exempt from the requirement to perform an environmental analysis.

➤ Will there be a conservation easement?

No. A conservation easement is not required.

➤ Does this comply with the Comprehensive Plan?

Yes.

➤ Will you agree to a neighborhood plan?

Yes – the Comp Plan requires detailed neighborhood planning for transportation, and we have hired the best regional transportation planning to accomplish that neighborhood planning.

In addition to 28 comments and questions submitted during the presentation via the Q/A feature, questions were also received via our project email, info@highschoolroadhousing.com. We have replied back to those individuals.

We also continue to provide updated information to the general public on the project via our website: www.highschoolroadhousing.com

Neighborhood Meeting, April 30, 2020

Gill Rezone

SUMMARY REPORT

Attachments:

- Neighborhood Notice Letter
- Photos of posted Notice Signs
- List of Neighbors receiving mailed notice
- Meeting Sign in sheet - Attendee/Registration Lists
- Q/A

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

April 20, 2020

Dear Neighbor,

This letter is being sent to invite you to a neighborhood meeting via Zoom scheduled for April 30th from 4-6 p.m. on our proposal for a Zoning Map Amendment (rezone) on 74 acres to enable development of approximately 312 small lots that allow homes with limited square footage, with 65% of the total lots (approximately 202) permanently deed restricted. The project will be phased over time and the actual number of lots will be dependent upon site design considerations. The proposed rezone is south of High School Road east of South Park Loop Road.

This virtual neighborhood informational meeting is where you can learn about the project we will submit as a housing opportunity for local workers in Teton County. We hope you can join us. If you can't attend, we also have a website with detailed information, and maps, where you can submit your thoughts, suggestions, questions or comments: www.highschoolroadhousing.com.

The local worker housing we propose requires applications for a rezone, a sketch plan, a final development plan and plats – all of which means there are many occasions over the course of more than a year for public involvement and inclusion of your voice and your opinions on this housing opportunity.

The proposed project site is located south of High School Road and east of South Park Loop Road. The State Parcel Identification Numbers are 22-40-16-06-3-00-012 and 22-40-16-06-3-00-015. Please see attached Vicinity Map and legal description of the project site.

The proposed project would allow for approximately 312 small lot/square foot limited homes phased over time intended to help ease our community's growing housing crisis. One stark reality is this: The Hospital has a large number of employees retiring soon in the next 3-4 years, and new hires will need housing inventory that they can afford. The fact is right now, we need to create homes for health care workers in the near term. Our Hospital needs in-valley housing for employees who can get to work when the pass or canyon is closed. That is why the Hospital is a partner for the first phase. Another partner is Habitat of the Tetons, who will be gifted lots to build deed restricted homes for those local workers most in need. You can read more about their programs at tetonhabitat.org.

On the entire 74 acres proposed for a rezone, 65% of the proposed lots (approximately 202) will be sold as permanently deed restricted. The remaining 35% of lots (approximately 110) will be sold as market lots. Up to two accessory residential units can be built on each lot providing important rental housing; potentially up to 66% of the project.

MEETING TIME AND LOCATION

April 30, 2020

4-6 pm

Via Zoom

Meeting:

ID: 848-1995-9935

Password: housing

PROPOSAL NAME AND LOCATION

High School Road Housing

Rezone

SPL & HS Road

ZONING INFORMATION

74 acres

Rural 1 (R1) Zone

PROPOSAL DESCRIPTION

AR-TC Rezone

Approximately 312 lots

65% permanently deed restricted

HELPFUL RESOURCES

- Project website: highschoolroadhousing.com
- Jackson/Teton County Comprehensive Plan: <http://jacksontetonplan.com/DocumentCenter/View/1137/Character-District-5---West-Jackson-PDF>
- Jackson/Teton County Land Development Regulations, Sec.2.3.2: <http://jacksontetonplan.com/DocumentCenter/View/932/Teton-County-Land-Development-Regulations-PDF?bidId=>

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

The High School Road Housing proposal improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan (District 5: West Jackson), and is residential only with no commercial.

The Gill family is proposing a market solution that will make a significant, meaningful, and positive impact to the community housing problem. This proposal requires zero taxpayer dollars. The proposed zoning (AR-TC) allows each single family lot to have a main house and up to two accessory units, which make efficient use of existing infrastructure, offer less expensive housing options, and provide a much needed rental product.

The AR-TC zone best fits the vision outlined in the Comprehensive Plan's Subarea 5.6, which allows development at a similar density to that of the neighboring Cottonwood Park development (just over 5 lots per acre). To give you an idea of scale, this overall development will be less than half the size of Cottonwood Park which is 150 acres and was approved more than three decades ago in 1984. The purpose of the AR-TC zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a range of housing types, including workforce housing. The entirety of the project would be smaller single-family lots that are 7,500 square feet — the same size as a town lot (50' x 150'). This will create inventory needed locally of small homes geared for the workforce, comparable to the density of Cottonwood across the street. The proposal will be phased so it is built out over time. It has been more than 36 years since a small lot, limited square foot development like this was available for local workforce families. This significant level of deed restricted homes will house medical, emergency services, school district, state and local employees in a wide range of community sectors. The Habitat of the Tetons homes will house the most needy in our community - those who make less than 80% of median income.

At the Zoom meeting, we will walk folks through the proposal in detail. We will also have traffic information and other experts available to answer your questions directly. We welcome and encourage your participation, as your input is an important part of the development review process. Please join us for this neighborhood open house on Thursday April 30th from 4-6 pm, held via Zoom with meeting ID: 848-1995-9935; Password: housing

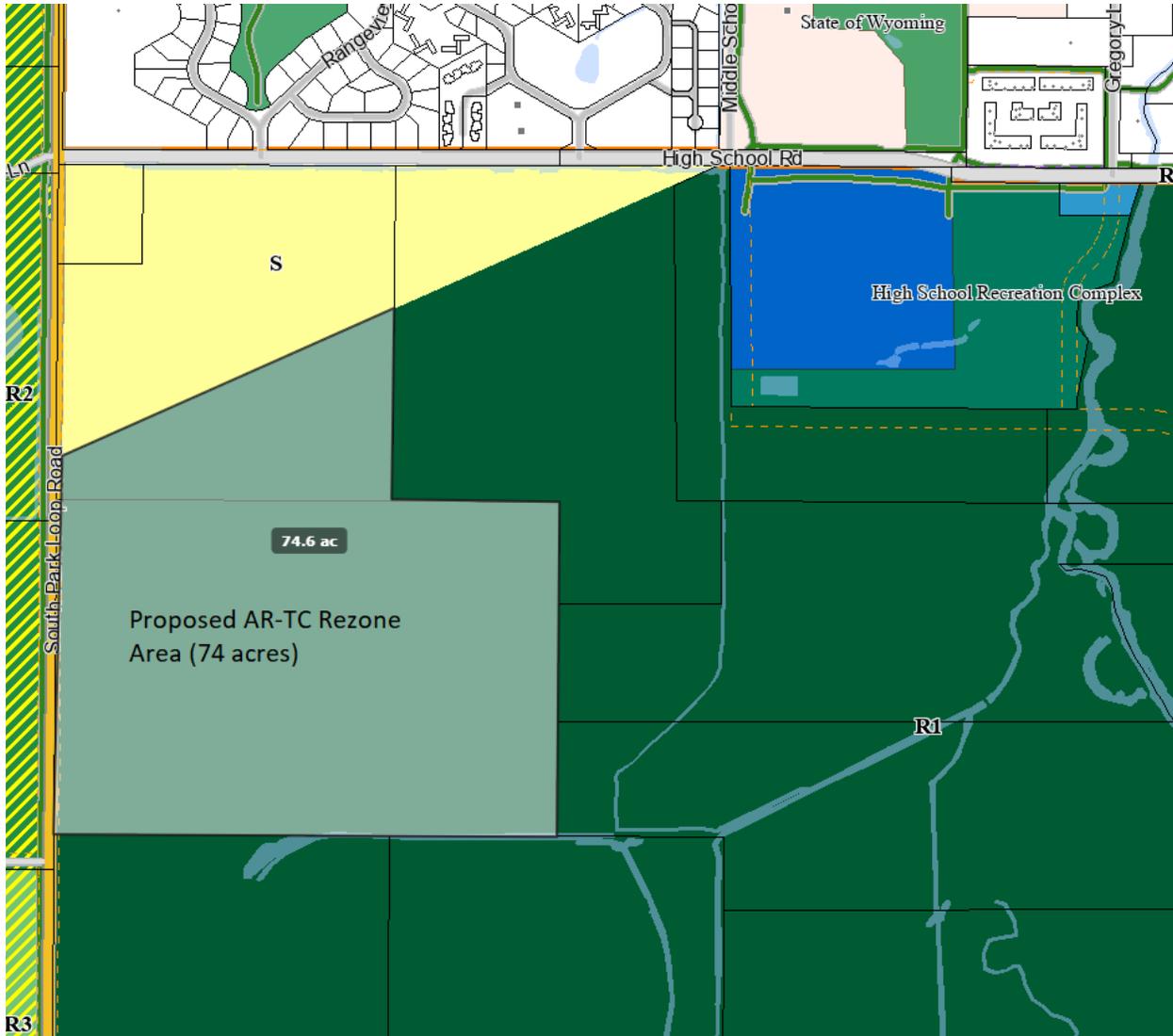
You are receiving this letter as a property owner within 800 feet of the land proposed for a rezone. If you are unable to view the meeting, but would like to provide input or ask questions, please see highschoolroadhousing.com where you can directly submit your thoughts, or email lizbrimmer@gmail.com. We look forward to your participation.

Sincerely,

Liz Brimmer for JHHR Holdings I LLC
highschoolroadhousing.com

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

Vicinity Map



Location: 74 acres south of High School Road east of South Park Loop Road
Legal Description: Revised Hereford Ranch Tracts 1 and 10
PIDN: 22-40-16-06-3-00-012 and 22-40-16-06-3-00-015
Zoning: Rural 1 (R-1)
Overlay: Scenic Resources Overlay (SRO)



NOTICE OF NEIGHBORHOOD MEETING
April 16, 2016, 6:00 PM

Due to recent discovery of water, the meeting will be held under
tent sheltering with only one "downwind" location.

A neighborhood meeting will be held to discuss the proposed water
project. During this time, we will be able to discuss the project and
provide information to the public.

Information: Representatives will be available for the first meeting. We will have
water storage and water use, with data of the first three months.
For information regarding the meeting or the project, please contact the
project manager at 801-468-4300 or info@waterproject.com
Friday, April 15, 2016

List of Neighbors receiving mailed notices

Name	Address 1	Address 2
3 CREEK RANCH GOLF CLUB	2800 RANCH HOUSE CIR	JACKSON, WY 83001-9545
ADAM, JANE LOUISE	PO BOX 329	JACKSON, WY 83001-0329
ASPEN CREEK HOUSING LIMITED PARTNERSHIP	1277 SHORELINE LANE	BOISE, ID 83702
BARBER, CODY C. REVOCABLE TRUST	8950 MEANDER WAY	JACKSON, WY 83001-8961
BEBOUT, REAGAN & BEBOUT, ELI	PO BOX 112	RIVERTON, WY 82501-0112
BERGE, KRISTIAN N. & HEBARD, LELA M.	PO BOX 10486	JACKSON, WY 83002-0486
BIG MOUNTAIN ENTERPRISES, LLC	PO BOX 1513	JACKSON, WY 83001-1513
BOGEN,JOAN KEMMLER & JOHN W.	2001 CORNER CREEK LN, #76	JACKSON, WY 83001-9277
BOULDER BASIN LLC	PO BOX 3674	JACKSON, WY 83001
BOWDLER, SCOTT SAXER & LORI LEE	PO BOX 7109	JACKSON, WY 83002-7109
BOYNTON, BRYON B. & CARRIE A. REVOCABLE TRUSTS	2001 CORNER CREEK LN #43	JACKSON, WY 83001-9276
BRACKETT, DAVID H. & CYNTHIA K. LIVING TRUST	PO BOX 11427	JACKSON, WY 83002-1427
BRENCE, RAYMOND J. JR. REVOCABLE TRUST	PO BOX 186	JACKSON, WY 83001-0186
BROWN, DIANA K. TRUST	PO BOX 1214	JACKSON, WY 83001-1214
BUCKRAKE, LLC	PO BOX 1513	JACKSON, WY 83001
BURKE TRUST	PO BOX 624	JACKSON, WY 83001-0624
BURKE, KEVIN MICHAEL & CAROLYN COLEMAN TRUSTEES	PO BOX 624	JACKSON, WY 83001-0624
CEDAR CREEK II HOUSING LIMITED PARTNERSHIP C/O SYRINGA PROPERTY MANAGEMENT	1277 SHORELINE LANE	BOISE, ID 83702
CELESTINE, SARAH & CELESTINE, GERALD	8038 BLACK BEAR ROAD	HARRISONVILLE, PA 17228
CERNICEK, DAVID N. & MARY C.	PO BOX 4457	JACKSON, WY 83001-4457
CLARK, DONNA	PO BOX 7683	JACKSON, WY 83002-7683
CLARK-ERICKSON REVOCABLE TRUST	PO BOX 426	JACKSON, WY 83001-0426
COMMUNITY BIBLE CHURCH OF JACKSON HOLE INC.	PO BOX 7700	JACKSON, WY 83002
COTTONWOOD PARK ASSOCIATES	PO BOX 2282	JACKSON, WY 83001
COTTONWOOD PARK ASSOCIATION C/O GTPM	PO BOX 2282	JACKSON, WY 83001-2282
DAMALAS, CHRISTINA & HODGES, MICHAEL, JR.	PO BOX 1472	JACKSON, WY 83001-1472
FAGAN, CHRISTOPHER T. & SARA E.	PO BOX 4961	JACKSON, WY 83001
FARNSWORTH, ALAN K. & WENDY A. LIVING TRUST	PO BOX 9007	JACKSON, WY 83002-9007
FINLEY, LYLE REVOCABLE TRUST	3811 BEDFORD AVE STE 102	NASHVILLE, TN 37215-2550
FISHMAN, MARK HOWARD ET AL	655 MEADOWLARK RD	JACKSON, WY 83001-9439
FITZ, SAMUEL D. & MAREIKE	PO BOX 1493	JACKSON, WY 83001-1493
FLYNT, CRISP BRADLEY JR. & ANN ADAIR ESSARY C/O HOLLAND & HART LLP	PO BOX 68	JACKSON, WY 83001
FRESE, SARAH P. TRUSTEE	740 N. GREEN BAY ROAD	LAKE FOREST, IL 60045

FULLER, HOLLY R.
GILLETTE, CLAUDIA TRUSTEE
GOSINSKI, JEREMY J. & TERESA
HEIGHTS REAL ESTATE, LLC
HEILIG, DANIEL F. & LICHTENFELS, CHRISTINE C.
HINNENKAMP, JEFFREY A. & AMY
HOLDING, RANDALL S. & DARILYN S.
HOLIK, ROBERT & RENEE TRUSTEES
HOLLINGSWORTH, SHANE & SUSAN LIVING TRUST
HONG, REX T.

HUDSON NORTH LLC
JACKSON HOLE HEREFORD RANCH LLC
JESSE, DENNIS G. & BAUR, DONNA M.
JHHR HOLDINGS I LLC
JOHNSON, HAL D. JR. & DEANA R.
JOHNSON, KYLE M. & SUSAN W.
JUDSON, DEAN TRUST
KIRKEGAARD, INGER MARIE
KRAUSE, KELLY G. & LYNETTE A.
LEEKES CANYON RANCH, LLC
LEEKES CANYON, LLC
LEONI, SAGHI & LAUREN
LOOMIS, NEIL
MACKENZIE, KATHERINE PAIGE
MCNULTY, PETER J.
MELEHES, MICHELLE ADRIENNE TRUSTEE
MORGAN, STANFORD L. & ADRIANA M.
MOSER, VELDON & SHAREE
MOTIVALA, ALEXANDER
MUROMCEW, ALEXANDER L. & JOOHEE L.
NELSON, ROBERT A. & TRACY FRANKOVICH
NETHERCOTT, LEROY
NIEMI REVOCABLE TRUST NIEMI, DOUGLAS C. & DONNA W., TRUSTEES
NISBET, WILLIAM THOMAS TRUSTEE
O'NEILL RENTAL PROPERTIES, LLC

PO BOX 3727
2001 CORNER CREEK LN, #40
PO BOX 4792
3311 E 11TH ST
9 JUNIPER DRIVE
2192 WILLOW BRANCH CT, UNIT 6
PO BOX 3954
PO BOX 9236
2001 CORNER CREEK LN UNIT 6
PO BOX 1467

PO BOX 820
2505 SHOOTIN IRON RANCH RD
2001 CORNER CREEK LN, #42
2505 SHOOTIN IRON RANCH RD
PO BOX 759
PO BOX 8972
PO BOX 3213
PO BOX 7969
PO BOX 415
PO BOX 1513
PO BOX 1513
PO BOX 9462
PO BOX 8671
PO BOX 8112
PO BOX 3374
PO BOX 8674
PO BOX 10801
PO BOX 8579
PO BOX 1865
PO BOX 11897
2001 CORNER CREEK LANE, UNIT 35
PO BOX 9878
2001 CORNER CREEK LN, #74
PO BOX 347
2001 CORNER CREEK LN UNIT 27

JACKSON, WY 83001-3727
JACKSON, WY 83001-9276
JACKSON, WY 83001-4792
VANCOUVER, WA 98661-5330
LANDER, WY 82520
JACKSON, WY 83001
JACKSON, WY 83001-3954
JACKSON, WY 83002
JACKSON, WY 83001-9275
JACKSON, WY 83001-1467
SAINT HELENA, CA 94574-0820
JACKSON, WY 83001-9493
JACKSON, WY 83001-9276
JACKSON, WY 83001-9493
JACKSON, WY 83001-0759
JACKSON, WY 83002-8972
JACKSON, WY 83001-3213
JACKSON, WY 83002-7969
JACKSON, WY 83001-0415
JACKSON, WY 83001
JACKSON, WY 83002
JACKSON, WY 83002-8671
JACKSON, WY 83002-8112
JACKSON, WY 83001-3374
JACKSON, WY 83002-8674
JACKSON, WY 83002
JACKSON, WY 83002
WILSON, WY 83014-1865
JACKSON, WY 83002
JACKSON, WY 83001-9276
JACKSON, WY 83002-9878
JACKSON, WY 83001-9277
DRIGGS, ID 83422-0347
JACKSON, WY 83001-9275

OKANO, LLC
OLSON, JEFFREY A. & ANNA E.
PATRIDGE, NATHANIEL D. & FLOWERS, MARTINA RENEE
PICKERILL, MICHELE M.
PIKER, MICHAEL B. & MEAGAN M.
POLZIN, JACQUELINE E. & FIENHAGE, STEPHEN J.
PRIEBE, RONALD L. & KAREN L.
RENCO LLC
RICHARD, ANDREA L.
RIOS, CARLOS V. & HENRIETTA M.
ROYGBIV, LLC
SANCHEZ, GERMAN MARQUINA-
SANDERS, DIXIE LEE
SCHLAGER, WILLIAM & NANCY
SKINNER, JANICE & BARRY
SM-EM TRUST, THE
SPENCER, RAYMOND F. & JANICE L.
STALKER, PETER III & ANNE G. TRUSTEES

STARFALL WYOMING LLC
SYMONS, CHARLES & VIRGINIA
TETON COUNTY
TETON COUNTY SCHOOL DISTRICT #1
TOMPKINS, WAYNE A. & KATHLEEN M.
TOWN OF JACKSON
TOWN OF JACKSON, WYOMING
TWIN SCALES, LLC
VEBER, JILL D. & FINK, RAYMOND K.
WARD, TRAVIS L. & GORDON, MARGARET E.
WATSON, WILLIAM DAVID JR. & RHONDA
WELCH, WILLIAM E. & TRACIE FIFER
WEMPLE, ROBERT E.
WHITE LIVING TRUST
WILSON, SARAH Z. & ERIC E. TRUSTEES
WIREMAN, PAUL H. II & JESSICA H.

4216 S ABINADI RD
PO BOX 4518
PO BOX 8903
PO BOX 844
PO BOX 12447
PO BOX 10823
2001 CORNER CREEK LN UNIT 47
PO BOX 9767
PO BOX 1942
PO BOX 4704
PO BOX 3294
PO BOX 9828
PO BOX 6935
PO BOX 8985
PO BOX 3646
PO BOX 306
PO BOX 3255
2670 W DAIRY LN
22917 PACIFIC COAST HIGHWAY, SUITE
300
PO BOX 12694
PO BOX 1727
PO BOX 568
2001 CORNER CREEK LN, #72
PO BOX 1687
PO BOX 1687
PO BOX 390
PO BOX 4219
PO BOX 9097
2001 CORNER CREEK LN, #52
PO BOX 8225
PO BOX 9607
PO BOX 9485
PO BOX 10952
PO BOX 1445

SALT LAKE CITY, UT 84124-
4004
JACKSON, WY 83001-4518
JACKSON, WY 83002-8903
WILSON, WY 83014-0844
JACKSON, WY 83002
JACKSON, WY 83002
JACKSON, WY 83001-9276
JACKSON, WY 83002-9767
JACKSON, WY 83001
JACKSON, WY 83001-4704
JACKSON, WY 83001
JACKSON, WY 83002
JACKSON, WY 83002-6935
JACKSON, WY 83002-8985
JACKSON, WY 83001-3646
JACKSON, WY 83001
JACKSON, WY 83001-3255
JACKSON, WY 83001-5003

MALIBU, CA 90265
JACKSON, WY 83002
JACKSON, WY 83001-1727
JACKSON, WY 83001-0568
JACKSON, WY 83001-9277
JACKSON, WY 83001-1687
JACKSON, WY 83001-1687
JACKSON, WY 83001-0390
JACKSON, WY 83001-4219
JACKSON, WY 83002-9097
JACKSON, WY 83001-9276
JACKSON, WY 83002-8225
JACKSON, WY 83002-9607
JACKSON, WY 83002
JACKSON, WY 83002-0952
JACKSON, WY 83001

WOODWARD, EIVIND W. & CAROLYN C.
WUERSCH, DEBRA A. & ABLONDI, ROBERT T. TRUSTEES

PO BOX 2351
PO BOX 2355

JACKSON, WY 83001-2351
JACKSON, WY 83001-2355

Teton County Planning Department

Sign-in of participants/Registration list for online neighborhood meeting, April 30, 2020

Report

Generated: 4/30/20 18:09

Topic	Webinar ID	Scheduled Time	Duration (minutes)	Registered	# Cancelled	Approved	# Denied
Road Housing Neighborhood Meeting	848-1995-9935	4/30/20 16:00	120	111	0	111	0

Attendee Details

First Name	Last Name	Email	Address	City	Zip/Postal Code	State	Registration Time
Michael	Keegan	MKeeganJH@gmail.com	3075 S STIRRUP DR	Jackson	83001	WY	4/29/20 20:04
Nicole	Gill	nikki@jherefordranch.com	485 teton ave	Jackson	83001	WY	4/29/20 22:37
moto	g(6)	wozkins@hotmail.com	2001 Corner Creek Ln, Unit 72	Jackson	83001	WY	4/30/20 6:52
Sally	Frese	s.p.frese@gmail.com	2695 Trumpeter Swan Lane	Jackson	83001	WY	4/30/20 14:00
Joe	Maxwell	jmaxwell@wyoming.com	2040 Corner Creek Ln	Jackson	83001	WY	4/30/20 14:59
Colby	Murphy	colbymurphy@jhrea.com	PO BOX 4897	Jackson	83001	WY	4/30/20 15:04
Mookie	Wilson	Muenstermines@outlook.com	10 west st 2184 Corner Creek Lane/ 2001	Jackson	83001	WY	4/30/20 15:31
Claudia	Gillette	Wycwyby@gmail.com	Corner Creek Lane #40	Jackson	83001	WY	4/30/20 15:37
chase	lockhart	lockhart.chase@gmail.com	p.o. box 2812	Jackson	83001	WY	4/30/20 15:38
Alexander	Lisowski	alexlisowski@gmail.com	20 sixth avenue	Brooklyn	11238	NY	4/30/20 15:49
Bill	Scarlett	wscarlett@me.com	PO Box 10828	Jackson	83002	WY	4/30/20 15:51
Shannon	Gutwein	S.murray33@yahoo.com	840 w snow king	Jackson	83001	WY	4/30/20 15:53
David	Watson	david.watson344@gmail.com	2001 Corner Creek Lane	Jackson	83001	WY	4/30/20 15:53
doug	niemi	dcniemi@gmail.com	2001 Corner Creek Ln #74	Jackson	83001	WY	4/30/20 15:53
Stevie	Duren	blissbodyworkjh@gmail.com	1805 Ellingwood Ln	Jackson	83001	WY	4/30/20 15:54
frfed	arbuckle	fred@fhmorrow.com	3145 Watercress	jackson	83001	WY	4/30/20 15:54
Meghan	Lori	meghan.b.lori@gmail.com	265 Aspen Drive #3 - 3518	Jackson	83001	WY	4/30/20 15:55
Stan	Morgan	yucatanstan1@hotmail.com	PO Box 10801	Jackson	83002	WY	4/30/20 15:55
Paul	Medvec	medvecpf@gmail.com	1086 Lake Rd	Forest	60045	IL	4/30/20 15:56
Kris	Greenville	kris@tetonhabitat.org	305 Hidden Hollow Road	Jackson	83001	WY	4/30/20 15:56
Mike	May	mikesmay14@gmail.com	POB 4202	Jackson	83001	WY	4/30/20 15:56
Brian	Hunter	brian@tribejh.com	po box 6818	jackson	83002	WY	4/30/20 15:56

Caroline sm	Carpenter	Caroline.carpenter@jhsir.com	13455 S Bryan Flat Rd	Jackson	83001 WY	4/30/20 15:57
Jeff	asbell	smasbelljh@gmail.com	970 W. Broadway	Jackson	83001 WY	4/30/20 15:58
Jay	Decker	Jeffwdecker@yahoo.com	Po Box 14866	Jackson	83422 WY	4/30/20 15:58
Lori	Wright	jwright1981@gmail.com	PO Box 722	Jackson	83001 WY	4/30/20 15:58
Rich	Clark-Erickson	lclarkerickson@gmail.com	2168 Córner Creek Lane, POB 426	Jackson	83001 WY	4/30/20 15:58
Ryan	Ochs	rochs@tetoncountywy.gov	3240 S Adams Canyon Dr	Jackson	83001 WY	4/30/20 15:58
David	Nourai	Ryannourai@mac.com	530 East Hall	Jackson	83001 WY	4/30/20 15:59
Kevin	Hill	hilldw46@gmail.com	2760 S. Silver Fox Lane	Jackson	83001 WY	4/30/20 15:59
Brooke	Olson	Kevin@tetonmediaworks.com	PO Box 6774	Jackson	84002 WY	4/30/20 15:59
William	Sausser	brooke@jhalliance.org	685 S Cache	Jackson	83001 WY	4/30/20 15:59
Patrice	Schwartz	bill@ranckschwartz.com	PO Box 4145	Jackson	83001 WY	4/30/20 15:59
Molly	Banks	patriceb985@hotmail.com	2001 Corner Cr Ln #28	Jackson	83001 WY	4/30/20 15:59
Mack	Breslin	breslin.molly@gmail.com	2001 Corner Creek Lane #26	Jackson	83001 WY	4/30/20 16:00
Debby	Mendenhall	mackmendenhall@jhrea.com	3570 Bedstraw Lane	Jackson	83001 WY	4/30/20 16:00
Neil	Hopkins	Debby@doublechase.com	3150 S Cody Creek Drive	Jackson	83001 WY	4/30/20 16:00
Scott	Ford	G-ford@juno.com	Pobox 6831	Jackson	83002 WY	4/30/20 16:01
	Gibson	Cscottgibson@me.com	PMB 316 PO BOX 30,000	Jackson	83002 WY	4/30/20 16:01
Donna	Baur	Deebee@bresnan.net	2001 Corner Creek Ln Unit 42	Jackson	83001-9276 WY	4/30/20 16:01
			4655 River Hollow Drive, 240			
Ross	MacIntyre	rmacintyre174@gmail.com	Postalbox	Wilson	83014 WY	4/30/20 16:01
Elizabeth	Birnie	ebirnie@jhclassical.org	2500 South Park Rd	Jackson	83001 WY	4/30/20 16:01
Jessica	Jaubert	jessica@threeelephantpr.com	3970 Hawthorne Lane	Wilson	83014 WY	4/30/20 16:02
Martin	Brass	1maxxdog@gmail.com	PO 1137	Jackson	83001 WY	4/30/20 16:02
Peter	Long	peterlong6@gmail.com	PO Box 6995	Jackson	83002 WY	4/30/20 16:02
Gayle	Roosevelt	Lamb4h@aol.com	Box 4091	Jackson	83001 WY	4/30/20 16:02
Sam	Zuckerman	Szuckerman@shootingstarjh.co	m	Jackson	83001 WY	4/30/20 16:02
Meagan	Piker	meagan.piker@gmail.com	P.O. Box 12447	Jackson	83002 WY	4/30/20 16:03
Billy	Arnold	barnold@jhnewsandguide.com	1225 Maple Way	Jackson	83001 WY	4/30/20 16:03
Not	Giving	Notgiving@noway.com	Dfslkaj	L;kjdfsa	83002 WY	4/30/20 16:03
Hailey	Levinson	hmortonlevinson@gmail.com	295 N. Millward	Jackson	83001 WY	4/30/20 16:04
Rian	Rooney	rrooney@tetoncountywy.gov	200 S Willow	Jackson	83001 WY	4/30/20 16:04

Robert	Gill	robert@jhherefordranch.com	2505 Shootin Iron Rd	Jackson	83001	WY	4/30/20 16:04
Hannah	13202	hkaycooley11@gmail.com	2192 Willow Branch Ct, Unit 5	Jackson	83001	WY	4/30/20 16:05
Richard	Uhl	richard.uhl@fib.com	P.O. Box 11095	Jackson	83002	WY	4/30/20 16:05
Matt	F	mattfagan19@gmail.com	3065 Blair	Jackson	83001	WY	4/30/20 16:05
Kelly	Neubauer	Kellyjane51@me.com	4200 S Wilson Rd	Jackson	83002	WY	4/30/20 16:05
Kristi	Malone	Kmalone@tetoncountywy.gov	200 S Willow	Jackson	83001	WY	4/30/20 16:05
Robert	Hobarrt	robhobart@comcast.net	2725 Otter	Jackson	83001	WY	4/30/20 16:05
Paul	B	drnkwtr@gmail.com	P.O. Box 9038	Jackson	83002	WY	4/30/20 16:05
Ray	Elser	relser55@gmail.com	P.O. Box 3102	Jackson	83001	WY	4/30/20 16:05
Alexander	Muromcew	amuromcew@yahoo.com	PO Box 11897	Jackson	83002	WY	4/30/20 16:06
David	Cernicek	Cernicek@cluemail.com	P.O. Box 4457	Jackson	83001	WY	4/30/20 16:06
Housing	Interested	housing@gmail.com	123 Elm St	Jackson	83001	WY	4/30/20 16:06
	Cornell						
Kelly	Mecartney	Ccdakotah@aol.com	3115 Water Cress Lane	Jackson	83001	WY	4/30/20 16:07
Chris	Erickson	stopherickson@gmail.com	2168 Corner Creek Lane/POB 426	Jackson	83001	WY	4/30/20 16:07
Carol	Linton	cjlintonwy@gmail.com	475 N WEST RIDGE RD	JACKSON	83001	WY	4/30/20 16:07
Chris	Neubecker	v	200 South Willow Street	Jackson	83001	WY	4/30/20 16:07
C	Burke	burke@wyom.net	Cottonwood Park	Jackson	83001	WY	4/30/20 16:08
David	Brackett	brack@bresnan.net	3008 Alpine view	Jackson	830002	WY	4/30/20 16:08
Morgan	Bruemmer	morganb@tccgjh.com	P.O. Box 10609	Jackson	83002	WY	4/30/20 16:08
			671 E Kelly Ave, #3489, P.O. Box				
Margi	Griffith	margi.griffith@gmail.com	3489	Jackson	83001	WY	4/30/20 16:09
MAry	Cernicek	mlendman@gmail.com	PO Box 4457	jackson	83001	WY	4/30/20 16:09
melinda	day	melinda.day@jhsir.com	PO Box 8236	Jackson	83002	WY	4/30/20 16:09
Cy	King	Cyking@cox.net	2735 Marsh Hawk	Jackson	83001	WY	4/30/20 16:10
Amanda	Lack	wyomingamanda@gmail.com	PO Box 6435	Jackson	83002	WY	4/30/20 16:10
Joy	Abad	joy.abad@gmail.com	PO Box 8606	Jackson	83002	WY	4/30/20 16:11
jeff	Daugherty	jdaugherty@tcsd.org	6255 S Juniper Ln	Jackson	83001	WY	4/30/20 16:16
inger	k	ingerk81@gmail.com	PO Box 7969	Jackson	83002	WY	4/30/20 16:16
Chris	Baxter	cbaxter@bdstudio.com	430 E Sagebrush Dr. W3	Jackson	83001	WY	4/30/20 16:16
Laurie	Stern	laurie.stern1@gmail.com	PO Box 2616	Jackson	83001	WY	4/30/20 16:16
					83002-		
Tina	Korpi	tkorpi@wyom.net	PO Box 12501	Jackson	2501	WY	4/30/20 16:16

Kelsey	Cole	kelseycolejh@gmail.com	3175 s Beaverslide dr	Jackson	83001 WY	4/30/20 16:17
Melissa	Turley	melissaeturley@yahoo.com	PO Box 3831	Jackson	83001 WY	4/30/20 16:18
Lina	Collado	Lination81@gmail.com	PO Box 7989	Jackson	83002 WY	4/30/20 16:19
Sheri	Short	sheri.bickner@wyoming.com	Box 234	Jackson	83001 WY	4/30/20 16:19
David	Hoster	davidhhoster@gmail.com	2805 Marsh Hawk Ln	Jackson	83001 WY	4/30/20 16:19
Peter	Pllafian	ppilafian@earthlink.net	25 S. Fall Creek Rd.	Wilson	83014 WY	4/30/20 16:19
Kris	Berge	Krisnerge@gmail.com	3104 Rangeview Drive	Jackson	83001 WY	4/30/20 16:20
Travis	Ward	tlward@gmail.com	PO Box 9097	Jackson	83002 WY	4/30/20 16:20
Jon	Wylie	jon@wyliebaker.com	1320 TC Drive	Victor	83455 ID	4/30/20 16:23
					83002-	
Wes	Clarke	wclarke@tcsd.org	1910 High School Road	Jackson	0037 WY	4/30/20 16:29
Chad	Repinski	crepinski@gmail.com	1745 W Diamond Hitch Dr.	Jackson	83001 WY	4/30/20 16:29
Jules	V	aspect@aspectcreative.com	POB 2853	Jackson	83001 WY	4/30/20 16:31
Katie	Clarke	wk.clarke@hotmail.com	#204	Jackson	83002 WY	4/30/20 16:31
Jonathan	Gill	gill2jj@aol.com	2505 Shootin Iron Ranch Rd	Jackson	83001 WY	4/30/20 16:34
Jessica	Gill	jessicagill.wy@gmail.com	1500 S Park Loop Rd	Jackson	83001 WY	4/30/20 16:36
Brent	Schaffer	schafferbg@gmail.com	1265 Bull Rake Dr	Jackson	83001 WY	4/30/20 16:36
Mike	Yin	mike.yin@wyoleg.gov	PO Box 13469	Jackson	83001 WY	4/30/20 16:41
Katie	Dahlgren	katie@beyondinefficiency.us	PO Box 7062	Jackson	83002 WY	4/30/20 16:48
John	McNaughton	John.b.mcn@Gmail.com	PO Box 315	Wilson	83014 WY	4/30/20 16:49
Reed	Armijo	rarmijo@jorgeng.com	P.O. Box 11793	Jackson	83002 WY	4/30/20 16:53
adele	zieman	azieman2@gmail.com	PO Box 13702	Jackson	83002 WY	4/30/20 17:00
Raymond	Spencer	herdbullz@msn.com	P.O. Box 3255	Jackson	83001 WY	4/30/20 17:03
		rarmijo@jorgensenassociates.co				
Reed	Armijo	m	P.O. Box 11793	Jackson	83002 WY	4/30/20 17:11
Al	Zuckerman	al@zuckermanjh.com	1930 South Fork Road, POB 3293	Jackson	83001 WY	4/30/20 17:12
Dennis	Jesse	deejay@bresnan.net	3019 Rangeview Drive	Jackson	83001 WY	4/30/20 17:25
Andrew	Sherman	shermania81@hotmail.com	2011 Wildflower Ct.	Jackson	83001 WY	4/30/20 17:25
Timothy	Griffith	timgrif396@gmail.com	P.O. Box 3489	Jackson	83001 WY	4/30/20 17:32
Clare	Stumpf	clare@jhalliance.org	PO Box 1526	Jackson	83001 WY	4/30/20 17:48
Kathryn	Steele	KATHRYNSTEELE@LIVE.COM	PO BOX 12827	JACKSON	83002 WY	4/30/20 17:52

Question Report

Report Generated:

4/30/20 18:16

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
High School Road Housing Neighborhood Meeting	848-1995-9935	4/30/20 15:34	151	29

Question Details

#	Question	Asker Name	Asker Email	Answer(s)
1	Can you talk more about transportation? HS Road cannot handle the traffic of 300 homes.	Alexander Muromcew	amuromcew@yahoo.com	live answered
2	Thank you for this presentation. To clarify - you are slated to put the zone change application forward this summer to be considered by the BCC in Fall 2020, correct?	Ryan Nourai	Ryannourai@mac.com	live answered
3	Why is HS Roiad Housing not on the Gill land to the north that actually borders HS Road? What will you do with that land instead?	Alexander Muromcew	amuromcew@yahoo.com	live answered
4	You say that wildlife is not a concern, but I live nearby and see the herds of elk and deer that traverse this property. It is also home to many songbirds, coyotes, fox, ermin, birds of prey. Is a wildlife study planned and when will that be done?	Molly Breslin	breslin.molly@gmail.com	live answered
5	What is density vs. Cottonwood and ration of greenspace vs. Cottonwood?	Alexander Muromcew	amuromcew@yahoo.com	live answered
6	How many projected new bustops on the Startbus system will be provided for the new community?	Molly Breslin	breslin.molly@gmail.com	live answered

	<p>Kelly Cornell Mecartney here...landowner at 3 Creek Ranch. I'd like to say that I'm thrilled to see a community being planned across the street from 3Creek that offers a solution to our community housing issue. Jackson needs to provide housing and a community for our local workers in order to be a real family place to live. I'd like to speak my support for Tribe, my church, purchasing some land in which to build a church in this new development. What can I do to help ask about the zoning being amenable to a church being planted in this future development?</p>	Kelly Cornell Mecartney	Ccdakotah@aol.com	live answered
7	<p>What is the projected average home price of the deed restricted properties?</p>	Molly Breslin	breslin.molly@gmail.com	live answered
8	<p>Will the 35% that is not deed restricted be luxury town homes for second home owners?</p>	Alexander Muromcew	amuromcew@yahoo.com	live answered
9	<p>You state that 56% of community workers are housed outside of the community - how many of these workers are seasonal versus full time residents of our community?</p>	Molly Breslin	breslin.molly@gmail.com	live answered
10	<p>What are the potential impacts on water and sewer infrastructure?</p>	Stevie Duren	blissbodyworkjh@gmail.com	live answered
11	<p>What type of deed restrictions make up the 65% deed restricted properties?</p>	Hailey Levinson	hmortonlevinson@gmail.com	live answered
12				

13	<p>Thank you again. Will there be a stakeholder process following the zoning application, and/or what will community input look like following the BCC's consideration? AKA - transparency</p>	Ryan Nourai	Ryannourai@mac.com	live answered
14	<p>One of the qualified categories is essential, will this change or be modified in light of our current Covid realities?</p>	Matt F	mattfagan19@gmail.com	live answered
15	<p>In terms of development, how will construction contracts be awarded? Will they be awarded to local companies - locally owned and operated? And how much open space within the community is going to be planned and integrated?</p>	Molly Breslin	breslin.molly@gmail.com	live answered
16	<p>Will you be checking emails? I sent some questions.</p>	moto g(6)	wozkins@hotmail.com	live answered
17	<p>In the transportation planning, will an East-West connector road between the highway and South Park Loop be included as congestion relief for HS Road?</p>	Kevin Olson	Kevin@tetonmediaworks.com	live answered
18	<p>Would there be multiple entrances into the housing project? One off high school rd and one off South Park loop? Or just one entrance? Curious of possible location.</p>	Kris Berge	Krisnberge@gmail.com	live answered

19	<p>What is the specific process for the rezone? Is there a precedent for a rezone of this magnitude (74 acres)? Is this something that can be accomplished within the current Comp Plan (there seem to be varying answers on this question)? If passed, will there be a moratorium on any future development in Northern South Park?</p>	Stan Morgan	yucatanstan1@hotmail.com	live answered
20	<p>The first N&G headline about this proposal read: "Gill family proposes developing up to 488 homes on the Hereford Ranch." What has changed so that now the maximum lots that could be developed is 312?</p>	Brooke Sausser	brooke@jhalliance.org	live answered
21	<p>It seems to me this project will INCREASE the need for the bypass through Indian Trails.</p>	Brent Schaffer	schafferbg@gmail.com	live answered
22	<p>I like the prroject. Good job!! How is this connected to the Tribal Trails project? Are you in favor of this conector as it applies to this proposal?</p>	Brent Schaffer	schafferbg@gmail.com	live answered
23	<p>Wonderful and exciting project, thank you!</p>	Jules V	aspect@aspectcreative.com	live answered
24	<p>Wonderful and exciting project, thank you!</p>	Ryan Nourai	Ryannourai@mac.com	live answered

Brian & Lissa Hunter We are 21 year residents in Jackson and homeowners in Rafter J. We lead Tribe, a locally established, non denominational church. As part of the "complete neighborhood" that is being proposed Our question is: What steps can Tribe take to be considered in the rezoning process of this land? Tribe currently rents space to gather Sunday mornings and if able to purchase land, we could then establish a permanent home as a local church that exists to serve this community. Tribe will be an asset to the neighborhood by serving as a resource to it's residents, providing a central meeting space for homeowners and it's association. To be a hub where families and individuals can meet and utilize the facilities that accompany a church building, ie. classrooms for groups like boy scouts, playground, large group meeting space etc. Thank you.

25

Brian Hunter

brian@tribejh.com

live answered

If the project is going to be phased in over 20 years how is it helping with an immediate need for housing in the next few years? Will the deed-restricted and Habitat housing be put in first, with the unrestricted coming later?

26

Stevie Duren

blissbodyworkjh@gmail.com

live answered

	Under the original proposal, the suburban-zoned acreage owned by the Gill family just south of High School Road would have been included in the rezone to AR-TC. Are any plans in the works to develop that land now that it's not included? If so, what might those plans look like?			
27		Billy Arnold	barnold@jhnewsandguide.com	live answered
	What would the steps be taken in regards to reduce impact to wildlife? There is an elk herd that frequently moves through this area seasonally and there is a vast array of birds that use this area for habitat.			
28		Andrew Sherman	shermania81@hotmail.com	live answered
29	Thanks to you all for your time tonight.	jeff Daugherty	jdaugherty@tcsd.org	live answered

Appendix C



High School Road Housing Project Traffic Statement

Prepared by: Jorgensen Associates, Inc.
May 8, 2020

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I. INTRODUCTION

This Traffic Statement is a part of a Teton County rezone application submittal by JHHR Holdings I, LLC requesting a change in zoning from Rural-1 (R-1) to Auto-Urban Residential (AR-TC) a for 74-acre parcel in Teton County. The intent of the rezone is to develop the High School Road Housing (HSRH) residential subdivision to include approximately 312 single family residential units with an accessory residential unit (ARU) option. This traffic statement is an initial step in addressing the trips that will be generated by the proposal, what impacts those trips will have on the transportation network for all modes, and alternatives available to mitigate those impacts. Integration with other transportation initiatives being evaluated by Teton County and the Town of Jackson will be an important component as this statement evolves to a more detailed study. This includes the ongoing Tribal Trail Connector process as well as future considerations such as a potential east – west connector between South Park Loop Road and US 89 south of High School Road.

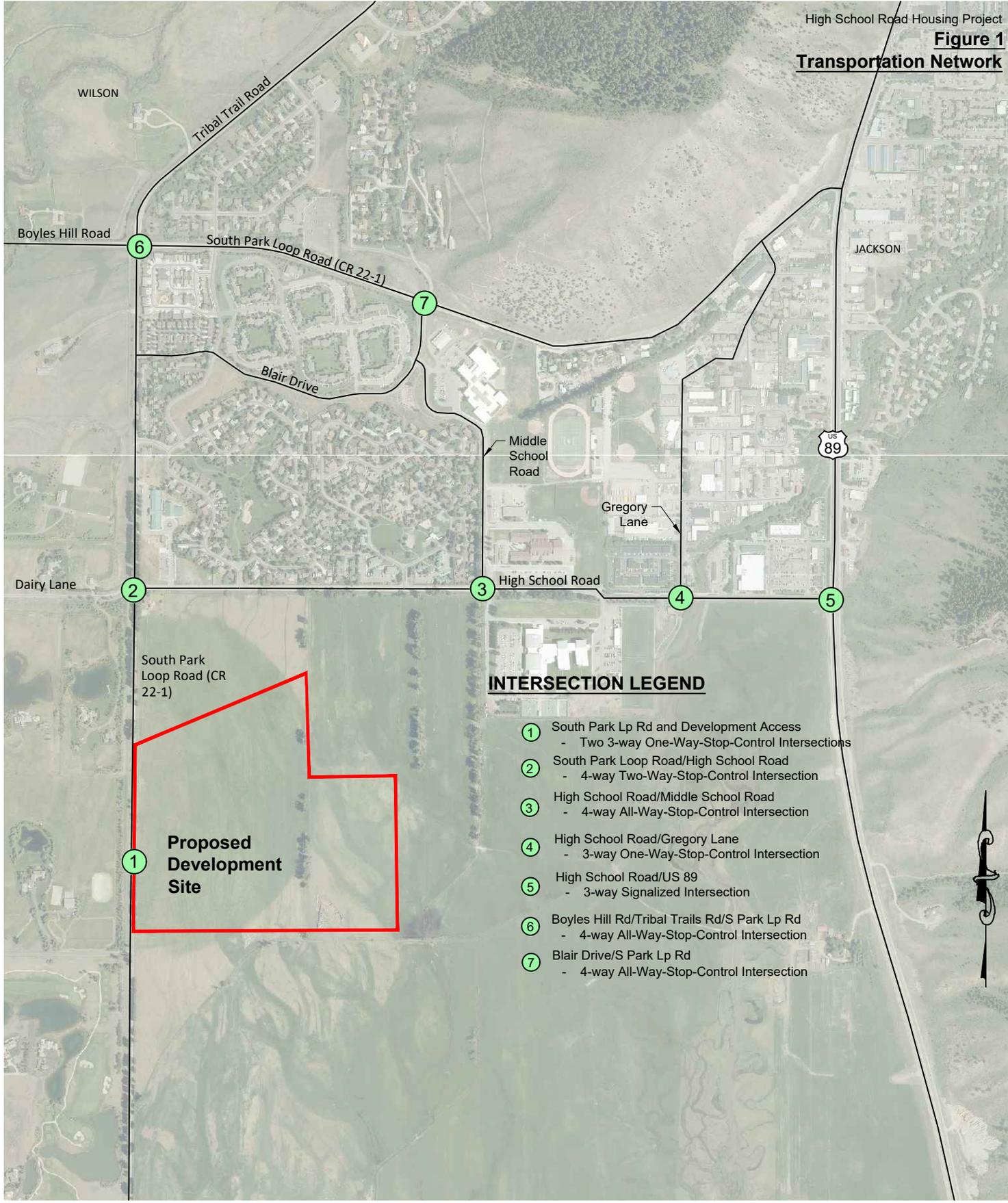
This traffic statement identifies the data sources that will be used and base assumptions so that the groundwork can be verified and the process for advancing the study can be established. The study will evolve throughout the zone change process, as more information is collected and as neighborhood meetings are conducted that focus on transportation, as well as into the development application process should the zone change be approved.

II. PROJECT DESCRIPTION AND DEVELOPMENT SUMMARY

The subject 74-acre property is currently undeveloped and is directly adjacent to South Park Loop Road approximately one-quarter of a mile south of the South Park Loop Road and High School Road intersection. The proposed development will include approximately 312 lots that each allow a single-family dwelling unit and up to two (2) Accessory Residential Units (ARUs). South Park Loop Road will provide the primary access to the development. Preliminary site planning identifies two potential access points along the South Park Loop Road. This statement provides an initial assessment of the developments traffic contributions to the transportation network. This statement identifies traffic studies and data sets that will be referenced and assumptions that will serve as a basis for the traffic impact study.

The transportation network serving the proposed HSRH project is shown on Figure 1, on the next page.

Figure 1
Transportation Network



INTERSECTION LEGEND

- ① South Park Lp Rd and Development Access
- Two 3-way One-Way-Stop-Control Intersections
- ② South Park Loop Road/High School Road
- 4-way Two-Way-Stop-Control Intersection
- ③ High School Road/Middle School Road
- 4-way All-Way-Stop-Control Intersection
- ④ High School Road/Gregory Lane
- 3-way One-Way-Stop-Control Intersection
- ⑤ High School Road/US 89
- 3-way Signalized Intersection
- ⑥ Boyles Hill Rd/Tribal Trails Rd/S Park Lp Rd
- 4-way All-Way-Stop-Control Intersection
- ⑦ Blair Drive/S Park Lp Rd
- 4-way All-Way-Stop-Control Intersection

III. TRAFFIC DATA AND STUDY INFORMATION

Traffic Data

This statement and the ultimate traffic impact study will rely on traffic data provided from 2017 Jackson urban traffic counts, intersection counts provided by WYDOT and Teton County, data collected by Jorgensen, as well as other traffic studies previously prepared for the Town of Jackson and Teton County near the project area. The anticipated trips generated by the development is based on the Transportation Engineers (ITE) *Trip Generation Manual*.

The traffic scenarios include year 2021 existing pre-development conditions and a 20-year projection to year 2041 conditions without HSRH and 2041 conditions with HSRH. Data references include:

Jackson Urban Traffic Counts

Peak Season counts are collected by the WYDOT Planning Section during the summer season. Segment counts along South Park Loop Road and High School Road have been collected annually in 2002, 2006, 2011, 2014 and 2017. The most recent available Average Daily Traffic (ADT) counts were collected at the end of June, 2017.

Of the 2017 Average Daily Traffic (ADT) counts collected by WYDOT, seven (7) segment ADT counts were utilized to calculate the Annual Average Traffic (AADT) volumes on South Park Loop Road and High School Road. The segment ADT along South Park Loop Road south of 3 Creek Road is from 2018 data collected by Jorgensen and the ADT of the segment along South Park Road west of US 89 is from 2011 WYDOT Jackson Urban traffic counts.

Intersections Counts

WYDOT provided traffic counts for the signalized intersection of U.S. Hwy 89/High School Road for three different times:

- US Hwy 89/High School Road Signalized Intersection Dated July 17, 2013
- US Hwy 89/High School Road Signalized Intersection Dated September 29, 2015
- US Hwy 89/High School Road Signalized Intersection Dated February 6, 2018

Jorgensen completed traffic counts at the intersections of High School Road/South Park Road, High School Road/Middle School Road and High School Road/US 89 on May 23, 2017 and May 25, 2017. Traffic counts were collected at the intersection of High School Road/Gregory Lane on September 24, 2019 and September 26, 2019. Teton County conducted intersection counts along High School in February of 2020.

Ongoing/Previous Studies

Several traffic related studies have been performed in the South Park area and are being utilized for this project, these include:

Central Wyoming College Jackson Outreach Center Traffic Impact Study
December 2019
Jorgensen Associates, Inc.

The Central Wyoming College, Jackson Outreach Center (CWC) is proposing to construct a campus in Jackson, Wyoming south of High School Road. This traffic study was completed in conjunction with a zone change application submitted to Teton County requesting a rezone of the subject 2-acre property from Rural-1 to Public/Semi-Public use. Three roadway easements serve the development, of which two easements connecting to High School Road were analyzed as part of the study. The zone change was approved in January 2020.

The intersection traffic counts collected on High School Road/Gregory Lane were utilized for trip distribution within this study.

Teton County Travel Demand Model
Prepared for Teton County, Town of Jackson and WYDOT
July 9, 2019 and currently being updated for intersection analysis
Cambridge Systematics, Inc

In July of 2019, Cambridge Systematics, Inc. published the Teton County Travel Demand Model Technical Report summarizing the Teton County Travel Demand Model (TCTDM). The model is a tool that can aid in transportation improvements by estimating the existing travel and forecasting future year scenarios. The TCTDM estimates trip generation, mode choice, and trip assignments for residents, commuters, visitors, and trucks that travel to, from, through, and within the Teton County model area. Presently, the TCTDM predicts traffic volumes on identified key corridors to identify the traffic implications of new corridors such as the Tribal Trail Connector. It should be noted that the model shows a reduction in daily traffic on the east segment of High School Road with the implementation of the Tribal Trail Connector. Subsequently, Teton County purchased a new program from Cambridge Systematics to allow for microsimulation, a closer analysis of intersection functionality and behavior under different test circumstances.

The seasonal factor adjustments provided in this traffic study were used to convert the WYDOT Jackson urban traffic ADT data to winter and spring ADT and AADT. This study yielded an average of a 1% traffic growth factor, which was adopted to generate the 2021 and 2041 AADT. While the TCTDM microsimulation can be used to predict traffic distribution and volume adjustments resulting from the Tribal Trail connector. The model is now being updated to determine intersection capacities.

The Jackson Hole Classical Academy - Traffic Impact Study
2500 South Park Loop Road
March 13, 2019
Jorgensen Associates, P.C.

The Jackson Hole Classical Academy (JHCA) is constructing a campus adjacent to South Park Loop Road with expected buildout completion in 2021. The JHCA will include a K-12 school system, eight (8) onsite faculty housing units, as well as other school campus amenities such as a gymnasium, an auditorium, administrative offices, amphitheater, athletic fields, and a performance hall. The school is replacing the current school operations at the Community Bible Church of Jackson Hole Campus located at 1450 South Park Loop Road, Jackson, Wyoming.

Traffic counts during the AM, PM, and school peak hours were completed on the existing JHCA access point on High School Road on April 10, 2018. These traffic counts were utilized for the redistribution of trips for the school location on South Park Loop Road. The trip distribution from this study was used to determine the distribution of trips for the proposed development. The traffic counts collected at the intersections of High School Road with South Park Loop and Middle School Road were utilized for this report.

*The Jackson/Teton Integrated Transportation Plan
September 2015 and currently being updated
Charlier Associations, Inc.*

The Integrated Transportation Plan was developed based on the multimodal transportation vision set forth in the 2012 Update to the Town and County Comprehensive Plan, Chapter 3.

This study was utilized to estimate the number of trips generated by walking, biking and use of the transit system. The study establishes goals for increases to these modes. The study also identifies a list of Major Capital Projects that include a list of regional connections and local connectivity projects.

*Tribal Trail Connector Project
Ongoing
Teton County, Wyoming*

Teton County, Wyoming is in the preliminary stages of an environmental study, design, and potential construction of a segment of Tribal Trail Road. This project provides a multi-modal connection between the South Park area and WY 22.

Existing Transportation System

The subject property is located within Teton County and will comply with Teton County Land Development Regulations (LDR's). South Park Loop Road is a north-south connector; with the majority located in Teton County and with the northern portion between Boyles Hill Road and US 89 located in the Town of Jackson (Town). High School Road is an east-west connector, the portion from US 89 to Middle School Road is currently within the Town limits and the portion from Middle School Road to South Park Loop Road is in Teton County. Teton County is currently revising the Town/County boundary so that all of High School Road is in the Town. The Town currently maintains the entire length.

High School Road

High School Road is an east-west collector which connects South Park Loop Road to US 89. This two-way road is a mile in length and includes a 60-foot right-of-way along its entirety. As described earlier in this study, the western portion of High School Road is within Teton County while the eastern portion is within the Town of Jackson. At this time, the Town maintains the entire road. Jackson Hole High School is located midway between South Park Loop Road and US 89 along the south side of the road.

West of Middle School Road, High School Road is classified as a Major Collector, and east of Middle School Road it is classified as a Minor Arterial. It has a posted speed limit of 25 mph, aside for the 20 mph school speed limit zone. Refer to Figure 2. School Speed Limit Zones.



Figure 2. School Speed Limit Zones

The east section from Highway 89 to the Flat Creek Bridge has 13-foot lanes and 7.5-foot shoulders. The middle section from the Flat Creek Bridge to Middle School Road has 12-foot lanes and 6-foot shoulders. The west section from Middle School Road to South Park Loop Road and has 13-foot lanes with 8-foot shoulders.

South Park Loop Road

South Park Loop Road is classified as a Major Collector. The existing right-of-way width of South Park Loop Road adjacent to the proposed property is 85-feet. The roadway section of South Park Loop Road adjacent to HSRH consists of two 11-foot lanes and 0 to 2-foot shoulders. The roadway is characterized by a narrow corridor and cottonwoods lining the road limiting site distances and site triangles for roadway approaches. The “rural country lane” aesthetics is part of the existing roadway. The posted speed limit is 40 miles per hour (mph). A speed study was not conducted as part of this analysis.

Existing Sidewalks/Pathways

A vast network of sidewalks and pathways are available for use within the study area. South Park Loop Road includes a multi-use pathway on the west side of the road. High School Road has pathways along its entirety, including detached pathways to the east of Middle School Road and an attached mixed shoulder to the west of Middle School Road. The pathways include multiple connections to various other pathways within the vicinity. High School Road is heavily used by pedestrians and bicyclists to access the High School, various school campus facilities, and Cottonwood Park.

Overall, the site is located within a vast network for pedestrian and bicycle facilities allowing connection to various residential areas to the north and west and institutional and commercial areas to the northeast.

IV. TRIP GENERATION ESTIMATION

Anticipated trip generation was determined by utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 9th Edition. Land Use 210, Single-Family Detached Housing, was utilized to calculate trip generation for the single-family units and Land Use 220, Apartment, was utilized to formulate trip generation for the ARUs. As a residential neighborhood consisting of working Teton County families, the peak hour of trip generation of HSRH will typically coincide with the peak hour of the adjacent street traffic.

Trip assignments (where trips will be departing to and returning from) will be based on traffic count observations of existing traffic trends. The study will assume that existing traffic trends as observed from the intersection traffic counts will continue as the development becomes fully occupied.

Trip Generation Assumptions

Jorgensen's assumptions for 2021 and 2041 trip generation include:

1. Estimated the number of occupancies for 2021 is zero (0) dwelling units, as this will be the year that the subdivision will be completed and lots will be available for individual purchase. It is estimated that individual lot development will start in the summer of 2022.
2. The build out year of 2041 assumes that the development will be fully occupied with approximately 312 single-family residential units. This study assumes that 10% of the single-family lots will build two (2) ARUs totaling 62 ARUs, this is also equivalent to 20% of the single-family lots building one (1) ARU. ARUs have long been permitted in the Auto-Urban Residential zoning, where as the number of ARUs built has been low. This assumption is based on knowledge that between 2009 and 2019 Teton County had an average of 194 Residential Building Permits a year with an average of 18 ARUs per year, which would account for about 9% of allowed residential lots that choose to build an ARU.
3. The 2041 build out assumes that alternative transportation will include 9% bicyclists, 11% walkers and 3% transit via the START Bus (Source: *Jackson/Teton Integrated Transportation Plan*). With a pathway network and START Bus stop available on South Park Loop Road and High School Road, these modes of transportation are anticipated by the residents of the development. Refer to Table 1. Key Indicators Under the Baseline and Plan Scenario, for the referenced data. These values are expected to occur if recent trends in Jackson continue into the future combined with no change in current travel behavior.

Table 1. Key Indicators Under the Baseline and Plan Scenario

Indicator		Base Year	Baseline Scenario		Plan Scenario	
		2013	2024	2035	2024	2035
Mode Share (of total annual trips)	SOV (single occupant vehicle)	54%	54%	54%	51%	48%
	MOA (multiple occupant auto)	29%	29%	29%	29%	29%
	Walk	9%	9%	9%	10%	11%
	Bicycle	7%	7%	7%	8%	9%
	Transit	1%	1%	1%	2%	3%
Annual vehicle miles traveled (VMT)		480 million	550 million	610 million	525 million	560 million
% Growth in VMT from 2013		-	14%	28%	9%	17%
Annual transit ridership		0.9 million	1.1 million	1.2 million	1.8 million	3.6 million

Trip Generation

Refer to Table 2. Formulated Trip Generation for the estimated daily trips generated by the development. The combination of 312 single-family units and 62 ARUs will generate 2,542 vehicle trips per day.

Table 2. Formulated Trip Generation

Number Dwelling Units	
Number Single Family Units	312
Number ARUs (10%)	62
Total Residential Units	374

Trip Type (weekday)	Percentage	Average Rate	Trips	% Enter	% Exit	Trips Enter	Trips Exit
Trips Generated by Single Family Units	83%	9.25	2,886	50%	50%	1,443	1,443
Trips Generated by ARUs	17%	6.65	414	50%	50%	207	207
Total Trips Generated by Units	100%	8.82	3,300	50%	50%	1,650	1,650
Walk	-11%	-0.97	-364	50%	50%	-182	-182
Bike	-9%	-0.79	-298	50%	50%	-149	-149
Transit	-3%	-0.26	-100	50%	50%	-50	-50
Total Vehicle Trips Generated	77%	6.79	2,542	50%	50%	1,271	1,271

V. ROAD SEGMENT TRAFFIC

Background Traffic Growth

Background traffic consists of existing traffic volumes within the transportation network. To forecast 2021 and 2041 traffic data from the 2017 data, a 1.0% growth factor is used for this study. The Cambridge Systems, Inc *Teton County Travel Demand Model* evaluated the traffic growth patterns in Teton County, and indicated that there is on average a 1.0% growth factor. The Jorgensen Classical Academy traffic study evaluated historic traffic on South Park Loop Road and also utilized a 1.0% growth factor.

Traffic growth for US Highway 89 is not expected to follow the estimated 1.0% growth pattern the AADT and will be based upon WYDOT permanent traffic counters on the US 89 corridor.

Annual Average Daily Traffic Counts

The WYDOT Jackson Urban Traffic Counts collected in July 2017 occur during the summer season and are converted to average annual daily traffic (AADT) to account for seasonal traffic volume variations during the shoulder months and winter months. The Cambridge Systems, Inc *Teton County Travel Demand Model* modeled the seasonal factor adjustments for different districts in Teton County to convert the collected summer ADT data to winter and spring ADT and AADT. Refer to Table 3. Seasonal Factors, for the utilized seasonal factors.

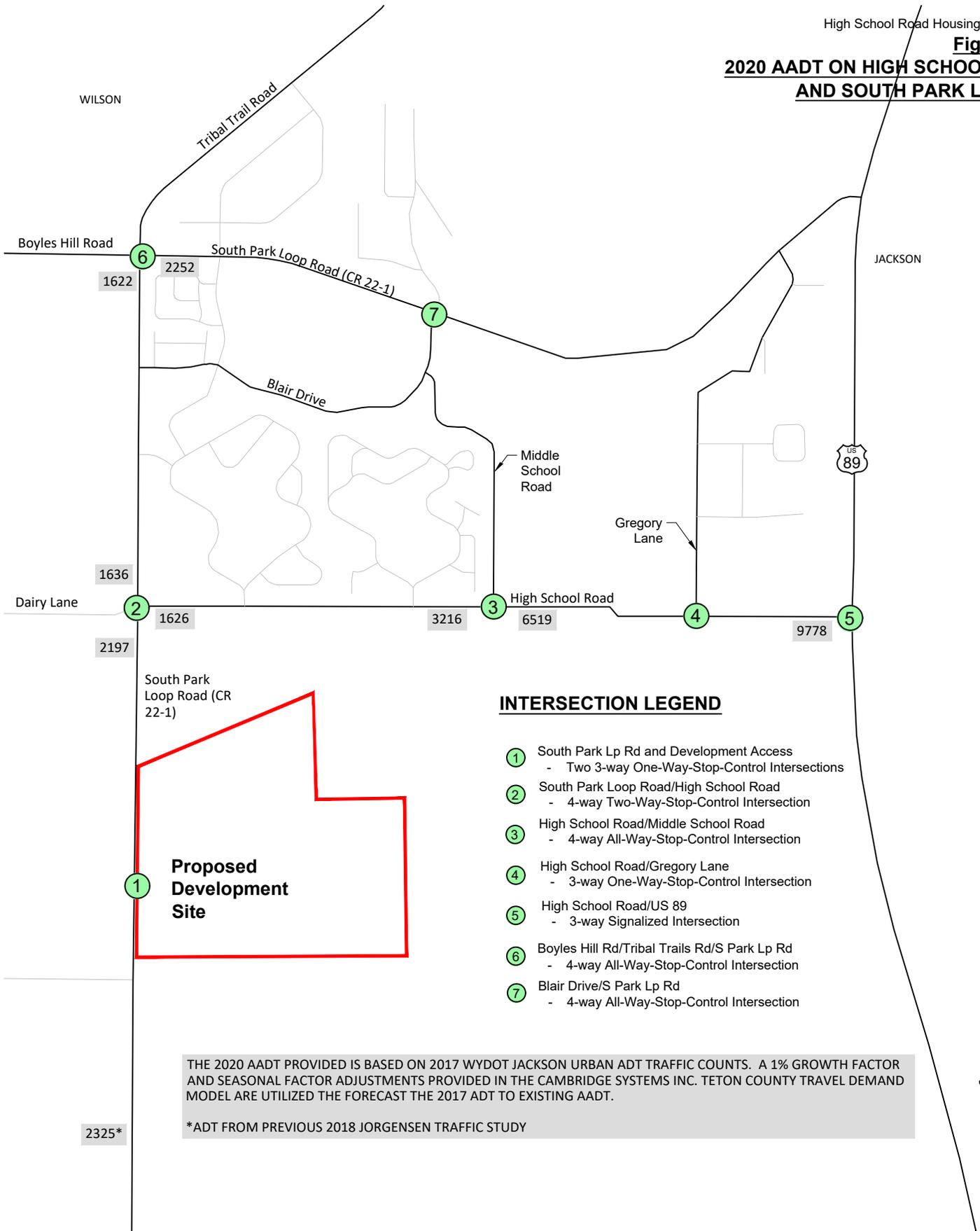
Table 3. Seasonal Factors

Season		Summer	Winter	Shoulder	Annual
Months Included		Mid-May to Oct 1	Mid-Nov to Mid-April	Mid-April to Mid-May and Oct 1 to mid-Nov	All
Number of Months		4.5	5	2.5	12
District ID and Seasonal Factor	11	1	0.94	0.82	0.94
	15	1	0.91	0.81	0.92
	17	1	1.38	1.6	1.28

Generated Segment AADT

Combining the 1.0% traffic growth and formulated AADT, road segment AADT was generated to determine the existing AADT and will be forecasted to 2021 and 2041 along sections of High School Road and South Park Loop Road. Refer to Figure 3 for the calculated 2020 AADT on High School Road and South Park Loop Road.

Figure 3
2020 AADT ON HIGH SCHOOL RD
AND SOUTH PARK LP RD



INTERSECTION LEGEND

- ① South Park Lp Rd and Development Access
- Two 3-way One-Way-Stop-Control Intersections
- ② South Park Loop Road/High School Road
- 4-way Two-Way-Stop-Control Intersection
- ③ High School Road/Middle School Road
- 4-way All-Way-Stop-Control Intersection
- ④ High School Road/Gregory Lane
- 3-way One-Way-Stop-Control Intersection
- ⑤ High School Road/US 89
- 3-way Signalized Intersection
- ⑥ Boyles Hill Rd/Tribal Trails Rd/S Park Lp Rd
- 4-way All-Way-Stop-Control Intersection
- ⑦ Blair Drive/S Park Lp Rd
- 4-way All-Way-Stop-Control Intersection

THE 2020 AADT PROVIDED IS BASED ON 2017 WYDOT JACKSON URBAN ADT TRAFFIC COUNTS. A 1% GROWTH FACTOR AND SEASONAL FACTOR ADJUSTMENTS PROVIDED IN THE CAMBRIDGE SYSTEMS INC. TETON COUNTY TRAVEL DEMAND MODEL ARE UTILIZED THE FORECAST THE 2017 ADT TO EXISTING AADT.

2325*
*ADT FROM PREVIOUS 2018 JORGENSEN TRAFFIC STUDY

VI. DIRECTIONAL DISTRIBUTION ASSIGNMENTS

To project how the development will impact the surround transportation network, it will be assumed that trips generated from the development would follow existing traffic patterns. The ingress and egress traffic movements generated by the development are proposed to take place at two access points along South Park Loop Road. The ingress and egress directional distribution from the development will be calculated based on the existing regional distribution derived from intersection counts collected from previous studies at nearby intersections.

VII. TRAFFIC GROWTH SUMMARY AND NEXT STEPS

The AADT generated and distributed among the adjacent road networks (South Park Loop Road and High School Road) is based upon the directional distribution of the traffic identified in this statement. The increase in traffic attributable to the HSRH project will be identified as a percentage of daily traffic for each segment and those impacts will be assessed. The additional trips added to transit (START Bus) and the bicycling and pedestrian network will also be identified along with improvements to these systems/facilities to encourage and accommodate use of these modes. The Preliminary Site Diagram included with this zone change application shows conceptually how a street layout could occur that facilitates connections to South Park Loop Road and adjacent properties including a potential east – west connector. This statement is being coordinated with Teton County, the Town of Jackson, and WYDOT to incorporate in regional transportation initiatives of the Integrated Transportation Plan. This includes Tribal Trail Connector, the East-West Connector, and multi-modal shifts (pathways, transit, ride sharing, etc.).

Should the zone change be approved and a development plan carried forward, the study will evolve to a more detailed analysis based on the specific level of development that may be proposed to determine the operational impacts of the network and opportunities for mitigation.

**INFRASTRUCTURE DEVELOPMENT NARRATIVE
ZONE CHANGE APPLICATION
JHHR HOLDINGS I LLC, SOUTH PARK 74 ACRE PARCEL**

Prepared by Jorgensen Associates, Inc.

Project No. 20030.10 8 May 2020

The following description is for general consideration of infrastructure serving proposed housing on 74 acres of land under the ownership of JHHR Holdings I LLC. The project proposes to develop a 74 acre site with 0.17+ acre lots.

ROADS AND PATHWAYS

Roads within the development will be 20 ft. wide and provide access to each lot of the development. Similar to Cottonwood Park, sidewalks are not planned but may be added in areas expected to have higher levels of pedestrian traffic. Internal pathways will be provided to allow for connectivity. Dead ends for pedestrian and bicycle traffic will be limited by providing connectivity at cul-de-sacs and turnarounds.

Multiple entries in to and out of the site will be provided for circulation and allow for redundancy. Connections to future development will be considered. There is a possible connection to the north onto High School Road that aligns with Rangeview Drive and to the east that may connect to an easement in place south of the High School as part of a potential east-west connector between South Park Loop Road and US 89. A Traffic Statement is included as part of this zone change application that further discusses traffic and transportation.

WATER

The location of the development is in Zone 3 of the Town water system that includes direct pumping from the three wells located on Ely Springs Road, each capable of 1200 gpm, serving this part of Town. Water would be delivered to the development area via 12" ductile iron waterlines in South Park Loop Road. Two connections would allow for looping. If future development is considered for the suburban zone property to the north, a connection to the High School Road waterline would accomplish the desired looping and likely provide better hydraulics.

A network of mostly 8" pipe will be used within the development to supply domestic water for home use, lawn and landscape watering, and to supply fire suppression water to the development. Services will be installed to each lot and isolation valves and fire hydrants will be installed at appropriate intervals throughout the development.

Zone 3 of the Town water system is the only zone without an associated elevated water storage tank. Water is delivered directly to the pipelines at the rate at which water is being used in the system and peak flows are difficult to match. With one well out of service the peak hour flows in Zone 3 are very close to the output of the other two wells. The Town has tried to obtain a suitable site for an elevated water



storage tank and is currently in discussions with U.S. Forest Service land managers on siting one in Leeks Canyon.

WASTEWATER

Wastewater collection internal to the development is planned as a gravity collection system. Each lot will have a connection point to a gravity collection main. The initial plan is to collect wastewater at a central lift station that will pump the wastewater up to the Town's gravity collection mains in High School Road. Wastewater from this development can be connected to the pressure line in South Park Loop Road, a manhole in High School Road across from Rangeview Drive, or a manhole in High School Road across from Middle School Road. The Town is currently reviewing the fees and capacities for their wastewater system. In 2016 the treatment plant had an estimated 1.4 MGD excess capacity.

CABLE UTILITIES AND NATURAL GAS

Cable utilities and natural gas service will be provided to each lot of the development. Lower Valley Energy will provide electric power and natural gas service. At least one, if not all, of the three communications companies, Century Link, Spectrum, and Silver Star, will provide communication services to the development.

STORMWATER

Roadside ditches and small infiltration areas will be used to limit the length of stormwater routing which helps to limit the concentration of stormwater. Drainage design will follow natural drainage patterns and meet Town of Jackson and Teton County stormwater regulations. Snow storage will be considered in the layout of roads, paths, utilities, and any community landscaping.