



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

msg TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company-*Wyoming Title & Escrow*
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee
- Housing Authority
- State of Wyoming**
- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: March 10, 2016</p> <p>Item #: P16-024,025,026</p> <hr/> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Fax: 734-3563</p> <p>Email: tvalentine@ci.jackson.wy.us</p> <hr/> <p>Buyer: Joe Openshaw PO Box 9001 Jackson, WY 83002 801-824-8603 Scooters.wholesale@yahoo.com</p> <p>Applicant: Cornelius Kinsey, Kinsey, LLC PO Box 12258 Jackson, WY 83002 307-203-2852 kinseycornelius@yahoo.com</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Planned Unit Development, Sketch Plan and Hillside CUP for physical development for the property located at 310 East Kelly, legally known as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: March 24, 2016 (for Sufficiency) March 31, 2016 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
 P.O. Box 1687 | fax: (307) 734-3563
 Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____

Check # _____ Credit Card _____ Cash _____

Application #s _____

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Owner _____ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

- | | | |
|------------------------------------|---------------------------------------|--------------------------------------|
| Use Permit | Physical Development | Interpretations |
| _____ Basic Use | _____ Sketch Plan | _____ Formal Interpretation |
| _____ Conditional Use | _____ Development Plan | _____ Zoning Compliance Verification |
| _____ Special Use | | |
| Relief from the LDRs | Development Option/Subdivision | Amendments to the LDRs |
| _____ Administrative Adjustment | _____ Development Option Plan | _____ LDR Text Amendment |
| _____ Variance | _____ Subdivision Plat | _____ Zoning Map Amendment |
| _____ Beneficial Use Determination | _____ Boundary Adjustment (replat) | _____ Planned Unit Development |
| _____ Appeal of an Admin. Decision | _____ 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 #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. 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.*

Have you attached the following?

_____ **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 Fee Schedule in the Administrative Manual for more information.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

_____ **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 Administrative Manual 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 Authorized Applicant/Agent

Date

Name Printed

Title

7 March 2016

Tyler Sinclair
Town of Jackson Planning and Development
150 East Pearl Avenue
Jackson, WY 83001

Mr. Sinclair,

The applicant, Joe Openshaw, is requesting approval for the Sketch plan, Conditional Use Permit, Planned Unit Development, LDR Text Amendment, and Zoning Map Amendment for 310 Kelly. Please review the following findings for each of the sections

BACKGROUND:

The applicant/owner is Joe Openshaw. The applicant is in the process to purchase lot defined as PT SE1/4NW/14, SEC. 34, TWP. 41, RNG. 116, (commonly known as 310 East Kelly Avenue). The lot is zoned AR (Auto Urban – Residential). The lot currently has a residential dwelling, constructed in approximately 1930's. The site has been heavily disturbed over the years and no longer features native vegetation nor does it provide habitat to species of concern protected by Teton County. The lot is approximately .69 ac. The applicant proposes replacing the existing structures with one structure that will serve as an employee and local workforce housing.

SKETCH PLAN (8.3.1.C) FINDINGS:

1. The site is located in District 3, Town Residential Core, sub-area 3.2 (referred in the findings below as District 3.2) of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian mixed use, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily to create a mix of low to high density residential development. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments. Our project is located 1,250 feet from three bus stops so it fits into the complete neighborhood that District 3 outlines in the Comp Plan. As per the recommendation of the Comp Plan, our building fronts on the streets and designed to promote workforce housing. Also, this project acts as a buffer from the high density and three stories of Planned Resort of Snow King to the adjacent residential areas.
2. This site is not located in either the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO). An Environmental Analysis was prepared by Rocky Mtn Ranch Management and concluded "Given the similarities between the existing and proposed re-development plan, similar existing development surrounding the property on all sides, and lack of native and/or natural wildlife habitat both on and surrounding the property there will be little to no impact, adverse or otherwise, on any wildlife as a result of the proposed re-development of this property.
3. This project does not have significantly impact on the transportation because the project is located within 1,250 feet of 3 existing START bus stops and connected to two existing streets with one being Kelly, one main artery from the core to East Jackson. Nelson Engineering has conducted a traffic study for the project to show that this project does not change the level of Service A at the Vine and Kelly and Willow and Kelly intersections and will have very little impact

on the existing transportation system. Water for the development will be provided from an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002. The water main is in the Town of Jackson's central zone. The static water pressure at the corner of Vine St. and Kelly Ave is 46-48 psi and the hydrant flow test at that location indicates fire flow capacity of 1065 gpm at 20 psi residual. The existing 10" sewer main in Vine Street flows into a 10" sewer main in the Alley between Kelly Ave and Karns Ave. that flow west to the Town,s sewer interceptor in Flat Creek Drive. The sewer main was increase in size in 1989 anticipating increased development in East Jackson and Snow King Resort.

As the Comp Plans states, this area should be pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary. The middle and high school has existing bus stops on Snow King that are about three blocks from this site. This project is designed for seasonal employee housing, the majority of the renters will not have children so as not to burden the existing school system.

The police, fire, and EMS stations are located within a half mile from 310 Kelly. Since Kelly is one of the main arteries to East Jackson, it is a typical route for police patrols and would not be a cause for any extra patrols. Since this building will be fire sprinklered, any small fire will be quickly extinguished through the sprinkler system. With the EMS station so close to this project, the response time for an emergency will be quick and for serious injuries a quick trip to the hospital 7 blocks away.

4. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Resort Housing project located on Powderhorn Lane. A variance is sought to allow development on a natural slope in excess of 25% to construct affordable employees housing and to stabilize the natural slope. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. However, a denial of the variance request would result in 31% of the site being unusable and thereby affecting the ability to provide the proposed affordable workforce housing.
5. This is the first application for the 310 Kelly; therefore there are no standards or conditions of any prior applicable permits or approvals. This application addresses the issues brought-up at the pre-application conference. A Neighborhood meeting was held on 14 Dec 2015. Though this was a non-binding meeting, many suggestions from the neighbors were incorporated into the project, such as enclosed parking from Kelly and pitched roofs.

Conditional Use Permit (8.4.2.C) FINDINGS:

1. The site is located in District 3.2, Town residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily occupied primarily by local workforce. Our project fits into this district by being 3 stories (partially 2-story) and mulit-family. As the

Comp Plans states, this area should be pedestrian-oriented mixed use corridor comprised of multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary.

2. The project is asking to change the existing zoning from AR to UR-PUD. Under the table in Division 6.1.1, an UR zoning will only require a “B” (Basic Use Permit) for apartment building and condominium building – single family attached.
3. During the Neighborhood meeting, many suggestions were made as to how to reduce the visual impacts that were incorporated into the project. The first being to hide the storage units so that they could not be seen from the street. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. Another suggestion was the neighbors did not want to see the parking or the parking lights from Kelly. The parking is enclosed on the Kelly side of the building by walls matching the exterior siding of the rest of the building. One of the last suggestions was to have pitched roofs rather than flat roofs, on top of this project all the roofs are pitched except for two. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. On the first floor, apartments have been placed to create a street wall on the corner of Vine and Kelly Streets. Since this building is only partially three stories, with the majority two stories, it does not block the view of the condominiums located above the project at Clarks Knoll. Also, because it is only partially three stories, the height as seen from Kelly Street reduces the scale. On Vine Street, the one story apartments create a street wall but step 20’ then are three stores to not overburden the pedestrian as they walk down the sidewalk. The dumpster is hidden under the building in a closed fence with doors.
4. An Environmental Analysis was prepared by Rocky Mtn Ranch Management and concluded “Given the similarities between the existing and proposed re-development plan, similar existing development surrounding the property on all sides, and lack of native and/or natural wildlife habitat both on and surrounding the property there will be little to no impact, adverse or otherwise, on any wildlife as a result of the proposed re-development of this property.
5. The project minimizes adverse impacts from nuisances, for example is light pollution from the garage parking. The garage parking beneath the building is enclosed on the Kelly Street side to block the light emitted from the fixtures. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. For this project, only owners (18 units) will be allow to have one pet, either a dog or a cat to reduce the number of animals allowed on the property. Part of the rental agreement for all rental agreement including homeowners that rent out their units will not allow pets. . The dumpster is hidden under the building in a closed fence with doors to reduce the birds trying to use the trash as a food source.
6. This project minimizes the impacts on public facilities such as the transportation because the project is located within 1,250 feet of 3 existing START bus stops and connected to two existing streets with one being Kelly, one main artery from the core to East Jackson. Also, seventeen of

the units will be deed restricted to not allow for automobiles. Nelson Engineering has conducted a traffic study for the project to show that this project has very little impact on the existing transportation system. Water for the development will be provided from an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002. The water main is in the Town of Jackson's central zone. The static water pressure at the corner of Vine St. and Kelly Ave is 46-48 psi and the hydrant flow test at that location indicates fire flow capacity of 1065 gpm at 20 psi residual. The existing 10" sewer main in Vine Street flows into a 10" sewer main in the Alley between Kelly Ave and Karns Ave. that flow west to the Towns sewer interceptor in Flat Creek Drive. The sewer main was increase in size in 1989 anticipating increased development in East Jackson and Snow King Resort.

As the Comp Plans states, this area should be pedestrian-oriented corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary. The middle and high school has existing bus stops on Snow King that are about three blocks from this site. This project is designed for seasonal employee housing, the majority of the renters will not have children so as not to burden the existing school system.

The police, fire, and EMS stations are located within a half mile from 310 Kelly. Since Kelly is one of the main arteries to East Jackson, it is a typical route for police patrols and would not cause any extra patrols. Since this building will be fire sprinklered, any small fire will be quickly extinguished through the sprinkler system. With the EMS station so close to this project, the response time for an emergency will be quick and for serious injuries a quick trip to the hospital seven blocks away.

7. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Resort Employee Housing project located on Powderhorn Lane. A variance is sought to allow development on a natural slope in excess of 25% to construct affordable employees housing and to stabilize the natural slope. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. However, a denial of the variance request would result in 31% of the site being unusable and thereby affecting the ability to provide the proposed affordable workforce housing.
8. This is the first application for the 310 Kelly; therefore there are no standards or conditions of any prior applicable permits or approvals. A Neighborhood meeting was held on 14 Dec 2015. Though this was a non-binding meeting, many suggestions from the neighbors were incorporated into the project, such as enclosed parking from Kelly and pitched roofs.

Planned Unit Development (PUD) (8.7.3.D) FINDINGS:

1. Currently the zoning for this property is AR, which will not allow apartment or condominium buildings. The site is located in District 3.2, Town Residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. However the Comp Plan is recommending the future of this district to be 2-3 stories, vibrant pedestrian, street wall as the defined character,

which is not allowed by AR. Furthermore, the variety of housing types for this district is described as duplex, tri-plex, and multifamily. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments for employee housing. Without the up zoning to UR-PUD, the project could not achieve the goals of the Comp Plan. The Comp Plan states that a variety of housing types should be on Kelly as corridor to link amenities, such as parks. Since there is only a few duplexes and single family houses located on Kelly not any other apartments or condominiums building located near 310 Kelly this project is filling the recommendations of the Comp Plan with the variety that it describes. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street.

2. See section 4.4.2.E.2 findings below.
3. This project is not amending an existing PUD, if approved it will create a new PUD.
4. See section 8.7.1.C findings below.
5. See section 8.7.2.C findings below.

Planned Unit Development (PUD) (4.4.4.E.2) FINDINGS:

- a. In the PUD-Schedule option table on p. 4-35, a PUD-TOJ is allowed with permit in AR-ToJ. The purpose of 310 Kelly is to provide employee housing for the community. Currently under the regular zoning guidelines for AR zoning this project as an apartment or condominium building could not be built in this location. Because of this site's propinquity to Snow King Hotel which requires a large labor force, this site is suitable for the extra density to supply the much needed housing. The variety of development types as described by the Comp Plan and in this case apartment buildings are recommended for this district. This project facilitates the efficient provision of the existing Kelly and Vine streets. Since Kelly is a main artery to and from East Jackson, the impacts on the street are minimal plus the fact that seventeen units will be deeded not to have automobiles. The parking for this project is similar to the standards that were used for another PUD project for the Jackson Hole Mountain Resort. This project will attach into the existing main sewer line running under Kelly and Vine. The water for this project will attach to an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002 and is in the Town of Jackson's central zone.

The site already has an existing sidewalk/ pathway on Kelly that will be slightly modified within ADA codes to accommodate the new development. A sidewalk will be constructed on Vine to continue the sidewalk to allow for occupant to have better access to Snow King. Per the Comp Plan, this site is supposed to be the corridor that link Cache and Snow King to Mike Yokel Park. This project becomes a buffer zone between to two different zonings, AR and PR. In the PR, Snow King was allowed extra density for lodging and development of townhomes. On the other side of the project is AR, which is for more single family or duplex housing however there are quite a few non-conforming properties that are commercial office. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street. This site was a single family house that was constructed in the 1930's by a family that has lived there since its construction. The house was not home to any

famous person from that era and does not have any historical or cultural significance to the town of Jackson. The EA for this site shows that there is a not natural or scenic resource for this property.

By allowing a higher density for this project, other sites around the county will not have to be developed to provide the same amount of housing ensuring more open spaces in the county rather than developed. The design of this project is to respect the street wall on both Kelly and Vine streets and to provide adequate lighting to all units as well as access to balconies and decks. This project encourages the conservation of energy by its location to 3 bus stops within 1,250 feet and its easy access to parks and other amenities making it easier to walk rather than drive. Also, with common walls between units, the residual heat from one unit will help heat the units rather than having a wall to the outside, which will lose the heat to the outside. This project will provide housing for employees at a reasonable price to help alleviate the housing crunch in Jackson. The project will provide affordable housing as required by the Housing Authority for the 18 units that will be for sale.

- b.** This project meets all the applicable standards and criteria of Section 4 with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". The side setback is 10'-0" off of Vine, as described by this section as "front setbacks will tend to be smaller in urban areas." This site is an urban area of Jackson and across the street on another property a building directly on the property line. On the Kelly side, of the property, the front setback is 9'-0" because in addition to the setback there is 12'-0" to the street. This setback will provide the required space for snow removal and room for the existing sidewalk. On the alley side or rear, the setback is 10'-0" however there is an existing easement for a sewer line from Clarks Knoll through the property that will require 20'-0" for about half of the property. The east setback is 20'-0" to allow for green/open space in the rear to separate this project from the Clarks Knoll Townhomes above and provide room for decks for units on the rear of the building since the building is over 33' from the rear property line.
- c.** This project is in District 3.2 of the Comp Plan, which is recommending two and three story projects as well as a variety of housing types. The Comp Plan recommends that this district be enhanced by these types of buildings rather than preserve the existing character. This project will buffer the existing high density of the Snow King Resort and the stable lower-dense neighborhood across the street. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street. Clarks Knoll Townhomes to the east of this project are built on a hill above this project, this projects first floor elevation is 6,266' and the base of the Clarks Knoll is 6,286', nearly 20'-0" above. Clarks Knoll is 35'-0" and three stories which tower over this site. To the south, a two-story multi-family (four units with the ability to add one more unit) project that was allowed to build on the slope. Even though the property to the south is two-stores, it moves up the hill rather than digging into the hill. Across the street, there is a non-conforming AR lot that has a two-story commercial office. Not only does this project enhance the neighborhood, it creates a transition between the density of the PR and the AR zoning. This project is very similar to the Jackson Hole Mountain Resort Housing located on Powderhorn in scale however this project is also buried into the mountain side and not exposed.

- d. A traffic analysis based on peak AM and PM traffic counts in February and adjusted for peak summer season traffic, shows that the Level of Service at the intersections of Vine and Kelly and Willow and Kelly will remain at LOS A after the development. The development will not have a significant impact on adjacent roadways.
- e. This project will not overburden the schools because it is geared to seasonal employee housing to help with the labor force that supports Snow King. Typically seasonal employees do not bring or have families because they come for such a short period of time, three months. Plus the studio units that are designed for this project are not conducive for raising a family. This project is equally distant between Mike Yokel and Phil Baux Park by a quick walk. Phil Baux Park does get to its capacity during the summer with tour groups using it however Mike Yokel is typically underused even during the summer time. This project will attach into the existing sewer main in Vine Street. The water for this project will attach to an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002 and is in the Town of Jackson's central zone. There are three existing bus stops that are within 1,250 feet of this project.
- f. The project minimizes adverse impacts from nuisances, for example is light pollution from the garage parking. The garage parking beneath the building is enclosed on the Kelly Street side to block the light emitted from the fixtures. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. For this project, only owners (18 units) will be allow to have one pet, either a dog or a cat to reduce the number of animals allowed on the property. Part of the rental agreement for all rental agreement including homeowners that rent out their units will not allow pets. . The dumpster is hidden under the building in a closed fence with doors to reduce the birds trying to use the trash as a food source.

The streetscapes of this project are designed to mitigate the visual impacts on the street to create an attractive, inviting and safe feeling when walking by the project. On the first floor of this project, porches and decks are the entry points to most of the units. The rest of the first, second, and third floor units have a pedestrian circulation that is "Automobile Free" entrance to a courtyard to bring light to those units. On the second and third floors, balconies overlook the sidewalk below. The corner of the building is dominated by housing units rather than by parked vehicles or the garage entrance. There is a singular garage entry moving further away from the corner of Vine and Kelly.

LDR Text Amendment (8.7.1.C) FINDINGS:

1. This project is consistent with the purposes and origination of the LDRs with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". With the up-zoning from AR to UR, the project is consistent with the standards set by the LDRs. This project does not reduce any of the health, safety, or welfare issues for the occupant of this project or the surrounding neighbors.
2. This project improves the consistency of the LDRs because as the town zoning is currently set-up, PR (planned Resort) is adjacent to AR (which is the current zoning for this site). The PR allows for higher density right next to the AR that is one of the least dense zoning. By allowing this property to be up-zoned to UR an intermediate level of density, a transition is created between the PR and AR for a more gradual zoning change. This gradual zoning change is more

indicative of the ways that towns and cities grow vernacularly over time rather than a drop from the highest density to the least dense.

3. The defined character of the building is to increase the density to allow for more employee housing while reducing the scale of the adjacent Snow King Planned Resort as a transition to the neighborhood across the street. This project uses standards that have been previously accepted by the Town Council, such as the Jackson Hole Mountain Resort's Employee Housing project located on Powderhorn. This project proposes all the standards of the UR zoning.
4. This project is addressing changing conditions to the current dearth of employee housing in the valley. Over the years, Jackson has expanded many of the businesses that cater to tourists that come to enjoy the amenities that the valley has to offer however there are very few affordable options for seasonal employees. This project addresses this by adding 38 studio and 18 one-bedroom units into the housing pool. The town of Jackson has even had to change the ordinances to allow the workforce to sleep in their cars at night because of the lack of housing.
5. The site is located in District 3.2, Town Residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Furthermore, the variety of housing types for this district is described as duplex, tri-plex and multifamily. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments. The Comp Plan states that a variety of housing types should be on Kelly as a corridor to link amenities, such as parks. Since there is only a few duplexes and single family houses located on Kelly not any other apartments or condominiums building located near 310 Kelly this project is filling the recommendations of the Comp Plan with the variety that it describes. As per the recommendation of the Comp Plan, our building fronts on the streets and the upper floors should provide residential uses, designed to promote workforce housing. As the Comp Plan states, this area should be pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks.
6. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Resort's Housing project located on Powderhorn Lane. A variance is sought to allow development on a natural slope in excess of 25% to construct affordable employee housing and to stabilize the natural slope. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. However, a denial of the variance request would result in 31% of the site being unusable and thereby affecting the ability to provide the proposed affordable workforce housing.

Zoning Map Amendment (8.7.2.C) FINDINGS:

1. This project is consistent with the purposes and origination of the LDRs with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". With the up-zoning from AR to UR, the project is consistent with the standards set by the LDRs.
2. The future character as defined in the Illustration of Our Vision chapter of the Comprehensive Plan for our site is Transitional Subarea. This is defined as subareas where most of the community would agree that redevelopment or a change in character would be beneficial and goals for development include improving access to jobs, housing and services and reducing

reliance on single-occupancy trips. This project is in District 3.2 of the Comp Plan, which is recommending two and three story projects as well as a variety of housing types, including multi-family buildings. The Comp Plan recommends that this district be enhanced by these types of buildings rather than preserve the existing character. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments. Our project is located 1,250 feet from three bus stops so it fits into the complete neighborhood that District 2 outlines in the Comp Plan. As per the recommendation of the Comp Plan, our building fronts on the streets and the upper floors should provide residential uses, designed to promote workforce housing.

3. This project is addressing changing conditions to the current dearth of employee housing in the valley. Over the years, Jackson has expanded many of the business that cater to tourist that come to enjoy the amenities that the valley has to offer however there are very few affordable options for seasonal employees. This project addresses this by adding 38 studio and 18 one-bedroom units into the housing pool. The town of Jackson has even had to change the ordinances to allow the workforce to sleep in their cars at night because of the lack of housing.
4. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Housing project located on Powderhorn Lane. A variance is sought to allow development on a natural slope in excess of 25% to construct affordable employees housing and to stabilize the natural slope. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. However, a denial of the variance request would result in 31% of the site being unusable and thereby affecting the ability to provide the proposed affordable workforce housing. If the town were to allow more projects for multi-family units, the council could change back the ordinance about people sleeping in their cars overnight.

REQUEST:

The applicant respectfully requests based on the above findings that the planning department recommends the approval of this Sketch Plan, Planned Unit Development (PUD): LDR and Text Amendment, and Conditional Use Permit for 310 Kelly.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Best Regards,

Cornelius Kinsey, AIA NCARB

7 March 2016

Tyler Sinclair
Town of Jackson Planning and Development
150 East Pearl Avenue
Jackson, WY 83001

Mr. Sinclair,

The applicant, Joe Openshaw, is requesting approval for the Sketch plan, Conditional Use Permit, Planned Unit Development, LDR Text Amendment, and Zoning Map Amendment for 310 Kelly. Please review the following findings for each of the sections

BACKGROUND:

The applicant/owner is Joe Openshaw. The applicant is in the process to purchase lot defined as PT SE1/4NW/14, SEC. 34, TWP. 41, RNG. 116, (commonly known as 310 East Kelly Avenue). The lot is zoned AR (Auto Urban – Residential). The lot currently has a residential dwelling, constructed in approximately 1930's. The site has been heavily disturbed over the years and no longer features native vegetation nor does it provide habitat to species of concern protected by Teton County. The lot is approximately .69 ac. The applicant proposes replacing the existing structures with one structure that will serve as an employee and local workforce housing.

All below is a reference to the findings for this project

Section 4.4.2.E.1:

- a. **Conformance with Comprehensive Plan**, please see Sketch plan, 8.3.1.C.1 (page 1), 8.3.1.C.3 (page 2), 8.4.2.C.1 (page 2), 8.4.2.C.3 (page 3), 8.4.2.C.6 (page 4), 8.7.3.D.1 (page 5), 4.4.4.E.2.a (page 5), 4.4.4.E.2.c (page 6), 8.7.1.C.5 (page 7), 8.7.2.C.2 (page 8)
- b. **Conformance with applicable regulations**, please see Sketch plan, 8.3.1.C.4 (page 2), 8.3.1.C.5 (page 2), 8.4.2.C.2 (page 2), 8.4.2.C.7 (page 4), 8.4.2.C.8 (page 4), 4.4.4.E.2.a (page 5), 4.4.4.E.2.b (page 6), 8.7.1.C.1 (page 7), 8.7.1.C.6 (page 8), 8.7.2.C.1 (page 8), 8.7.2.C.4 (page 9)
- c. **Density**, please see Sketch plan, 4.4.4.E.2.a (page 5), 4.4.4.E.2.c (page 6), 8.7.1.C.2 (page 7)
- d. **Variety of Unit Types**, please see Sketch plan, 8.3.1.C.1 (page 1), 8.4.2.C.1 (page 2), 8.7.3.D.1 (page 4), 4.4.4.E.a (page 5), 4.4.4.E.c (page 6), 8.7.1.C.5 (page 7)
- e. **Open Space**, please see Sketch plan, 4.4.4.E.2.a (page 5), 4.4.4.E.2.b (page 6), see drawings C3, L1
- f. **Historical and Cultural Resources**, please see 4.4.4.E.2.a (page 5), furthermore, this house has not been placed on any list of Historical Place.
- g. **Arrangement and Design**, please see drawings A2.1, A2.2, A2.3, A3.1, A5.1, A6.1, A6.2. The project was designed to have a street wall per the Comp Plan on both Kelly and Vine. 310 Kelly only has a partial 3 story to reduce the mass to be a transitional building from the taller three story buildings of Clarks Knoll and the two story buildings across Kelly in the AR.

- h. **Access**, please see 8.3.1.C.3 (page 1), 8.4.2.C.6 (page 3), see drawing C3
- i. **Circulation**, please see 4.4.4.E.2.f (page 7), see drawings C3, L1
- j. **Emergency Access**, please see 8.3.1.C.3 (page 2), see drawing C3 (Nelson add a little bit)
- k. **Streetscapes**, please see 8.4.2.C.1 (page 2), 8.4.2.C.3 (page 3), 4.4.4.E.2.f (page 7), see drawings A2.1, A2.2, A2.3
- l. **Pedestrian System**, please see 8.3.1.C.3 (page 2), 8.4.2.C.1 (page 2), 8.4.2.C.6 (page 3), 4.4.4.E.2.a (page 5), 8.7.1.C.5 (page 8), see drawings C3, L1

REQUEST:

The applicant respectfully requests based on the above findings that the planning department recommends the approval of this Sketch Plan, Planned Unit Development (PUD): LDR and Text Amendment, and Conditional Use Permit for 310 Kelly.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Best Regards,

Cornelius Kinsey, AIA NCARB

**Special Restrictions
for Employee Housing
Located at, Town of Jackson**

Comment [RN1]: Condo plat could designate units subject to this restriction and others that are subject to other restrictions. All units should be marketable. Employee housing units, subject to these restrictions, could be sold to business' that need housing to fulfill their development conditions. Other units could be sold to owner occupied employees in Teton County.

These Special Restrictions for Employee Housing (the "Special Restrictions"), are made and entered into this ___ day of _____, 20152016, by the undersigned Declarant ("Declarant").

RECITALS:

WHEREAS, the Declarant holds fee ownership interest in that certain real property, located in Teton County Wyoming, and more specifically described as follows:

Legal description, Teton County, Wyoming,

PIN: (the "Land");

WHEREAS, as a condition of its approval for permit # (the "FDP Approval"), the Declarant is providing employee housing for (#) Square feet or the equivalent of (#) units of employee housing, as follows:

The Final Development Plan application for (address) generated the requirement to provide (requirement) square feet of Employee Housing. (the "Residential Units").

Formatted: Font: Not Italic

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of the Approval, and consistent with Teton County's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County that is affordable and is located so as to meet the community's transportation goals, Declarant agreed to restrict the use and occupancy of the Residential Units to ~~a~~ "Qualified Households", which meets employment, income and asset ownership qualifications as set forth herein; and

WHEREAS, in furtherance of the community's transportation goals, Declarant agreed to further restrict the use and occupancy of each Residential Unit to a "Qualified Household", that does not own a motorized vehicle requiring on-site parking at the Property (defined below), instead such households shall utilize public transportation or other non-motorized transportation, including without limitation walking and biking~~goals, objectives, requirements and conditions of the Approval, and consistent with Teton County's goals of safe and affordable housing for employees specific and is~~

Comment [RN2]: Based on plan 50% of the Studio apartment could not have vehicles and all of the one bedroom and 50% of the studio could be allowed 1 vehicle.

~~located so as to meet the needs of the communities transportation goals, Declarant agrees to restrict the use of occupancy and parking of the Residential Unit to a "Qualified Household", which has no vehicle, no valid drivers license and is totally reliant on the use of public transportation and/or person non-motorized vehicular travel so as to not require parking at the above mentioned Residential Unit; and~~

WHEREAS, Declarant desires to adopt these Special Restrictions and declare that the Land and the Residential Units (sometimes collectively referred to herein as the "Property") 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 Property, and shall be enforceable by the TETON COUNTY HOUSING AUTHORITY, a duly constituted Housing Authority established by Teton County, Wyoming pursuant to W.S. §15-10-116, as amended, and its successors or assigns (collectively, "TCHA"), or by TETON COUNTY;

WHEREAS, in accordance with the Approval, the Residential Units ~~is~~ are intended to address the need for rental housing for seasonal employees in Teton County and therefore Declarant agrees it will not be owner-occupied.

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the conditions in the FDP Approval, and in consideration of such FDP Approval and the foregoing Recitals, which are incorporated herein by this reference, Declarant hereby declares, covenants and agrees for itself and each and every person acquiring ownership of ~~the a~~ Residential Unit, that the Land and all Residential Units shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity:

SECTION 1. TCHA GUIDELINES. References made herein to the "Guidelines" are references to the written policies, procedures and guidelines of TCHA, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with TCHA or otherwise with ~~The 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 TCHA (the "Guidelines"). Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Guidelines.

Formatted: No underline

SECTION 2. RESTRICTIONS ON OCCUPANCY AND USE OF RESIDENTIAL UNIT. Occupancy and use of the Residential Unit shall be restricted as follows:

A. Qualified Household. The use and occupancy of ~~the each~~ Residential Unit shall be limited to a "Qualified Household", defined as follows:

1. Employment. At least one member of the household must demonstrate on average 30 hours per week of employment or volunteer work in Teton County, Wyoming, for a profit or non-profit employer(s), respectively, physically located in Teton County, Wyoming.

Comment [RN3]: ? Eligibility of non-profit employees

2. Income Restriction. The Qualified Household shall not earn more than 120% of the median household income in Teton County, Wyoming, as determined by the current year's published Federal Department of Housing & Urban Development median income chart for Teton County, Wyoming (the "Income Cap").

3. No Teton County Residential Real Estate. No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate in Teton County, Wyoming.

4. No On-site Parking of Motorized Vehicles ~~parking will be provided~~: No member of the Qualified Household ~~shall be permitted to park a motorized vehicle at the Property and any unauthorized vehicle found at the Property may be towed at the expense of the applicable owner or the Qualified Household. Each lease for a Residential Unit shall include language prohibiting the parking of motor vehicles at the Property and the owner shall police and enforce such prohibition. The term "motorized vehicle" shall include without limitation any and all commercial and passenger vehicles, including cars, trucks, vans, motorcycles, scooters, and the like. may own, operate, lease, motorized vehicle requiring parking, or have access to parking located on the residential real estate property described above. Parking on property will strictly be prohibited by owner for the Restricted Parking Units and will be enforced by the management and ownership of the property, all unauthorized vehicles will be towed at owners expense without any recourse or liability to the owner and management.~~

Comment [RN4]: One parking space per designated unit provided, unit without designated parking are not allowed to park a motorized vehicle on site.

B. No Owner Occupancy. Except with the advance written consent of TCHA, which consent may be withheld or delayed in its sole and absolute discretion, no owner shall reside in or occupy ~~the a~~ Residential Unit. For purposes of this paragraph, if an owner is an entity (including without limitation, a partnership, limited partnership, limited liability company, corporation, association, or other) or a trust, this prohibition on owner-

Comment [RN5]: Certain Designated units may be owner occupied.

occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, or trustee or beneficiary of the trust.

C. Household Composition. Only members of the Qualified Household may occupy a Residential Unit~~The Residential Unit may only be occupied by a Qualified Household, except that the owner may restrict who may reside in a Residential Unit unless otherwise specifically prohibited by owner,~~ provided that such owner ~~prohibition restriction~~ does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Units shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.

D. Rental. All occupancy of the Residential Units shall be pursuant to a written lease, the form of which may be approved by TCHA as it may require. TCHA may require such lease to include additional limitations on occupancy consistent with the Guidelines and the FDP, including without limitation, additional regulations regarding the ownership and parking of motorized vehicles. At all times, the Residential Units shall remain ~~a~~ rental units for Qualified Households. The owner of ~~the a~~ Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County for each Qualified Household proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.

E. Rental Term. The Residential Units shall be offered for rent in periods of not less than one (1) month and not more than six (6) months. No Residential Unit shall be used as a guest house or guest facility.

F. Rental Rates. The rental rates for the Residential Units shall not be greater than the current Fair Market Rent Assessment numbers for Teton County, Wyoming, as provided by the U.S. Department of Housing and Urban Development (HUD) and maintained by TCHA. For purposes of applying the Fair Market Rent Assessment numbers for Teton County, Wyoming published by HUD to the Residential Unit, a dorm-style or studio Residential Unit shall be considered a "studio". Notwithstanding the foregoing to the contrary, the rental rates charged by the owner may at any time be less than the applicable Fair Market Rent Assessment.

G. Preference. The owner, at such owner's option may give first priority to rent ~~the a~~ Residential Unit to Qualified Households of which a member of the Household is an employee of the owner. In the event there are no persons directly employed by the owner to whom the owner desire to rent ~~the a~~ Residential Unit, then the owner may rent to any Qualified Household.

H. Vacancies. The Residential Units may be vacant intermittently between tenancies to allow for proper verification, advertisement for Qualified Households and reasonable maintenance. However, no Residential Unit shall be vacant for a period greater than sixty (60) days, unless authorized by TCHA. If any Residential Unit remains vacant for more than sixty (60) days without approval, then TCHA shall have the right, but not the obligation to identify a Qualified Household to rent the Residential Unit. Anything herein and above notwithstanding, the owner shall have the right to deny occupancy to any proposed tenant who in its reasonable discretion does not meet owner's standard for occupancy, so long as such denial does not violate Federal or state fair housing laws.

I. Compliance with Laws, Declaration. The Residential Units shall be occupied in full compliance 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 homeowners association, as the same may be adopted from time to time.

J. Maintenance. The owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Units and all other aspects of the Residential Unit not otherwise maintained by a homeowners association in a safe, decent and sanitary condition. ~~The owner shall keep the Residential Unit insured.~~ In the event the owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from TCHA, TCHA shall have the right but not the obligation to repair such condition and owner shall reimburse TCHA for such reasonable repair costs. Payment to TCHA from the owner shall be due upon receipt of invoice. The owner shall keep the Residential Units insured in an amount sufficient to cover losses, and repair or replacement of a Residential Unit not covered by a homeowners association insurance.

K. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, ~~each-all~~ owners shall comply with any reporting or inspection requirements as set forth herein and as may be required by TCHA from time to time. Upon reasonable notice to owner, TCHA shall have the right to inspect the Residential Units from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.

SECTION 3. TERMINATION AND MODIFICATION OF SPECIAL RESTRICTIONS.

A. Termination. These Special Restrictions may be terminated after a determination by Teton CountyTown of Jackson that these Special Restrictions are no longer consistent with the goal of providing housing affordable to employees in Teton County and that they should therefore be terminated.

B. Modification. These Special Restrictions may be modified with the written consent of the owner of the Residential Unit and TCHA. TCHA may modify these Special Restrictions to provide clarification to any provisions hereto which may be unclear or subject to differing interpretations, or to correct any errors identified herein.

SECTION 4. EQUITABLE RELIEF. TCHA shall have the right of specific performance of these Special Restrictions 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 legal remedies as TCHA may be entitled to, either pursuant to these Special Restrictions or at law or equity.

SECTION 5. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Property and each Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Property, 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 TCHA.

SECTION 6. NOTICES. Any notice, consent or approval which is required to be given hereunder shall be in writing and when to an owner shall be deemed given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to the owner's mailing address or such address as is on record with the Teton County Assessor. Any notice which is required to be given hereunder to TCHA shall be in writing and given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to TCHA, P.O. Box 714, Jackson, WY 83001. Alternatively, notice may be hand delivered, but any such hand delivery shall require a signed receipt from the owner or TCHA Executive Director, respectively evidencing the same. Failure of either party to pick up and/or sign for a certified mailing does not constitute failure to provide notice provided it was properly addressed and evidence of that mailing is retained. In the event of notice by mailing, notice shall be deemed given when deposited in the U.S. Mail.

SECTION 7. 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 8. CHOICE OF LAW, FORUM, WAIVER OF JURY TRIAL. 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. The owner waives any right the owner may have to a trial by jury with respect to any court proceeding arising herein.

SECTION 9. 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 10. 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 11. 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 12. INDEMNIFICATION. Each owner shall indemnify, defend, and hold TCHA and its 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 Property or the Residential Unit, or for an owner's breach of any provision of these Special Restrictions. Each owner waives any and all such claims against TCHA; provided, however, that TCHA shall remain liable for damage or injury due to the grossly negligent acts or omissions of TCHA or its agents and employees or willful or wanton misconduct.

SECTION 13. 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.

SECTION 14. SOVEREIGN IMMUNITY. Neither ~~Teton County~~ [the Town of Jackson](#) nor TCHA waives sovereign immunity by executing these Special Restrictions and each specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. ' 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, the Declarant has executed this instrument on the ____ day of _____, 2015 (the "Effective Date").

DECLARANT:

STATE OF _____)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20 ____, the foregoing Special Restrictions for Employee Housing was acknowledged before me by

Witness my hand and official seal.

(Seal)

Notary Public

TOWN OF JACKSON:

Sara Flitner, Mayor

ATTEST:

Olivia Goodale, Town Clerk

TETON COUNTY HOUSING AUTHORITY:

(Acknowledgement as to form)

Stacy A. Stoker, Executive Director

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 ____, the foregoing Special Restrictions for Employee Housing was acknowledged before me by Stacy A. Stoker, as the Executive Director of the Teton County Housing Authority.

Witness my hand and official seal.

(Seal)

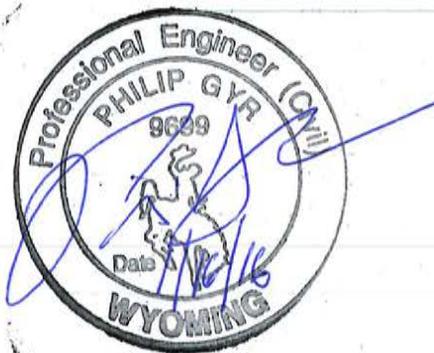
Notary Public

GEOTECHNICAL INVESTIGATION

**310 EAST KELLY AVENUE
JACKSON, WYOMING**

PREPARED
FOR
JOE OPENSHAW
JACKSON, WYOMING

PREPARED
BY
NELSON ENGINEERING
JACKSON, WYOMING



JANUARY 2016
Project No. 15-266-02

TABLE OF CONTENTS

GENERAL AND PROJECT DESCRIPTION 1
 SCOPE OF SERVICES 1
SITE CONDITIONS..... 1
 DESCRIPTION..... 1
 GEOLOGIC AND SOIL MAPPING..... 2
 SEISMIC HAZARD 2
SITE INVESTIGATIONS..... 2
 FIELD INVESTIGATIONS..... 2
SUBSURFACE CONDITIONS..... 3
 SOIL PROFILES 3
 GROUNDWATER 4
ENGINEERING ANALYSIS AND RECOMMENDATIONS 4
 GENERAL..... 4
 SEISMIC DESIGN PARAMETERS..... 4
 CONVENTIONAL SPREAD FOOTINGS 4
 RETAINING WALLS 5
 INTERIOR SLABS-ON-GRADE 6
 SIDEWALKS AND EXTERIOR SLABS 6
 DRIVEWAY AND PARKING LOT RECOMMENDATIONS 7
STABILITY OF TEMPORARY EXCAVATIONS & ROCKFALL HAZARD 7
 GENERAL..... 7
 MODEL INPUTS, RESULTS AND RECOMMENDATIONS 7
 ROCKFALL HAZARD 8
CONSTRUCTION CONSIDERATIONS 8
 EARTHWORK AND SITE GRADING 8
GENERAL COMMENTS 9
WARRANTY AND LIMITING CONDITIONS 10

GENERAL AND PROJECT DESCRIPTION

A geotechnical investigation was performed at 310 East Kelly Avenue in Jackson, Wyoming. The purpose of the investigation was to ascertain subsurface conditions and provide geotechnical recommendations for a proposed multi-unit residential development to be used for Snow King Employee housing. Geotechnical recommendations contained herein are based on a preliminary site plan and conceptual building layout prepared by Kinsey, LLC of Jackson, Wyoming and a site survey prepared by Nelson Engineering. Conceptual plans envision a three-story structure with a building footprint that occupies the majority of the parcel. The proposed building will incorporate multiple residential units, laundry facilities, a courtyard, and a ground level parking garage.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed structure and site developments including pavement and hardscapes. The purpose of the subsurface investigation was to determine soils and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in an engineering analysis for foundation, site work, and retaining wall recommendations. A cross-section was utilized to perform slope stability analysis of anticipated excavation cut slopes in the eastern and southern building footprints. Preliminary recommendations for shoring/stabilization measures are provided. Maintaining safe slopes and excavation safety during construction are the responsibility of the Contractor. Specific recommendations for drainage and surface water conveyance were not within the scope of work for this report.

The foundation analysis and resulting recommendations contained herein are based on typical loads for the types of structures envisioned in the conceptual design. In the final design phase of the project, it is critical that structural loads are properly communicated to the geotechnical engineer to verify that the imposed loading conditions on the proposed foundation configuration will not cause excessive settlement, exceed the bearing capacity of the site soils, or exceed the seismic loading capacity of the foundation elements. Lateral earth pressure recommendations contained within this report are general in nature; it is critical that final retaining wall designs are reviewed and approved by this office. For this report, it is assumed that foundation elements would not be subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Unusual load conditions can induce settlement or reduce the bearing capacity of foundation elements.

SITE CONDITIONS

Description

The development will be constructed on a 0.69 acre lot located at 310 East Kelly Avenue in the Town of Jackson. Existing structures on the property include a single-story residence with a finished basement and attached garage and two utility sheds. The property is bounded on all sides by developed residential lots and public streets. Kelly Avenue runs the length of the north boundary and Vine Street runs the length of the west boundary. Access to the property is provided by both Kelly Avenue and Vine Street. Surficial vegetation consists of grasses and landscaped yard with mature blue spruce trees.

The existing site is separated by chain link fence into two sections; the existing home is located on the relatively flat west half of the lot, the east half of the property is unoccupied slopes upward to the east at an average of about 25-percent. Two retaining walls of about 4 foot height are located along the east property boundary. One is a soldier pile and wood lagged retaining wall the other a gravity concrete wall. The concrete retaining wall has partially or fully toppled in failure for much of its length.

Geologic and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," Love, J.D, 2003. Mapped deposits are described as "Qf-Alluvial Fan Deposits-Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons."

The USDA-NRCS Web-based Soil Survey of Teton County has mapped the Greyback gravelly loam within the property. Greyback gravelly loam soils are characterized as located on 0 to 3 percent slopes and formed of alluvium and/or glaciofluvial deposits. The soil is described as very deep, somewhat excessively drained, and composed of gravelly loam, very gravelly sandy loam, very gravelly loamy sand.

The geologic and soil mapping descriptions describe the soils located in the valley floor area; the west half of the property. The west sloped eastern half of the property is the toe of the slopes of Snow King Mountain composed of fine-grained wind-deposited loess deposits overlying slope-wash coarse-grained colluvium. Placed fills from the prior developments on the neighboring property to the east occur in the eastern extents of lot.

Seismic Hazard

Jackson Hole and the project site are located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana, and encompassing western Wyoming and the Teton Range (Smith and Arabasz, 1991). The "Map of Quaternary Faults and Folds in Wyoming" (Machette et al, 2001) shows the following active faults near the project site: the Teton Fault, Philips Canyon Faults, East Gros Ventre Faults, Cache Creek Thrust Fault, Jackson Thrust Fault, and secondary faults in the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 7.4 miles northwest of the site. Multiple minor earthquakes with epicenters near the site have occurred in recent years (USGS Earthquake Database).

SITE INVESTIGATIONS

Field Investigations

On December 15, 2015, five test pits were excavated within and near the planned development footprint. Test pit locations are shown on the Test Pit Location Drawing in the Appendix. Test pits were located approximately during the site survey performed by Nelson Engineering. Test pit locations and depths were selected to determine subsurface conditions within the proposed development. All test pits were backfilled with excavated material after logging was completed.

Fish Creek Excavation of Jackson, Wyoming, excavated the test pits with a John Deere 310 SJ backhoe. Blair Rushing, a Geotechnical Engineer-in-Training at Nelson Engineering, logged the test pits and directed the sampling. Soils were classified in the field and logged by the engineer. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the time of the excavation based on field observations of soil moisture conditions. Field observations are presented on the test pit logs in the Appendix.

The stratification lines shown on the test pit logs represent the approximate boundary between soil types. Subsurface changes in soil types in both the horizontal and vertical may be closely spaced and abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the test pits. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

The subsurface conditions were interpreted from the described test pits at the site. The soil properties inferred from the field assessments supported by our experience formed the basis for developing our conclusions and recommendations.

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System.

The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

SUBSURFACE CONDITIONS

Soil Profiles

Eastern Slope Test Pits

TP-1 and TP-2 were excavated on the west-facing slope located on the east half of the property. Surficial soils were composed of 0.5 to 2.0 feet of frozen to moist dark brown silty clay topsoil. The depth of frost varied from 2 to 4 inches below the ground surface. Below the topsoil in both test pits, soils were composed of moist to dry brown/light brown silty clay loess to depths of 3 to 7.25 feet. Loess had a blocky structure, moderate amounts of pinhole voids, and occasional angular small gravel and cobbles clasts at depth. Consistencies of the loess were very stiff to hard corresponding to pocket penetrometer readings of 2.0 to greater than 4.0 tons per square foot (TSF). Below the loess in both test pits, soils were medium dense to dense colluvium composed of angular to sub-angular gravels, cobbles, and boulders up to 2-foot maximum dimension in dry, light brown silty sand with gravel matrix. Colluvium composition in TP-1 was estimated to be 45-percent sand and silt and 55-percent gravels, cobbles, and boulders and in TP-2 was estimated to be 60-percent sand and silt matrix and 40-percent gravels, cobbles, and boulders. Test pits were advanced to depths of 14.0 to 15.5 feet below ground surface.

Valley Floor Test Pits

TP-3, TP-4, and TP-5 were excavated in relatively flat areas in the western portion of the property. Surficial soils were fine-grained, dark brown silty clay deposits with organic material to depths of 1.0 to 2.25 feet below the ground surface. The depth of frost varied from 3 to 6 inches below the ground surface. Below the topsoil in TP-3, soils were composed of moist to dry brown/light brown silty clay loess to a depth of 4 feet. Loess had a blocky structure and moderate amounts of pinhole voids. Consistencies of the loess were very stiff corresponding to pocket penetrometer readings of 3.0 to 4.0 TSF. Underlying the loess in TP-3 and the topsoil in TP-4 and TP-5, soils were alluvial fan deposits to the bottom of each test pit. Deposits were coarse-grained, brown gravel with sand, silt, cobbles, and boulders up to a maximum 18-inch dimension. The coarse deposits were described as 65 percent of well-graded, sub-angular to rounded clasts with 35 percent sand and silt. Alluvial fan deposits were dry and very dense. Test pits were advanced to depths of 7.0 to 12.25 feet below the ground surface.

Groundwater

Groundwater was not observed in any the test pits. A water resources study of Teton County, Wyoming was completed by the U.S. Geological Survey from 1991 and 1993. Groundwater level contours developed for this study indicate a groundwater level below 6200 feet at the project site. Many of the existing residences and other structures in the immediate area, including the existing residence on site, have basements that have not been flooded over many decades.

ENGINEERING ANALYSIS AND RECOMMENDATIONS

General

A multi-level, multi-unit residential development is proposed at the site. Site plans provided by Kinsey, LLC indicate a three-story structure that encompasses the majority of the parcel. The structure will contain over 50 residential units, laundry facilities, a courtyard, and a ground level parking garage. Conventional, shallow spread footings for all structures are anticipated. Items presented in this section emphasize concerns at depths at and below the anticipated bottom footing and foundation slab depths in soils influenced by foundation loading. Additionally, lateral earth pressures for retaining wall design and an analysis of temporary slope stability for excavations are presented in this section.

Seismic Design Parameters

The 2012 International Building Code (IBC) designates site class per ASCE 7 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7; therefore the IBC directs that seismic coefficients and design spectra shall be determined using Site Class D and Latitude of 43.475° and Longitude of -110.756°.

Conventional Spread Footings

Shallow spread footings bearing on native colluvium or alluvial fan deposits composed of dense gravels are appropriate foundation elements. A net allowable bearing capacity of **4000 PSF** is appropriate for all footings. Where silt/sandy clay soils and fine-grained sand lenses extend to depths below bottom of footing elevation, these soils shall be removed until competent cobble and gravel alluvium or colluvium is revealed. Structural fill shall be placed as necessary to achieve footing grade. Existing subgrade shall be compacted to a depth of 8 inches to 95% of maximum density per ASTM D698 (Standard Proctor) beneath all footings and fills below footings. The net allowable soil pressure includes dead load plus

maximum live load. The above analysis assumes a **maximum width of 3.0 feet** for continuous footings and a **maximum dimension of 10 feet** for isolated footings. Construction of large footing sizes can lead to increased settlement as the bearing pressure bulb can extend deeper into the soil profile resulting in settlement of greater than that specified. The net allowable soil pressure includes dead load plus maximum live load. These calculations assume a **minimum footing burial depth of 42 inches**, a **maximum total settlement of 0.5 inches** can be tolerated on any one footing, and the **maximum differential settlement between footings that can be tolerated is 0.25 inches**.

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Construction of large footing sizes can lead to increased settlement as the bearing pressure bulb can extend deeper into the soil profile resulting in settlement of greater than that specified. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics. Other foundation parameters are as noted below:

1. A one-third increase in allowable bearing capacity may be used for short duration loads such as wind or seismic.
2. Lateral loads may be resisted by friction between the footing base and supporting soil and lateral bearing pressure against the sides of the footings. Design parameters recommended are a **coefficient of friction of 0.45** at the footing base, **lateral passive bearing pressure of 350 psf per foot of depth**.
3. Backfill against shallow foundations and stem walls shall conform to the **FOUNDATION BACKFILL DETAIL** drawing in the Appendix. In no case shall material greater than 6 inches in diameter bear directly on or against foundation elements. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.
4. For stem walls and retaining walls that retain soils greater than 4 feet in height, follow the recommendations contained in the **Retaining Walls** section below.

Any soil type encountered at the bottom of footing excavations other than the ones described above should be analyzed by Nelson Engineering. Isolated boulders at footing grade should be excavated and removed unless approved by Nelson Engineering. Any excessively loose material or soft spots encountered in the footing subgrade will require over-excavation and backfilling with structural fill. All footings shall be suitably reinforced to make them as rigid as possible.

Retaining Walls

For this analysis, it is assumed that all retaining walls will be backfilled with compacted fill per the **FOUNDATION BACKFILL DETAIL** drawing in the Appendix.

For foundation or stem walls restrained from movement such that active earth pressures will not be allowed to develop, an at-rest equivalent fluid pressure of **60 PCF** is appropriate. The Mononobe-Okabe (M-O) equations are often used to estimate dynamic forces against retaining walls. The M-O analysis is theoretically derived using active earth

pressure conditions. Although there is debate about the theoretical applicability of this methodology to restrained or rigid walls, the method has been used for many years for the seismic design of such walls. The performance record of underground walls during earthquakes has generally been good. Appropriate parameters for the M-O analysis are: 1) soil unit weight 125 pounds per cubic foot, 2) Internal Friction Angle= 32°. The more limiting case, at-rest or active seismic pressure, shall be utilized in the structural design of restrained or rigid retaining walls.

For foundation or stem walls with active earth pressure loading, an equivalent fluid pressure of **45 PCF** is appropriate.

Excavations for retaining walls and foundations shall conform to the applicable OSHA and Wyoming safety standards.

Interior Slabs-On-Grade

For interior slab areas, a **minimum of 1.5 feet thickness** of the surface soils shall be excavated and removed. Interior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of a ¾-inch minus free draining material (WYDOT Grade W or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 1557, 2) 12 inches of structural fill, and 3) Geotex 250 geotextile or equivalent placed on the upper 8 inches of native subgrade soils compacted to a minimum of 95% density as determined by ASTM D 698. **Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill.** Where Nelson Engineering determines subgrade is composed of dense alluvium or colluvium, the structural fill and geotextile requirements may be omitted.

All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

All slabs should be a **minimum of 4 inches thick**. A moisture retardant barrier can be placed beneath all floor slabs to minimize potential ground moisture effects on floor coverings and to minimize the potential for radon infiltration. Testing for the presence of radon has not been conducted at this location. If desired, placing ASTM C33 size 5 aggregate for the granular mat beneath slabs can enhance radon remediation.

Concrete slab-on-grade control joints should be saw-cut as early as possible. Nelson Engineering recommends the use of a soft cut system, which allows saw cutting as soon as the concrete can support foot traffic. Successful crack control is dependent upon proper joint spacing. Control joints should be placed in accordance with current Portland Cement Concrete Paving Association guidelines.

Sidewalks and Exterior Slabs

Sidewalks and exterior concrete slabs for foot traffic shall be placed upon the following section: 1) a leveling course mat 4 inches in thickness composed of a ¾-inch minus free draining material (WYDOT Grade W or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 1557, 2) 12 inches of structural fill, and 3) Geotex 250ST geotextile or equivalent placed on the upper 8 inches of native subgrade soils compacted to a minimum of 95% density as determined by ASTM D 698. Any fill required

to increase the elevation of slabs should meet the requirements for granular structural fill. (Refer to the section on structural fill for requirements). **Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill.** Where Nelson Engineering determines subgrade is composed of dense alluvium or colluvium, the structural fill and geotextile requirements may be omitted.

All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

Driveway and Parking Lot Recommendations

Recommended driveway and parking lot sections are given in the table below. Where Nelson Engineering determines subgrade is composed of dense alluvium, the structural fill and geotextile requirements may be omitted. Proper drainage is essential for satisfactory road and parking area performance.

PAVEMENT SECTION COMPONENTS	Paved	Gravel Surfaced
Asphaltic Concrete	2.0 inches	
$\frac{3}{4}$ inch Minus Crushed Aggregate	4.0 inches	6.0 inches
Structural Fill	12 inches	12 inches
Geotextile: Geotex™ 250ST Placed on Compacted Native Soils		
Compacted Subgrade	Surficial 8 inches of native soil compacted to 95% of max. as determined by ASTM D698.	

STABILITY OF TEMPORARY EXCAVATIONS

General

At the time of this report, a conceptual building plan and site layout plan show the eastern lower building wall retaining from 8 to 12 feet of soil. Assuming a bottom of footing elevation of 6265 feet, construction excavation height of 12 or more feet will be required. Utilizing information obtained from the geotechnical field investigation and existing site topography, a stability analysis model was developed to evaluate this excavation scenario. A simplified model of the ground surface and the soil stratigraphy was created and input into the GeoStudio® 2012 SLOPE/W™ slope stability program. Slope stability analyses were conducted resulting in a Factor of Safety (FOS) for multiple circular and planar failure surfaces for the two-dimensional slope model using the Morgenstern-Price and Spencer methods for limit equilibrium. The FOS is a measure of slope stability where values greater than 1 are stable configurations and values less than one indicates slope failure. The results of this analysis are representative of the minimum FOS of the modeled slope for rotational and translational failures under static loading conditions.

Model Inputs, Results and Recommendations

Stratigraphy was modeled using information from TP-2 and TP-5. Strata were modeled lying parallel to the ground surface. The materials were modeled using a Mohr-Coulomb failure envelope; i.e. material strength is characterized by an angle of internal friction and cohesion and is summarized by generalized depths in the table below:

Depth (feet)	Soil Type	Friction Angle (degrees)	Cohesion (psf)
0 to 2	Topsoil	15	100
2 to 10	Loess	20	400
10 to 30	Colluvium	32	0
Below 30	Alluvial Gravels	32	0

Results from the slope stability analyses indicate that FOS's for vertical or near vertical slope angles in the existing slope are not acceptable for the temporary, static conditions. To yield an acceptable factor of safety shallower slope angles were analyzed. Excavation slopes of 12 feet height at 40 degrees (1.25H:1V) with the cut located at the eastern building footprint as shown on the Test Pit location map yielded FOS of approximately 1.4. The safety of excavations and trenching is the responsibility of the contractor and shall comply with applicable OSHA regulations. Slope of 1.25:1 where excavations are less than 12 feet in total height may be approved by this office without further analysis.

Rockfall Hazard

Mitigation of rockfall hazard to workers during construction is the contractor's responsibility. Cobbles and boulders up to 2-ft in the longest dimension were seen in the test pits and will pose a hazard when exposed on cut slopes. Periods of wet weather and snowmelt will increase rockfall hazard.

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access will be difficult when surficial soils are wet and soft. A protracted period of wet conditions can be expected during and after seasonal snowmelt. Placement of gravel surfacing and/or free-draining native material supported by geotextiles will be required to create stable surfaces for machines and equipment to access the construction site. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, all organic material, deleterious undocumented fill, and debris should be stripped and removed. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.
- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials should be at the proper moisture content prior to compaction and should contain **no frozen soil**.
- **Structural Fill** shall consist of imported or site materials (USCS classification GW or GP) with the following characteristics: 6-inch maximum particle size with no more than 40% oversize (greater than ¾") and no more than 5% fines passing the #200 sieve.

Structural fill shall be placed in layers of **not more than 8 inches in thickness**. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction.

- Safety of construction personnel including safe trenches and excavations are the responsibility of the contractor. Excavations for retaining walls and foundations shall conform to all applicable OSHA and Wyoming safety standards. Excavations and utility trenches shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. Excavations for utilities and foundations shall be shored if the proper slopes cannot be maintained.
- During earthwork phases of the project, a representative of Nelson Engineering shall be present to observe exposed native soils and fill materials for suitability and consistency. A documented testing program should be conducted to determine that soil compaction is in accordance with requirements.
- Backfill placed against structures (i.e., pipes and walls) shall be properly placed in a manner that will not damage these structures. In no case shall material greater than 6 inches in diameter bear directly on or against these structures. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

GENERAL COMMENTS

The structural engineer and other project designers shall review this report. When project plans and specifications are complete, a consultation with this office should be arranged to ensure compliance with this report. Additional or supplementary recommendations with regards to foundations and earthwork may be required at this time. Monitoring and testing shall be performed to verify that suitable materials are used for structural fills and backfills, and that fills are properly placed and compacted. Concrete testing and special inspection shall be performed prior to and during placement of all concrete to ensure concrete and reinforcing steel bar comply with project plans and specifications.

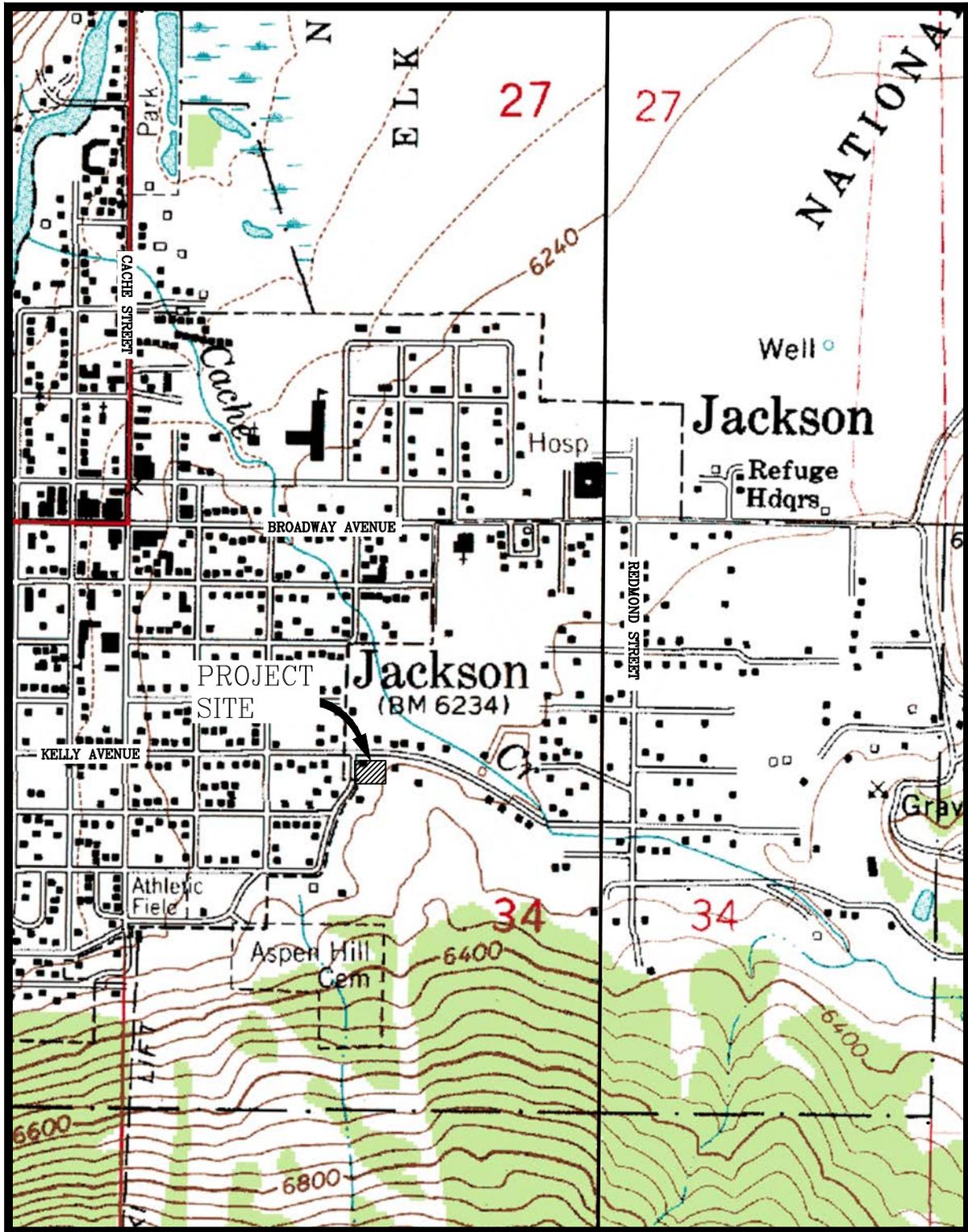
WARRANTY AND LIMITING CONDITIONS

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Nelson Engineering warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are limited to the conditions observed at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. This report was prepared for use by the Joe Openshaw in Jackson, Wyoming ("Client") and the conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in the report and the contract for professional services between Client and Nelson Engineering ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Consultant may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown, to the Client or Consultant. Neither the Joe Openshaw nor Nelson Engineering shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred, by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

APPENDIX

DRAWINGS



VICINITY MAP

SCALE: 1"=1000'

DRAWING NO	1
JOB NO	15-266-02

TITLE	SITE VICINITY MAP
	310 EAST KELLY AVENUE
	GEOTECHNICAL INVESTIGATION

NELSON ENGINEERING
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	12/17/2015	REV.
SURVEYED	N/A	
DRAWN	BR	
CHECKED	PG	
APPROVED	PG	

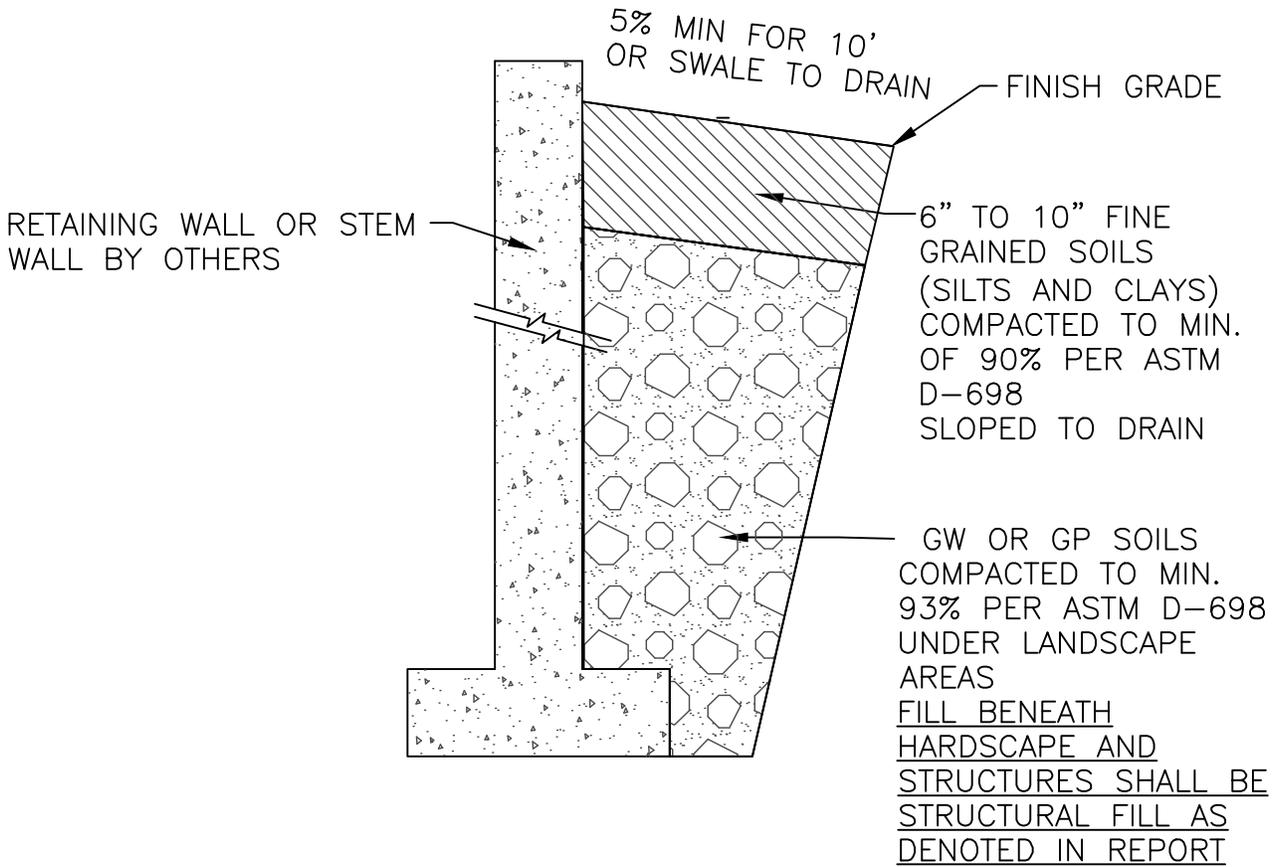


AERIAL PHOTOGRAPHY AND PROPERTY BOUNDARIES ARE PROVIDED FROM THE TETON COUNTY GIS. TEST PIT LOCATIONS WERE LOCATED DURING THE SITE SURVEY PERFORMED BY NELSON ENGINEERING. MONITORING WELLS WERE INSTALLED IN TP-2 AND TP-5.

SITE PLAN PROVIDED BY KINSEY, LLC ARCHITECT AS OF 1/12/16 USED TO SHOW APPROXIMATE PROPOSED BUILDING FOOTPRINT.



DRAWING NO 2	JOB NO 15-266-02	JOB TITLE 310 EAST KELLY AVENUE SNOW KING EMPLOYEE HOUSING GEOTECHNICAL INVESTIGATION	DRAWING TITLE TEST PIT LOCATION MAP	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 12/28/2015	REV.
					SURVEYED NF	PG
					DRAWN BR	BR
					CHECKED PG	PG
					APPROVED	PG



FOUNDATION BACKFILL (TYPICAL)
NOT TO SCALE

SUPERVISION: H-1 PRINTED: BUFFALO CENTER BACKFILLING (08/17) NOV 21 2016 11:58:11 AM PLOTTED BY: GJR

DRAWING NO 3	TITLE 310 EAST KELLY AVENUE SNOW KING EMPLOYEE HOUSING FOUNDATION BACKFILL TYPICAL	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 01/04/16	REV.
JOB NO 15-266-02			SURVEYED	
			DRAWN BR	
			CHECKED PG	
			APPROVED PG	

TEST PIT LOGS

GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to 60% of the theoretical free-fall hammer energy and for corrected for overburden pressure per AASHTO LRFD 6th ED Article 10.4.6.2.4.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

- N:** Standard Penetration Test
- U_c:** Unconfined compressive strength, Pounds/ft² (PSF)
- Pp:** Pocket Penetrometer values, Ton/ft² (TSF)
- FILGC:** Fragments indicate gravels and cobbles larger than split spoon diameter.
- w:** Water content, %
- LL:** Liquid limit, %
- PI:** Plasticity index, %
- gd:** In-situ dry density, lbs/ft³ (PCF)
- : Ground water level
- SS:** Split-Spoon Sample
- ST:** Shelby Tube Sampler
- CS:** Cylindrical Brass Lined Sample



Monitoring Well, diagonal hatching indicates screen and sand packed interval

SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils	Standard Penetration Resistance	Cohesive Soils	Pp-(tons/ft ²)
Very Loose	0 - 4	Very Soft	0 - 0.25
Loose	4 - 10	Soft	0.25 - 0.50
Slightly Compact	8 - 15	Firm (Medium)	0.50 - 1.00
Medium Dense	10 - 30	Stiff	1.00 - 2.00
Dense	30 - 50	Very Stiff	2.00 - 4.00
Very Dense	50+	Hard	4.00+

PARTICLE SIZE

Boulders: 12 in.+	Coarse Sand: 5 mm(#4)-2 mm(#10)	Silts and Clays: <#200
Cobbles: 12 in.-3in.	Medium Sand: 2 mm(#10)-0.4mm(#40)	
Gravel: 3in.-5mm(#4)	Fine Sand: 0.4mm(#40)-0.075mm(#200)	

SOIL GRAPHICS

<i>GW</i>		<i>SC</i>	
<i>GP</i>		<i>ML</i>	
<i>GM</i>		<i>CL</i>	
<i>GC</i>		<i>ML-CL</i>	
<i>SW</i>		<i>OL</i>	
<i>SP</i>		<i>MH</i>	
<i>SM</i>		<i>CH</i>	
<i>BEDROCK</i>		<i>OH</i>	
<i>COBBLES/BOULDERS</i>		<i>PT</i>	

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

PROJECT NAME: 310 EAST KELLY AVENUE	TEST PIT No. 1	PAGE: 1
DATE STARTED / FINISHED: 12/15/2015	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: B RUSHING	EXCAVATOR TYPE: JD 310 SJ BACKHOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
		0				0'-0.5' FROZEN TO MOIST, DARK BROWN, STIFF, SILTY CLAY TOPSOIL, ORGANIC ROOT STRUCTURE, BLOCKY [TOPSOIL]					GRASSY FIELD EAST OF EXISTING RESIDENCE
		1				0.5'-1.5' MOIST TO DRY, LIGHT BROWN TO BROWN, STIFF, SILTY CLAY, MODERATE PINHOLE VOIDS AND ROOT STRUCTURE, BLOCKY, PP = 2.0 TO 3.0 TSF, VERY STIFF [LOESS]					8-12 INCHES OF SNOW COVER
		2				1.5'-3.0' MOIST TO DRY, LIGHT BROWN TO BROWN, STIFF TO VERY STIFF, SILTY CLAY, OCCASIONAL SMALL GRAVEL AND COBBLE, ANGULAR CLASTS, 10% GRAVEL / 5% COBBLE / 85% CLAYEY SILT MODERATE PINHOLE VOIDS, HOMOGENOUS, PP > 3.5 TSF, VERY STIFF TO HARD [LOESS WITH GRAVEL]					2-4 INCHES OF FROST DEPTH
		3			TP1-1 2'-3'						EASY DIGGING BELOW FROST TO 6'
		4									
		5									
		6			TP1-2 6'-7'	3.0'-BOP DRY, LIGHT BROWN / TAN, MEDIUM DENSE TO DENSE, SILTY SAND WITH GRAVEL, LENSED SANDY CLAY DEPOSITS, COBBLES & BOULDERS. 2-FT MAXIMUM BOULDER DIMENSION, ANGULAR GRAVEL GRAVEL, COBBLE, BOULDER, 5% SILT / 40% SAND / 40% GRAVEL / 10% COBBLE / 5% BOULDER [COLLUVIUM DEPOSITS]					
		7				GREY/BROWN SANDY CLAY LENS, 6.0'-7.0' DEPTH, ONLY VISIBLE ON NORTH SIDE OF PIT, SAMPLE TAKEN					
		8									
		9									MODERATE DIGGING IN LANDSLIDE DEPOSITS
		10									
		11									
		12									
		13									
		14				BOP=14.0' NO GROUNDWATER ENCOUNTERED NO CAVING					
		15									

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **JOE OPENSHAW**
310 EAST KELLY AVENUE
JACKSON, WY

JOB NO.

15-266-02

PROJECT NAME: 310 EAST KELLY AVENUE	TEST PIT No. 2	PAGE: 2
DATE STARTED / FINISHED: 12/15/2015	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: B RUSHING	EXCAVATOR TYPE: JD 310 SJ BACKHOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
						MATERIAL DESCRIPTION					
		0-1				0'-2.0' FROZEN TO MOIST, DARK BROWN, STIFF, SILTY CLAY TOPSOIL, ORGANIC ROOT STRUCTURE, BLOCKY [TOPSOIL]					GRASSY FIELD EAST OF EXISTING RESIDENCE
		1-2									8-12 INCHES OF SNOW COVER
		2-3				2.0'-5.0' MOIST TO DRY, LIGHT BROWN TO TAN STIFF, SILTY CLAY, MODERATE PINHOLE VOIDS AND ROOT STRUCTURE, BLOCKY, PP = 2.0 TO 3.0 TSF, VERY STIFF [LOESS]					2-4 INCHES OF FROST DEPTH
		3-4									EASY DIGGING
		4-5									
		5-6				5.0'-7.25' DRY, LIGHT BROWN TO BROWN, STIFF TO VERY STIFF, SILTY CLAY, OCCASIONAL SMALL GRAVEL AND COBBLE, ANGULAR CLASTS, 10% GRAVEL / 5% COBBLE / 85% CLAYEY SILT MODERATE PINHOLE VOIDS, HOMOGENOUS, PP > 4.0 TSF, HARD [LOESS WITH GRAVEL]					
		6-7			UD2-1 6'-7'						
		7-8				7.25'-8.0' DRY, YELLOW BROWN, SANDY GRAVEL LENS, MEDIUM DENSE TO DENSE					
		8-9				8.0'-BOP DRY, LIGHT BROWN / TAN, MEDIUM DENSE TO DENSE, SILTY SAND WITH GRAVEL, LENSED SANDY GRAVEL DEPOSITS, COBBLES & BOULDERS. 2-FT MAXIMUM BOULDER DIMENSION, ANGULAR GRAVEL GRAVEL, COBBLE, BOULDER, <10% SILT / 50% SAND / 30% GRAVEL / 10% COBBLE / <5% BOULDER [COLLUVIUM DEPOSITS]					EASY DIGGING
		9-10									
		10-11				GREY/BROWN SANDY CLAY LENSE, 6.0'-7.0' DEPTH, ONLY VISIBLE ON NORTH SIDE OF PIT, SAMPLE TAKEN					
		11-12									
		12-13									
		13-14				BOP=15.5' NO GROUNDWATER ENCOUNTERED NO CAVING					
		14-15				MW INSTALLED LOP=15.0' 1.5" DIAMETER PVC SLOTS EVERY 12" FROM 13.5'-8.5' STICKUP=1.5'					

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **JOE OPENSHAW**
310 EAST KELLY AVENUE
JACKSON, WY

JOB NO.
 15-266-02

PROJECT NAME: 310 EAST KELLY AVENUE	TEST PIT No. 3	PAGE: 3
DATE STARTED / FINISHED: 12/15/2015	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: B RUSHING	EXCAVATOR TYPE: JD 310 SJ BACKHOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
MATERIAL DESCRIPTION											
		0				0'-2.25' FROZEN TO MOIST, DARK BROWN, STIFF, SILTY CLAY TOPSOIL, ORGANIC ROOT STRUCTURE, BLOCKY [TOPSOIL]					GRASSY FIELD EAST OF EXISTING RESIDENCE
		1									8-12 INCHES OF SNOW COVER
		2									3-6 INCHES OF FROST DEPTH
		3				2.25'-4.0' MOIST TO DRY, LIGHT BROWN TO BROWN, VERY STIFF, CLAYEY SILT, MODERATE PINHOLE VOIDS AND ROOT STRUCTURE, BLOCKY, PP = 3.0 TO 4.0 TSF [LOESS]					EASY DIGGING BELOW FROST TO 6'
		4									
		5									MODERATE DIGGING IN ALLUVIAL FAN DEPOSITS
		6									
		7				3.0'-BOP DRY, BROWN, GRAVEL WITH SAND, SILT, COBBLES, AND BOULDERS UP TO 1.5' MAXIMUM DIMENSION, SUB-ANGULAR TO ROUND CLASTS, WELL GRADED, DENSE TO VERY DENSE, <10% FINES / 25% SAND / 45% GRAVEL / <5% BOULDERS [ALLUVIAL FAN DEPOSITS]					
		8									
		9									
		10									
		11									
		12									
		13				BOP=12.25' NO GROUNDWATER ENCOUNTERED NO CAVING					
		14									
		15									

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **JOE OPENSHAW**
310 EAST KELLY AVENUE
JACKSON, WY

JOB NO.
 15-266-02

PROJECT NAME: 310 EAST KELLY AVENUE	TEST PIT No. 4	PAGE: 4
DATE STARTED / FINISHED: 12/15/2015	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: B RUSHING	EXCAVATOR TYPE: JD 310 SJ BACKHOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
MATERIAL DESCRIPTION											
		0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15				<p>0'-1.0' FROZEN TO MOIST, DARK BROWN, STIFF, SILTY CLAY TOPSOIL, ORGANIC ROOT STRUCTURE, BLOCKY [TOPSOIL]</p> <p>1.0'-BOP DRY, BROWN, GRAVEL WITH SAND, SILT, COBBLES, AND BOULDERS UP TO 1.5' MAXIMUM DIMENSION, SUB-ANGULAR TO ROUND CLASTS, WELL GRADED, VERY DENSE, <10% FINES / 25% SAND / 45% GRAVEL / <5% BOULDERS [ALLUVIAL FAN DEPOSITS]</p> <p>BOP=7.0' NO GROUNDWATER ENCOUNTERED NO CAVING</p>					<p>LANDSCAPED YARD NORTH EAST OF EXISTING RESIDENCE</p> <p>8-12 INCHES OF SNOW COVER</p> <p>3-6 INCHES OF FROST DEPTH</p> <p>HARD DIGGING IN ALLUVIAL FAN DEPOSITS</p>

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **JOE OPENSHAW**
310 EAST KELLY AVENUE
JACKSON, WY

JOB NO.
 15-266-02

PROJECT NAME: 310 EAST KELLY AVENUE	TEST PIT No. 5	PAGE: 5
DATE STARTED / FINISHED: 12/15/2015	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: B RUSHING	EXCAVATOR TYPE: JD 310 SJ BACKHOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
MATERIAL DESCRIPTION											
		0				0'-1.75' FROZEN TO MOIST, DARK BROWN, STIFF, SILTY CLAY TOPSOIL, ORGANIC ROOT STRUCTURE, BLOCKY [TOPSOIL]					LANDSCAPED BACKYARD SOUTH EAST OF EXISTING RESIDENCE
		1									8-12 INCHES OF SNOW COVER
		2									3-6 INCHES OF FROST DEPTH
		3									
		4				3.0'-BOP DRY, BROWN, GRAVEL WITH SAND, SILT, COBBLES, AND BOULDERS UP TO 1.5' MAXIMUM DIMENSION, SUB-ANGULAR TO ROUND CLASTS, WELL GRADED, VERY DENSE, <10% FINES / 25% SAND / 45% GRAVEL / <5% BOULDERS [ALLUVIAL FAN DEPOSITS]					HARD DIGGING IN ALLUVIAL FAN DEPOSITS
		5									
		6									
		7									
		8				BOP=8.0' NO GROUNDWATER ENCOUNTERED NO CAVING					
		9				MW INSTALLED LOP=11.5' 1.5" DIAMETER PVC SLOTS EVERY 6" FROM 8.0'-4.0' STICKUP=3.5'					
		10									
		11									
		12									
		13									
		14									
		15									

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **JOE OPENSHAW**
310 EAST KELLY AVENUE
JACKSON, WY

JOB NO.
 15-266-02



**Environmental Analysis
for
310 East Kelly Avenue**

Prepared for
Town of Jackson, Wyoming - Planning Department

At the request of Cornelius Kinsey, Kinsey LLC

Submitted by Rocky Mountain Ranch Management
March 3, 2016



INTRODUCTION AND BACKGROUND

Rocky Mountain Ranch Management (RMRM) an environmental consulting firm specializing in wildlife habitat restoration and enhancement and headquartered in Jackson, WY was retained by Cornelius Kinsey of Kinsey, LLC and agent for the owner of 310 East Kelly Avenue to perform an Environmental Analysis (EA) of the owner's property for the purposes of conformance with the Town of Jackson Land Development Regulations, Article 5: Physical Development Standards as the same pertains to wildlife habitat and wildlife migration corridors. The basis of this EA is information and data from public sources (e.g., Teton County Wyoming Public GIS Mapserver, Wyoming Game and Fish Department - Wyoming Interagency Spatial Database and Online Management System [WISDOM]) as well as personal communications and site visits.

LOCATION

310 East Kelly Avenue is a 0.69 acre property located within the Town of Jackson, Teton County, Wyoming (SE ¼, NW ¼, SEC. 34, TWP. 41N, RNG. 116W; Figure 1). Zoned Auto-Urban Residential, the property is at an elevation of approximately 6288 feet on predominantly flat ground (i.e., the eastern third of the property contains a slope ~0 – <10%). It is approximately 0.43 miles southeast of the Jackson Town Square.



Figure 1. 2015 Aerial image of 310 East Kelly Avenue

EXISTING CONDITIONS

Historical imagery indicates the property was developed to its current state prior to 1945. Despite minor modifications to hard infrastructure (i.e., buildings and driveways) since then it has remained substantially unchanged since at least 1977. The various types of conditions currently found on the site are as indicated below in Table 1; Figure 2 illustrates the configuration of those conditions.

Table 1: Current Conditions of 310 East Kelly Avenue			
Condition	Condition Code	Area (Acres)	%
Buildings and Driveways	NRDS	0.082	11.88
Mixed Planted and Introduced Grassland Herbaceous	HPG	0.26	37.68
Lawns and Landscaping	NSML	0.082	11.88
Mixed Blue Spruce - Aspen - Cottonwood Semi-natural Planted	FBAC	0.266	38.55
	Totals	0.69	100.00



Figure 2. Configuration of existing conditions at 310 East Kelly Avenue

SURFACE HYDROLOGY AND WETLANDS

There are no surface hydrologic features or wetlands within the property. The nearest water body (Cache Creek) or wetland that would necessitate a buffer is >600 feet from the property.

WILDLIFE

As queried in WISDOM (full report attached as Appendix 1) the property does not overlap with crucial habitat for any wildlife species of concern. Although the property is located within the

historic range of numerous species of concern, including Federally Listed Species such as Greater Sage Grouse, Canada Lynx, Gray Wolf, North American Wolverine, etc., WGFD Wildlife Management Coordinator Doug Brimeyer states the property does not present any value for wildlife habitat due to existing development within the immediate vicinity of the property (personal communication, February 4, 2016). A summary of the WISDOM report is included below in Table 2.

Table 2: WISDOM Wildlife Habitat Report Summary for 310 East Kelly Avenue	
Sage Grouse	No Habitat Overlap; No leks within 2 miles
Raptors	No nests within 1 mile
Bighorn Sheep	Crucial Range Not Present
Elk	
Moose	
Mule Deer	
Pronghorn Antelope	
Rocky Mountain Goat	
White-tailed Deer	

DEVELOPMENT PROPOSED

The property is already ~12% developed with hard infrastructure (i.e., home, ancillary structures, and driveways – see Table 1) while the remaining percentage has undergone human manipulation such that it is representative of a residential yard or urban park-like setting. According to “Proposed Site Plan” dated March 2, 2016 (Appendix 2) as created by Nelson Engineering and provided to RMRM by the owner’s agent, the proposed re-development consists of at least two structures with associated parking areas and green spaces (i.e., lawns). The net result will be that the property remains substantially unchanged: 100% of the property will remain residential in nature.

DEVELOPMENT IMPACTS ON WILDLIFE

Given the similarities between the existing and proposed re-development plan, similar existing development surrounding the property on all sides, and lack of native and/or natural wildlife habitat both on and surrounding the property there will be little to no impact, adverse or otherwise, on any wildlife as a result of the proposed re-development of this property.

APPENDIX 1

310 East Kelly Avenue - EA

Wildlife Species of Concern

02/23/2016

Enter notes here



Agency Contacts

Wyoming Game and Fish Department

Regional Fisheries Supervisor - Jackson Region

Rob Gipson | rob.gipson@wyo.gov | (307) 733-2383, ext. 226

Wildlife Biologist - Thayne District

Gary Fralick | gary.fralick@wyo.gov | 307-883-2998

Habitat Protection Program

Mary Flanderka | mary.flanderka@wyo.gov | 307-777-4587

Other Information

[Recommendations for Development of Oil and Gas Resources Within Important Wildlife Habitats \(pdf\)](#)

[Wyoming Density and Disturbance Calculation Tool](#)

Agency Contacts

Wyoming Natural Diversity Database

Botanist

Bonnie Heidel | bheidel@uwyo.edu | 307-766-3020

Vertebrate Zoologist

Doug Keinath | dkeinath@uwyo.edu | 307-766-3013

US Fish and Wildlife Services

[Wyoming Ecological Services Field Office](#)

United States Forest Service

Not Applicable for Project Location

Bureau of Land Management

[Pinedale Field Office](#)

Natural Resources Conservation Service

Teton County CD | Jackson Service Center

Land Management

Land Management - data provided by [WYGISC](#)

Land management designations found within project boundary:

Private

Federal Mineral Rights - data provided by [WYGISC](#)

Federal mineral right holdings within project boundary:

None

Potential Development Restrictions

Easements - data provided by [TNC](#)

Easements overlapping with project boundary:

None

Special Management Areas - data provided by [WYGISC](#)

Special management areas overlapping with project boundary:

Town of Jackson (type: Municipal Boundary)

BLM - No Surface Occupancy (NSO) Areas - data provided by [TNC](#)

Not located within project boundary

Sage-Grouse

Core Area Analysis - data provided by [WGFD](#)

Core Areas: No Overlap
Connectivity Areas: No Overlap
Winter Areas: No Overlap

Leks (occupied) - data provided by [WGFD](#)

Leks within 0.25 miles of project: 0 Leks within 2 miles of project: 0

Core Area Guidelines (if project overlaps core area)

- 1) Project proponent will need to run the Density Distribution Calculation Tool (DDCT) to determine project viability, and
- 2) No Surface Occupancy (NSO) is the current recommended stipulation for projects within 0.6 miles of an occupied lek

Outside Core Area Guidelines (if project falls outside of core areas)

- 1) No Surface Occupancy (NSO) is the current recommended stipulation for projects within 0.25 miles of an occupied lek and
- 2) timing stipulations for projects within 2 miles of an occupied lek.

Additional Info:

[Governor Mead's Executive Order 2011-5 \(Greater Sage-Grouse Core Area Protection\)](#)

http://wgfd.wyo.gov/web2011/Departments/Wildlife/pdfs/SAGEGROUSE_EO_COREPROTECTION0000651.pdf

[Wyoming Density and Disturbance Calculation Tool](#)

<http://ddct.wygisc.org>

Raptors**Raptor Nests** - data provided by [USFWS](#)

Nests within 1 mile: 0

Raptor Observations  - data provided by [WYNDD](#)

Summary of Raptor Observations Overlapping Project Boundary

Golden Eagle (9) Highest confidence: H, Best map precision (m): 7500
 Boreal Owl (1) Highest confidence: H, Best map precision (m): 7500
 Merlin (1) Highest confidence: L, Best map precision (m): 7500
 Great Gray Owl (1) Highest confidence: H, Best map precision (m): 700
 American Kestrel (1) Highest confidence: L, Best map precision (m): 4850
 Western Screech-Owl (1) Highest confidence: L, Best map precision (m): 4850
 Red-tailed Hawk (2) Highest confidence: H, Best map precision (m): 100
 Ferruginous Hawk (1) Highest confidence: H, Best map precision (m): 8047
 Peregrine Falcon (1) Highest confidence: H, Best map precision (m): 7500
 Bald Eagle (5) Highest confidence: H, Best map precision (m): 4850
 Short-eared Owl (1) Highest confidence: H, Best map precision (m): 7500

Individual observations sorted by date

Confidence of observation: High(H), Medium(M), Low(L)

Common Name	Total Obs.	Observation date	Confidence	Map precision (meters)
American Kestrel	1		L	4850
Bald Eagle	5	1992	H	7500
Bald Eagle	5	1992	H	7500
Bald Eagle	5	1991	H	7500
Bald Eagle	5	1981	L	4850
Bald Eagle	5		H	7500
Boreal Owl	1		H	7500
Ferruginous Hawk	1		H	8047
Golden Eagle	9	1996	H	7500
Golden Eagle	9	1995	H	7500
Golden Eagle	9	1993	H	7500
Golden Eagle	9	1991	H	7500
Golden Eagle	9	1991	H	7500
Golden Eagle	9	1991	H	7500
Golden Eagle	9	1990	H	7500
Golden Eagle	9	1989	H	7500
Golden Eagle	9		H	7500
Great Gray Owl	1		H	700
Merlin	1		L	7500
Peregrine Falcon	1		H	7500
Red-tailed Hawk	2	2005	H	100
Red-tailed Hawk	2		H	100
Short-eared Owl	1		H	7500
Western Screech-Owl	1		L	4850

Big Game

data provided by [WGFD](#)

Bighorn Sheep

Crucial Range: Not Present 
Parturition Area: Not Present 

Elk

Crucial Range: Not Present 
Parturition Area: Not Present 

Moose

Crucial Range: Not Present 
Parturition Area: Not Present 

Mule Deer

Crucial Range: Not Present 
Parturition Area: Not Present 

Pronghorn Antelope

Crucial Range: Not Present 
Parturition Area: Not Present 

Rocky Mountain Goat

Crucial Range: Not Present 
Parturition Area: Not Present 

White-tailed Deer

Crucial Range: Not Present 
Parturition Area: No Data 

Aquatic Habitat

Watersheds - data provided by [WYG/ISC](#)

Project area overlaps these watersheds (level 5):

Flat Creek - 1704010302

Other Aquatic features - data provided by [WGFD](#)

Project area overlaps these other Aquatic features:

Priority Wetland Complexes

Terrestrial Habitat

Landcover (Northwest ReGAP) - data provided by [WYGISC](#)

Terrestrial Habitat Types (SWAP 2010) - data provided by [WGFD](#)

Project area overlaps these habitat types:

Other Terrestrial features - data provided by [WGFD](#)

Project area overlaps these other Terrestrial features:

No features overlap with project

USFWS Critical Habitat

data provided by [USFWS](#)

Canada Lynx  

No Overlap

Colorado Butterfly plant  

No Overlap

Desert Yellowhead  

No Overlap

WGFD Streams and Lakes Database

WGFD Streams and Lakes Database - data provided by [WGFD](#)

[NSS Descriptions](#)

Project area overlaps these WGFD surveyed Streams and Lakes:

Streams

There are no surveyed streams in your project boundary

Lakes

There are no surveyed lakes in your project boundary

Greater Sage-Grouse (*Centrocercus urophasianus*)

Distribution Model: Not Predicted

Most Recent Occurrence: No Occurrences in Project Area

Range Map: Yes - Known Recent Resident

Canada Lynx (*Lynx canadensis*)

Distribution Model: Predicted (undefined)

Most Recent Occurrence: No Occurrences in Project Area

Range Map: Yes - Known Recent Resident

Whitebark Pine (*Pinus albicaulis*)

Distribution Model: Distribution Model Unavailable

Most Recent Occurrence: Occurrences Data Unavailable

Range Map: Yes - Known Recent Resident

Grizzly Bear (*Ursus arctos arctos*)

Distribution Model: Predicted (undefined)

Most Recent Occurrence: No Occurrences in Project Area

Range Map: Range Map Unavailable

North American Wolverine (*Gulo gulo luscus*)

Distribution Model: Predicted (undefined)

Most Recent Occurrence: No Occurrences in Project Area

Range Map: Yes - Suspected Recent Resident

Candidate

Greater Sage Grouse (*Centrocercus urophasianus*)

North American Wolverine (*Gulo gulo luscus*)

Yellow-billed Cuckoo (*Coccyzus americanus*)

Endangered

Black-footed Ferret (*Mustela nigripes*)

Blowout penstemon (*Penstemon haydenii*) **

Kendall Warm Springs Dace (*Rhinichthys osculus thermalis*) **

Whooping Crane (*Grus americana*) **

Wyoming Toad (*Anaxyrus baxteri*)

Threatened

Canada Lynx (*Lynx canadensis*)

Colorado butterfly plant (*Gaura neomexicana* var. *coloradensis*) **

Desert yellowhead (*Yermo xanthocephalus*)

Gray Wolf (*Canis lupus*) **

Grizzly Bear (*Ursus arctos horribilis*)

Piping Plover (*Charadrius melodus*) **

Ute ladies' tresses (*Spiranthes diluvialis*) **

** Distribution Model Unavailable

Amphibians

- Great Basin Spadefoot (*Spea intermontana*)
- Columbia Spotted Frog (*Rana luteiventris*) Occurrences found: 6
- Northern Leopard Frog (*Lithobates pipiens*)
- Northwestern Clade Western Toad (*Anaxyrus boreas* - Northwestern Clade) Occurrences found: 9

Mammals

- Uinta Ground Squirrel (*Urocitellus armatus*)
- Water Vole (*Microtus richardsoni*)
- Vagrant Shrew (*Sorex vagrans*)
- Fringed Myotis (*Myotis thysanodes*)
- Silver-haired Bat (*Lasionycteris noctivagans*)
- American Pika (*Ochotona princeps*)
- Canada Lynx (*Lynx canadensis*)
- Hoary Bat (*Lasiurus cinereus*)
- Moose (*Alces americanus*)
- Bighorn Sheep (*Ovis canadensis*)
- Yellow-pine Chipmunk (*Tamias amoenus*)
- Big Brown Bat (*Eptesicus fuscus*)
- North American Wolverine (*Gulo gulo luscus*)
- Little Brown Myotis (*Myotis lucifugus*) Occurrences found: 15
- Northern River Otter (*Lontra canadensis*) Occurrences found: 3
- Dwarf Shrew (*Sorex nanus*)
- Long-legged Myotis (*Myotis volans*) Occurrences found: 1
- Long-eared Myotis (*Myotis evotis*) Occurrences found: 3
- Northern Flying Squirrel (*Glaucomys sabrinus*)
- Uinta Chipmunk (*Tamias umbrinus*)
- Grizzly Bear (*Ursus arctos arctos*)

Birds

- Sage Thrasher (*Oreoscoptes montanus*)
- Boreal Owl (*Aegolius funereus*) Occurrences found: 1
- Virginia Rail (*Rallus limicola*)
- Lesser Scaup (*Aythya affinis*)
- Greater Sage-Grouse (*Centrocercus urophasianus*)
- Black Rosy-Finch (*Leucosticte atrata*) Occurrences found: 1
- Willow Flycatcher (*Empidonax traillii*)
- Canvasback (*Aythya valisineria*)
- Merlin (*Falco columbarius*) Occurrences found: 1
- Black Tern (*Chlidonias niger*)
- Forster's Tern (*Sterna forsteri*)
- Great Gray Owl (*Strix nebulosa*) Occurrences found: 1
- Snowy Egret (*Egretta thula*)
- Lark Bunting (*Calamospiza melanocorys*)
- Northern Pygmy-Owl (*Glaucidium gnoma*)
- Lewis's Woodpecker (*Melanerpes lewis*) Occurrences found: 1
- White-faced Ibis (*Plegadis chihi*)
- American White Pelican (*Pelecanus erythrorhynchos*)
- Caspian Tern (*Hydroprogne caspia*)
- Sandhill Crane (*Grus canadensis*) Occurrences found: 13
- American Three-toed Woodpecker (*Picoides dorsalis*)
- Brewer's Sparrow (*Spizella breweri*) Occurrences found: 2
- Clark's Grebe (*Aechmophorus clarkii*)
- Northern Pintail (*Anas acuta*)
- Trumpeter Swan (*Cygnus buccinator*) Occurrences found: 31
- Franklin's Gull (*Leucophaeus pipixcan*)
- Ferruginous Hawk (*Buteo regalis*) Occurrences found: 1
- Peregrine Falcon (*Falco peregrinus*) Occurrences found: 1
- Harlequin Duck (*Histrionicus histrionicus*) Occurrences found: 1
- Bald Eagle (*Haliaeetus leucocephalus*) Occurrences found: 5
- Pygmy Nuthatch (*Sitta pygmaea*)
- Short-eared Owl (*Asio flammeus*) Occurrences found: 1
- Redhead (*Aythya americana*)
- Winter Wren (*Troglodytes hiemalis*)
- Bobolink (*Dolichonyx oryzivorus*)
- Black-backed Woodpecker (*Picoides arcticus*)
- Long-billed Curlew (*Numenius americanus*) Occurrences found: 4
- Northern Goshawk (*Accipiter gentilis*)
- Common Loon (*Gavia immer*) Occurrences found: 1
- American Bittern (*Botaurus lentiginosus*)
- Swainson's Hawk (*Buteo swainsoni*)
- Barrow's Goldeneye (*Bucephala islandica*)

Reptiles

- Northern Rubber Boa (*Charina bottae*)
- Common Gartersnake (*Thamnophis sirtalis*)
- Valley Gartersnake (*Thamnophis sirtalis fitchi*)

Fish

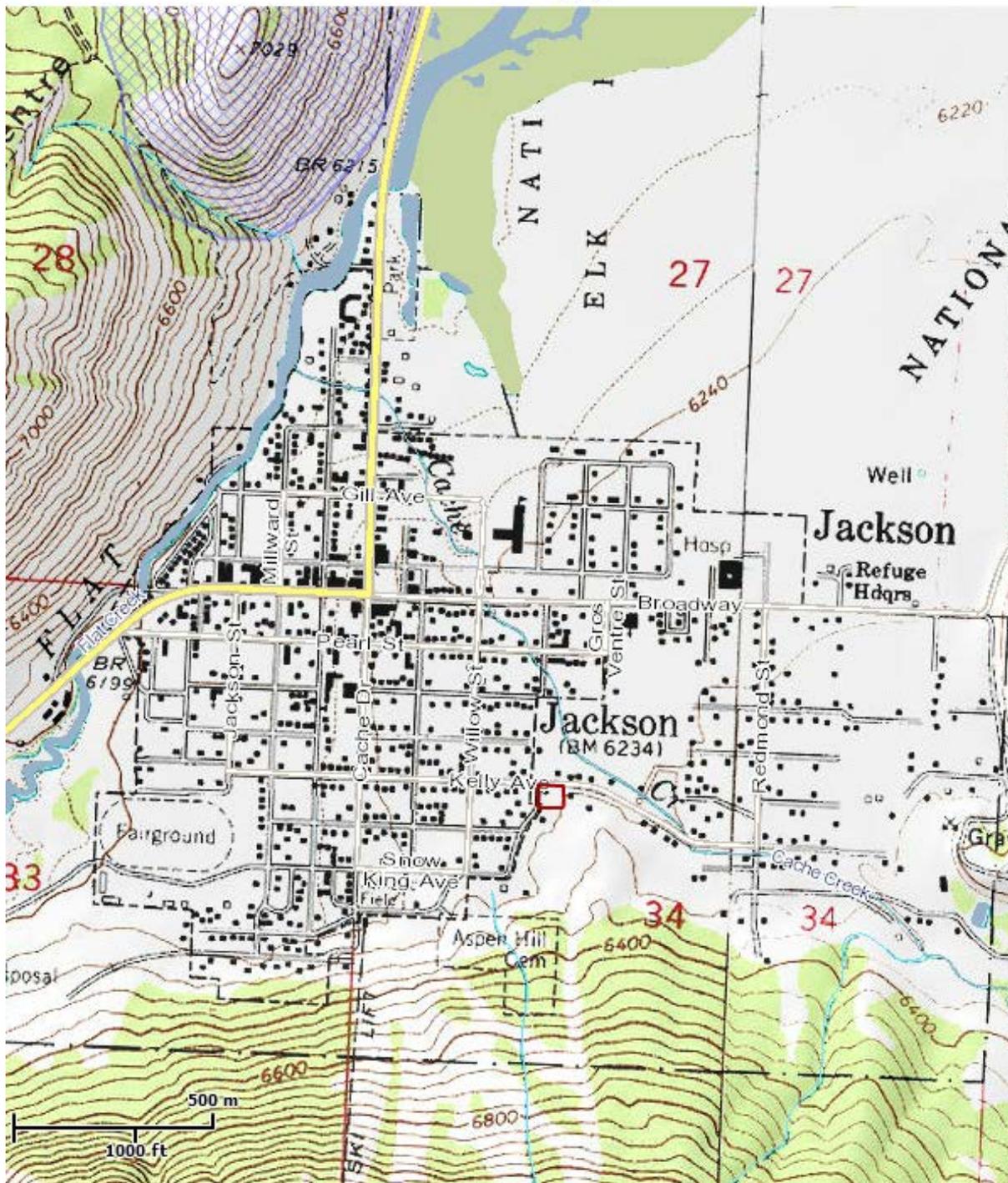
Plants

- Fiatleaf bladderwort (*Utricularia intermedia*)
- Marsh muhly (*Muhlenbergia glomerata*)
- Payson's bladderpod (*Lesquerella paysonii*)
- Mountain lousewort (*Pedicularis pulchella*)
- Pygmy bulrush (*Trichophorum pumilum*)
- Limber pine (*Pinus flexilis*)
- Railhead milkvetch (*Astragalus terminalis*)
- Shultz's milkvetch (*Astragalus shultziorum*)
- Whitebark Pine (*Pinus albicaulis*)
- Hoary willow (*Salix candida*)
- Aromatic pussytoes (*Antennaria aromatica*)
- Boreal whitlow-grass (*Draba borealis*) Occurrences found: 1
- Green keeled cotton-grass (*Eriophorum viridicarinatum*)
- Keeled bladderpod (*Lesquerella carinata* var. *carinata*)
- Canadian single-spice sedge (*Carex scirpoidea* var. *scirpiformis*)

Other

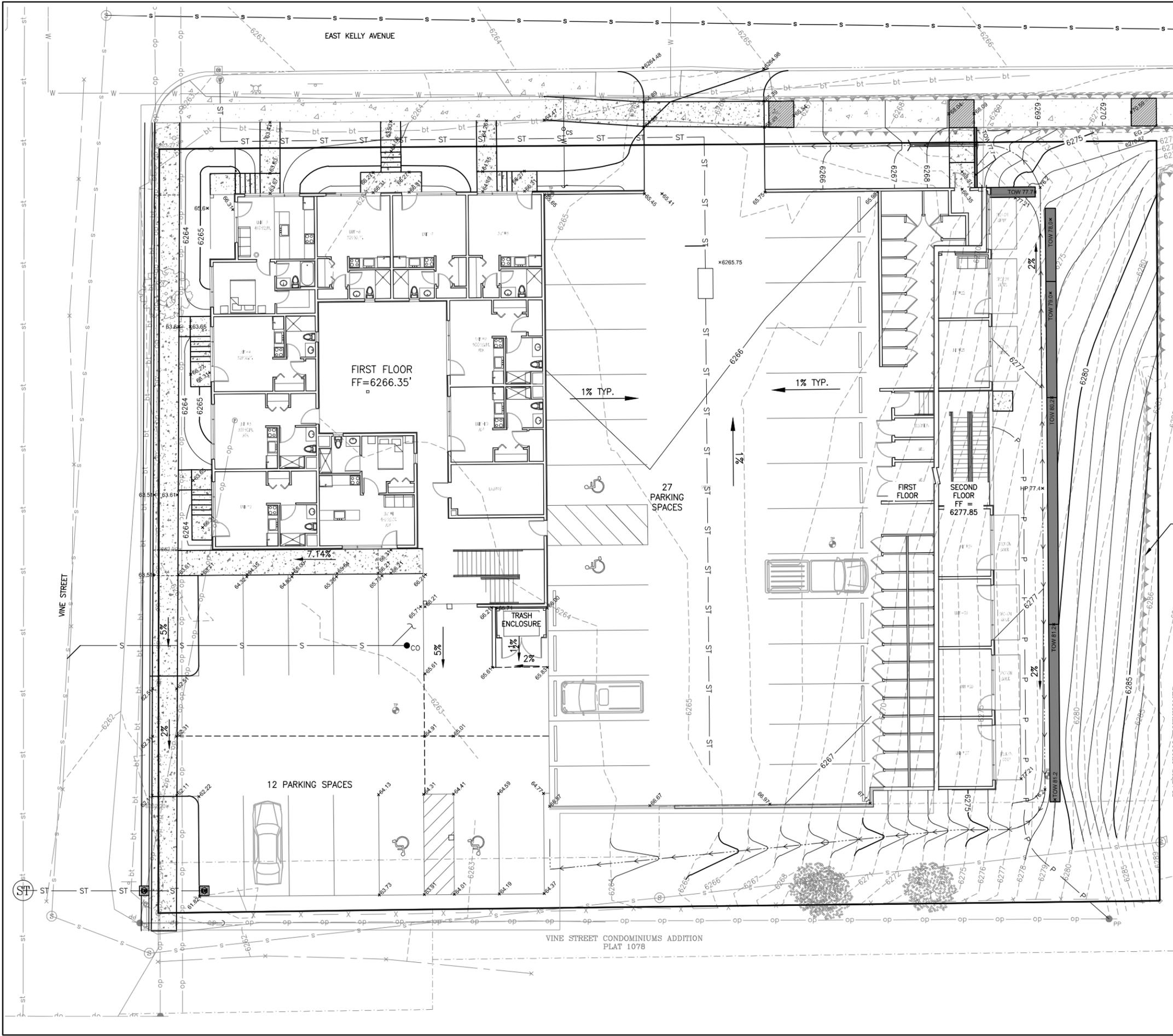
- Great Basin Rams-horn (*Heliosoma newberryi*)
- Rock Fossaria (*Fossaria modicella*)
- Western Pearlshell (*Margaritifera falcata*) Occurrences found: 1
- Golden Fossaria (*Fossaria obrussa*) Occurrences found: 1
- Rocky Mountain Mountainsnail (*Oreohelix strigosa*) Occurrences found: 2
- Star Gyro (*Gyraulus crista*)
- Ash Gyro (*Gyraulus parvus*) Occurrences found: 1
- Pilose Crayfish (*Pacifastacus gambellii*)
- Sharp Sprite (*Promenetus exacuus*)
- Rough Rams-horn (*Planorbella subrenata*) Occurrences found: 1

MAP



APPENDIX 2

S:\p\2015\266-01\310 East Kelly Avenue - Civil Engineering\Drawings\Final Grading\GD0010.dwg - Rev. 12/2015 04/27/24 pm PLUTED JH Luchiner IMG FIDM11 151



REMOVE RETAINING WALL

TOTAL LOT AREA = 30,346 SF
 BSA = 30,346 - 1/2 OVER 25% 2,769 SF = 27,577 SF
 ALLOWED FAR = .65 (22,546 SF) W/25% INCREASE
 PROPOSED LSR = (8,295 SF) = 30% OF BSA

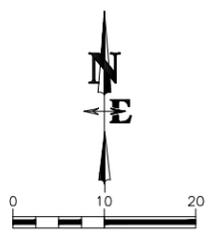
PROPOSED ZONE: UR-PUD

TOTAL PROPOSED UNITS: 56
 18 ONE BEDROOM APARTMENTS
 38 STUDIO APARTMENTS

PARKING PROPOSED:

18- ONE BEDROOM APT. -	18 SPACES
(1 SPACE PER UNIT RESTRICTED PER CCRS)	
21- STUDIO APT. -	21 SPACES
(1 SPACE PER UNIT, RESTRICTED PER CCRS)	
17 - STUDIO APTS. -	0 SPACES
(NO PARKING DEED RESTRICTED BY TCHA)	
TOTAL PARKING -	39 SPACES REQUIRED

ON-SITE PARKING - PARKING GARAGE 27 SPACES
 - OUTSIDE PARKING 12 SPACES
 TOTAL ON-SITE PARKING - 39 SPACES



DRAWING NO	C2	DRAWING TITLE	PROPOSED SITE PLAN	DATE	3/2/2016	REV.
JOB NO	15-266-01	JOB TITLE	310 EAST KELLY AVENUE JACKSON, WY	ENGINEERED	NE	
				DRAWN	FD/SK	
				CHECKED	RN	
				APPROVED		

NELSON ENGINEERING
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

TRAFFIC IMPACT ANALYSIS

**310 E. Kelly Ave.
SNOW KING EMPLOYEE HOUSING PROJECT
JACKSON, WY**



PREPARED BY

**NELSON
ENGINEERING** *since 1964*
Professional Engineers & Land Surveyors

WWW.NELSONENGINEERING.NET

PO Box 1599 | 430 South Cache St | Jackson, WY 83001
Jackson 307.733.2087 | Buffalo 307.684.7029

**MARCH 2016
15-226-03**

310 E Kelly Rentals Traffic Impact Analysis

Proposed Project

The proposed project will construct 56 new employee housing units, (18-one bedroom apartments and 38-studio apartments). The one bedroom apartments and 21 of the studio apartments will be restricted to one parking space per apartment via the covenants, conditions and restrictions (CCRs). Seventeen of the studio apartments will not be allowed to have vehicles per the CCRs and a deed restriction through Teton County Housing Authority. The project will be located at the southeast corner of E Kelly Avenue and Vine Street on a single 0.69 acre lot . One single-family residence is currently on the property and will be demolished.

Impact Assessment Methodology

In order to perform any traffic impact assessment, the general methodology is to compare the traffic levels in an existing state with those of a projected situation. The incremental difference between the pre-development and post-development traffic levels can be considered to be the impact caused by the development. Traffic counts performed by WYDOT in the summer of 2006 were adjusted to account for increased traffic volume and used to determine a peak hour factor for conversion of field data collected in February 2016 to better assess the impact of the development during summer traffic conditions.

Standard of Measurement

The performance of an intersection is measured by its “Level of Service,” or LOS.

The LOS of an intersection is determined by referring to the average total delay (sec/veh) for the intersection, as set forth in the table below:

Level-of-Service (LOS)	Average Total Delay, sec/veh
A	≤ 5
B	> 5 and ≤ 10
C	> 10 and ≤ 20
D	> 20 and ≤ 30
E	> 30 and ≤ 45
F	> 45

Existing Trip Generation

The site for the proposed development is currently occupied by a single-family residence that will be demolished.

A.M. PEAK HOUR TRIP GENERATION RATE				
LAND USE	ITE LAND USE DESIGNATION CODE	UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
SF DETACHED HOUSING	210	1	0.75	0.75
TOTAL				1

P.M. PEAK HOUR TRIP GENERATION RATE				
LAND USE	ITE LAND USE DESIGNATION CODE	UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
SF DETACHED HOUSING	210	1	1.01	1.01
TOTAL				2

SOURCE TRIP GENERATION RATES TAKEN FROM INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 7TH EDITION*

Existing Intersection LOS

The location of the project creates the potential to increase traffic levels at a few of nearby intersections. The intersections of East Kelly Avenue with Willow Street and Vine Street are the areas of interest for this traffic study. The existing intersection Levels of Service were developed by analyzing the results of traffic counts. A.M. traffic was counted between 7:00 and 9:00 A.M., and P.M. traffic was counted for the period between 4:00 and 6:00 P.M. (See Appendix for LOS worksheets for calculations)

- **Willow Street – Kelly Avenue**

The A.M. Peak Hour Level of Service for the Willow Street–Kelly Avenue intersection was found to be Level of Service A, with an average total delay of 2.41 seconds per vehicle. The A.M. Peak Hour Level of Service adjusted for summer conditions was also determined to be Level of Service A, with an average total delay of 3.65 seconds per vehicle.

The P.M. Peak Hour Level of Service for the Willow Street–Kelly Avenue intersection was found to be Level of Service A, with an average total delay of 3.00 seconds per vehicle. The P.M. Peak Hour Level of Service adjusted for summer conditions was also determined to be Level of Service A, with an average total delay of 4.33 seconds per vehicle.

- **Vine Street – Kelly Avenue**

The A.M. Peak Hour Level of service for the Vine Street–Kelly Avenue intersection was found to be Level of Service A, with an average total delay of 0.49 seconds per vehicle. The A.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 0.51 seconds per vehicle.

The P.M. Peak Hour Level of Service for the Vine Street–Kelly Avenue intersection was found to be a Level of Service A, with an average total delay of 0.97 seconds per vehicle. The P.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 0.99 seconds per vehicle.

Proposed Trip Generation

A.M. PEAK HOUR TRIP GENERATION RATE				
LAND USE	ITE LAND USE DESIGNATION CODE	UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	39	0.5	19.50
TOTAL				20

P.M. PEAK HOUR TRIP GENERATION RATE				
LAND USE	ITE LAND USE DESIGNATION CODE	UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	39	0.61	23.79
TOTAL				24

SOURCE TRIP GENERATION RATES TAKEN FROM
 INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 7TH EDITION*

Proposed Intersection LOS

The proposed intersection traffic levels in this analysis were derived by creating an appropriate distribution of the trip generation associated with the proposed development to the intersections in question. Trips generated by the 39 units in the development that are allowed to have one vehicle are proposed to exit the property in two locations; a north exit from a proposed, 27 space, parking structure onto Kelly Ave, and a west exit from outside, 12 space, parking onto Vine Street. Projected traffic movements from the parking structure (approximately 70% of the total), were distributed with 80% of the generated trips added to westbound traffic and 20% of the generation was assumed to leave to the east. Anticipated flows from the outside parking on the west property boundary (the remaining 30% of the total vehicle outflow), were assumed to be split evenly among northbound and southbound lanes of Vine Street.

The existing ratio of turning movements at Vine Street was then used to distribute yet another portion of the generated trips from the development toward the Willow Street intersection for analysis. After applying the additional trips to each intersection, the Level of Service analysis was performed.

- **Willow Street – Kelly Avenue**

The A.M. Peak Hour Level of Service for the Willow Street–Kelly Avenue intersection under proposed development conditions was found to be a Level of Service A, with an average total delay of 2.43 seconds per vehicle in February. The post-development A.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 3.68 seconds per vehicle.

The P.M. Peak Hour Level of Service for the Willow Street–Kelly Avenue intersection under proposed development conditions was found to be a Level of Service A, with an average total delay of 3.00 seconds per vehicle in February. The post-development P.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 4.32 seconds per vehicle.

- **Vine Street – Kelly Avenue**

The A.M. Peak Hour Level of service for the Vine Street–Kelly Avenue intersection under proposed development conditions was found to be a Level of Service A, with an average total delay of 0.50 seconds per vehicle in February. The post-development A.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 0.51 seconds per vehicle.

The P.M. Peak Hour Level of Service for the Vine Street–Kelly Avenue intersection under proposed development conditions was found to be a Level of Service A, with an average

total delay of 1.01 seconds per vehicle. The post-development P.M. Peak Hour Level of Service adjusted for summer conditions was determined to be Level of Service A, with an average total delay of 1.01 seconds per vehicle.

The worksheets used for intersection analysis may be found in the Appendix.

The tables below summarize the traffic impacts on the intersections due to the proposed development.

WILLOW STREET/KELLY AVENUE INTERSECTION TRAFFIC LEVEL IMPACTS (SUMMER)					
	LANE	EXISTING		PROJECTED	
		AVG. TOTAL DELAY [sec]	LOS	AVG. TOTAL DELAY [sec]	LOS
AM PEAK HOUR	EB	2	A	2	A
	WB	5	A	5	A
	NB	3	A	3	A
	SB	3	A	3	A
	INTERSECTION	3.65	A	3.68	A
PM PEAK HOUR	EB	4	A	4	A
	WB	4	A	4	A
	NB	4	A	4	A
	SB	5	A	5	A
	INTERSECTION	4.33	A	4.32	A

VINE STREET/KELLY AVENUE INTERSECTION TRAFFIC LEVEL IMPACTS (SUMMER)					
	MOVEMENT	EXISTING		PROJECTED	
		AVG. TOTAL DELAY [sec]	LOS	AVG. TOTAL DELAY [sec]	LOS
AM PEAK HOUR	LT _{MINOR}	5	A	5	A
	RT _{MINOR}	2	A	2	A
	LT _{MAJOR}	2	A	2	A
	INTERSECTION	0.51	A	0.51	A
PM PEAK HOUR	LT _{MINOR}	5	A	5	A
	RT _{MINOR}	3	A	3	A
	LT _{MAJOR}	2	A	2	A
	INTERSECTION	0.99	A	1.01	A

Vehicular Access to Public Right-of-Way

The proposed development will access Vine Street and Kelly Avenue directly via private driveway approaches. As stated above, the traffic generated by the proposed development was assumed to be split 80/20 from the garage structure onto Kelly Avenue, and split equally between northbound and southbound traffic on Vine Street.

Alternative Modes Analysis

With provisions for ample bicycle storage and proximity to public transportation (START facilities), residents of the employee housing units can be expected to make substantial use of alternative modes. The latest edition of the AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities gives an acceptable distance for a pedestrian to walk in order to use public transit as 0.25 miles (1,280ft). The route from the development to the transit stops on Kelly Avenue at Mike Yokel park is approximately 850 feet in length along existing Town standard (and maintained) public sidewalks. Other stops are also within walking distance. Walking from the development to the Snow King Resort bus stop is 1100 feet and the route to the Snow King Center and Snow King & Willow stops is 1250 feet. This discussion is provided to further illustrate a minimal impact on neighborhood traffic – no reduction in trip generation was assumed due to proximity to public transportation and the likelihood of residents bicycling or walking to their destinations during peak summer traffic season.

Parking and Loading Analysis

The proposed development is intended to provide employee housing for Snow King Hotel and other Jackson businesses. Seventeen of the 56 proposed units are intended to be used by work-visa employees and are not provided designated parking spaces. This is deemed feasible due to proximity to Snow King Hotel and also public transit. The remaining 39 units will each be allocated one parking space per unit. 39 parking spaces is the means for which the trip generation in the above analysis was based upon.

APPENDIX
(LEVEL OF SERVICE CALCULATION WORKSHEETS)

WORKSHEET FOR ANALYSIS OF OWSC T-INTERSECTIONS

Location: Vine & Kelly	Name: A Lee
HOURLY VOLUMES Major Street Name: KELLY AVE N= 1 Grade%: 0 Date of Counts: 17-Feb Time Period: 7-9 AM Ave Running Speed: 25 PHF: 1.55	
Minor Street Name: VINE ST N= 1 Grade%: 0	VOLUMES IN PCPH N= 1 Exclusive LT Lane? N (Y/N) Volumes: $V_5 = NA$, $V_4 = 30$, $V_2 = NA$, $V_3 = NA$, $V_7 = 6$, $V_9 = 44$

VOLUME ADJUSTMENTS

Movement No.	2	3	4	5	7	9
Volume, V (vph)	74	0	27	190	5	40
Volume, v (pcph) (Table 10-1)			30		6	44

STEP 1: RT from Minor Street

	V_9
Conflicting Flows: V_c (Figure 10-3)	$0 + 74 = 74$ vph $V_{c,9} = \frac{1}{2}V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,9} = 1275$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,9} = c_{p,9} = 1275$ pcph

STEP 2: LT from Major Street

	V_4
Conflicting Flows: V_c (Figure 10-3)	$0 + 74 = 74$ vph $V_{c,4} = V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,4} = 1550$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,4} = c_{p,4} = 1550$ pcph
Prob. of Queue-free state: $p_{0,i}$ (Eq. 10-3)	$p_{0,4} = 1 - v_4 / c_{m,4} = 0.9808$
Major Left Shared Lane Prob. of Queue-free State: $p^*_{0,i}$ (Eq. 10-10)	$p^*_{0,4} = \frac{1 - p_{0,4}}{1 - \left(\frac{V_5}{S_5}\right)} = 0.9772$ $S_5 = 1200$

STEP 3: LT from Minor Street

	V_7
Conflicting Flows: V_c (Figure 10-3)	$0 + 74 + 190 + 27 = 291$ vph
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,7} = 725$ pcph $V_{c,7} = \frac{1}{2}V_3 + V_2 + V_5 + V_4$
Major Left Shared Lane Prob. of Queue-free State: f_i (Eq. 10-10)	$f_7 = p_{0,4} = 0.9772$
Movement Capacity: $c_{m,i}$	$c_{m,7} = f_7 \times c_{p,7} = 708$ pcph

SHARED LANE CAPACITY

$$c_{SH} = \frac{v_7 + v_9}{\left(v_7 / c_{m,7}\right) + \left(v_9 / c_{m,9}\right)}$$

Movement No.	v (pcph)	c_m (pcph)	c_{SH} (pcph)	Avg. Total Delay	LoS	D_A
7	6	708	1171	5	A	1
9	44	1275	1171	2	A	2
4	30	1550		2	A	1

Average total delay for the intersection

$$\frac{D_7 V_7 + D_9 V_9 + D_4 V_4}{V_2 + V_3 + V_4 + V_5 + V_7 + V_9} = \underline{0.51} \text{ sec. / veh.}$$

WORKSHEET FOR ANALYSIS OF OWSC T-INTERSECTIONS

Location: Vine & Kelly	Name: A Lee
HOURLY VOLUMES Major Street Name: KELLY AVE N= 1 Grade%: 0 Date of Counts: 17-Feb Time Period: 7-9 AM Ave Running Speed: 25 PHF: 1.55	
V1: 74 V2: 0 V3: 0 V4: 28 V5: 200 V6: 0 V7: 5 V8: 42 V9: 0 Minor Street Name: VINE ST N= 1 Grade%: 0	VOLUMES IN PCPH V1: NA V2: NA V3: NA V4: 31 V5: NA V6: 6 V7: 6 V8: 46 V9: 46 Exclusive LT Lane? N (Y/N)

VOLUME ADJUSTMENTS

Movement No.	2	3	4	5	7	9
Volume, V (vph)	74	0	28	200	5	42
Volume, v (pcph) (Table 10-1)			31		6	46

STEP 1: RT from Minor Street

Conflicting Flows: V_c (Figure 10-3)	V_9	$0 + 74 = 74$ vph	$V_{c,9} = \frac{1}{2}V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)		$c_{p,9} = 1275$ pcph	
Movement Capacity: $c_{m,i}$		$c_{m,9} = c_{p,9} = 1275$ pcph	

STEP 2: LT from Major Street

Conflicting Flows: V_c (Figure 10-3)	V_4	$0 + 74 = 74$ vph	$V_{c,4} = V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)		$c_{p,4} = 1550$ pcph	
Movement Capacity: $c_{m,i}$		$c_{m,4} = c_{p,4} = 1550$ pcph	
Prob. of Queue-free state: $p_{0,i}$ (Eq. 10-3)		$p_{0,4} = 1 - v_4 / c_{m,4} = 0.9801$	
Major Left Shared Lane			
Prob. of Queue-free State: $p^*_{0,i}$ (Eq. 10-10)		$p^*_{0,4} = \frac{1 - p_{0,4}}{1 - \left(\frac{V_5}{S_5}\right)} = 0.9762$	$S_5 = 1200$

STEP 3: LT from Minor Street

Conflicting Flows: V_c (Figure 10-3)	V_7	$0 + 74 + 200 + 28 = 302$ vph	
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)		$c_{p,7} = 715$ pcph	$V_{c,7} = \frac{1}{2}V_3 + V_2 + V_5 + V_4$
Major Left Shared Lane			
Prob. of Queue-free State: f_i (Eq. 10-10)		$f_7 = p_{0,4} = 0.9762$	
Movement Capacity: $c_{m,i}$		$c_{m,7} = f_7 \times c_{p,7} = 698$ pcph	

SHARED LANE CAPACITY

$$c_{SH} = \frac{v_7 + v_9}{\left(v_7 / c_{m,7}\right) + \left(v_9 / c_{m,9}\right)}$$

Movement No.	v (pcph)	c_m (pcph)	c_{SH} (pcph)	Avg. Total Delay	LoS	D_A
7	6	698	1172	5	A	1
9	46	1275	1172	2	A	2
4	31	1550		2	A	1

Average total delay for the intersection

$$\frac{D_7 V_7 + D_9 V_9 + D_4 V_4}{V_2 + V_3 + V_4 + V_5 + V_7 + V_9} = \underline{0.51} \text{ sec. / veh.}$$

WORKSHEET FOR ANALYSIS OF OWSC T-INTERSECTIONS

Location: <u>Vine & Kelly</u>	Name: <u>A Lee</u>
HOURLY VOLUMES Major Street Name: <u>KELLY AVE</u> N = <u>1</u> Grade%: <u>0</u> Date of Counts: <u>17-Feb</u> Time Period: <u>4-6 PM</u> Ave Running Speed: <u>25</u> PHF: <u>1.55</u>	
Volumes: V ₁ : <u>180</u> V ₂ : <u>13</u> V ₃ : <u>0</u> V ₄ : <u>59</u> V ₅ : <u>133</u> V ₆ : <u>0</u> V ₇ : <u>11</u> V ₈ : <u>88</u> V ₉ : <u>0</u> Minor Street Name: <u>VINE ST</u> N = <u>1</u> Grade%: <u>0</u>	VOLUMES IN PCPH V ₁ : <u>NA</u> V ₂ : <u>NA</u> V ₃ : <u>NA</u> V ₄ : <u>65</u> V ₅ : <u>NA</u> V ₆ : <u>0</u> V ₇ : <u>12</u> V ₈ : <u>97</u> V ₉ : <u>0</u> Exclusive LT Lane? (Y/N)

VOLUME ADJUSTMENTS

Movement No.	2	3	4	5	7	9
Volume, V (vph)	180	13	59	133	11	88
Volume, v (pcph) (Table 10-1)			65		12	97

STEP 1: RT from Minor Street

	V_9
Conflicting Flows: V_c (Figure 10-3)	$7 + 180 = 187$ vph $V_{c,9} = \frac{1}{2}V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,9} = 1125$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,9} = c_{p,9} = 1125$ pcph

STEP 2: LT from Major Street

	V_4
Conflicting Flows: V_c (Figure 10-3)	$13 + 180 = 193$ vph $V_{c,4} = V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,4} = 1365$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,4} = c_{p,4} = 1365$ pcph
Prob. of Queue-free state: $p_{0,i}$ (Eq. 10-3)	$p_{0,4} = 1 - v_4 / c_{m,4} = 0.9525$
Major Left Shared Lane	
Prob. of Queue-free State: $p^*_{0,i}$ (Eq. 10-10)	$p^*_{0,4} = \frac{1 - p_{0,4}}{1 - \left(\frac{V_5}{S_5}\right)} = 0.9465$ $S_5 = 1200$

STEP 3: LT from Minor Street

	V_7
Conflicting Flows: V_c (Figure 10-3)	$7 + 180 + 133 + 59 = 379$ vph
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,7} = 665$ pcph $V_{c,7} = \frac{1}{2}V_3 + V_2 + V_5 + V_4$
Major Left Shared Lane	
Prob. of Queue-free State: f_i (Eq. 10-10)	$f_7 = p_{0,4} = 0.9465$
Movement Capacity: $c_{m,i}$	$c_{m,7} = f_7 \times c_{p,7} = 629$ pcph

SHARED LANE CAPACITY

$$c_{SH} = \frac{v_7 + v_9}{(v_7 / c_{m,7}) + (v_9 / c_{m,9})}$$

Movement No.	v (pcph)	c_m (pcph)	c_{SH} (pcph)	Avg. Total Delay	LoS	D_A
7	12	629	1035	5	A	1
9	97	1125	1035	3	A	2
4	65	1365		2	A	1

Average total delay for the intersection

$$\frac{D_7 V_7 + D_9 V_9 + D_4 V_4}{V_2 + V_3 + V_4 + V_5 + V_7 + V_9} = \underline{0.99} \text{ sec. / veh.}$$

WORKSHEET FOR ANALYSIS OF OWSC T-INTERSECTIONS

Location: <u>Vine & Kelly</u>	Name: <u>A Lee</u>
HOURLY VOLUMES Major Street Name: <u>KELLY AVE</u> N= <u>1</u> Grade%: <u>0</u> Date of Counts: <u>17-Feb</u> Time Period: <u>4-6 PM</u> Ave Running Speed: <u>25</u> PHF: <u>1.55</u>	
Minor Street Name: <u>VINE ST</u> N= <u>1</u> Grade%: <u>0</u>	VOLUMES IN PCPH N= <u>1</u> Exclusive LT Lane? (Y/N)

VOLUME ADJUSTMENTS

Movement No.	2	3	4	5	7	9
Volume, V (vph)	180	13	63	142	12	91
Volume, v (pcph) (Table 10-1)			69		13	100

STEP 1: RT from Minor Street

	V_9
Conflicting Flows: V_c (Figure 10-3)	$7 + 180 = 187$ vph $V_{c,9} = \frac{1}{2}V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,9} = 1125$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,9} = c_{p,9} = 1125$ pcph

STEP 2: LT from Major Street

	V_4
Conflicting Flows: V_c (Figure 10-3)	$13 + 180 = 193$ vph $V_{c,4} = V_3 + V_2$
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,4} = 1365$ pcph
Movement Capacity: $c_{m,i}$	$c_{m,4} = c_{p,4} = 1365$ pcph
Prob. of Queue-free state: $p_{0,i}$ (Eq. 10-3)	$p_{0,4} = 1 - v_4 / c_{m,4} = 0.9492$
Major Left Shared Lane	
Prob. of Queue-free State: $p^*_{0,i}$ (Eq. 10-10)	$p^*_{0,4} = \frac{1 - p_{0,4}}{1 - \left(\frac{V_5}{S_5}\right)} = 0.9424$ $S_5 = 1200$

STEP 3: LT from Minor Street

	V_7
Conflicting Flows: V_c (Figure 10-3)	$7 + 180 + 142 + 63 = 392$ vph
Potential Capacity: $c_{p,i}$ (Figure 10-4,5)	$c_{p,7} = 650$ pcph $V_{c,7} = \frac{1}{2}V_3 + V_2 + V_5 + V_4$
Major Left Shared Lane	
Prob. of Queue-free State: f_i (Eq. 10-10)	$f_7 = p_{0,4} = 0.9424$
Movement Capacity: $c_{m,i}$	$c_{m,7} = f_7 \times c_{p,7} = 613$ pcph

SHARED LANE CAPACITY

$$c_{SH} = \frac{v_7 + v_9}{(v_7 / c_{m,7}) + (v_9 / c_{m,9})}$$

Movement No.	v (pcph)	c_m (pcph)	c_{SH} (pcph)	Avg. Total Delay	LoS	D_A
7	13	613	1025	5	A	1
9	100	1125	1025	3	A	2
4	69	1365		2	A	1

Average total delay for the intersection

$$\frac{D_7 V_7 + D_9 V_9 + D_4 V_4}{V_2 + V_3 + V_4 + V_5 + V_7 + V_9} = 1.01 \text{ sec. / veh.}$$

Location: Willow St & Kelly Ave

Date: 2/17/2016

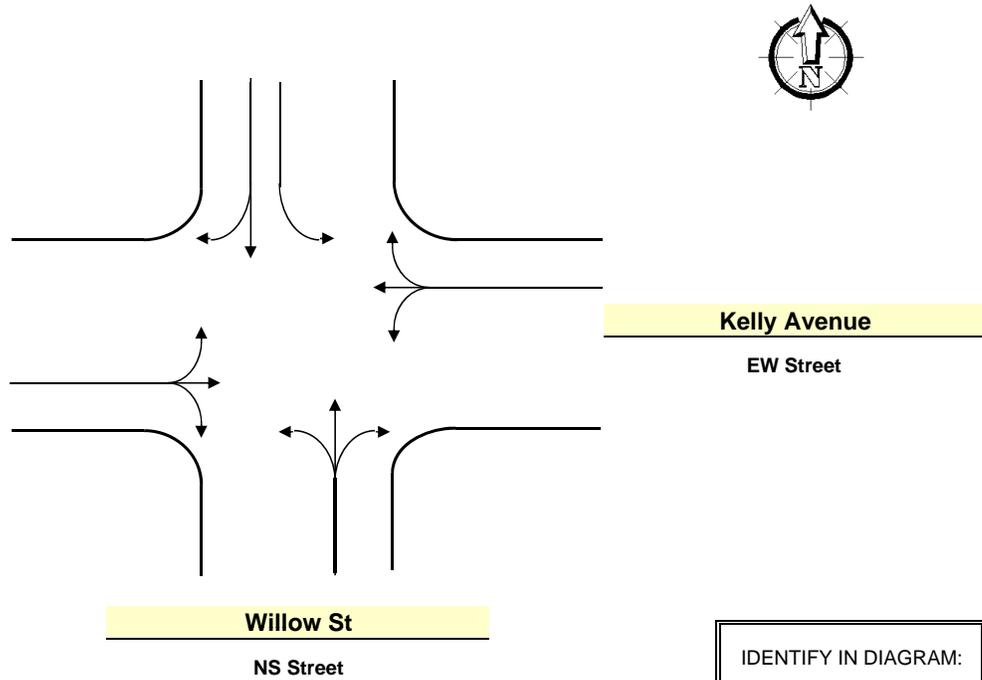
Analyst: A Lee

Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03

City/State: Jackson, WY

GEOMETRICS



- IDENTIFY IN DIAGRAM:
- 1 Number of lanes
 - 2 Movement by lane
 - 3 North Arrow

TRAFFIC VOLUMES

Approach	LT	TH	RT	Total	PHF
EB	24	56	8	88	1.5
WB	10	173	27	210	1.5
NB	4	102	7	113	1.5
SB	20	65	20	105	1.5

AWSC WORKSHEET - VOLUME SUMMARY

Location: Willow St & Kelly Ave Date: 42417

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step	Calculation	EB	WB	NB	SB
(1)	LT Volume	24	10	4	20
(2)	TH Volume	56	173	102	65
(3)	RT Volume	8	27	7	20
(4)	Peak Hour Factor	1.5	1.5	1.5	1.5
(5)	LT Flow Rate, (1)/(4)	17	7	3	14
(6)	TH Flow Rate, (2)/(4)	39	118	70	45
(7)	RT Flow Rate, (3)/(4)	6	19	5	14
(8)	Approach Flow Rate, (5) + (6) + (7)	62	144	78	73
(9)	Proportion LT, (5)/(8)	0.27	0.05	0.04	0.19
(10)	Proportion RT, (7)/(8)	0.10	0.13	0.06	0.19
(11)	Opposing Approach (Direction)	WB	EB	SB	NB
(12)	Conflicting Approaches (Directions)	NB,SB	NB,SB	EB,WB	EB,WB
(13)	Subject Approach Flow Rate	88	210	113	105
(14)	Opposing Approach Flow Rate	210	88	105	113
(15)	Conflicting Approaches Flow Rate	218	218	298	298
(16)	Total Intersection Flow Rate, (13) + (14) + (15)	516	516	516	516
(17)	Proportion, Subject Approach Flow Rate, (13)/(16)	0.17	0.41	0.22	0.20
(18)	Proportion, Opposing Approach Flow Rate, (14)/(16)	0.41	0.17	0.20	0.22
(19)	Proportion, Conflicting Approaches Flow Rate, (15/16)	0.42	0.42	0.58	0.58
(20)	LT, Opposing Approach	10	24	20	4
(21)	RT, Opposing Approaches	27	8	20	7
(22)	LT, Conflicting Approaches	24	24	34	34
(23)	RT, Conflicting Approaches	27	27	35	35
(24)	Proportion LT, Opposing Approach, (20)/(14)	0.05	0.27	0.19	0.04
(25)	Proportion RT, Opposing Approach, (21)/(14)	0.13	0.09	0.19	0.06
(26)	Proportion LT, Conflicting Approaches, (22)/(15)	0.11	0.11	0.11	0.11
(27)	Proportion RT, Conflicting Approaches, (23)/(15)	0.12	0.12	0.12	0.12

AWSC WORKSHEET - CAPACITY ANALYSIS

Location: Willow St & Kelly Ave Date: 42417

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Proportion, Subject Approach Flow Rate	0.17	0.41	0.22	0.20
(2)	Proportion, Opposing Approach Flow Rate	0.41	0.17	0.20	0.22
(3)	Lanes on Subject Approach	1	1	1	1
(4)	Lanes on Opposing Approach	1	1	1	1
(5)	+ 1000 X (1)	170	410	220	200
(6)	+ 700 X (2)	287	119	140	154
(7)	+ 200 X (3)	200	200	200	200
(8)	- 100 X (4)	-100	-100	-100	-100
(9)	(5) + (6) + (7) + (8)	557	629	460	454
(10)	Proportion LT, Opposing Approach	0.05	0.27	0.19	0.04
(11)	Proportion RT, Opposing Approach	0.13	0.09	0.19	0.06
(12)	Proportion LT, Conflicting Approaches	0.11	0.11	0.11	0.11
(13)	Proportion RT, Conflicting Approaches	0.12	0.12	0.12	0.12
(14)	- 300 X (10)	-15	-81	-57	-12
(15)	+ 300 X (11)	26	18	38	12
(16)	- 300 X (12)	-33	-33	-33	-33
(17)	+ 300 X (13)	36	36	36	36
(18)	(14) + (15) + (16) + (17)	14	-60	-16	3
(19)	Approach Capacity, (9) + (18)	571	569	444	457

AWSC WORKSHEET - LEVEL-OF-SERVICE (LOS) ANALYSIS

Location: Willow St & Kelly Ave Date: 4/24/17

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Approach Flow Rate	88	210	113	105
(2)	Approach Capacity	571	569	444	457
(3)	Volume/Capacity Ratio, (1)/(2)	0.15	0.37	0.25	0.23
(4)	Average Total Delay = exp[3.8 X (3)]	2	5	3	3
(5)	Level-of-Service	A	A	A	A

$$Intersection\ Total\ Delay = \frac{\sum (Vehicle\ Total\ Delay \times Volume)}{\sum Volume} = \frac{1880}{516} \approx 3.65$$

Level-of-Service (Intersection) = A

Level-of-Service (LOS)	Average Total Delay, sec/veh
A	≤ 5
B	> 5 and ≤ 10
C	> 10 and ≤ 20
D	> 20 and ≤ 30
E	> 30 and ≤ 45
F	> 45

AWSC WORKSHEET - INPUT

Location: **Willow St & Kelly Ave**

Date: **2/17/2016**

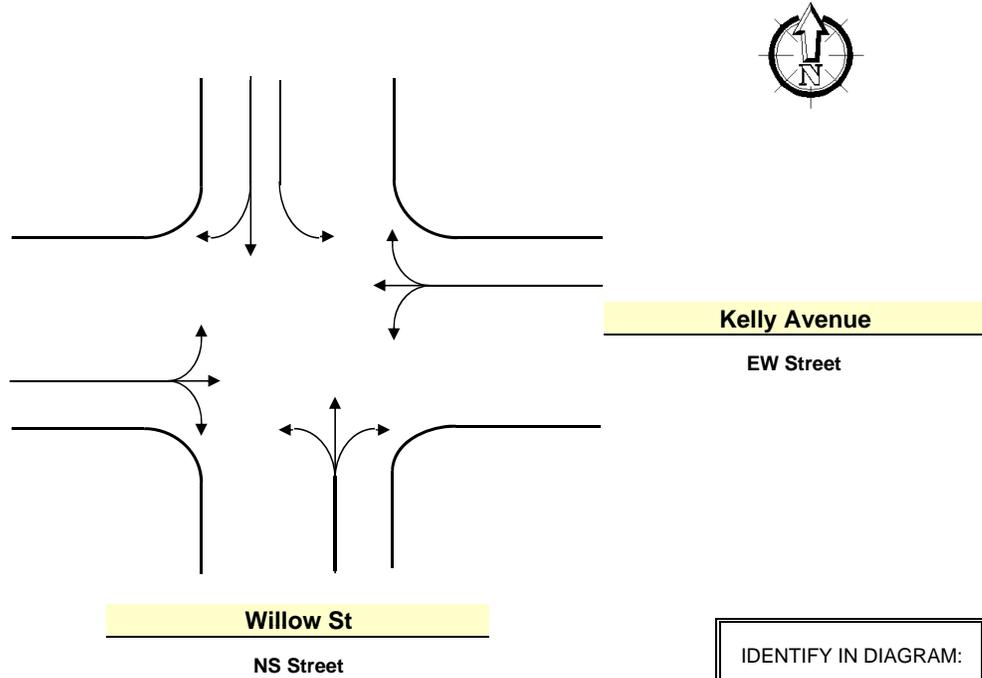
Analyst: **A Lee**

Time Period Analyzed: **7:00 - 9:00 AM**

Project No.: **15-266-03**

City/State: **Jackson, WY**

GEOMETRICS



- IDENTIFY IN DIAGRAM:**
- 1 Number of lanes
 - 2 Movement by lane
 - 3 North Arrow

TRAFFIC VOLUMES

Approach	LT	TH	RT	Total	PHF
EB	24	56	8	88	1.5
WB	11	181	29	221	1.5
NB	4	102	7	113	1.5
SB	20	65	20	105	1.5

AWSC WORKSHEET - VOLUME SUMMARY

Location: Willow St & Kelly Ave Date: 42417

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step	Calculation	EB	WB	NB	SB
(1)	LT Volume	24	11	4	20
(2)	TH Volume	56	181	102	65
(3)	RT Volume	8	29	7	20
(4)	Peak Hour Factor	1.5	1.5	1.5	1.5
(5)	LT Flow Rate, (1)/(4)	17	8	3	14
(6)	TH Flow Rate, (2)/(4)	39	124	70	45
(7)	RT Flow Rate, (3)/(4)	6	20	5	14
(8)	Approach Flow Rate, (5) + (6) + (7)	62	152	78	73
(9)	Proportion LT, (5)/(8)	0.27	0.05	0.04	0.19
(10)	Proportion RT, (7)/(8)	0.10	0.13	0.06	0.19
(11)	Opposing Approach (Direction)	WB	EB	SB	NB
(12)	Conflicting Approaches (Directions)	NB,SB	NB,SB	EB,WB	EB,WB
(13)	Subject Approach Flow Rate	88	221	113	105
(14)	Opposing Approach Flow Rate	221	88	105	113
(15)	Conflicting Approaches Flow Rate	218	218	309	309
(16)	Total Intersection Flow Rate, (13) + (14) + (15)	527	527	527	527
(17)	Proportion, Subject Approach Flow Rate, (13)/(16)	0.17	0.42	0.21	0.20
(18)	Proportion, Opposing Approach Flow Rate, (14)/(16)	0.42	0.17	0.20	0.21
(19)	Proportion, Conflicting Approaches Flow Rate, (15/16)	0.41	0.41	0.59	0.59
(20)	LT, Opposing Approach	11	24	20	4
(21)	RT, Opposing Approaches	29	8	20	7
(22)	LT, Conflicting Approaches	24	24	35	35
(23)	RT, Conflicting Approaches	27	27	37	37
(24)	Proportion LT, Opposing Approach, (20)/(14)	0.05	0.27	0.19	0.04
(25)	Proportion RT, Opposing Approach, (21)/(14)	0.13	0.09	0.19	0.06
(26)	Proportion LT, Conflicting Approaches, (22)/(15)	0.11	0.11	0.11	0.11
(27)	Proportion RT, Conflicting Approaches, (23)/(15)	0.12	0.12	0.12	0.12

AWSC WORKSHEET - CAPACITY ANALYSIS

Location: Willow St & Kelly Ave Date: 4/24/17

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Proportion, Subject Approach Flow Rate	0.17	0.42	0.21	0.20
(2)	Proportion, Opposing Approach Flow Rate	0.42	0.17	0.20	0.21
(3)	Lanes on Subject Approach	1	1	1	1
(4)	Lanes on Opposing Approach	1	1	1	1
(5)	+ 1000 X (1)	170	420	210	200
(6)	+ 700 X (2)	294	119	140	147
(7)	+ 200 X (3)	200	200	200	200
(8)	- 100 X (4)	-100	-100	-100	-100
(9)	(5) + (6) + (7) + (8)	564	639	450	447
(10)	Proportion LT, Opposing Approach	0.05	0.27	0.19	0.04
(11)	Proportion RT, Opposing Approach	0.13	0.09	0.19	0.06
(12)	Proportion LT, Conflicting Approaches	0.11	0.11	0.11	0.11
(13)	Proportion RT, Conflicting Approaches	0.12	0.12	0.12	0.12
(14)	- 300 X (10)	-15	-81	-57	-12
(15)	+ 300 X (11)	26	18	38	12
(16)	- 300 X (12)	-33	-33	-33	-33
(17)	+ 300 X (13)	36	36	36	36
(18)	(14) + (15) + (16) + (17)	14	-60	-16	3
(19)	Approach Capacity, (9) + (18)	578	579	434	450

AWSC WORKSHEET - LEVEL-OF-SERVICE (LOS) ANALYSIS

Location: Willow St & Kelly Ave Date: 4/24/17

Analyst: A Lee Time Period Analyzed: 7:00 - 9:00 AM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Approach Flow Rate	88	221	113	105
(2)	Approach Capacity	578	579	434	450
(3)	Volume/Capacity Ratio, (1)/(2)	0.15	0.38	0.26	0.23
(4)	Average Total Delay = exp[3.8 X (3)]	2	5	3	3
(5)	Level-of-Service	A	A	A	A

$$Intersection\ Total\ Delay = \frac{\sum (Vehicle\ Total\ Delay \times Volume)}{\sum Volume} = \frac{1935}{527} \approx 3.68$$

Level-of-Service (Intersection) = A

Level-of-Service (LOS)	Average Total Delay, sec/veh
A	≤ 5
B	> 5 and ≤ 10
C	> 10 and ≤ 20
D	> 20 and ≤ 30
E	> 30 and ≤ 45
F	> 45

AWSC WORKSHEET - INPUT

Location: Willow St & Kelly Ave

Date: 2/17/2016

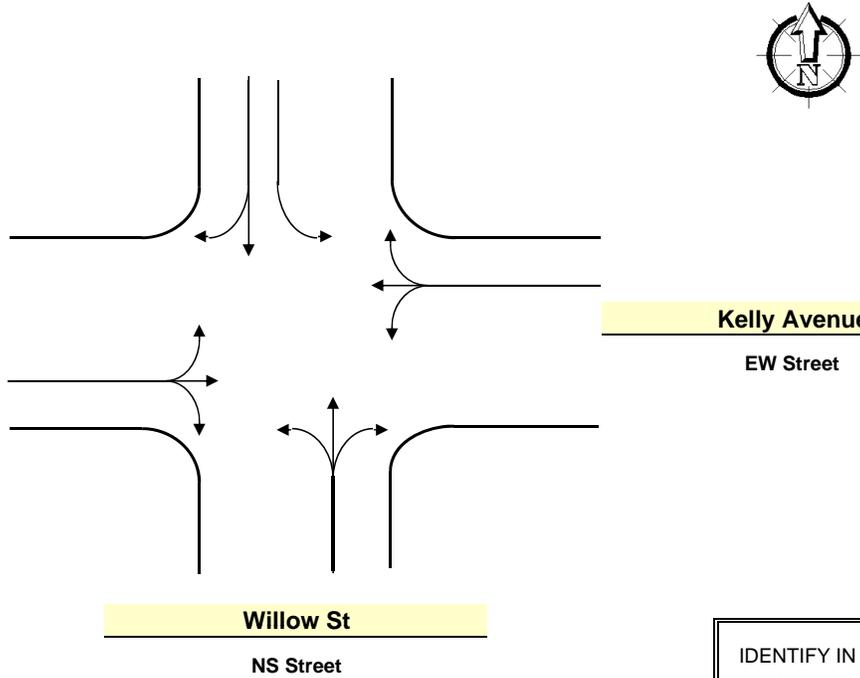
Analyst: A Lee

Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03

City/State: Jackson, WY

GEOMETRICS



- IDENTIFY IN DIAGRAM:**
- 1 Number of lanes
 - 2 Movement by lane
 - 3 North Arrow

TRAFFIC VOLUMES

Approach	LT	TH	RT	Total	PHF
EB	24	150	10	184	1.4
WB	16	110	25	151	1.4
NB	4	133	22	159	1.4
SB	39	162	36	237	1.4

AWSC WORKSHEET - VOLUME SUMMARY

Location: Willow St & Kelly Ave Date: 42417

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step	Calculation	EB	WB	NB	SB
(1)	LT Volume	24	16	4	39
(2)	TH Volume	150	110	133	162
(3)	RT Volume	10	25	22	36
(4)	Peak Hour Factor	1.4	1.4	1.4	1.4
(5)	LT Flow Rate, (1)/(4)	18	12	3	29
(6)	TH Flow Rate, (2)/(4)	111	81	98	120
(7)	RT Flow Rate, (3)/(4)	8	19	17	27
(8)	Approach Flow Rate, (5) + (6) + (7)	137	112	118	176
(9)	Proportion LT, (5)/(8)	0.13	0.11	0.03	0.16
(10)	Proportion RT, (7)/(8)	0.06	0.17	0.14	0.15
(11)	Opposing Approach (Direction)	WB	EB	SB	NB
(12)	Conflicting Approaches (Directions)	NB,SB	NB,SB	EB,WB	EB,WB
(13)	Subject Approach Flow Rate	184	151	159	237
(14)	Opposing Approach Flow Rate	151	184	237	159
(15)	Conflicting Approaches Flow Rate	396	396	335	335
(16)	Total Intersection Flow Rate, (13) + (14) + (15)	731	731	731	731
(17)	Proportion, Subject Approach Flow Rate, (13)/(16)	0.25	0.21	0.22	0.32
(18)	Proportion, Opposing Approach Flow Rate, (14)/(16)	0.21	0.25	0.32	0.22
(19)	Proportion, Conflicting Approaches Flow Rate, (15)/(16)	0.54	0.54	0.46	0.46
(20)	LT, Opposing Approach	16	24	39	4
(21)	RT, Opposing Approaches	25	10	36	22
(22)	LT, Conflicting Approaches	43	43	40	40
(23)	RT, Conflicting Approaches	58	58	35	35
(24)	Proportion LT, Opposing Approach, (20)/(14)	0.11	0.13	0.16	0.03
(25)	Proportion RT, Opposing Approach, (21)/(14)	0.17	0.05	0.15	0.14
(26)	Proportion LT, Conflicting Approaches, (22)/(15)	0.11	0.11	0.12	0.12
(27)	Proportion RT, Conflicting Approaches, (23)/(15)	0.15	0.15	0.10	0.10

AWSC WORKSHEET - CAPACITY ANALYSIS

Location: Willow St & Kelly Ave Date: 42417

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Proportion, Subject Approach Flow Rate	0.25	0.21	0.22	0.32
(2)	Proportion, Opposing Approach Flow Rate	0.21	0.25	0.32	0.22
(3)	Lanes on Subject Approach	1	1	1	1
(4)	Lanes on Opposing Approach	1	1	1	1
(5)	+ 1000 X (1)	250	210	220	320
(6)	+ 700 X (2)	147	175	224	154
(7)	+ 200 X (3)	200	200	200	200
(8)	- 100 X (4)	-100	-100	-100	-100
(9)	(5) + (6) + (7) + (8)	497	485	544	574
(10)	Proportion LT, Opposing Approach	0.11	0.13	0.16	0.03
(11)	Proportion RT, Opposing Approach	0.17	0.05	0.15	0.14
(12)	Proportion LT, Conflicting Approaches	0.11	0.11	0.12	0.12
(13)	Proportion RT, Conflicting Approaches	0.15	0.15	0.10	0.10
(14)	- 300 X (10)	-33	-39	-48	-9
(15)	+ 300 X (11)	34	10	30	28
(16)	- 300 X (12)	-33	-33	-36	-36
(17)	+ 300 X (13)	45	45	30	30
(18)	(14) + (15) + (16) + (17)	13	-17	-24	13
(19)	Approach Capacity, (9) + (18)	510	468	520	587

AWSC WORKSHEET - LEVEL-OF-SERVICE (LOS) ANALYSIS

Location: Willow St & Kelly Ave Date: 4/24/17

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Approach Flow Rate	184	151	159	237
(2)	Approach Capacity	510	468	520	587
(3)	Volume/Capacity Ratio, (1)/(2)	0.36	0.32	0.31	0.40
(4)	Average Total Delay = exp[3.8 X (3)]	4	4	4	5
(5)	Level-of-Service	A	A	A	A

$$Intersection\ Total\ Delay = \frac{\sum (Vehicle\ Total\ Delay \times Volume)}{\sum Volume} = \frac{3161}{731} \approx 4.33$$

Level-of-Service (Intersection) = **A**

Level-of-Service (LOS)	Average Total Delay, sec/veh
A	≤ 5
B	> 5 and ≤ 10
C	> 10 and ≤ 20
D	> 20 and ≤ 30
E	> 30 and ≤ 45
F	> 45

AWSC WORKSHEET - INPUT

Location: Willow St & Kelly Ave

Date: 2/17/2016

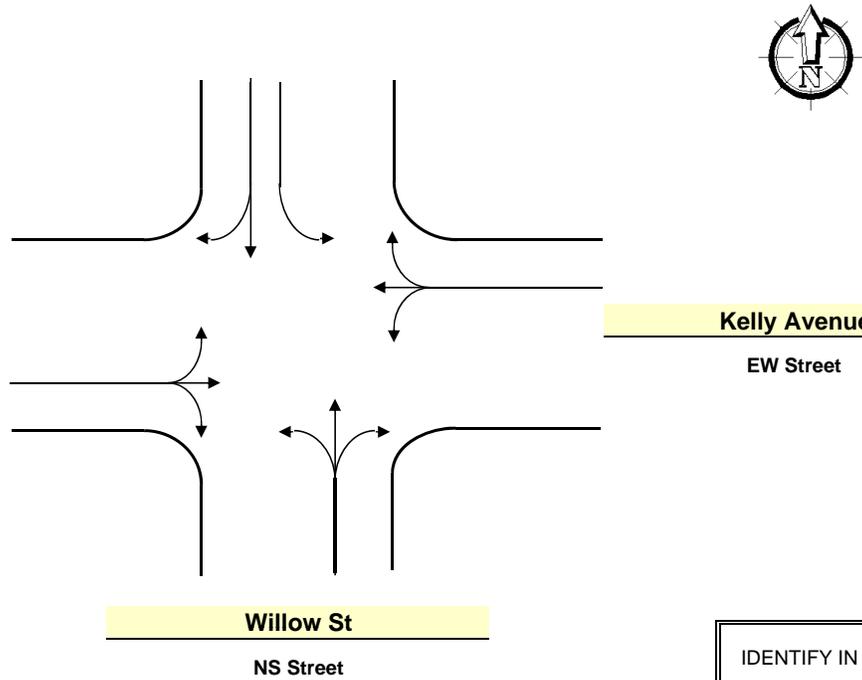
Analyst: A Lee

Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03

City/State: Jackson, WY

GEOMETRICS



- IDENTIFY IN DIAGRAM:**
- 1 Number of lanes
 - 2 Movement by lane
 - 3 North Arrow

TRAFFIC VOLUMES

Approach	LT	TH	RT	Total	PHF
EB	24	150	10	184	1.4
WB	17	118	27	162	1.4
NB	4	133	22	159	1.4
SB	39	162	36	237	1.4

AWSC WORKSHEET - VOLUME SUMMARY

Location: Willow St & Kelly Ave Date: 2/17/2016

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step	Calculation	EB	WB	NB	SB
(1)	LT Volume	24	17	4	39
(2)	TH Volume	150	118	133	162
(3)	RT Volume	10	27	22	36
(4)	Peak Hour Factor	1.4	1.4	1.4	1.4
(5)	LT Flow Rate, (1)/(4)	18	13	3	29
(6)	TH Flow Rate, (2)/(4)	111	87	98	120
(7)	RT Flow Rate, (3)/(4)	8	20	17	27
(8)	Approach Flow Rate, (5) + (6) + (7)	137	120	118	176
(9)	Proportion LT, (5)/(8)	0.13	0.11	0.03	0.16
(10)	Proportion RT, (7)/(8)	0.06	0.17	0.14	0.15
(11)	Opposing Approach (Direction)	WB	EB	SB	NB
(12)	Conflicting Approaches (Directions)	NB,SB	NB,SB	EB,WB	EB,WB
(13)	Subject Approach Flow Rate	184	162	159	237
(14)	Opposing Approach Flow Rate	162	184	237	159
(15)	Conflicting Approaches Flow Rate	396	396	346	346
(16)	Total Intersection Flow Rate, (13) + (14) + (15)	742	742	742	742
(17)	Proportion, Subject Approach Flow Rate, (13)/(16)	0.25	0.22	0.21	0.32
(18)	Proportion, Opposing Approach Flow Rate, (14)/(16)	0.22	0.25	0.32	0.21
(19)	Proportion, Conflicting Approaches Flow Rate, (15/16)	0.53	0.53	0.47	0.47
(20)	LT, Opposing Approach	17	24	39	4
(21)	RT, Opposing Approaches	27	10	36	22
(22)	LT, Conflicting Approaches	43	43	41	41
(23)	RT, Conflicting Approaches	58	58	37	37
(24)	Proportion LT, Opposing Approach, (20)/(14)	0.10	0.13	0.16	0.03
(25)	Proportion RT, Opposing Approach, (21)/(14)	0.17	0.05	0.15	0.14
(26)	Proportion LT, Conflicting Approaches, (22)/(15)	0.11	0.11	0.12	0.12
(27)	Proportion RT, Conflicting Approaches, (23)/(15)	0.15	0.15	0.11	0.11

AWSC WORKSHEET - CAPACITY ANALYSIS

Location: Willow St & Kelly Ave Date: 2/17/2016

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Proportion, Subject Approach Flow Rate	0.25	0.22	0.21	0.32
(2)	Proportion, Opposing Approach Flow Rate	0.22	0.25	0.32	0.21
(3)	Lanes on Subject Approach	1	1	1	1
(4)	Lanes on Opposing Approach	1	1	1	1
(5)	+ 1000 X (1)	250	220	210	320
(6)	+ 700 X (2)	154	175	224	147
(7)	+ 200 X (3)	200	200	200	200
(8)	- 100 X (4)	-100	-100	-100	-100
(9)	(5) + (6) + (7) + (8)	504	495	534	567
(10)	Proportion LT, Opposing Approach	0.10	0.13	0.16	0.03
(11)	Proportion RT, Opposing Approach	0.17	0.05	0.15	0.14
(12)	Proportion LT, Conflicting Approaches	0.11	0.11	0.12	0.12
(13)	Proportion RT, Conflicting Approaches	0.15	0.15	0.11	0.11
(14)	- 300 X (10)	-30	-39	-48	-9
(15)	+ 300 X (11)	34	10	30	28
(16)	- 300 X (12)	-33	-33	-36	-36
(17)	+ 300 X (13)	45	45	33	33
(18)	(14) + (15) + (16) + (17)	16	-17	-21	16
(19)	Approach Capacity, (9) + (18)	520	478	513	583

AWSC WORKSHEET - LEVEL-OF-SERVICE (LOS) ANALYSIS

Location: Willow St & Kelly Ave Date: 2/17/2016

Analyst: A Lee Time Period Analyzed: 4:00 - 6:00 PM

Project No.: 15-266-03 City/State: Jackson, WY

Step		EB	WB	NB	SB
(1)	Approach Flow Rate	184	162	159	237
(2)	Approach Capacity	520	478	513	583
(3)	Volume/Capacity Ratio, (1)/(2)	0.35	0.34	0.31	0.41
(4)	Average Total Delay = exp[3.8 X (3)]	4	4	4	5
(5)	Level-of-Service	A	A	A	A

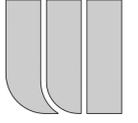
$$Intersection\ Total\ Delay = \frac{\sum (Vehicle\ Total\ Delay \times Volume)}{\sum Volume} = \frac{3205}{742} \approx 4.32$$

Level-of-Service (Intersection) = A

Level-of-Service (LOS)	Average Total Delay, sec/veh
A	≤ 5
B	> 5 and ≤ 10
C	> 10 and ≤ 20
D	> 20 and ≤ 30
E	> 30 and ≤ 45
F	> 45



WEAVER & ASSOCIATES PA
 LANDSCAPE ARCHITECTURE - LAND PLANNING
 1605 SOUTH WOODRUFF AVENUE
 IDAHO FALLS, IDAHO 83404
 (208) 529-9504



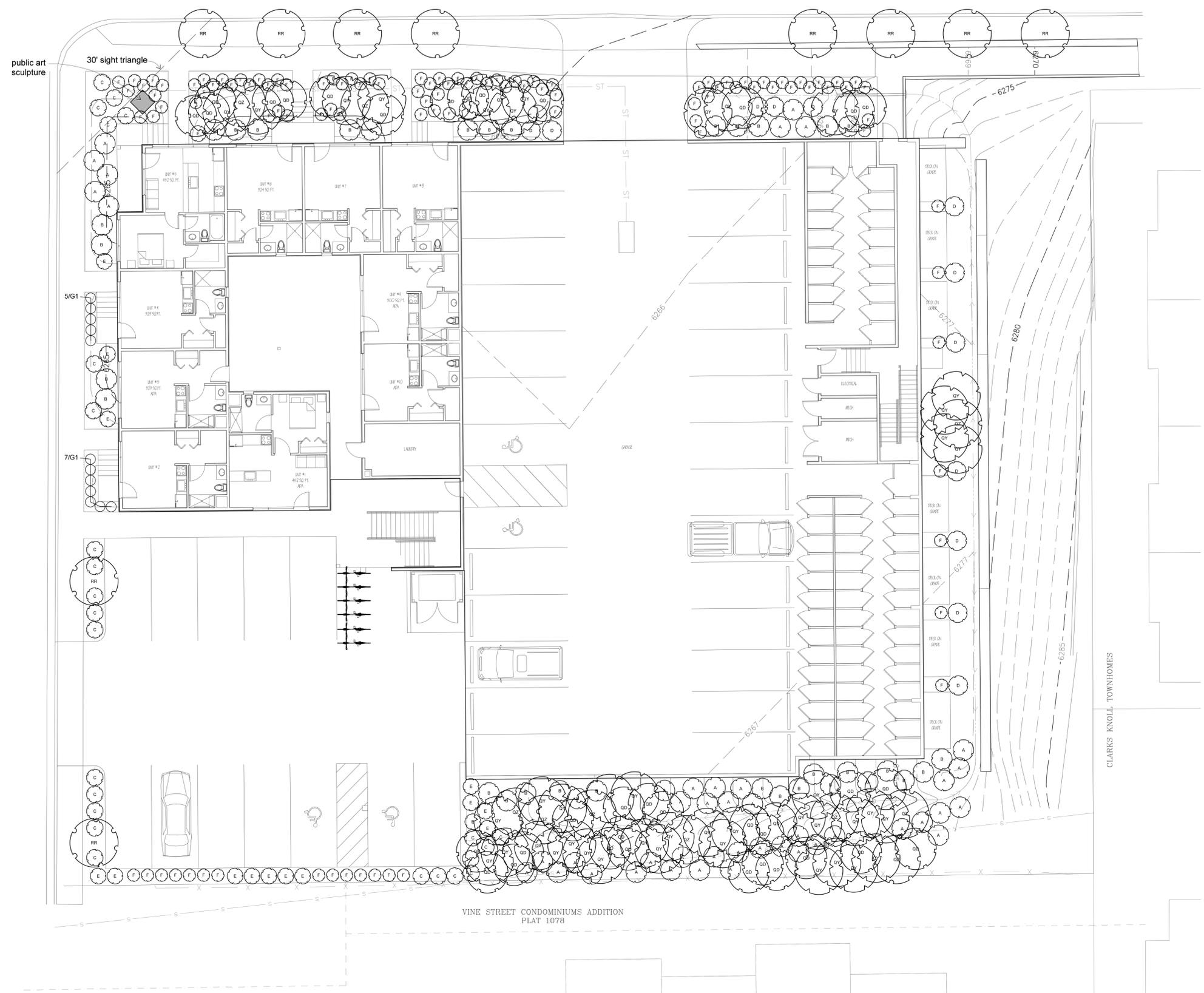
PLANT UNIT INFORMATION

60 Plant Units Required
 60 Units x average value of Plant Unit: 60 x \$2,600 = \$156,000

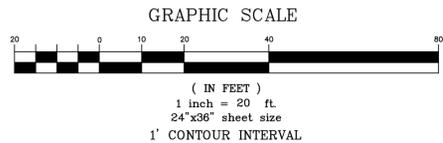
cost for 3-4" cal. aspen tree: \$400	36 @ \$400 =	\$ 14,400
cost for 4-5" cal. aspen tree: \$600	42 @ \$600 =	\$ 25,200
cost for 5-6" cal. aspen tree: \$750	11 @ \$750 =	\$ 8,250
cost for 3-3.5" cal. crabapple: \$450	12 @ \$450 =	\$ 5,400
cost for 5-6" shrub: \$250	80 @ \$250 =	\$ 20,000
cost for 3' shrub: \$175	163 @ \$175 =	\$ 28,525
cost for 6 unit bike rack: \$550	4 @ \$550 =	\$ 2,200
cost for one bench: \$550	4 @ \$550 =	\$ 2,200
public art sculpture		\$ 50,000
TOTAL		\$ 156,175

PLANT LIST

Quant	Key	Botanical Name	Common Name	Size
TREES				
12	RR	Malus 'Radiant'	Radiant Flowering Crab	3"-3.5" B&B
36	QD	Populus tremuloides	Quaking Aspen	3"-4" cal.
42	QY	Populus tremuloides	Quaking Aspen	4"-5" cal.
11	QZ	Populus tremuloides	Quaking Aspen	5"-6" cal.
SHRUBS				
43	A	Amelanchier alnifolia	Western Serviceberry	5'-6" B&B
34	B	Cornus sericea 'Sericea'	Red Osier Dogwood	5'-6" B&B
25	C	Potentilla fruticosa	Native Cinquefoil	7 gal. 36"
14	D	Ribes aureum	Golden Currant	7 gal. 36"
16	E	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	7 gal. 36"
108	F	Symphoricarpos oreophilus	Mountain Snowberry	7 gal. 36"
GROUND COVER				
12	G1	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.



PRELIMINARY
 LANDSCAPE PLANTING PLAN



KINSEY, LLC.
 P.O. BOX 12258 • 1070 ELK RUN UNIT 60
 JACKSON, WY 83002 PH # 307.413.2485

OWNERSHIP & USE OF DOCUMENTS
 DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.

PROJECT NUMBER
 SNOW KING EMPLOYEE HOUSING
 310 E KELLY STREET
 JACKSON, WY

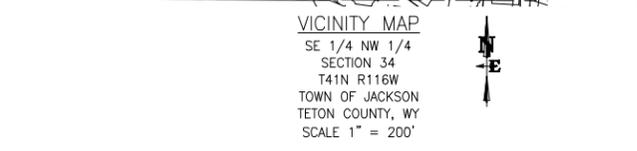
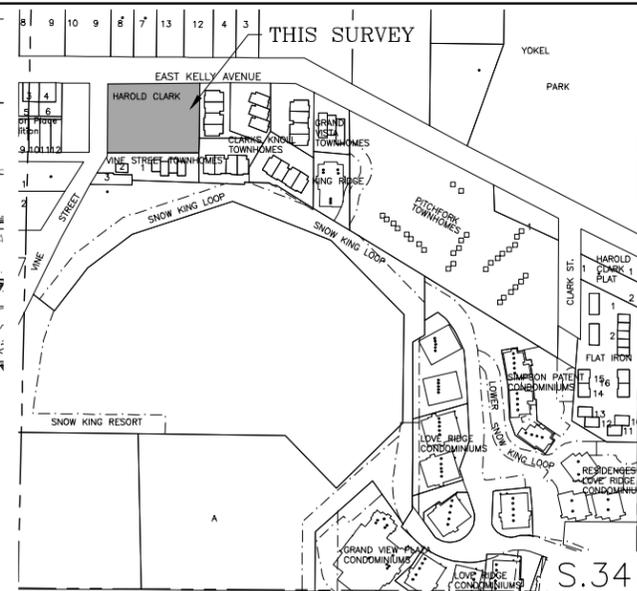
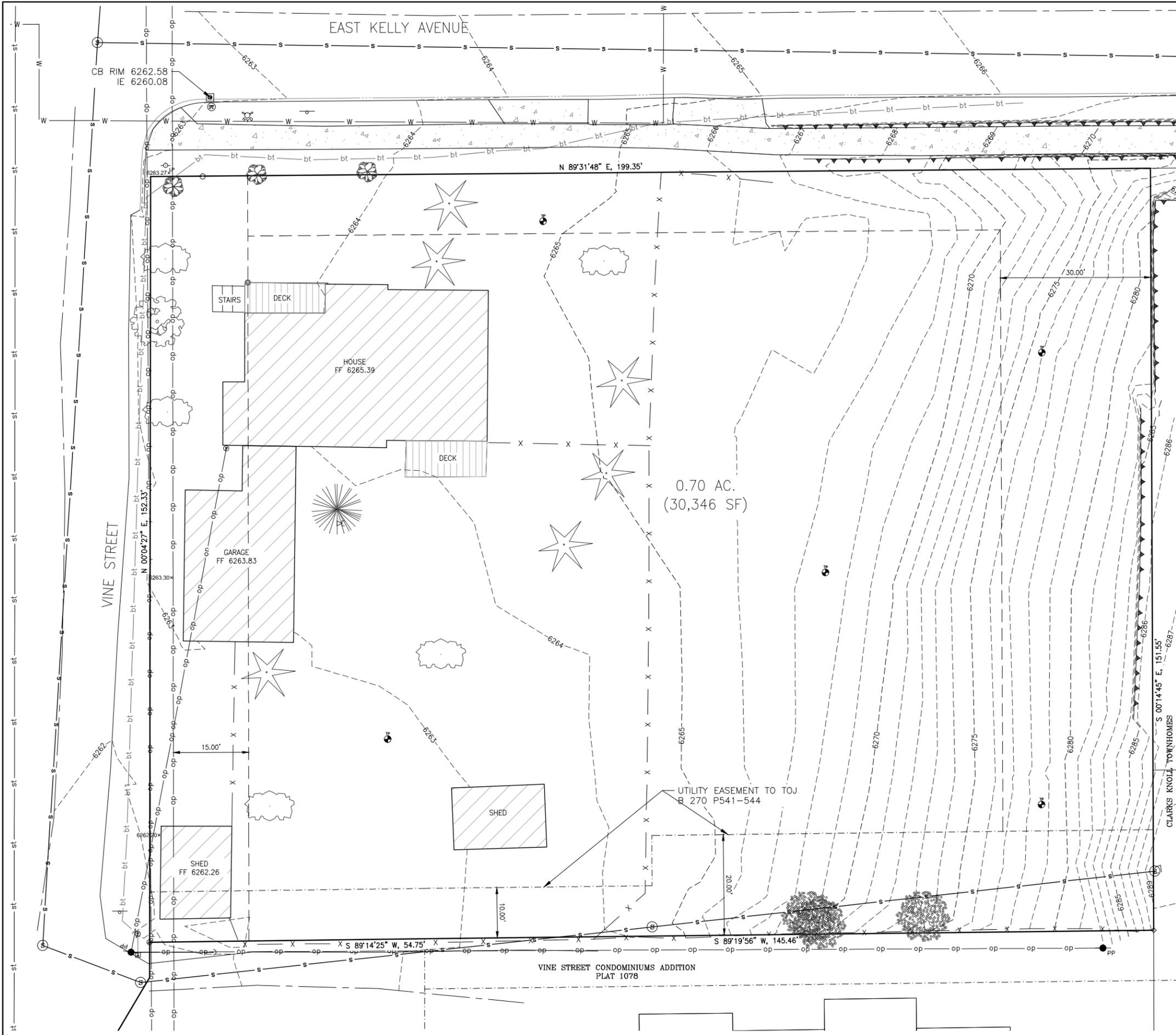
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME PRELIMINARY LANDSCAPE PLANTING PLAN	SHEET
SCALE	
DATE 7 MARCH 2016	

L1

S:\p\p\2015\2015-01-01\310 Kelly Avenue - Site Survey\15266 E Kelly Ave CD - Feb 26 2016 12:55:49 pm PLOTTED BY: hardschne DWG: PFORM11.191



DRAWING NO
C1

JOB NO
15-266-01

DRAWING TITLE
Existing Site Plan

JOB TITLE
310 Kelly Avenue
Site and topographic survey

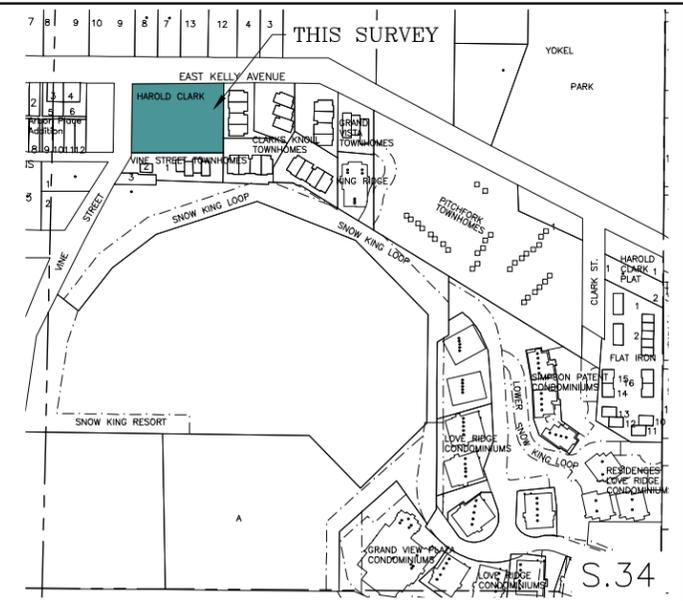
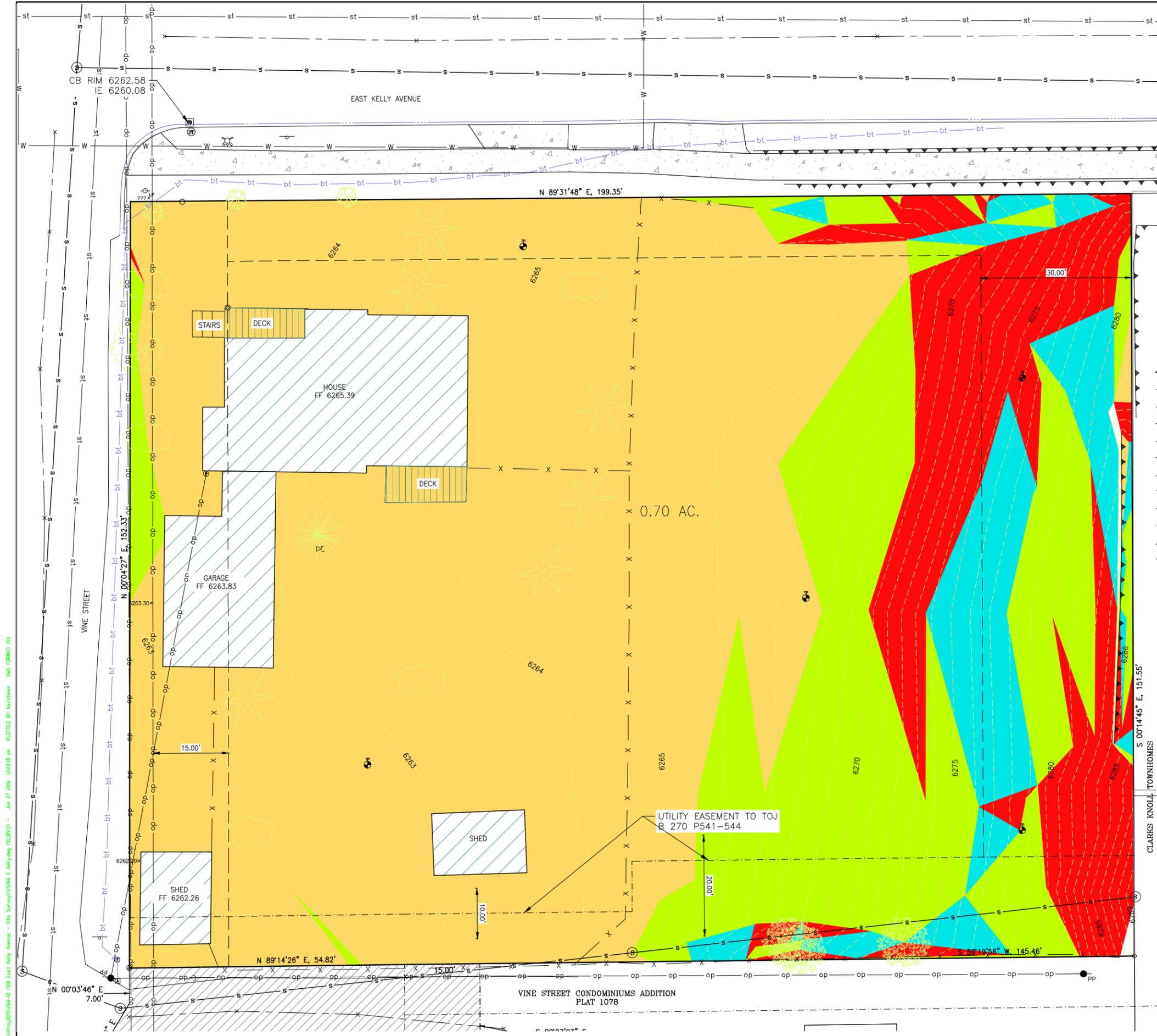
DATE
2/28/2016

REVISIONS

NO.	DATE	BY	REVISION
1	2/28/2016	NE	SURVEYED
2		SK	ENGINEERED
3		SK	DRAWN
4		SK	CHECKED
5		RN	APPROVED

NELSON
ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



- LEGEND**
- = PROPERTY BOUNDARY
 - - - = EASEMENT LINE
 - ▲-▲-▲- = RETAINING WALL
 - X - X - = FENCE LINE
 - - - - - = SETBACK LINE
 - s - s - = SANITARY SEWER LINE
 - st - st - = APPROXIMATE STORM SEWER LINE (FROM TOWN OF JACKSON GIS INFO.)
 - op - op - = OVERHEAD POWER LINE
 - W - W - = APPROXIMATE WATER LINE (FROM TOWN OF JACKSON GIS INFO.)
 - bt - bt - bt - = BURIED TELEPHONE LINE
 - = CURB LINE
 - = EDGE OF PAVEMENT
 - = CONCRETE SIDEWALK
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = TELEPHONE MANHOLE
 - ⊞ = TELEPHONE PEDESTAL
 - = POWER POLE
 - = GUY WIRE
 - ⊙ = LIGHT POLE
 - ⊞ = SIGN
 - ⊞ = FIRE HYDRANT
 - ⊞ = HOSE BIB
 - ⊞ = CATCH BASIN
 - ⊞ = TEST PIT
 - ⊙ = BUILDING COLUMN
 - ⊞ = POWER METER
 - ⊙ = COTTONWOOD TREE WITH TREE DIAMETER
 - ⊙ = SPRUCE TREE WITH TREE DIAMETER
 - ⊙ = ASPEN TREE WITH TREE DIAMETER
 - ⊙ = BUSH
 - ⊙ = DECIDUOUS TREE
 - ⊙ = FOUND SPIKE
 - ⊙ = FOUND REBAR WITH CAP
 - ⊙ = FOUND NE REBAR WITH CAP

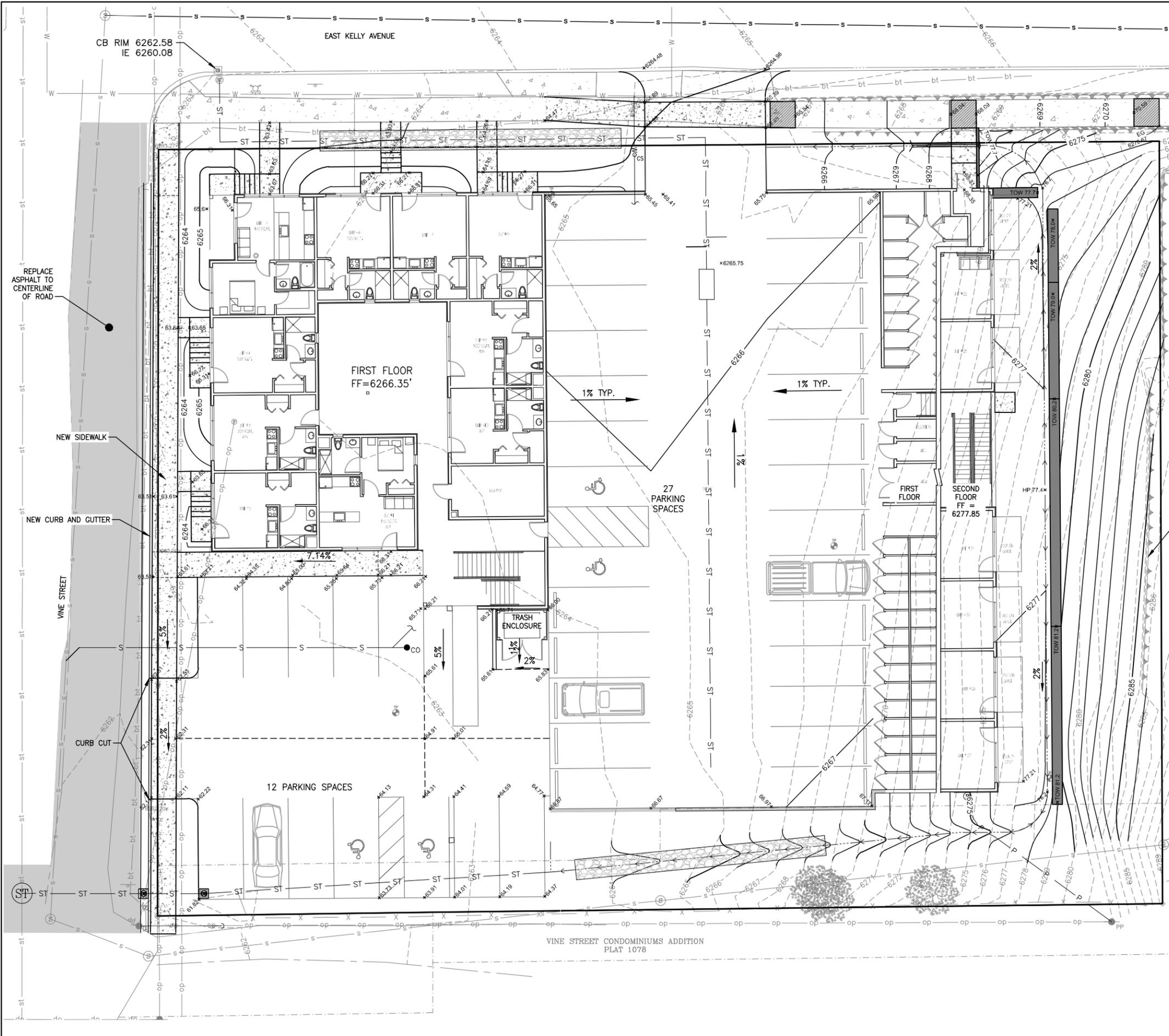
SLOPE TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	0.001%	10.000%	Orange	0.38 AC.
2	10.000%	25.000%	Yellow	0.13 AC.
3	25.001%	30.000%	Light Blue	0.04 AC.
4	30.001%	70.000%	Red	0.08 AC.

NOTE: Approximately .063 acres, 2725 sq. ft., not included in slope table, this area is under the buildings on the property, and should be treated as slopes under 10% for calculation purposes.

S:\Projects\310 Kelly Avenue - Site Survey\15266 E Kelly Ave GCP\DWG - 1/27/2016 12:24:08 pm PLOTTED BY: korchner DGC\FDM\H: 151

DRAWING NO C2	JOB NO 15-266-01	JOB TITLE 310 Kelly Avenue Site and topographic survey	DRAWING TITLE Existing Site Slope analysis	DATE 1/27/2016	SURVEYED NE
				ENGINEERED	DRAWN
				CHECKED	APPROVED
NELSON ENGINEERING				P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	

S:\Projects\310 East Kelly Avenue - Civil Engineering\Drawings\Final Grading\CG3 SITE PLAN AND GRADING.plt - Mar 04 2016 05:09:29 pm PLOTTED BY: harschner DWG FORMAT: 191



PROPOSED LEGEND
 --- = EXISTING CONTOUR
 --- = FINISH CONTOUR
 x76.2 = FINISH GRADE SPOT ELEVATION

TOTAL LOT AREA = 30,346 SF
 BSA = 30,346 - 1/2 OVER 25% 2,769 SF = 27,577 SF
 ALLOWED FAR = .65 (22,546 SF) W/25% INCREASE
 PROPOSED LSR = (8,295 SF) = 30% OF BSA

PROPOSED ZONE: UR-PUD
 TOTAL PROPOSED UNITS: 56
 18 ONE BEDROOM APARTMENTS
 38 STUDIO APARTMENTS

PARKING PROPOSED:

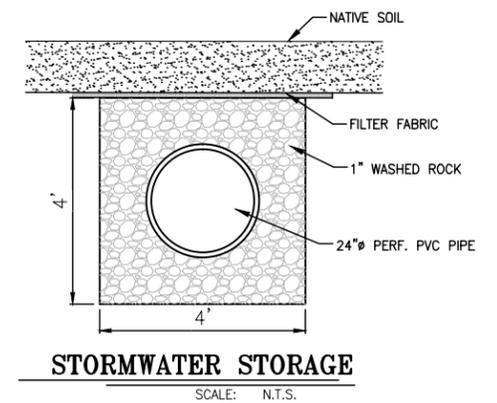
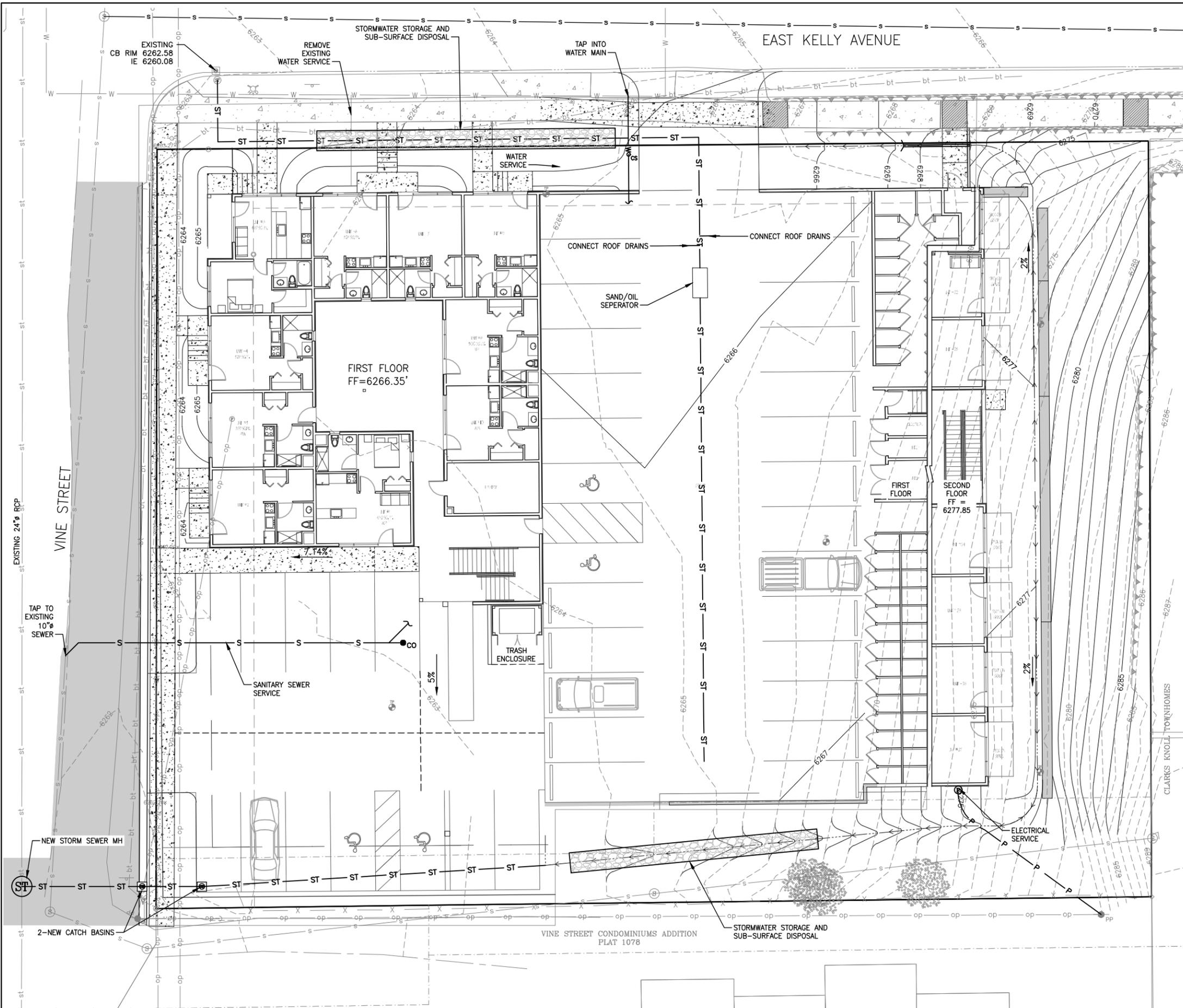
18- ONE BEDROOM APT. -	18 SPACES
(1 SPACE PER UNIT RESTRICTED PER CCRS)	
21- STUDIO APT. -	21 SPACES
(1 SPACE PER UNIT, RESTRICTED PER CCRS)	
17 - STUDIO APTS. -	0 SPACES
(NO PARKING, DEED RESTRICTED BY TCHA)	
TOTAL PARKING -	39 SPACES REQUIRED

ON-SITE PARKING - PARKING GARAGE	27 SPACES
- OUTSIDE PARKING	12 SPACES
TOTAL ON-SITE PARKING -	39 SPACES

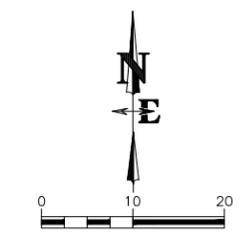
DRAWING NO C3	JOB NO 15-266-01	JOB TITLE 310 EAST KELLY AVENUE JACKSON, WY	DRAWING TITLE PROPOSED SITE PLAN AND GRADING PLAN	DATE	3/4/2016	REV.	
				SURVEYED	NE	ENGINEERED	FD/SK

**NELSON
ENGINEERING**
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\Projects\364-C3 310 East Kelly Avenue - Civil Engineering\Drawings\UTILITY.dwg UTILITY PLAN - Mar. 04. 2016 05:03:09 pm PLOTTED BY: harschwer INVG FORMAT: 191



- PROPOSED LEGEND**
- ST — ST — = STORM SEWER LINE
 - S — S — = SANITARY SEWER LINE
 - W — W — = WATER SERVICE LINE
 - P — P — = BURIED POWER LINE
 - ₈ = SANITARY SEWER CLEANOUT
 - _{CS} = WATER CURB STOP



DRAWING NO C4	JOB TITLE 310 EAST KELLY AVENUE JACKSON, WY	DRAWING TITLE PROPOSED UTILITY PLAN	DATE	REV.
			3/04/16	NE
JOB NO 15-266-01			ENGINEERED	FD/SK
			DRAWN	RN
			CHECKED	APPROVED

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED BUILDING PERMITS AND AGENCY APPROVALS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING WORK IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL OTHER AGENCY REGULATORS.
3. THE CONTRACTOR MUST INSPECT THE SITE BEFORE BEGINNING WORK AND IDENTIFY CONFLICTS OR INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
4. THE GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE DIMENSIONS AND CONDITIONS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS SCHEDULES, ETC. WITHIN THE SCOPE OF THE PROJECT, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
6. THE GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER IMMEDIATELY OF CONDITIONS, WHICH REQUIRE DEVIATION FROM CONSTRUCTING THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
7. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE DIMENSIONS. WRITTEN DIMENSIONS GOVERN, AND LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DRAWINGS. WALLS AND PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD AS INDICATED. ALL COLUMNS ARE MEASURED FROM CENTERLINE. CONTRACTOR TO BE AWARE OF ALL N.T.S. (NOT TO SCALE) DIMENSIONS.
9. THE PRESENCE OF THE DESIGNER ON THE JOB SITE DOES NOT IMPLY APPROVAL OF THE WORK. THE GENERAL CONTRACTOR MUST CALL SPECIFIC ITEMS TO THE DESIGNER IF HE WISHES TO OBTAIN DESIGNER'S APPROVAL.
10. THE GENERAL CONTRACTOR MUST SUBMIT ALL PROPOSED SUBSTITUTIONS IN WRITING TO THE DESIGNER FOR APPROVAL WITH SUFFICIENT INFORMATION, SAMPLES, AND DIFFERENCE IN COST FOR EVALUATION. IF A REVISION OR SUBSTITUTION IS MADE TO IN ANY WAY ALTER THE WORK SO THAT IT DOES NOT CONFORM WITH THE CONTRACT DOCUMENTS WITHOUT THE DESIGNER'S WRITTEN APPROVAL, SUCH ACTION WILL RELIEVE THE DESIGNER OF ANY LIABILITY FOR THE RESULTING AESTHETIC EFFECT, SUBSEQUENT FAILURE, PROPERTY DAMAGE OR PERSONAL INJURY.
11. THE GENERAL CONTRACTOR MUST PERFORM HIGH QUALITY PROFESSIONAL WORK. THE WORK OF EACH TRADE MUST MEET OR EXCEED ALL QUALITY STANDARDS PUBLISHED BY THAT TRADE.
12. THE GENERAL CONTRACTOR MUST ARRANGE TO ACCOMMODATE "NOTE IN CONTRACT" WORK AND MUST REQUEST INSTRUCTIONS FROM THE DESIGNER BEFORE PROCEEDING.
13. THE GENERAL CONTRACTOR MUST TAKE CARE TO PROTECT NEWLY INSTALLED MATERIALS, FINISHES AND ASSEMBLIES.
14. THE GENERAL CONTRACTOR MUST HALT THE WORK AFFECTED WHEN NOTIFIED OF A PROPOSED CHANGE AND PROCEED ONLY AFTER RECEIVING INSTRUCTIONS FROM THE DESIGNER.
15. THE GENERAL CONTRACTOR MUST SUBMIT A DETAILED PROJECT SCHEDULE AT THE BEGINNING OF THE PROJECT. ANY SIGNIFICANT CHANGES WHICH WOULD ALTER THAT INITIAL SCHEDULE MUST BE DOCUMENTED IN A REVISED SCHEDULE.
16. THE GENERAL CONTRACTOR MUST PROVIDE ADEQUATE AND PROPER DRY STORAGE AND HANDLING OF ALL BUILDING MATERIALS, SUPPLIES, AND FINISHES IN ACCORDANCE WITH PRODUCT MANUFACTURER'S RECOMMENDATIONS.
17. THE GENERAL CONTRACTOR MUST DETERMINE THAT ALL EQUIPMENT SPECIFIED WILL FIT THROUGH EXISTING DOORWAYS AND CORRIDORS BEFORE EQUIPMENT IS PURCHASED OR SCHEDULE THE INSTALLATION SEQUENCE TO AVOID CONFLICTS.
18. THE GENERAL CONTRACTOR MUST COMPLY WITH THE RULES OF THE SUPERVISION AND THE COUNTY AND THE DIRECTIONS OF THE OWNERS FOR CONSTRUCTION FACILITIES, USE OF PREMISES, ACCESS TO THE PROJECT SITE, AND TRASH REMOVAL.
19. ALL MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERING SERVICES AND SYSTEMS WILL BE SPECIFIED AND INSTALLED BY THE RESPECTIVE TRADES. ALL SYSTEMS SHALL BE DESIGNED WITH THE RESPECTIVE CODES.
20. EACH TRADE IS RESPONSIBLE FOR INSPECTION OF SERVICES AND TO ADVISE THE GENERAL CONTRACTOR, DESIGNER, AND OWNER AS TO CURRENT CONDITION, POSSIBLE PROBLEMS AND POTENTIAL SOLUTIONS WITH RESPECT TO THEIR TRADES.
21. THE CONTRACTOR SHALL VERIFY WITH THE DESIGNER THE SELECTION, FABRICATION, FINISH, AND INSTALLATION OF ALL INTERIOR FINISH ITEMS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ALL INTERIOR TRIMMING AND STAIR TRIM
- ALL INTERIOR CABINETS AND MILLWORK, INCLUDING COUNTERTOPS
- ALL PLUMBING FIXTURES AND FITTINGS
- ALL LIGHTING FIXTURES

VICINITY MAP



2 ELEVATION

SCALE: NTS



1 SITE PLAN

SCALE: NTS

DRAWING INDEX

- A0.1 COVER PAGE, GENERAL NOTES
- C1 EXISTING SITE
- C2 SLOPE ANALYSIS
- C3 SITE PLAN
- C4 UTILITY PLAN
- L1 LANDSCAPE PLAN
- A2.1 SHEET PLAN / FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR
- R5.1 ROOF PLAN
- E6.1 ELEVATIONS
- S6.1 SECTIONS
- S6.2 SECTIONS

ABBREVIATIONS

AB	ANCHOR BOLTS	FLR	FLOOR	P.S.F.	POUNDS PER SQ. FOOT
A.F.F.	ABOVE FINISHED FLOOR	FLUR.	FLUORESCENT	P.S.I.	POUNDS PER SQ. INCH
AC	ACCOUSTICAL	FTG.	FOOTING	P.T.	PRESSURE TREATED
ADJ.	ADJACENT	F.B.O.	FURNISHED BY OTHERS	R.	RADIUS
A/C	AIR CONDITIONING	GA.	GALVE	REF.	REFERENCE
ALT.	ALTERNATE	G.C.	GENERAL CONTRACTOR	REQ'D	REQUIRED
ALUM.	ALUMINUM	GYP. BD.	GYP. BOARD	REINF.	REINFORCE (ING) (MENT)
APPD.	APPROVED	G.F.I.	GROUND FAULT INTERRUPTED	R.D.	ROUGH OPENING
B.O.	BOTTOM OF	HVAC	HEATING/VENT/ AIR COND.	R.D.	ROUGH DRAIN
B.S.M.	BASEMENT	H.C.	HOLLOW CORE	RS	ROUGH SAWN
BRG.	BEARING	H.M.	HOLLOW METAL	S.M.	SIMILAR
BLK.	BLOCK	HR.	HOUR	S.C.	SOLID CORE
BLKG.	BLOCKING	INC.	INCLUDE (D) (ING)	SPEC.	SPECIFICATION (S)
BD.	BOARD	INSUL.	INSULATE (D) (ING)	SPKR.	SPEAKER
BLDG.	BUILDING	INT.	INTERIOR	SQ.	SQUARE
C.J.	CONTROL JOINT	JT.	JOINT	SYS.	SYSTEM
CLG.	CELLING	MFR.	MANUFACTURER	THK.	THICK (NESS)
CLR.	CLEAR (ANCE)	MTL.	METAL	T&G	TONGUE & GROOVE
COL.	COLUMN	M.O.	MASONRY OPENING	T.O.S.	TOP OF STEEL
CONC.	CONCRETE	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	TR.	TRIPLE
CONSTR.	CONSTRUCTION	MED.	MEDIUM	TYP.	TYPICAL
DTL.	DETAIL	MM	MILLIMETER (S)	U.B.C.	UNIFORM BUILDING CODE
DWG.	DRAWING	MIN.	MINIMUM	UNL.	UNLESS NOTED OTHERWISE
(E)	EXISTING	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	(N)	NEW	V.L.T.	VAULTED CEILING
E.F.	EACHFACE	NO.	NUMBER	V.T.R.	VENT THROUGH ROOF
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	V.B.	VAPOR BARRIER
ELEC.	ELECTRIC (AL)	N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
EQ.	EQUAL	O.C.	ON CENTER	W.P.	WATER PROOF (ING)
EXIST.	EXISTING	O.D.	OUTSIDE DIAMETER	W.W.P.	WELDED WIRE FABRIC
E.W.	EACH WAY	P.V.M.F.	PAVEMENT	W	WIDTH, WIDE
F.D.	FLOOR DRAIN	PL.	PLATE	W/	WITH
FIN.	FINISH	PLYWD.	PLYWOOD	W/O	WITHOUT
		PVC	POLY VINYL CHLORIDE		

LOT INFORMATION

ZONING DISTRICT: AR - REZONED TO UR - PUD
 BUILDING OCCUPANCY: HOUSING (R-2)
 LOT AREA: 50,364 SQ. FT. OR 69 ACRES
 PAR. 69
 DEVELOPMENT FOR SLOPES OVER 25% = 5,250 SQ. FT.
 MAX SQUARE FOOTAGE DEVELOPMENT:
 25,194 SQ. FT. * 69 = 16,357.1 SQ. FT.
 EMPLOYEE HOUSING BONUS = 25%
 16,357.1 * 1.25 = 20,421.375
 SQUARE FOOTAGE OF EMPLOYEE HOUSING: 4,084.275
 EMPLOYEE HOUSING UNITS = 15.61 UNITS OF 300 SQ. FT.
 TYPE OF CONSTRUCTION: TYPE V
 FIRE SPRINKLERS: YES
 DESIGN CRITERIA UTILIZED:
 SEISMIC ZONE: D
 ROOF SNOW LOAD: 80 PSF
 WIND LOAD: 90 MPH / 3 SEC
 PARKING SPACES: 39 (INCLUDING 3 ADA AND 1 ADA VAN)
 HEIGHT: 39'-0"
 VINE SETBACK: 10'
 KELLY SETBACK: 9'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 STORES: 3
 UNITS: 96

SQUARE FOOTAGE INFORMATION

EXISTING FLOOR AREA	HABITABLE (FAR)	HABITABLE BELOW GRADE	UNHABITABLE	UNHABITABLE BELOW GRADE	TOTAL
FIRST FLOOR GARAGE / STORAGE			11,087 SQ. FT.		11,087 SQ. FT.
FIRST FLOOR HOUSING	5,495 SQ. FT.				5,495 SQ. FT.
SECOND FLOOR HOUSING	11,169 SQ. FT.		109 SQ. FT.		11,272 SQ. FT.
THIRD FLOOR HOUSING	4,699 SQ. FT.		78 SQ. FT.		4,771 SQ. FT.
TOTAL	19,351 SQ. FT.		11,274 SQ. FT.		30,625 SQ. FT.

KINSEY, LLC.
 P.O. BOX 12258 • 1070 ELK RUN UNIT 60
 JACKSON, WY 83002 PH # 307.413.2485

OWNERSHIP & USE OF DOCUMENTS
 DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.

PROJECT NUMBER
 SNOW KING EMPLOYEE HOUSING
 310 E KELLY STREET
 JACKSON, WY

REVISIONS

SKETCH PLAN

SHEET NAME

COVER PAGE

SCALE

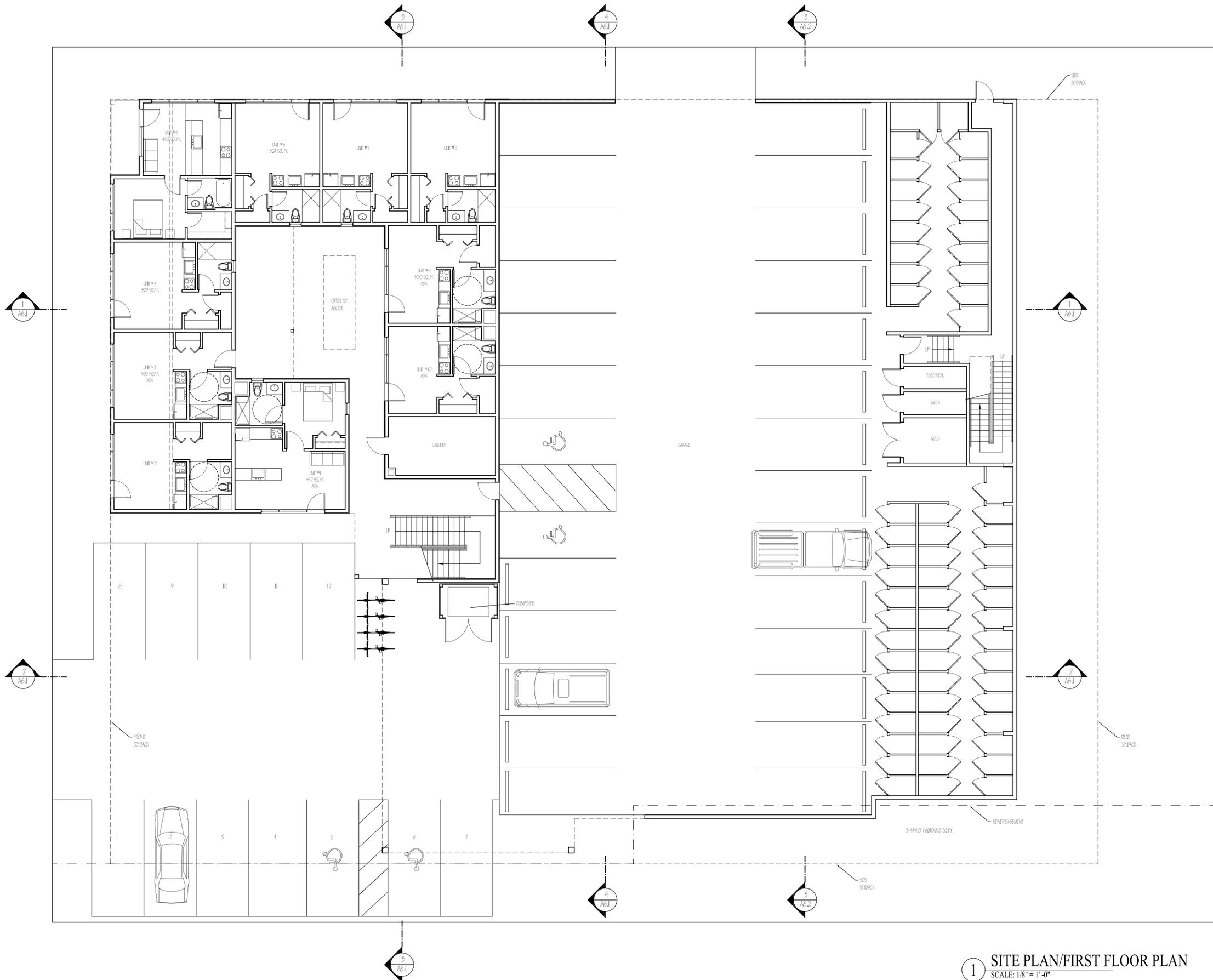
VARIES

DATE

7 MARCH 2016

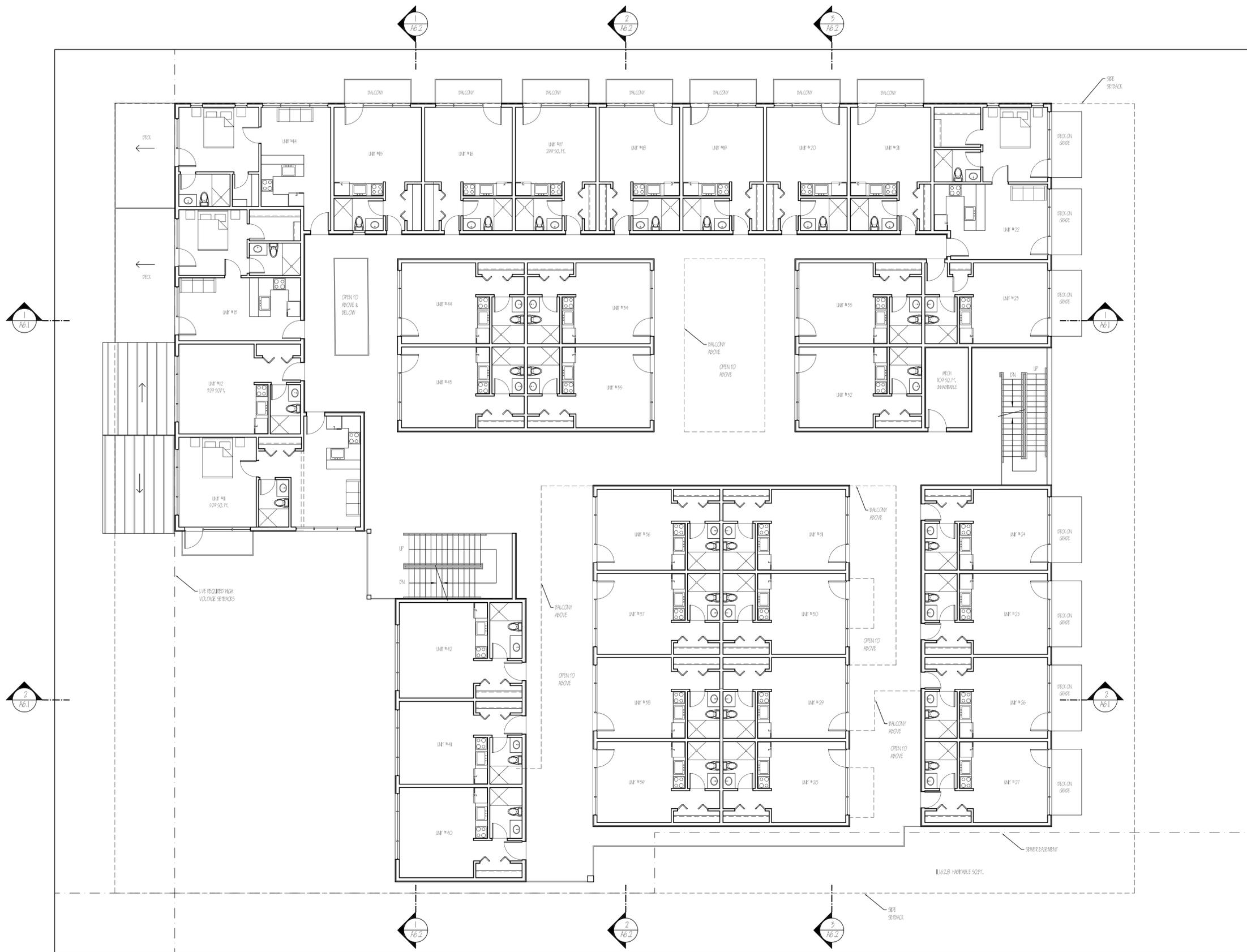
SHEET

A0.1



1 SITE PLAN/FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN	
<hr/> <hr/> <hr/>	
SHEET NAME SITE PLAN/FIRST FLOOR PLAN	SHEET A2.1
SCALE 1/8"=1'-0"	
DATE 7 MARCH 2016	



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN	
<hr/> <hr/> <hr/>	
SHEET NAME SECOND FLOOR PLAN	SHEET A2.2
SCALE 1/8"=1'-0"	
DATE 7 MARCH 2016	



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN	
<hr/> <hr/> <hr/>	
SHEET NAME THIRD FLOOR PLAN	SHEET A2.3
SCALE 1/8" = 1'-0"	
DATE 7 MARCH 2016	



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN	
<hr/> <hr/> <hr/>	
SHEET NAME ROOF PLAN	SHEET A3.1
SCALE 1/8"=1'-0"	
DATE 7 MARCH 2016	

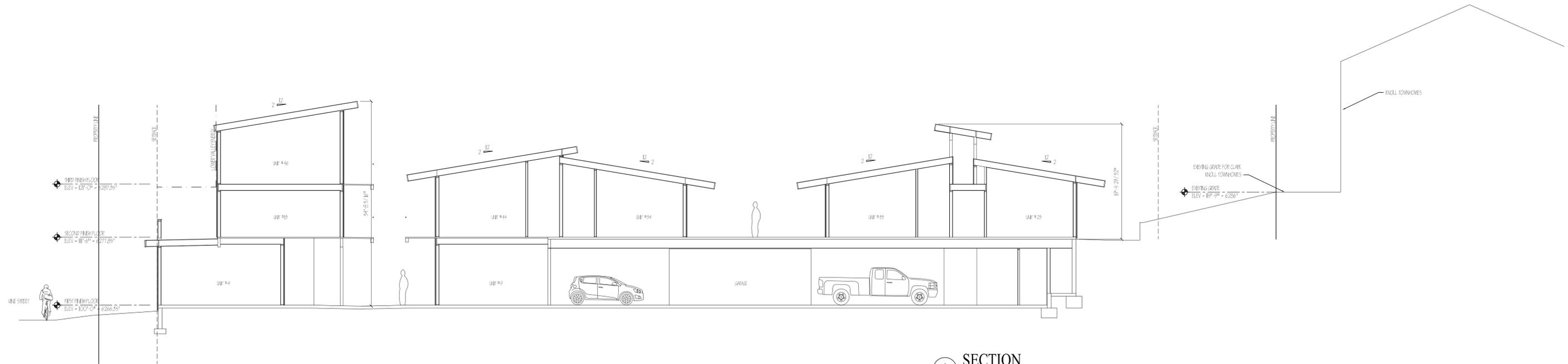


1 KELLY STREET ELEVATION
SCALE: 1/8" = 1'-0"

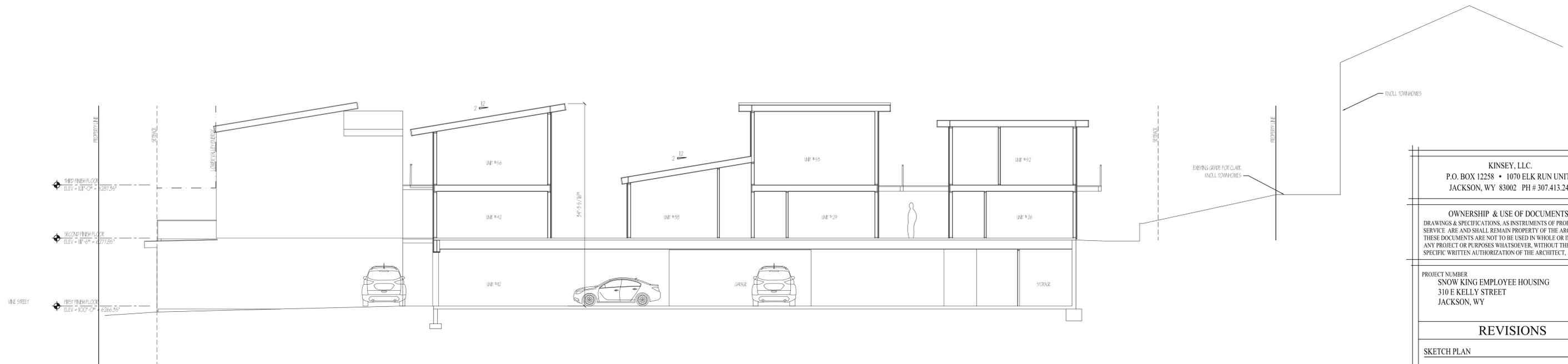


2 VINE STREET ELEVATION
SCALE: 1/8" = 1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN	
<hr/> <hr/> <hr/>	
SHEET NAME ELEVATIONS	<h1>A5.1</h1>
SCALE 1/8"=1'-0"	
DATE 7 MARCH 2016	

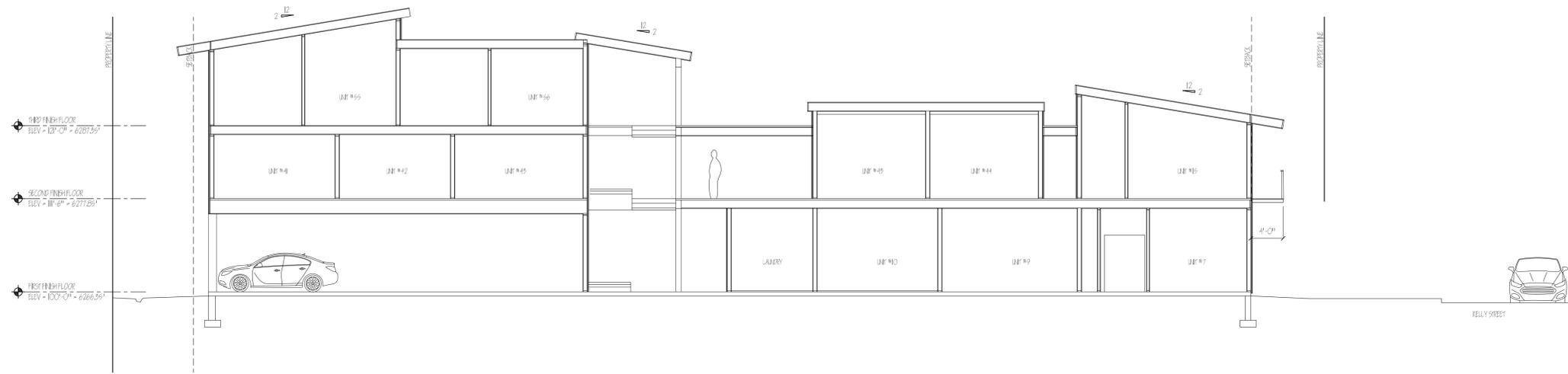


1 SECTION
SCALE: 1/8" = 1'-0"

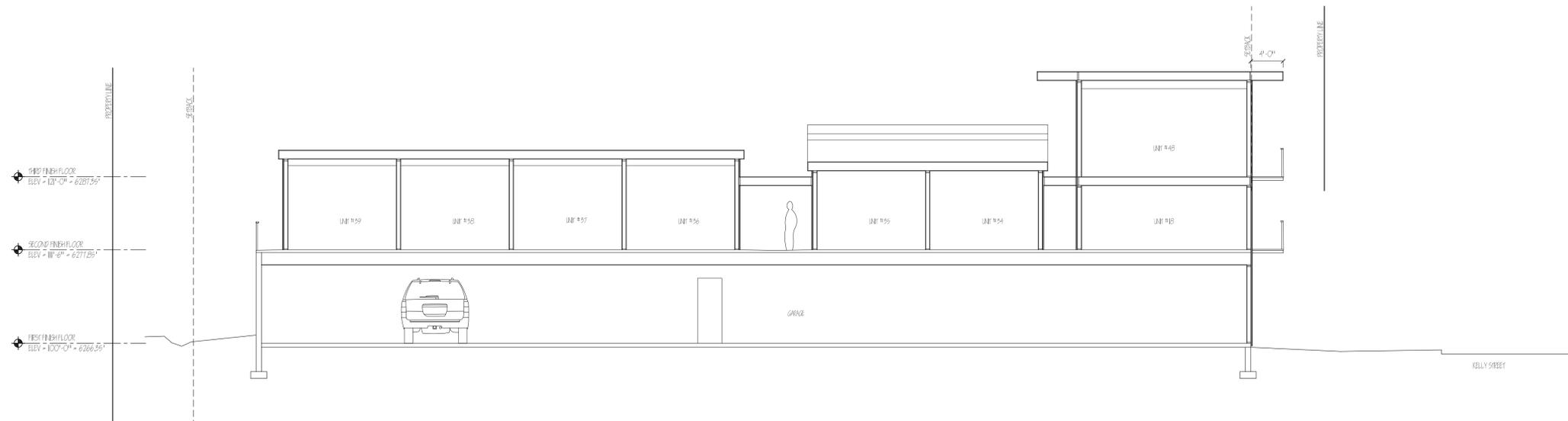


2 SECTION
SCALE: 1/8" = 1'-0"

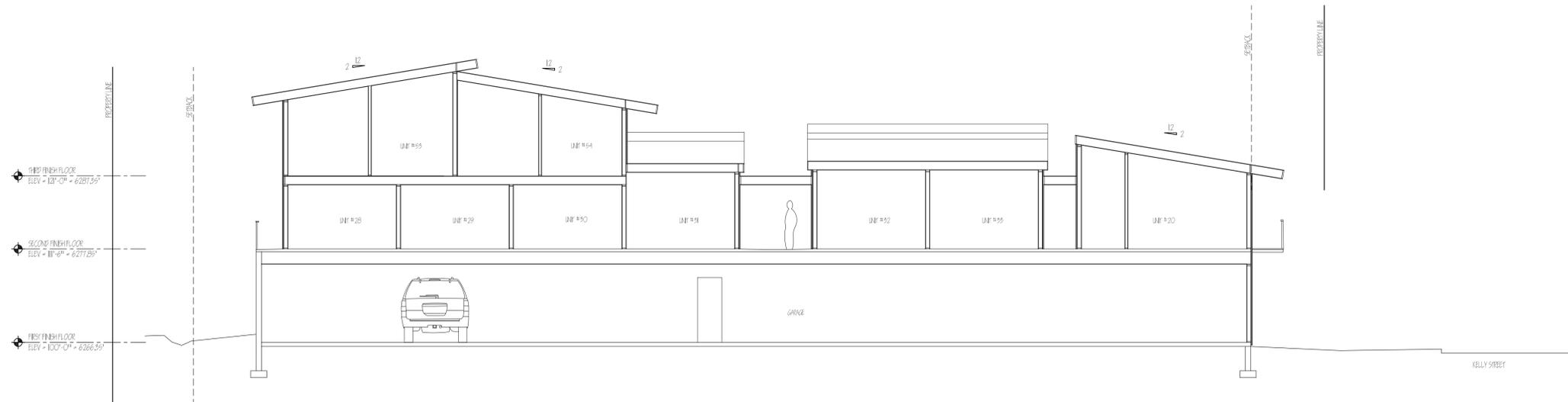
KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN <hr/> <hr/> <hr/> <hr/>	
SHEET NAME SECTIONS	SHEET
SCALE 1/8"=1'-0"	A6.1
DATE 7 MARCH 2016	



1 CROSS SECTION
SCALE: 1/8" = 1'-0"



2 CROSS SECTION
SCALE: 1/8" = 1'-0"



3 CROSS SECTION
SCALE: 1/8" = 1'-0"

KINSEY, LLC. P.O. BOX 12258 • 1070 ELK RUN UNIT 60 JACKSON, WY 83002 PH # 307.413.2485	
OWNERSHIP & USE OF DOCUMENTS <small>DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.</small>	
PROJECT NUMBER SNOW KING EMPLOYEE HOUSING 310 E KELLY STREET JACKSON, WY	
REVISIONS	
SKETCH PLAN <hr/> <hr/> <hr/> <hr/>	
SHEET NAME SECTIONS	SHEET
SCALE 1/8"=1'-0"	A6.2
DATE 7 MARCH 2016	