



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

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

RECEIVED

MAY 11 2020

**Teton County
Planning Office**

For Office Use Only

Fees Paid \$1500.00
Check # 000048 Credit Card _____ Cash _____
Application #s ZMA 2020-0007 PAP 2020-0004

PROJECT

Name/Description: High School Road Housing
Physical Address: South of High School Road, east of South Park Loop Road (A Portion of Revised Hereford Ranch Tract 1 and Tract 10)
Lot, Subdivision: N/A PIDN: 22-40-16-06-3-00-012; 22-40-16-06-3-00-015

OWNER

Name: JHHR Holdings I LLC Phone: _____
Mailing Address: 2505 Shootin Iron Ranch Road ZIP: 83001
E-mail: robert@jhherfordranch.com

APPLICANT/AGENT

Name: Applicant: JHHR Holdings I LLC / Agent: SJ Planning Solutions Phone: 307-413-2694
Mailing Address: PO Box 523 ZIP: 83001
E-mail: susan@SJplanningsolutions.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent

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

Use Permit

____ Basic Use
____ Conditional Use
____ Special Use

Physical Development

____ Sketch Plan
____ Development Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification

Relief from the LDRs

____ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan
____ Subdivision Plat
____ Boundary Adjustment (replat)
____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment
☒ Zoning Map Amendment
____ Planned Unit Development

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 #:	<u>PAP2020-0004</u>	Environmental Analysis #:	<u>N/A</u>
Original Permit #:	<u>N/A</u>	Date of Neighborhood Meeting:	<u>4/30/2020</u>

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

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

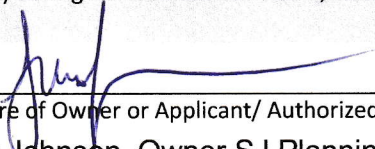
FORMAT

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

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

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

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



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

Name Printed

5/8/2020

Date
Agent

Title/Role



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

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

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

When is a Zoning Map Amendment application required?

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

Do I need a Pre-Application Conference first?

A Pre-Application Conference is required prior to submittal.

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

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

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

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

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

GENERAL INFORMATION.

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

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

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

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



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

May 8, 2020

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

HAND DELIVERED

RE: Application for a Zoning Map Amendment on Properties Owned by JHHR Holdings I LLC

Dear Mr. Neubecker,

On behalf of JHHR Holdings I LLC, I am submitting an application for a Zoning Map Amendment on 74 acres of land located south of High School Road and east of South Park Loop Road. The request is to change the current zoning from Rural-1 (R-1) zoned land, to Auto Urban Residential (AR-TC). Two Preapplication Conferences were held for this rezone request, one as required with planning staff on March 4, 2020, and another with the Board of County Commissioners on February 24, 2020. Also, as required prior to submittal, a neighborhood meeting was held via an online Zoom platform on April 30, 2020.

Since the initial Preapplication Conference submittal in January, we have received a lot of positive feedback about the project from the community. As a result, we refined our application as follows:

- The site area has been reduced to 74 acres, all of which were encompassed in the original site described in the Preapplication Conference (PAP2020-0004)
- The number of lots has been reduced to approximately 312 lots
- The number of permanently deed-restricted lots has increased to 65% of the lots (approximately 202 lots)

I am submitting this package with the Application Submittal Checklist provided by planning staff after the Preapplication Conference in order to establish sufficiency. Attached for your consideration are the following:

1. An application form for a Zoning Map Amendment
2. Deeds
3. Letter of Authorization from JHHR Holdings I LLC for SJ Planning Solutions to act as their agent for these applications
4. Evidence that Robert Gill can sign on behalf of JHHR Holdings I LLC
5. Preapplication Conference Summary Checklist provided by planning staff
6. Response to the Submittal Checklist in the form of a Narrative
7. Supplemental Appendices

Please don't hesitate to contact me with any questions or if you need additional information. I look forward to working with you on this application.

Best Regards,

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

Susan Johnson
SJ Planning Solutions



PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

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

The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the County. This Summary will be prepared by Planning Staff and is valid for 12 months. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: PAP2020-0004

Date of Conference: 02/24/2020 (BCC) and Date Issued: 3/18/2020
03/4/2020 (staff)

County Staff: Kristi Malone (Planning Dept.)

PROJECT.

Name/Description: JHHR Holdings I, LLC – Rezone to Auto-Urban Residential

PIDN: 22-40-16-06-3-00-005, 22-40-16-06-3-00-012, 22-40-16-06-3-00-015

Zoning District(s): Suburban (S) and Rural-1 (R1)

Overlay(s): Scenic Resources Overlay (SRO)

Parcel Size: 100 acres

STAKEHOLDERS.

Applicant/Agent: Susan Johnson, SJ Planning Solutions

Owner: JHHR HOLDINGS I LLC

MEETING ATTENDEES:

Name	Company/Agency	Phone/Email
Kristi Malone	Town/County Planning	307-733-3959 kmalone@tetoncountyywy.gov
Chris Neubecker	County Planning Director	307-733-3959 cneubecker@tetoncountyywy.gov
Rian Rooney	County Planning	307-733-3959 rrooney@tetoncountyywy.gov
Keith Gingery	Deputy County Attorney	307-733-4012 keith@tetoncountyattorney.com

Susan Johnson	SJ Planning Solutions (agent)	307-413-2694 susan@sjplanningsolutions.com
Nikki Gill	Landowner	robert@jhherefordranch.com
Jessica Gill	Landowner	robert@jhherefordranch.com
Liz Bremmer	Brimmer Communications	Unknown
Jason Wells	Unknown	Unknown
Amberley Baker (via phone)	Wylie Baker LLP	307-733-6688
Kris Greenville	Teton Habitat Director	307-734-0828
Paul Beaupre	St. Johns Health CEO	307-733-3636
BCC + public @2/24 mtg.		

REQUIRED APPLICATIONS. *This project may require the following applications:*

Application	Reason	Fee
Zoning Map Amendment (ZMA)	Zone change to accommodate additional density	\$1500
Environmental Analysis (EVA) or exemption request (MSC)	Required for proposed physical development/use unless exempted per LDR Sec. 8.2.2.B.1; EA requires county-hired consultant	\$1500 (+ cost) or \$50 + \$50/hr over 1 hour
Zoning Compliance Verification for Visual Resources (ZCV)	Development in Scenic Resources Overlay	\$500
Sketch Plan (SKC)	Construction of >10 res units	\$2,500
Development Plan (DEV)	Construction of >10 res units	\$2,500
Subdivision Plat (S/D)	Creation of new lots of record	\$450.00 + technical review fees
Basic Use Permit (BUP)	If any residential units are classified as ARUs	\$500
Building, Grading, etc. (BDR, GEC)	Physical development	TBD

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process. Administrative decisions may be elevated by the Planning Director to a Board decision.

Application Types:	Sufficiency	Decision
ZMA	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date. The Zoning Map Amendment should be complete before the Sketch Plan application can be found sufficient.
EVA/MSC ZCV	Within 14 days of Submittal	Decision from Planning Director within 45 days of sufficiency
SKC	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date
DEV	Within 14 days of Submittal	Recommendation from Planning Commission within 90 days of sufficiency date; Decision from Board of County Commissioners within 60 days of Planning Commission recommendation date
S/D	Within 14 days of Submittal	Decision from Board of County Commissioners within 90 days of sufficiency date
BUP	Within 14 days of Submittal	Decision from Planning Director within 45 days of sufficiency

Although the above applications and timelines address the proposed project from now to physical development, the following permit application elements apply only to the initial application, which is a Zoning Map Amendment.

GENERAL INFORMATION.

☒ *Required, If Checked.*

☐ *If not checked, review requirement with a Staff member to determine if necessary for your application.*

Requirement

- ☒ **Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.
- ☒ **Notarized Letter of Authorization.** See Section 8.2.4.A for requirements. A template is available online under Planning Applications & Checklists.
- ☒ **Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, County Engineer, County Engineering Technician, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.
- ☒ **Mailed Notice fee.** See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.

Notes

See attached.

As indicated on previous page.

Currently 111 parcels within 800' radius neighbor notice area = \$129

<u>X</u>	Posted Notice. All applications subject to a public hearing shall post and maintain notice of the public hearing on the land subject to the application. Evidence of posting of the notice shall be provided to the Planning Department at least 10 days prior to the hearing. See Section 8.2.14.C4 for more information.	
<u>X</u>	Other information needed. All applications submitted to the Teton County Planning Department must be submitted in digital format.	
<u>X</u>	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	
<u>n/a</u>	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	<i>May be requested if questions on ownership, easements filed, etc.</i>
<u>X</u>	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.	
<u>X</u>	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Section 8.7.2	<i>See attached.</i>
<u>X</u>	Proposed Development Program. Please use the attached template established in the Administrative Manual.	<i>See attached.</i>
<u>X</u>	Site Plan. Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.	<i>See attached. Focus on depicting existing features; proposed property lines, setbacks, structures, snow storage, landscaping etc. may not be included</i>
<u>n/a</u>	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
<u>X</u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: Suburban and Rural-1 (current zones) + Auto-Urban Residential (proposed new zone)

Applicable LDR Section: Sec 3.2.2, 3.3.4 and 2.3.2

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*☒ *Required, If Checked.*☐ *If not checked, this requirement is not applicable to your application.*

Requirement	Notes
☐ Structure Location and Mass	
☒ Maximum Scale of Development	<i>Provide in Proposed Development Program</i>
☐ Building Design	
☒ Site Development	<i>Provide in Proposed Development Program</i>
☐ Landscaping (see Div. 5.5 for more information)	
☐ Fencing (see Sec. 5.1.2 for more information)	
☐ Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	<i>Required in EA or exemption request and represented on site plans</i>
☐ Scenic Standards (see Div. 5.3 for more information) • Scenic Resource Overlay (SRO) Standards	<i>Required in ZCV for visual resources</i>
☒ Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	<i>As applicable represented on site plans</i>
☐ Signs (see Div. 5.6 for more information)	
☐ Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) • Grading • Erosion Control • Stormwater Management	

SUBSECTION C, USE STANDARDS. Please provide the following information for the applicable zone.

 X Required, If Checked.

 If not checked, this requirement is not applicable to your application.

Requirement	Notes
<u> X </u> Allowed Uses (see Div. 6.1 for more information)	<i>Address all allowed uses for the proposed zone in addition to proposed SFDs</i>
<u> X </u> Use Requirements (see Div. 6.2 and 6.3 for more information) • Parking • Workforce/Affordable Housing	
<u> X </u> Maximum Scale of Use	
<u> n/a </u> Operational Standards (see Div. 6.4 for more information) • Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

SUBSECTION D, DEVELOPMENT OPTIONS. Please provide the following information for the applicable zone.

 X Required, If Checked.

 If not checked, this requirement is not applicable to your application.

Requirement	Notes
<u> X </u> Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	<i>Please include any traffic modeling or studies prepared, utility plans, or correspondence with Town of Jackson on connectivity to Town streets and utilities</i>
<u> X </u> Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) • School and Parks Exactions	
<u> X </u> Infrastructure (see Div. 7.6 and 7.7 for more information) • Transportation Facilities • Required Utilities	

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. Please provide the following information for the applicable zone.

 X Required, If Checked.

 If not checked, this requirement is not applicable to your application.

Requirement	Notes
<u> X </u> Accessory Residential Unit standards	

OTHER APPLICABLE STANDARDS. X Required, If Checked. If not checked, this requirement is not applicable to your application.**Requirement**

- X **Division 1.9, Nonconformities**
- 1.9.2** Nonconforming Physical Development
 - 1.9.3** Nonconforming Uses
 - 1.9.4** Nonconforming Development Options and Subdivisions
 - 1.9.5** Nonconforming Signs

- X **Division 7.3, Open Space Standards**
- 7.3.3** Configuration and Location of Required Open Space
 - 7.3.4** Use of Open Space
 - 7.3.5** Physical Development Permitted in Open Space
 - 7.3.6** Record of Restriction
 - 7.3.7** Ownership of Open Space

- X **Adopted County Resolutions**

- X **Approved Master Plans**

Notes:*As applicable and as they relate to zoning**No open space is required for zone change but if proposed please include**No approved "master plans" apply to the site but please address the neighborhood planning directive included in the ongoing Growth Management Program review and Comp Plan Update*

PLAN REVIEW COMMITTEE. The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.**

Agency**Required for:**

- X Building Official
- X County Attorney
- X County Engineer
- X County Sanitarian
- X County Surveyor
- X Fire Marshal
- X Housing Authority
- Integrated Solid Waste & Recycling
- National Park Service
- X Parks and Recreation Department
- X Pathways Coordinator
- X Public and Environmental Health
- X Road & Levee Supervisor
- X Sheriff's Department

<u> X </u>	Teton Conservation District (required when subdividing land)
<u> </u>	Teton County Scenic Preserve Trust
<u> X </u>	Teton County School District
<u> X </u>	Town of Jackson (required when subdividing land within one mile of the Town of Jackson)
<u> </u>	U.S. Forest Service (if adjacent to or accessing through forest service lands)
<u> X </u>	Weed & Pest
<u> X </u>	Wyoming Department of Game & Fish
<u> </u>	Other

QUIT CLAIM DEED

Jackson Hole Hereford Ranch, LLC, a Wyoming limited liability company ("GRANTOR"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, QUIT CLAIMS AND CONVEYS, WITHOUT WARRANTY, to JHHR Holdings I LLC, a Wyoming limited liability company (the "GRANTEE"), whose address is 2505 Shootin' Iron Ranch Road, Jackson, WY 83001, the following described real estate, situate in the County of Teton, State of Wyoming ("Property"), hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference a part hereof.

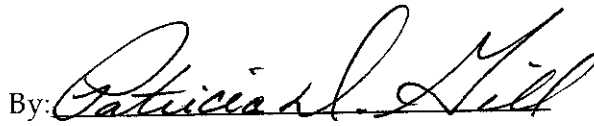
State Identification Number: 22-40-16-06-3-00-012
22-40-16-06-3-00-015

Including and together with all and singular the tenements, hereditaments, appurtenances, and improvements thereon or thereunto belonging, including oil, gas and mineral rights owned by Grantor, but subject to taxes, assessments, reservations, covenants, conditions, restrictions, reservations, encroachments, rights-of-way, and easements of sight or record.

WITNESS my hand this 23^d day of December, 2019.

Jackson Hole Hereford Ranch, LLC,
a Wyoming limited liability company

By: 
Robert L. Gill, Member

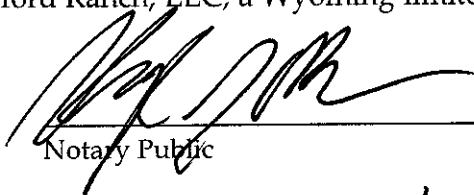
By: 
Patricia D. Gill, Member

GRANTOR: JACKSON HOLE HEREFORD RANCH LLC
GRANTEE: JHHR HOLDINGS I LLC
Doc 0983645 Filed At 15:37 ON 12/26/19
Sherry L. Daigle Teton County Clerk fees: 18.00
By Mary Smith Deputy

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this 23rd day of December, 2019, by Robert L. Gill and Patricia D. Gill, husband and wife, being all of the members of Jackson Hole Hereford Ranch, LLC, a Wyoming limited liability company.





Notary Public

My Commission Expires: 8/10/23

EXHIBIT A

Revised Hereford Ranch Tract 1

A Tract of land in G.L.O. Lot 6, (the NW $\frac{1}{4}$ SW $\frac{1}{4}$) and in G.L.O. Lot 5, (the SW $\frac{1}{4}$ NW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows:

All of said G.L.O. Lot 6, and that portion G.L.O. Lot 5 southerly of that boundary established by Boundary Line Agreement, described and recorded in Book 145P, 172-181 in the Office of the Teton County Clerk, excepting therefrom that 3.01-acre parcel of the land shown as Parcel "A" on that Map to accompany Lot Division Application for Robert Bruce Porter Trust recorded as Map T-313-A

Said Tract of Land contains 37 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

Revised Hereford Ranch Tract 10

A Tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and in G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows

All of G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), and the westerly $\frac{1}{2}$ of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 6

Said G.L.O. Lot 7 being described and recorded as Hereford Ranch Tract 10 in Book 260 of Photos, page 1045-1059 and said SE $\frac{1}{4}$ SW $\frac{1}{4}$ described and recorded as Hereford Ranch Tract 9, in Book 260 of Photos, page 1060-1073

Said Revised Tract of Land contains 60 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

Teton County Planning and Development
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030 Fax (307) 739-9208



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: JHHR Holdings I LLC

Physical Address of Property: 1500 So Park Loop Rd; Revised Hereford Ranch Tract I; Revised Hereford Ranch Tract 10

Mailing Address: 2505 Shootin Iron Ranch Road, Jackson, WY

Zip code: 83001

Phone: _____

Email: robert@jhherefordranch.com

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: SJ Planning Solutions

Mailing Address: PO Box 523, Jackson, WY

Zip code: 83001

Phone: 307-413-2694

Email: susan@SJplanningsolutions.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as 1500 So. Park Loop Rd; LOT 6 SEC. 6, TWP. 40, RNG. 116; LOT 7 & PT. SE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116

hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

Under penalty of perjury, the undersigned swears that the foregoing is true and correct, and if signing on behalf of co-owners, multiple owners, corporation, partnership, limited liability company, or other entity, the undersigned hereby swears that this authorization is given, to the full extent required, with the necessary and appropriate approval, which authorizes the undersigned to act on behalf of such entity and/or owners.

OWNER, CO-OWNER, CORPORATE OWNER:

Print Name: ROBERT L GILL

Signature: [Signature]

Title: OWNER

STATE OF Wyoming

SS.

COUNTY OF Teton

Subscribed and sworn to before me by Gill Robert L this
14th day of January, 2020.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 11/18/2023



**OPERATING AGREEMENT
OF
JHHR HOLDINGS I LLC,
a Wyoming limited liability company**

The undersigned members of JHHR Holdings I LLC, a Wyoming limited liability company (the “**Company**”), organized pursuant to the Act (defined below) hereby agree that this is the Operating Agreement (the “**Agreement**”) of the Company within the meaning of the Act effective as of 12:01 A.M. Wyoming time on December 23, 2019 (the “**Effective Date**”).

RECITALS

A. On December 20, 2019, the Company was organized as a Wyoming limited liability company under the name of “JHHR Holdings I LLC” by filing Articles of Organization with the Wyoming Secretary of State.

B. The Members of the Company desire to enter into this Agreement on the terms and conditions provided below.

**ARTICLE I.
DEFINITIONS**

For purposes of this Agreement, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

1.1 “**Act**”: collectively, the Wyoming Limited Liability Company Act at W.S. 17-29-101 *et seq.*, as amended.

1.2 “**Additional Member**”: any Member other than the initial Members who has acquired a Membership Interest in the Company by another Member volitionally transferring such membership interest to the new Member, to the extent such new Member has been approved by all other Members as a “Member” hereunder.

1.3 “**Admission**” or “**Admit**”: the act by which the Transferee of a Membership Interest or an Additional Member becomes a Member of the Company.

1.4 “**Articles**”: the Articles of Organization as filed with the Secretary of State of the State pursuant to the Act and as may be amended from time to time.

1.5 “**Capital Contribution**”: the cash, cash equivalents or the agreed fair market value of Property which a Member contributes to the Company, net of any liabilities secured by such contributed property which the Company is considered to have assumed or taken subject to.

1.6 “**Company**”: JHHR Holdings I LLC, a Wyoming limited liability company formed under the Act, and any successor limited liability company.

1.7 “**Distribution**”: transfer of Property to a Member on account of a Membership Interest.

6.4 Indemnification. The Company shall indemnify the Members for any and all costs, losses, liabilities and damages paid or accrued by the Members in connection with the business of the Company, to the fullest extent provided or allowed by the laws of the State. In addition, the Company may indemnify any other employee or other agent of the Company in the discretion of the Members. The Company may, as determined by the Members, advance costs of defense of any Proceeding to the Members or any other agent.

6.5 Conflicts of Interest. The Members shall be entitled to enter into transactions on their own behalf that may be considered to be competitive with, or a business opportunity that may be beneficial to, the Company, it being expressly understood that the Members may enter into transactions that are similar to the transactions into which the Company may enter. A Member does not violate a duty or obligation owed to the Company merely because a Member's conduct furthers the Member's own interest. Each Member may lend money to, borrow money from, act as a surety, guarantor or endorser for, guarantee or assume one or more obligations of, provide collateral for, and transact other business with the Company, and has the same rights and obligations with respect to any such matter as those of a Person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because such Member has a direct or indirect interest in the transaction if the transaction is fair to the Company.

ARTICLE VII. MANAGEMENT

7.1 Management. Subject to the limitations set forth in this Agreement, the Members shall manage the activities of the Company. At any time when there is more than one Member, any one Member may take any action permitted to be taken by the Members, unless the approval of more than one of the Member is expressly required pursuant to this Agreement or the Act. Notwithstanding the foregoing, all Members must consent to: (i) the sale of all or substantially all of the assets of the Company, (ii) the Company incurring indebtedness other than trade payables and other amounts in the ordinary course of business, (iii) the Company granting a volitional lien, mortgage or deed of trust on assets of the Company (inchoate liens such as mechanics liens being deemed to not be volitional for the purposes of this Section), (iv) settling or compromising any litigation, or (v) dissolving, liquidating or winding up the Company.

7.2 Members Have No Exclusive Duty to Company. Neither the Company nor any Member shall have any right, by virtue of this Agreement, to share or participate in such other investments or activities of the Members or to the income or proceeds derived therefrom. No Member shall incur any liability to the Company or to any Member as a result of engaging in any other business or venture.

7.3 Compensation, Reimbursement, Organization Expenses. No Member shall be prevented from receiving compensation from the Company by reason of the fact that such Member is a Member of the Company. Any such compensation shall be unanimously set by the Members. Members acting in furtherance of Company business shall also be entitled to reimbursement for reasonable, substantiated costs and expenses incurred in performing his duties hereunder, including, without limitation, travel expenses.

7.4 Officers. The Members may appoint officers at any time. The officers of the Company may include a president, vice president, and secretary. Any individual may hold any number of

11.4 **Winding Up and Certificate of Cancellation.** The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonably adequate provision therefor has been made, and all of the remaining Property and assets of the Company have been distributed to the Members. Upon the completion of winding up of the Company, articles of dissolution shall be delivered to the Secretary of State for filing. The articles of dissolution shall set forth the information required by the Act.

ARTICLE XII. AMENDMENT

This Agreement may be amended or modified from time to time only by a written instrument adopted and executed by all of the Members.

ARTICLE XIII. MISCELLANEOUS PROVISIONS

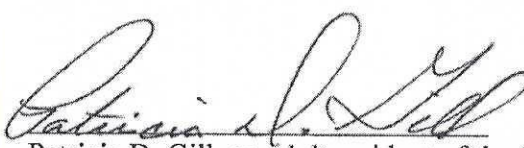
13.1 **Entire Agreement.** This Agreement represents the entire operating agreement governing the relationship between the Members and the Company.

13.2 **Rights of Creditors and Third Parties under Operating Agreement.** This Agreement is adopted by the initial Member for the exclusive benefit of the Company, its Members, and their successors and assigns. This Agreement is expressly not intended for the benefit of any creditor of the Company, any creditor of the Members, or any other Person. Except and only to the extent provided by applicable statute, no such creditor or third party shall have any rights under this Agreement or any agreement between the Company and the Members with respect to any Capital Contribution or otherwise.

IN WITNESS WHEREOF, we have hereunto set my hand effective as of the Effective Date.



Robert L. Gill, an adult resident of the State of Wyoming



Patricia D. Gill, an adult resident of the State of Wyoming

Response to Submittal Checklist for AR-TC Rezone Application

Narrative Description of the Proposal

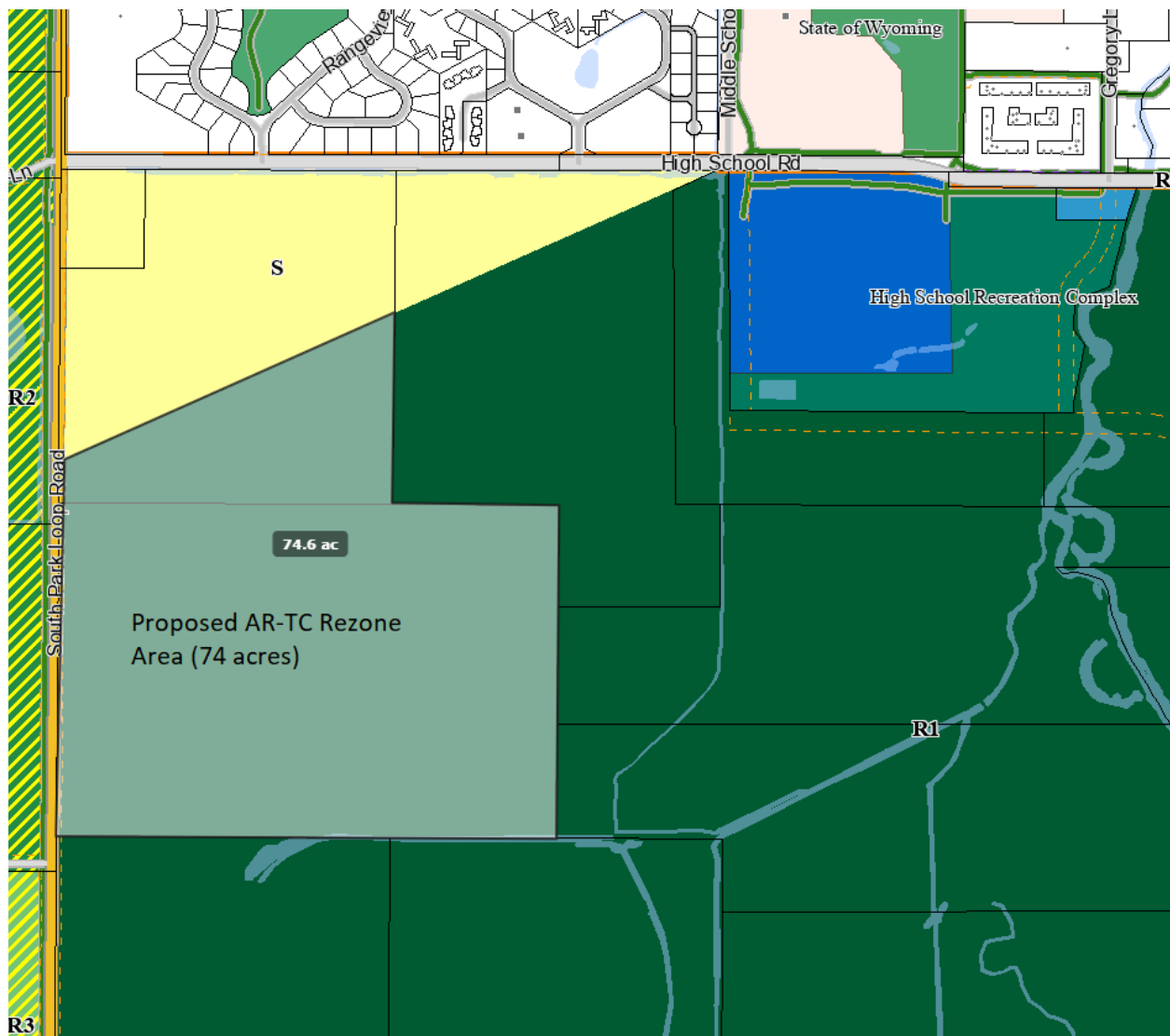
Request

The Gill family is submitting an application for a Zoning Map Amendment to rezone 74 acres of land zoned Rural 1 (R-1) to Auto-Urban Residential (AR-TC).

Location

The site is located south of High School Road and east of South Park Loop Road.

Vicinity Map



Existing Conditions

The majority of the site is in agricultural use, with the land categorized as irrigated pasture. There are no protected resources on the site. The entire site is in the Scenic Resources Overlay (SRO). There are irrigation ditches (laterals) on the property, as well as a center pivot used for irrigating the hay pasture. Several cottonwood trees and willows are found on the perimeter of the site.

Proposal

The applicant is applying for a Zoning Map Amendment to rezone 74 acres of land zoned R-1 to AR-TC. Pursuant to LDR Section 2.3.2.A, Intent, the purpose of the AR-TC zone “is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing.” The AR-TC zoning district would enable a residential subdivision of approximately 312 lots that are 7,500 square feet (50’ x 150’) that allow both single-family homes and accessory residential units (ARUs) with an overall limited square footage. The density of lots being proposed is comparable to the overall density of the neighboring Cottonwood Subdivision, as envisioned in Subarea 5.6 of the Comprehensive Plan. The applicant is proposing that 65% of the total number of lots (approximately 202) would be permanently deed restricted for ownership by local workers. No taxpayer subsidy is required for this important new housing to be created. Without impacting tight government budgets, this project can help locally house many members of our community’s workforce, especially health care workers, first responders and many essential members of our community’s employment base.

In addition, allowing this rezone and subsequent housing development on these 74 acres will support the continuation of the Gill’s ranching operation on their remaining ranch lands, which include the agricultural meadows in central South Park, as well as the high value habitat in the Snake River riparian corridor. These important ranch lands will continue to contribute to the community’s wildlife and scenic values, as well as preserve the historic western character of Jackson Hole.

Findings for Approval

1. **Is consistent with the purposes and organization of the LDRs;
Can Be Made.**

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

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

1.3.2. Implement the Common Values of Community Character

A. Ecosystem Stewardship

- 1. Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.*
- 2. Consume less nonrenewable energy as a community in the future than we do today.*

B. Growth Management

1. *Direct future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in our Rural Areas.*
2. *The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational, and cultural activities.*

C. Quality of Life

1. *Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.*
2. *Develop a sustainable, vibrant, stable and diversified local economy.*
3. *Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation.*
4. *Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.*

Rezoning this area of Northern South Park to enable a residential development (High School Road Housing) that will provide housing for the local workforce implements the Community Vision of the Comprehensive Plan as outlined below.

- Ecosystem Stewardship
 - The location of the rezone is in a rocky, low-value wildlife habitat area consisting of non-native agricultural grasses that will be developed in a manner that provides for wildlife permeability so wildlife can move through the area.
 - The development of this area of Northern South Park will ensure the Gill family has the ability to maintain ranching on their most productive ranchlands to the south and in the river bottom, as the rocky, dry soil in this development area provides poor forage opportunities for their cattle operation. The pivot itself demonstrates the site's grasses are not sustainable without man-made management.
 - The proposed rezone helps preserve the ability of future generations to live and work in Jackson Hole by providing housing opportunities for local workers.
 - The proposed rezone helps maintain healthy populations of native species by providing housing opportunities for workers who do not need to rely on single occupancy automobile and long commuter travel, which results in high levels of wildlife-vehicle collisions and mortalities to a wide range of species.
 - This location has access to public transportation, public pathways, and is walkable to many local conveniences including seven schools, a health clinic and a neighborhood market. By living in a location where one can choose to bike, walk, or bus to their place of employment and local services, the carbon footprint of the community is ultimately reduced and we consume less nonrenewable energy than we do today.
- Growth Management
 - According to the Comprehensive Plan, Northern South Park is located in West Jackson, District 5, which states, "West Jackson currently exists as one of the most Complete Neighborhoods within the community." The chart below on page IV-42 of the Comprehensive Plan demonstrates that the area contains almost all of the elements of a complete neighborhood. The proposal will be thoughtfully planned

with amenities such as parks and pathways to ensure a high-quality design is achieved.

Complete Neighborhood + Rural Area Chart

DEFINITION		EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Variety of residential, non-residential and industrial buildings and land use patterns
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Rangeview Park, school playgrounds and fields, pathways
	Variety of Housing Types			Single family, duplex, condominiums, townhomes, apartments, multifamily, START, local convenience commercial, schools, parks, pathways
	Walkable Schools, Commercial + Recreation			
	Connection by Complete Streets			Alternative transportation a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek enhancement
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			
	Limited, Detached, Single family Res. Development			
	Minimal Nonresidential Development			

Legend:  Generally Present;  Partially Present;  Generally absent

IV-42

- The proposed rezone directs future growth into an identified Complete Neighborhood, as the Comprehensive Plan dictates, and allows the Gill family to continue their 6th generation ranching operation that provides wildlife habitat, scenery, and open space on their more rural lands in South Park and the river bottom.
- The proposed rezone is solely for housing and does not include any nonresidential uses other than exaction land for schools and parks.
- Quality of Life
 - The goal of the proposed rezone is to assist the community in meeting its goal of at least 65% of those employed locally also living locally. The AR-TC zoning district will provide a variety of local worker housing opportunities in the form of home ownership and rental of small accessory residential units
 - Providing housing opportunities through Habitat for Humanity will help improve the quality of life for a significant number of families that have few options to pursue home ownership in Teton County.
 - Providing housing opportunities for local businesses and institutions will support a sustainable, vibrant, and stable workforce for our local economy.
 - By housing hospital employees in this area we are ensuring sustainable health care. The community depends upon reliable and sustainable health care services from our local hospital. St. John's Health has made it clear publicly that it will have to reduce health care services in three to four years unless they can secure 160 housing units in Teton County; this is because the hospital's high retirement rates of over 160 current employees over 55 years of age. Quality of life is directly impacted by the level of service provided by St. John's Health. This rezone supports

and stabilizes St. John's greatest asset - its healthcare providers - to ensure a high level of service can be maintained for our community. It is a vivid fact of why we need housing now.

- Rezoning this area to provide housing opportunities for local workers will allow safe and efficient movement through the community using public transit and connection to existing public pathway systems.
- The development of High School Road Housing will be phased to coordinate with the necessary provision of infrastructure for safe and efficient provision of services.

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

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

By requesting a rezone to a zoning district already established by Teton County, this proposal is consistent with the organization of the LDRs.

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

Character District 5: West Jackson: Existing and Future Desired Characteristics

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

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

The provision of local worker housing in this area is consistent with Complete Neighborhoods and supports the growth management and workforce housing goals of the community. Since the majority of the community's schools are located in this district, rezoning the subject site to facilitate development of housing for workers and their families provides an opportunity for increased walkability/bikability to schools, as well as opportunities to utilize public transportation and existing pathway systems to commute to work, shop, and run daily errands. Children and their working families will particularly benefit from a safe neighborhood near seven schools. While we promote Town as Heart, the reality is most locals spend much more time going to and from work, grocery shopping, and travelling to and from the post office and school, rather than going to the Town Square. The addition of public parks and connected pathways will make this Complete Neighborhood more attractive and integrated into the community. A future Sketch Plan submittal will consider scenic values, transportation, alternative mode connections and phasing with provision of infrastructure integration.

District 5 Policy Objectives

Policy Objectives

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

4.1.b: Pursuant to LDR Section 2.3.2.A, "The purpose of the AR-TC zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types, including affordable housing."

4.1.d: Jackson can only maintain itself as the economic center of the region if it has a stable workforce that can make it to work even if Teton Pass and the Snake River Canyon are closed due to weather, avalanches, landslides, or other potential hazards. This neighborhood is a critical housing location intended to support the local workforce.

4.2.c: Local conveniences including a grocery store, bank, dentist, medical clinic, and seven schools are within walking/biking distance of the area proposed for a rezone with creation of new pathways and connectivity to existing pathways.

4.3.a: N/A; Subarea 5.6, Northern South Park, is a Transitional Subarea pursuant to the Comprehensive Plan.

4.3.b: According to the Comprehensive Plan Subarea 5.6, Northern South Park, is a Transitional Subarea that the applicant is proposing to develop to create additional worker housing, including both owner occupied and rental units. Public spaces will be provided in public parks, and alternative transportation modes are available within walking distance to this location.

4.4.b: Although the site proposed for a rezone is not visible from Highway 89, it is within the Scenic Resources Overlay. Site design and exterior materials will be important components in the Sketch Plan phase of development.

5.3.b: The site does not currently support existing workforce housing stock as it is an undeveloped agricultural area that does not require any workforce housing on-site. However, the proposal does support **Policy 5.3.c: Create workforce housing to address remaining shortages.** The High School Road Housing proposal will be a mix of 35% market and 65% deed-restricted housing for the local workforce. Policy 5.3.c states that, "Such development may contain market components, as long as it provides a decrease in the shortage of housing that is affordable to the local workforce."

6.2.b: The proposed rezone supports local businesses by providing potential housing for their workforce.

6.2.c: The proposed rezone encourages local entrepreneurial opportunities by providing housing security. Without the basic tenant of shelter most are reluctant to take the risk of starting a new business. Home occupation and home business start-ups are permitted uses in this zoning district with appropriate permits.

6.2.d: N/A; there are no light industrial uses allowed in the AR-TC zone, but housing opportunities could be available for those who work in light industry, especially due to the proximity to the light industry uses near Gregory Lane.

7.1.c: Addressing traffic impacts by single occupancy vehicles will need to be prioritized in order to ensure that the traffic generated through the proposed rezone and ultimate buildout of the housing units does not inhibit walkability of the district, or the future ability to address character district goals, including reducing traffic congestion and enhancing safety and connectivity. Complete street improvements and provision of adequate and connected bicycle and pedestrian facilities are transportation opportunities being considered, along with Transportation Demand Management techniques that will be reviewed during the Sketch Plan review of the site.

7.2.d: The Tribal Trail connector is a key transportation network project that is already underway in the conceptual design and planning phase. The Comprehensive Plan discusses a possible East-West connector that would connect South Park Loop Road to Highway 89. These connectors will be considered as part of our transportation study and neighborhood planning effort that addresses traffic congestion along High School Road (as further described in the next section below).

The Subject Parcel is located within Jackson/Teton County Comprehensive Plan District 5, Subarea 5.6 Northern South Park.

5.6: Northern South Park

This TRANSITIONAL Subarea is identified as a possible location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods. While the priority of the community is to first infill and redevelop other already developed Stable/Transitional Subareas in order to meet the Growth Management goals of the Plan; if necessary, this subarea is a suitable location to meet those goals due to its close proximity to many existing Complete Neighborhood amenities. The subarea would not be developed in this manner until determined necessary by the community during a Growth Management Program review. An exception to this requirement would be the allowance for development when associated with an opportunity to provide meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea. Should development in the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road. One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89. An appropriate Flat Creek buffer will also need to be established in order to ensure the wildlife, natural and scenic values associated with this community resource are maintained.

The residential density of the adjacent Cottonwood Park residential neighborhood is around five dwelling units per acre. The density of the proposed development in the AR-TC zoning district, with a maximum of 312 lots on 74 acres is 4.2 lots per acre, with lots that are 0.17 acre (or 7,500 s.f.), which is the same as a 50' x 150' town-sized lot, and includes parks/exaction land, pathways, and other infrastructure. During the 2016 Rural update, Planning Staff wrote in their March 6, 2015 Release, "if all of Northern South Park were developed at this density [50' x 150' lots], the resulting density would be equivalent to the Cottonwood Park area as envisioned by the Comp Plan."

Regarding infill development first, infill development is piecemeal and opportunistic. It is accomplished slowly as individual landowners are ready to develop or redevelop individual lots in Town. Examples of infill also demonstrate that such infill projects are small in unit number and have required significant levels of governmental/taxpayer subsidies. Many doubt the availability of local government funds for infill in the foreseeable future. Because infill is slow by design to provide housing, it also means property prices rise higher over time, appreciating faster than the rate of infill and thereby pricing significant infill out of reach. Infill is important and should occur, but it needs to occur in conjunction with other larger housing opportunities because infill alone is not going to provide a meaningful amount of workforce housing for a very long time. In the meantime, our community's Growth Management goals of housing 65% of our workforce continues to be unmet, and as more people retire from our local workforce and sell their homes at a cost out of reach to potential workers (referred to as "leakage"), the situation will continue to worsen. The severity of the community's housing crisis is bigger than any one project.

According to Teton County's Workforce Housing Action Plan Summit Preparation Workbook, dated April 27, 2015, it was projected that in the next 10 years we would "need to double the amount of production of workforce housing that we have provided in the recent past." The Workbook cited an annual demand of 280 units needed to handle employment growth, retirement, and catch-up to

get to the goal of housing 65% of our workforce locally (back in 2015 we were housing 62% of our workforce locally). Key recommendations in the Workbook included:

- Create opportunities for workforce housing market solutions to the largest extent possible.
- Strive for a recommended equal mix of ownership and rental product to meet employer priority for rental housing and entry-level for-sale housing for year-round employees.
- Consider locating workforce housing within complete neighborhoods according to the Character Districts.
- Recommendations listed in the Workbook from other studies also included recognizing market trends and adapting policies and regulations to tap into the market.

One of the tools listed in the Workbook to provide housing is Zoning for Density: “Zoning for density seeks to increase by-right density to promote housing that is more affordable. This tool has been used in the past but infrequently, as most density has come in the form of incentivized density bonuses. Zoning for density can be applied to ownership units, or in combination with rental zoning.” It also discusses recommendations such as zoning “for workforce housing that will not be desirable to the second home buyer” and “supporting the development of ARUs as another way of providing affordable rental housing for the local workforce and providing local families space for aging relatives.” Other recommendations conclude that, “land constraints dictate that population growth can only be accommodated by increases in residential density,” and that we need to “create plenty of opportunity for creative mixed-use and residential solutions.”

The Housing Action Plan that resulted from those workshops includes initiatives such as:

- Future zoning that allows for maximum density consistent with desired community character. Limiting growth is a part of our community vision, but so is providing opportunities for 65% of the workforce to live locally.
- Update zoning in appropriate Comprehensive Plan subareas to find locations for density.
- Create zones where housing is the only allowed use in areas where the desired bulk and scale will allow for more density.
- Facilitate relationships between interested developers and employers.
- Explore limiting the type of housing allowed in some zones to only those types most likely to be occupied by the workforce.

Clearly, we have not been meeting the annual benchmarks established in the Housing Action Plan. Currently, per the 2020 Indicator Report, we are housing only 56% of our workforce locally (a 7% decline since 2015). We know that if we don’t get more housing on the ground in the next three years, the hospital will have to reduce services, businesses will continue to struggle to maintain their workforce, schools and daycare facilities will close when Teton Pass and the Canyon close, and parents won’t be able to go to work when the schools and daycares are closed. Not having adequate housing has a serious ripple effect on our community beyond the individual stressors of deputies sleeping under desks, service industry workers sleeping in their cars, and the general uncertainty that comes with housing insecurity. Our community’s critical housing needs are dire enough that no single project or approach will provide the solution.

During the Growth Management Program (GMP) review that is occurring now, there have been numerous discussions regarding both housing and development of Northern South Park. The October 2019 White Paper analyzed the public's responses to surveys on how we are doing as a community in meeting our Comprehensive Plan goals. The answer regarding housing was loud and clear:

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

Although Planning Staff recommended to hold off on developing Northern South Park at this time to let infill development happen first, several of the elected officials who represent the community have made it clear that the time is now to develop Northern South Park.

According to Town and County hired consultants, the community will need up to 1,100 units to get to 65% even if there is no additional job growth or leakage. At the December 11 and 12, 2019 GMP meetings Commissioners Epstein, Probst, and Barron and Town Councilors Stanford and Jorgensen repeatedly stated they wanted to prioritize the development of Northern South Park during this GMP process. This was reiterated again during the February 3, 2020 GMP meeting, which occurred just days after the submittal of the Preapplication Conference Request for this rezone request. When noting the opportunity to provide a meaningful amount of workforce housing, Chairwoman Macker and Councilwoman Levinson agreed that Northern South Park should be prioritized. On behalf of the citizens of our community, the elected officials have recognized that housing for our local workers is a top priority and now is the time to consider putting housing in Northern South Park.

"YIMBY" – yes in my backyard – is a dynamic in some areas also experiencing shortages of workforce housing. An interesting point made by YIMBY is that voices not in the room for many planning discussions are the future residents of the intended homes: the families in need of shelter; the single parents struggling; the essential workers commuting 2-3 hours to serve those people who already have local housing; as well as middle class residents who currently rent and would benefit from an opportunity to get into the housing market. Our own planning process should account for the voices of local workers forced out of valley. Those out-of-valley workers are still working in-valley, adding an estimated 8,000 daily trips in Jackson. Traffic can be lessened by housing currently employed workers locally – by saying yes to local housing, we can also be saying yes to reductions in overall traffic.

Regarding a community transportation planning effort to address traffic congestion along High School Road, the Gill family is committed to providing the best transportation planners in the region. Using a combined transportation planning team comprised of local traffic engineering experts at Jorgensen Associates and transportation planning leaders Felsburg, Holt and Ullevig, our transportation planning team has substantial knowledge and expertise not just in transportation planning, but in our community, and they have been retained to work thoughtfully and carefully on transportation solutions related to this project. Furthermore, a project partner St. John's Health has already designed a program of daily shuttles for their medical employee shifts as well as paid employee biking/walking programs as ways to reduce congestion and secure employee commitment to alternative modes of transportation. As there will be a significant number of St.

John's employees living in this development, this is an important transit and pathway service dynamic.

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

Can Be Made.

We know that the hospital needs 160 housing units in the next three to four years as their aging workforce nears retirement, or St. John's Health will be forced to reduce services. This number is in addition to the 88 units already in their portfolio, as well as the units they are building in Alpine, which does not address the problems associated with road closures and the need for critical staff to live a short distance from the hospital.

This acute lack of housing for local workers has been identified as a "major problem" and called a "crisis" by regulators and news outlets over the past few years. The 2018 Community Health Needs Assessment, compiled by Healthy Teton County, prioritized "Severe Housing" as the number one Social Determinant of Health. Severe Housing is defined in the report as "a household that has one or more of the following: housing unit lacks complete kitchen facilities; lacks complete plumbing; severely overcrowded (1.5 persons or more per room); severely cost burdened (monthly costs including utilities exceeding 50% of monthly income)." Teton County's rate of 19.0% is significantly higher than that of the state of Wyoming. When asked about the most important factors for a healthy community in the Community Health Survey, respondents chose Affordable Housing as their primary issue.

The housing crisis impacts the entire community, from teachers, plow drivers, day care providers, emergency responders, servers, grocery clerks, health care providers, and public service employees, to those who rely on the services these community members provide. When roadway access closes in severe weather, we see the conditions we must change are these, among many, many stories: law enforcement or emergency service employees sleeping under their office desks; families separated from their infants or children in distant daycare in another state or county; stressed service providers risking lives to drive two hour commutes. The time to address these collective housing problems is now. They need to be addressed comprehensively through both Town infill and small-lot residential development in the identified Complete Neighborhood of Northern South Park. For the health of our community it is imperative that we reverse the current negative workforce housing trend. The opportunity to make a significant and meaningful leap toward housing 65% of our workforce locally is here and it is now.

4. **Is consistent with other adopted County Resolutions.**

Not Applicable.

The proposed zoning map amendment does not impact any other adopted Resolutions.

Development Program Summary

Proposed Development Program		
Gross Site Area = 74 acres	Base Site Area (ac)	Adjusted Site Area (ac)
Land within road easements/R.O.W.	0.60	0.60
Land within existing vehicular access easements	N/A	None
Land between levees or banks of rivers and streams	None	None
Land previously committed as open space	None	N/A
50% of land with slopes greater than 25%	None	N/A
Calculated Totals	73.40	73.40

Development Calculations				
	LDR Standard	Existing	Proposed	Gross
¹ Number of units/density	5.8 lots/ac.	None	312 lots or 4.2 lots/ac.	312 lots
Floor Area	2,850 – 3,225 s.f./lot	None	2,850 – 3,225 s.f./lot	N/A
FAR (detached single family)	0.38	None	0.38/2,850 s.f.	N/A
with 1 attached ARU	0.40	None	0.40/3,000 s.f.	N/A
with 1 detached ARU	0.40	None	0.40/3,000 s.f.	N/A
with 2 ARUs	0.43	None	0.43/3,225 s.f.	N/A
Site Development	N/A	N/A	N/A	N/A
Site Development Setback				
Side/Rear	5'	N/A	5'	N/A
40% lineal frontage	0'	N/A	0'	N/A
60% lineal frontage = structure setback	20'	None	20'	N/A
Landscape Surface Ratio	0.50	N/A	0.50 / 3,750 s.f.	N/A
Setbacks				
Front/Street yard	20'	N/A	20'	N/A
² Rear yard	30' / 20' / 6'	N/A	30' / 20' / 6'	N/A
Side yard	10'	N/A	10'	N/A
Height	24'	N/A	24'	N/A

¹ Based on 7,500 s.f. minimum lot size; 312 proposed is an estimated maximum number of lots based on preliminary site design

² Per LDRs, setback dependent on type of structure (single family unit = 30'; attached ARU = 20'; detached ARU = 6')

Site Plan

Please see the attached Existing Conditions Plan and Preliminary Site Diagram in Appendix A.

Neighborhood Meeting Summary

Please see attached Neighborhood Meeting Summary in Appendix B.

Maximum Scale of Development

The maximum gross floor area of an individual building in the AR-TC zone is 10,000 square feet.

Site Development

Site development is not applicable in the AR-TC zoning district, rather Landscape Surface Ratio (LSR) controls the area of the site that is allowed to be physically developed. Minimum site development setbacks apply as shown in the above table and as follows:

Side/Rear:		5'
Front:		
	40% of lineal frontage:	0'
	60% of lineal frontage: structure setback	20'

Landscaping

1 plant unit per dwelling unit is required and will be provided at the time of development of the residential unit(s). ARUs are exempt from this requirement.

Natural Hazards

The site does not contain any steep slopes, unstable soils, or faults areas. The site is mapped by FEMA as being in Zone X, area of minimal flood hazard. The site is not within the mapped Wildland Urban Interface.

Allowed Uses

LDR Table 3.3.4.C.1 lists all allowed uses in the AR-TC zoning district. However, the proposal is for a residential use, specifically for approximately 312 lots that would permit detached single family units and allowed accessory uses (accessory residential units, home occupation, home business, family home daycare, home daycare center). Up to two accessory residential units (ARUs) are permitted in conjunction with a detached single-family unit in the AR-TC zoning district. Temporary uses may also be permitted, which include Temporary Real Estate Sales Office, Temporary Shelter, and Temporary Gravel Extraction and Processing. All proposed uses will be required to obtain required permits prior to initiating any uses. Outdoor recreational uses, institutional uses, and other residential units including dormitory and group home uses are also permitted in the AR-TC zoning district; however, there is no intent to permit these uses within the 74 acres proposed for the Zoning Map Amendment.

Parking

Parking will be provided at the time of building permit, which is currently required at a rate of 2 parking spaces for each single-family dwelling unit, plus 1.25 parking spaces per ARU.

Workforce/Affordable Housing Standards

Pursuant to LDR Division 6.3, *Affordable Workforce Housing Standards*, a fee in-lieu of providing workforce housing will occur at the time of Building Permit for any habitable square footage that exceeds 2,500 square feet. ARUs are exempt from the requirement to provide workforce housing pursuant to LDR Section 6.3.2.C.13.

Maximum Scale of Use

The maximum habitable floor area of a single-family unit, excluding basement, is 8,000 square feet. The maximum gross floor area (excluding basement) of an individual building in the AR-TC zone is 10,000 square feet plus 100 square feet of nonhabitable floor area per acre of base site area over 10 acres (not to exceed 15,000 s.f.). This size square footage would not be achievable based upon the proposed development program described above, with small town-sized lots. The maximum square footage of an Accessory Residential Unit in the AR-TC zoning district is 500 square feet each.

Allowed Development Options and Subdivision Standards

LDR Section 2.3.2.D allows Land Division with a minimum lot area of 7,500 square feet.

Land Division is a permitted subdivision type in the AR-TC zone pursuant to LDR Section 7.2.1.

A Subdivision Improvements Agreement will be provided at the time of plat, as required by LDR Section 8.5.3.F.

Development Exaction Standards

As required pursuant to LDR Division 7.5, exactions are required at a rate of 0.03 acres per lot. With approximately 312 lots being proposed, the following exaction calculation would apply:

$$312 \times 0.03 = 9.36 \text{ acres}$$

Land dedication or a fee in-lieu of a land dedication shall be provided. A combination of land dedication and fee in-lieu may be provided should the Teton County School District request a fee be provided in-lieu of land dedication for a school.

Infrastructure

Please refer to the Traffic Study and Utility discussion in the Engineer's Report that are attached to this application as Appendix C.

Nonconformities

There are no existing nonconformities on the site.

Open Space Standards

There is no requirement for dedicated open space for a Zoning Map Amendment to AR-TC.

County Resolutions

Open Space: Not applicable.

Affordable and Employee Housing: Applicable at the time of Building Permit.

Fee Waiver Policy: Not applicable. No fee waivers are being requested as part of this application.

Fire Code/Fire Protection: The proposed subdivision and subsequent residential structures will meet all Fire Code and Fire Protection requirements, as will be demonstrated in a subsequent Sketch Plan application submittal.

Floodplain Management: Not applicable. The proposal is in FEMA Flood Zone X.

Jackson Hole Airport: Not applicable. The proposal is located outside of the 1986 Barnard Dunkelberg Airport Zoning Map.

Solar Access Regulations: Not applicable. There are no solar access permits on or within this property.

Approved Master Plans

There is no requirement to conform with any approved Master Plans because there are no approved Master Plans applicable to the site; however, staff has requested that the ZMA application address the neighborhood planning directive included in the ongoing Growth Management Plan review and Comprehensive Plan Update.

Currently the 2012 Comprehensive Plan includes the following:

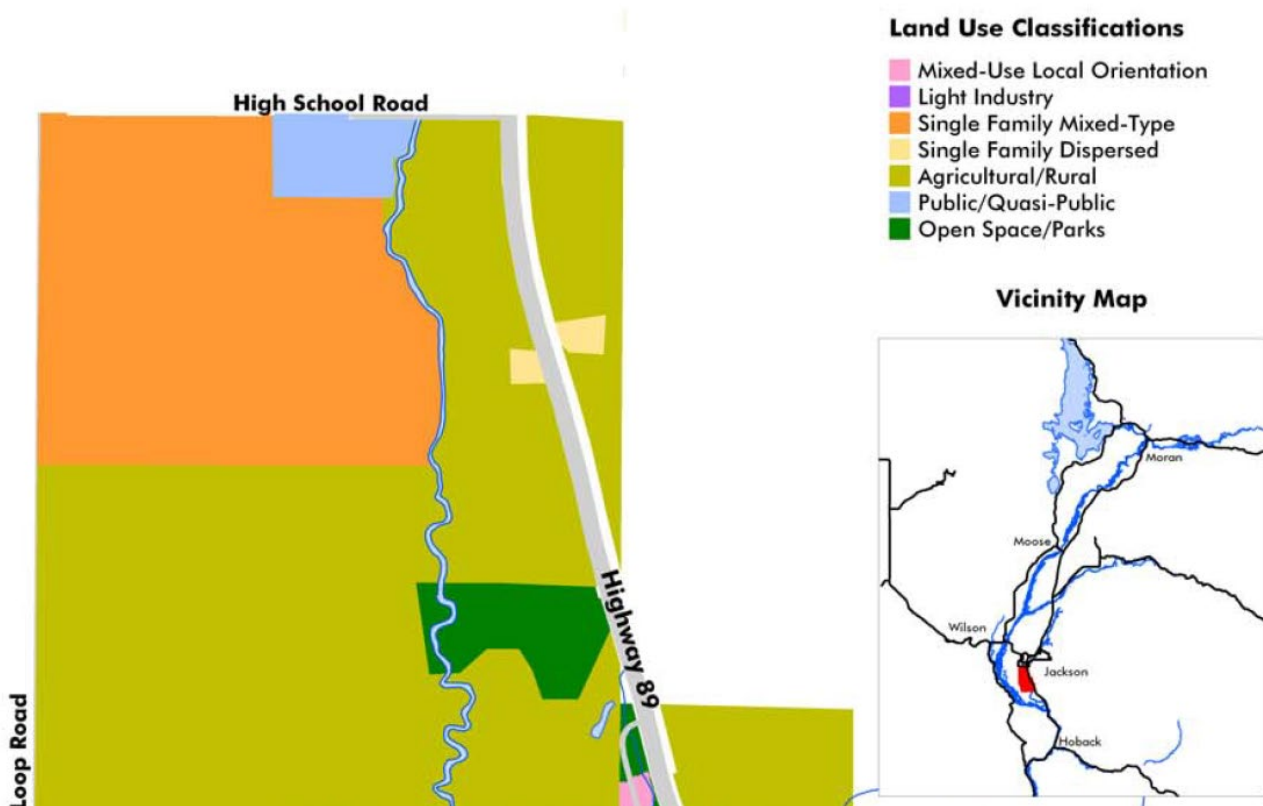
- *Policy 3.3.c: Focused neighborhood plans **may** be developed where additional guidance is necessary to implement a comprehensive development or redevelopment that will achieve the desired future character in a specific subarea. The Illustration of Our Vision chapter generally describes the desired character for all Character Districts, but there **may** be instances where implementation of certain strategies requires a more detailed, design oriented planning process for a specific subarea to ensure the desired future character is achieved (emphasis added).*
- *Strategy 3.3.S.4: Develop neighborhood plans for specific areas within Character Districts **as necessary** (emphasis added).*

The listed policy and strategy provide discretion to elected officials in determining when and where a neighborhood plan would be required. Subareas that do not provide a great deal of specificity and direction in the Comprehensive Plan may benefit from the Master Planning process in order to determine the appropriate development types allowed (residential, commercial, industrial, institutional, etc.), residential densities, design components, and utility and transportation infrastructure.

The Comprehensive Plan identifies Subarea 5.6, Northern South Park, as a Complete Neighborhood and includes specific guidance as to how this area should be developed—with residential development at a similar density to the adjacent West Jackson residential neighborhood (Cottonwood Park). It also discusses the timing of when the elected officials, on behalf of the community, could consider development of this Subarea—during a Growth Management Program review. The language in Subarea 5.6 is very specific regarding the type of neighborhood planning effort that should occur, stating, “Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses **traffic congestion along High School Road**” (emphasis added). The Subarea also discusses “one possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89.”

In understanding how Subarea 5.6 came to be in the 2012 Comprehensive Plan, it is helpful to look back at the Comprehensive Planning process that began in the fall of 2007 and wrapped up in 2012. At first Northern South Park was considered to be part of the South Park Subarea. In the 2009 Draft, it was specifically shown in orange with a Single Family Mixed Type designation (shown below in orange):

From 2009 Draft Comprehensive Plan



The text of this area is described with great specificity as follows:

Until further comprehensive land use discussions occur, two areas have been identified as appropriate for development in the near term. The northern roughly 3/4 miles of South Park is appropriate for the town-style development described above. Development potential above 2009 zoning is intended to provide workforce housing or offsite open space, and construction of units will correspond with desired community growth rates and town redevelopment goals. Development design should protect Flat Creek and the area between Flat Creek and Highway 89, and preserve the scenic character of South Park Loop Road. Designs should feature one or two units per 50x150 lot.

Appendix I of the 2009 Draft showed future potential buildout of Northern South Park at somewhere between 370 and 1,500 units. Although this draft changed over time to what was ultimately adopted in the 2012 Comprehensive Plan, it clearly demonstrates the intent of what was being considered during the 5-year Comprehensive Planning process. In fact, it was likely too specific for a guidance document that is supposed to represent the community's vision. Later Northern South Park was incorporated into the West Jackson Character District 5, and its area was reduced from $\frac{3}{4}$ mile south of High School Road to $\frac{1}{2}$ mile

south of High School Road. The reference to single family development was removed, but replaced with a more general reference to develop the area with a similar residential density to that of the neighboring Cottonwood Park.

Fast forward to the 2015/2016 Rural LDR Update, when staff was proposing to down-zone the County by approximately 2500 units and was determining where those 2500 units would be located. A premise in the 2012 Comprehensive Plan continues in the 2020 Update today—overall buildout in the Town and County will be based on 1994 build-out numbers, but distribution of units will be concentrated in Complete Neighborhoods, rather than in outlying rural areas identified for “preservation” in the Comprehensive Plan. During the Rural LDR Update effort, there was a reference in a March 6, 2015 document regarding the density of Northern South Park being contemplated for development of 50’ x 150’ lots, which would equate to the density of Cottonwood Park as envisioned in the Comprehensive Plan.

This important background information substantiates the type of residential development that has been consistently contemplated during the Comprehensive Plan and Rural update processes as appropriate for Subarea 5.6, Northern South Park. It is exactly the type of residential development that is permitted in the AR-TC zoning district-- 50’ x 150’ lots. There is no need to create a new zoning district to implement the desired future character when one already exists. Legacy Zoning is permitted to be considered for rezones, and was actually recommended for a rezone by staff in a recent (January 13, 2020) Preapplication Conference with the Board of County Commissioners to assist Lower Valley Energy in attempting to fulfill their desire to build employee housing in Subareas 7.1/9.3, neither of which are currently characterized as Complete Neighborhoods. The AR-TC zoning district allows both single family homes and small, up to 500 square foot rental units, and is well suited for providing workforce housing.

Recently during the ongoing Growth Management Program (GMP) review, when elected officials asked staff to explain the process to get housing on the ground in Northern South Park in order to meet the 65% workforce housing goal in the Comprehensive Plan, staff repeatedly stated that in order to consider a rezone, a Master Planning process was first required. That is not entirely accurate. There is no requirement in the LDRs, and there is no requirement in the Comprehensive Plan Subarea 5.6 beyond a statement that the subarea should be the subject of a neighborhood transportation planning effort that focuses on reducing traffic congestion along High School Road. In fact, Comprehensive Plan Strategy 3.3.S.4 provides the discretion to *develop neighborhood plans for specific areas within Character Districts as necessary*.

In their drafted “2020 Comprehensive Plan,” Staff is now proposing significant changes to Subarea 5.6 and is proposing to add Strategy 3.3.S.5. The changes to Subarea 5.6 include:

- *The subarea would not be developed in this manner until a neighborhood plan (referenced in Strategy 3.3.S.5), completed through a partnership of the landowners and the community¹, is adopted to comprehensively lay out the development.*
- *Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort.*

¹ Given the illegality of requiring private parties to form a partnership, and the legal issues surrounding a partnership between private parties and government, we question Staff’s use of the word “partnership” in their 2020 Comprehensive Plan draft.

The changes above are inconsistent—the first bullet point seems to require a neighborhood plan, and the second bullet point suggests a neighborhood plan is discretionary, which is consistent with the current requirement quoted below:

- Subarea 5.6 currently states the area *should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.*
- Policy 3.3.a currently states: *Focused neighborhood plans may be developed where additional guidance is necessary to implement a comprehensive development or redevelopment that will achieve the desired future character in a specific subarea. The Illustration of Our Vision chapter generally describes the desired character for all Character Districts, but there may be instances where implementation of certain strategies requires a more detailed, design oriented planning process for a specific subarea to ensure the desired future character is achieved.*
- Strategy 3.3.S.4 states: *Develop neighborhood plans for specific areas within Character Districts as necessary.*

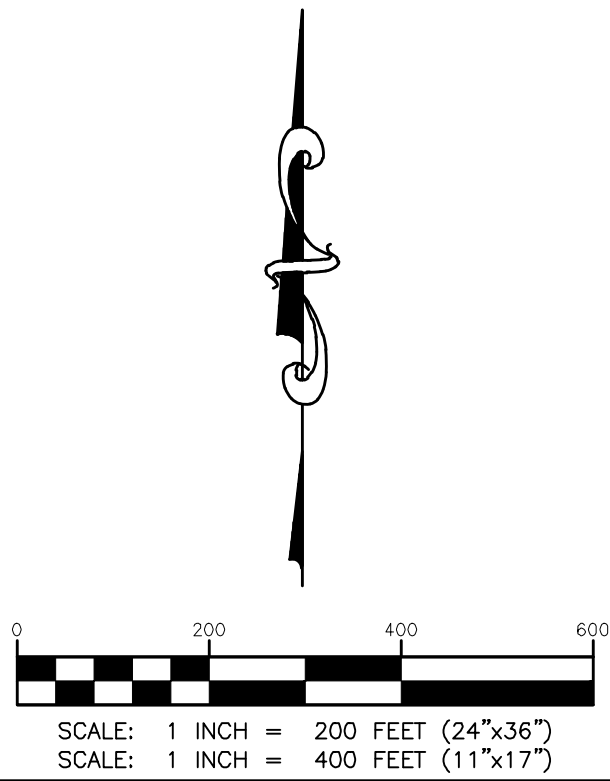
Staff's proposed changes in the 2020 Comprehensive Plan Update appear to accept 5 to 6-year procedural delays in new workforce housing and higher costs to governmental budgets. The proposed changes will result in a time-consuming, costly, and expansive neighborhood planning efforts (in a time of economic instability) that goes well beyond the focused neighborhood planning effort currently discussed in the Comprehensive Plan that is specific to traffic solutions. The Planning Department's own estimates for neighborhood planning of Northern South Park would require hiring a planning consultant team and cost \$500,000 and nearly hundreds of hours of Planning Staff time. That effort alone would likely take 18 months or more to complete according to Planning Department estimates. After completion of the neighborhood planning effort, then a zoning district would likely need to be created for the area and written (again likely requiring a consultant), then implemented through an LDR text amendment, which for Northern South Park alone would likely take more than a year. The above timeline does not account for staff time to write an RFP, advertise, and select consultants for both the neighborhood planning effort and writing zoning regulations, a process which takes about three months each occurrence.

Only after the above processes are complete can a rezone begin, which is where this Zoning Map Amendment application submittal comes into play—trying to get vertical construction started in order to begin building housing within two years, so the Hospital does not have to reduce services. However, under the above best-case scenario timeline the Planning Department outlined above, the rezone application process could not even begin for two and a half to three and a half years. This timeline would allow vertical construction to begin in no less than five or six years. Meanwhile, the community's essential workers are left without local housing – seemingly by design of proposed changes to the Comprehensive Plan that will cause significant delay and are contrary to the goal of local housing.

Notably, at the Board of County Commissioner's April 21, 2020 Regular Meeting, County Planning Director Chris Neubecker discussed that the AR-TC zoning district would match the density of Cottonwood Park, which is exactly what is being proposed in this application. Planning Director Neubecker also said there is no need to reinvent the wheel, and that if there is a zoning district available it could be used. The AR-TC zoning district is appropriate for the western portion of the Northern South Park Subarea, as this area interfaces with active agriculture and the large lot Dairy Subdivision. Allowing this zone change application to move forward simultaneously with neighborhood planning focused on transportation would accomplish

the construction of housing for the local workforce consistently with the intent of the current Comprehensive Plan and in the most expeditious manner possible.

Appendix A



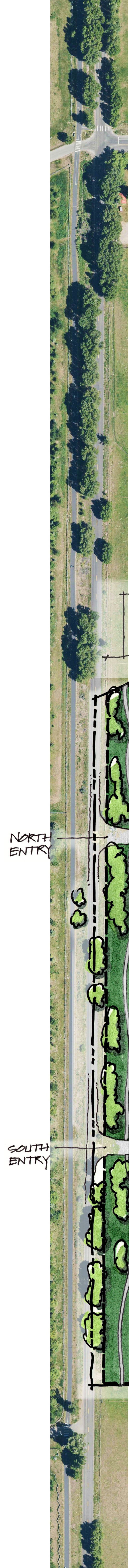
PROJECT TITLE:
JHHR HOLDINGS I
HIGH SCHOOL RD HOUSING
PT. LOT 6, LOT 7, PT. SE1/4SW1/4
SEC. 6, T.40N., R.116W.
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	MG
REVIEWED BY:	RA
PLAN VERSION	DATE
EXHIBIT	05/07/2020

PROJECT NUMBER
20030

SHEET
EXHIBIT



- A APPROX 38 LOTS
- B APPROX 36 LOTS
- C APPROX 86 LOTS
- D APPROX 86 LOTS
- E APPROX 66 LOTS

LOW VOLUME
WALKABLE, BIKEABLE
ROADWAYS



Appendix B

SUMMARY OF NEIGHBORHOOD MEETING

Regarding Proposed:

Zoning Map Amendment to Rezone 74 Acres of R1 to AR-TC / JHHR Holdings I
Approximately 312 small lots for local workers that allow homes with limited square footage
and rental units, with 65% of the lots deed restricted

Prepared by: Brimmer Communications, May 4, 2020

Meeting Time & Date: Thursday, April 30, 2020, 4–6 PM

Meeting: Due to Teton County social distancing rules during COVID-19,
the meeting was held digitally via Zoom.

Property Owner

Notification of Meeting:

Please see **the following which accompany this summary:**

- a. list of property owners and County Planning Department notified (compiled according to County LDRs);
- b. copy of notification letter, vicinity map mailed;
- c. photos of the posted public notice sign;
- d. list of meeting attendees/sign-in via Zoom

Additional attachments:

- a. Questions asked via Zoom Q/A feature
- b. Zoom attendee report

Topic:

Zoning Map Amendment to Rezone 74 Acres of R1 to AR-TC in order to enable
approximately 312 small lots for local workers that allow homes with limited
square footage and rental units, with 65% of the lots deed restricted.

Meeting Format:

The digital meeting format was used to allow neighbors and the public to attend
over a range of time and drop-in per their own schedules. This was the digital
version of an open house format for neighborhood meetings as outlined in Teton

County Administrative Manual 3.4.1 (5. and 6.). The registration to participate was free, open and served as the sign in sheet to be able to comply with the County's reporting of participants/attendees. As attendees entered the Zoom meeting at their own work or family schedules throughout the 2 hour meeting, JHHR Holdings I accommodated those individuals through a pre-prepared informative video and PowerPoint on the project so that a person who dialed in midway would have the same access to information as someone who dialed in from the beginning. Additionally, we posted the presentation on the project website, highschoolroadhousing.com so that the public can view the proposal at any time. The video presentation gives detailed explanation of the various aspects of the rezone project.

This is the link to the video presented: <https://vimeo.com/414100993>

The presentation included:

- a personalized explanation of why the project is being pursued;
- a vicinity map;
- a preliminary site plan of the possible development;
- rationale for why here, why now;
- facts regarding the community need for housing;

All neighbors attending via Zoom were given the chance to enter questions either during the meeting or afterwards, through Zoom Q/A, a special email for the project or via the website comment feature. Members of the project team worked live to answer as many questions as the advertised time allowed. Those team members were: Susan Johnson, Liz Brimmer, Reed Armijo, Jason Wells and Amberley Baker.

Overall 111 people registered over the course of 2 hours, 4 to 6 pm.

Below is the list of attendees to the digital Open House via Zoom (this list is also included as a PDF with the attachments):

Registration Report	4/30/20 18:09								
Report Generated:	Webinar ID	Scheduled Time	Duration (minutes)	#Registered	#Cancelled	#Approved	#Denied		
Housing Neighborhood Meeting	848-1095-9935	4/30/20 16:00		120	111	0	111		0
Attendee Details	Last Name	Email	Address	City	Code	State/Province	Registration Time		
First Name									
Michael	Michael	Michael@gmail.com	1075 S 10th St	Jackson	83001	WY	4/30/20 20:04		
Nicole	Nicole	nicole@jacksonbranch.com	485 Jackson Ave	Jackson	83001	WY	4/30/20 22:37		
moti	moti	moti@hotmail.com	2001 Corner Creek Ln, Unit 72	Jackson	83001	WY	4/30/20 6:52		
Sally	Sally	sally@jackson.com	2695 Trumpeter Saram Lane	Jackson	83001	WY	4/30/20 14:00		
Joe	Joe	joe@jackson.com	2040 Corner Creek Ln	Jackson	83001	WY	4/30/20 14:59		
Colby	Colby	colby@jackson.com	P.O. Box 4897	Jackson	83001	WY	4/30/20 15:04		
Wendy	Wendy	Wendy@jackson.com	10 West St	Jackson	83001	WY	4/30/20 15:31		
Clara	Clara	Clara@gmail.com	2384 Corner Creek Lane/ 2001 Corner	Jackson	83001	WY	4/30/20 15:37		
David	David	David@gmail.com	P.O. Box 2812	Jackson	83001	WY	4/30/20 15:38		
Alexander	Alexander	Alexander@gmail.com	20 North Main St	Jackson	83001	WY	4/30/20 15:49		
Bill	Bill	Bill@gmail.com	P.O. Box 10829	Jackson	83001	WY	4/30/20 15:51		
Shannon	Shannon	Shannon@gmail.com	840 W. Snowflake	Jackson	83001	WY	4/30/20 15:53		
David	David	David@gmail.com	2001 Corner Creek Lane	Jackson	83001	WY	4/30/20 15:53		
Doug	Doug	Doug@gmail.com	2001 Corner Creek Lane #74	Jackson	83001	WY	4/30/20 15:53		
Steve	Steve	Steve@gmail.com	1805 Hilltop Road	Jackson	83001	WY	4/30/20 15:54		
Jeff	Jeff	Jeff@gmail.com	3145 Waterline	Jackson	83001	WY	4/30/20 15:54		
Stephen	Stephen	Stephen@gmail.com	265 Aspen Drive #3 - 3518	Jackson	83001	WY	4/30/20 15:55		
Stan	Stan	Stan@gmail.com	P.O. Box 10801	Jackson	83002	WY	4/30/20 15:55		
Paul	Paul	Paul@gmail.com	1080 Lake Rd	Jackson	83001	WY	4/30/20 15:56		
Eric	Eric	Eric@gmail.com	305 Hudson House Road	Jackson	83001	WY	4/30/20 15:56		
Mike	Mike	Mike@gmail.com	P.O. Box 10801	Jackson	83001	WY	4/30/20 15:56		
Blair	Blair	Blair@gmail.com	P.O. Box 6818	Jackson	83002	WY	4/30/20 15:56		
Caroline	Caroline	Caroline@gmail.com	13455 5th Year Flat Rd	Jackson	83001	WY	4/30/20 15:57		
Sam	Sam	Sam@gmail.com	970 W. Broadway	Jackson	83001	WY	4/30/20 15:58		
Jeff	Jeff	Jeff@gmail.com	P.O. Box 14866	Jackson	83422	WY	4/30/20 15:58		
Joe	Joe	Joe@gmail.com	P.O. Box 22	Jackson	83001	WY	4/30/20 15:58		
Lori	Lori	Lori@gmail.com	2168 Corner Creek Lane, POB 426	Jackson	83001	WY	4/30/20 15:58		
Rich	Rich	Rich@gmail.com	3240 S. Adams Canyon Dr	Jackson	83001	WY	4/30/20 15:58		
Ryan	Ryan	Ryan@gmail.com	530 East Hill	Jackson	83001	WY	4/30/20 15:59		
David	David	David@gmail.com	2760 S. Silver Fox Lane	Jackson	83001	WY	4/30/20 15:59		
Kevin	Kevin	Kevin@gmail.com	P.O. Box 6274	Jackson	83001	WY	4/30/20 15:59		
Brooke	Brooke	Brooke@gmail.com	685 S. Cache	Jackson	83001	WY	4/30/20 15:59		
William	William	William@gmail.com	P.O. Box 4145	Jackson	83001	WY	4/30/20 15:59		
Patrice	Patrice	Patrice@gmail.com	2001 Corner Cr. Ln #28	Jackson	83001	WY	4/30/20 15:59		
Heidi	Heidi	Heidi@gmail.com	2001 Corner Creek Lane #26	Jackson	83001	WY	4/30/20 16:00		
Mark	Mark	Mark@gmail.com	3570 Redwood Lane	Jackson	83001	WY	4/30/20 16:00		
Debby	Debby	Debby@gmail.com	3150 S. Cody Creek Drive	Jackson	83001	WY	4/30/20 16:00		
Neil	Neil	Neil@gmail.com	P.O. Box 6831	Jackson	83002	WY	4/30/20 16:01		
Scott	Scott	Scott@gmail.com	P.O. Box 1316	Jackson	83002	WY	4/30/20 16:01		
Donna	Donna	Donna@gmail.com	2001 Corner Creek Lane #2	Jackson	83002	WY	4/30/20 16:01		
Boss	Boss	Boss@gmail.com	4655 River Hollow Drive, 240	Jackson	83001	WY	4/30/20 16:01		
Elizabeth	Elizabeth	Elizabeth@gmail.com	P.O. Box 10801	Jackson	83001	WY	4/30/20 16:01		
Jessica	Jessica	Jessica@gmail.com	2500 South Park Rd	Jackson	83001	WY	4/30/20 16:02		
Mark	Mark	Mark@gmail.com	3970 Hudson House Lane	Jackson	83001	WY	4/30/20 16:02		
Peter	Peter	Peter@gmail.com	P.O. Box 1317	Jackson	83001	WY	4/30/20 16:02		
Gayle	Gayle	Gayle@gmail.com	P.O. Box 6295	Jackson	83001	WY	4/30/20 16:02		
Sara	Sara	Sara@gmail.com	Box 4091	Jackson	83001	WY	4/30/20 16:02		
Allegan	Allegan	Allegan@gmail.com	P.O. Box 1160	Jackson	83001	WY	4/30/20 16:02		
Billy	Billy	Billy@gmail.com	P.O. Box 12442	Jackson	83002	WY	4/30/20 16:03		
Rae	Rae	Rae@gmail.com	1225 Maple Way	Jackson	83001	WY	4/30/20 16:03		
Hailey	Hailey	Hailey@gmail.com	1080 Hilltop	Jackson	83001	WY	4/30/20 16:03		
Ryan	Ryan	Ryan@gmail.com	205 N. Hill Road	Jackson	83001	WY	4/30/20 16:04		
Robert	Robert	Robert@gmail.com	200 S. Willow	Jackson	83001	WY	4/30/20 16:04		
Harold	Harold	Harold@gmail.com	2505 Shootin Iron Rd	Jackson	83001	WY	4/30/20 16:04		
Richard	Richard	Richard@gmail.com	2192 Willow Branch Dr, Unit 5	Jackson	83001	WY	4/30/20 16:05		
Mark	Mark	Mark@gmail.com	P.O. Box 13095	Jackson	83001	WY	4/30/20 16:05		
Kelly	Kelly	Kelly@gmail.com	3005 Blue	Jackson	83001	WY	4/30/20 16:05		
Kristi	Kristi	Kristi@gmail.com	4200 S. Willow Rd	Jackson	83002	WY	4/30/20 16:05		
Robert	Robert	Robert@gmail.com	200 S. Willow	Jackson	83001	WY	4/30/20 16:05		
Paul	Paul	Paul@gmail.com	2725 Otter	Jackson	83001	WY	4/30/20 16:05		
Alexander	Alexander	Alexander@gmail.com	P.O. Box 9038	Jackson	83001	WY	4/30/20 16:05		
David	David	David@gmail.com	P.O. Box 3102	Jackson	83001	WY	4/30/20 16:05		
Housing	Housing	Housing@gmail.com	P.O. Box 11897	Jackson	83002	WY	4/30/20 16:06		
Kelly	Kelly	Kelly@gmail.com	P.O. Box 4457	Jackson	83001	WY	4/30/20 16:06		
Chris	Chris	Chris@gmail.com	123 Hill St	Jackson	83001	WY	4/30/20 16:06		
Carol	Carol	Carol@gmail.com	3135 Water Crest Lane	Jackson	83001	WY	4/30/20 16:07		
Chris	Chris	Chris@gmail.com	2168 Corner Creek Lane/POB 426	Jackson	83001	WY	4/30/20 16:07		
C	C	C@gmail.com	475 N. W. S. 1st St	Jackson	83001	WY	4/30/20 16:07		
David	David	David@gmail.com	200 South Willow Street	Jackson	83001	WY	4/30/20 16:07		
Allegan	Allegan	Allegan@gmail.com	Cottonwood Park	Jackson	83001	WY	4/30/20 16:08		
Mark	Mark	Mark@gmail.com	3008 Aspenview	Jackson	83002	WY	4/30/20 16:08		
Mark	Mark	Mark@gmail.com	P.O. Box 10609	Jackson	83002	WY	4/30/20 16:08		
Mark	Mark	Mark@gmail.com	671 E. Kelly Ave, #3489, P.O. Box 3489	Jackson	83001	WY	4/30/20 16:09		
Mark	Mark	Mark@gmail.com	P.O. Box 4457	Jackson	83001	WY	4/30/20 16:09		
Mark	Mark	Mark@gmail.com	P.O. Box 4236	Jackson	83002	WY	4/30/20 16:09		
Mark	Mark	Mark@gmail.com	2725 Hilltop	Jackson	83001	WY	4/30/20 16:10		
Mark	Mark	Mark@gmail.com	P.O. Box 6435	Jackson	83002	WY	4/30/20 16:10		
Mark	Mark	Mark@gmail.com	P.O. Box 8606	Jackson	83002	WY	4/30/20 16:11		
Mark	Mark	Mark@gmail.com	6255 S. Juniper Ln	Jackson	83001	WY	4/30/20 16:16		
Mark	Mark	Mark@gmail.com	P.O. Box 7969	Jackson	83002	WY	4/30/20 16:16		
Mark	Mark	Mark@gmail.com	4301 S. Juniper Dr. W3	Jackson	83001	WY	4/30/20 16:16		
Mark	Mark	Mark@gmail.com	P.O. Box 2616	Jackson	83001	WY	4/30/20 16:16		
Mark	Mark	Mark@gmail.com	P.O. Box 12501	Jackson	83001	WY	4/30/20 16:16		
Mark	Mark	Mark@gmail.com	3175 S. Beaver Creek	Jackson	83001	WY	4/30/20 16:17		
Mark	Mark	Mark@gmail.com	P.O. Box 3831	Jackson	83001	WY	4/30/20 16:18		
Mark	Mark	Mark@gmail.com	P.O. Box 2989	Jackson	83002	WY	4/30/20 16:19		
Mark	Mark	Mark@gmail.com	Box 234	Jackson	83001	WY	4/30/20 16:19		
Mark	Mark	Mark@gmail.com	2805 Marsh Hawk Ln	Jackson	83001	WY	4/30/20 16:19		
Mark	Mark	Mark@gmail.com	25 S. Fall Creek Rd	Jackson	83014	WY	4/30/20 16:19		
Mark	Mark	Mark@gmail.com	3104 Rangewild Drive	Jackson	83001	WY	4/30/20 16:20		
Mark	Mark	Mark@gmail.com	P.O. Box 9097	Jackson	83002	WY	4/30/20 16:20		
Mark	Mark	Mark@gmail.com	1320 T.C. Drive	Victor	83455	WY	4/30/20 16:23		
Mark	Mark	Mark@gmail.com	1910 High School Road	Jackson	83001	WY	4/30/20 16:29		
Mark	Mark	Mark@gmail.com	1745 W. Diamond Hill Dr	Jackson	83001	WY	4/30/20 16:29		
Mark	Mark	Mark@gmail.com	P.O. Box 2853	Jackson	83001	WY	4/30/20 16:33		
Mark	Mark	Mark@gmail.com	P.O. Box 10037, 268 Scott Lane #204	Jackson	83002	WY	4/30/20 16:33		
Mark	Mark	Mark@gmail.com	2505 Shootin Iron Ranch Rd	Jackson	83001	WY	4/30/20 16:34		
Mark	Mark	Mark@gmail.com	1500 S. Park Loop Rd	Jackson	83001	WY	4/30/20 16:36		
Mark	Mark	Mark@gmail.com	1265 Bull Lake Dr	Jackson	83001	WY	4/30/20 16:36		
Mark	Mark	Mark@gmail.com	P.O. Box 13469	Jackson	83001	WY	4/30/20 16:41		
Mark	Mark	Mark@gmail.com	P.O. Box 7062	Jackson	83002	WY	4/30/20 16:48		
Mark	Mark	Mark@gmail.com	P.O. Box 315	Victor	83014	WY	4/30/20 16:49		
Mark	Mark	Mark@gmail.com	P.O. Box 11793	Jackson	83002	WY	4/30/20 16:53		
Mark	Mark	Mark@gmail.com	P.O. Box 13702	Jackson	83002	WY	4/30/20 17:00		
Mark	Mark	Mark@gmail.com	P.O. Box 13255	Jackson	83001	WY	4/30/20 17:03		
Mark	Mark	Mark@gmail.com	P.O. Box 13793	Jackson	83001	WY	4/30/20 17:11		
Mark	Mark	Mark@gmail.com	1030 South Fork Road, POB 3293	Jackson	83001	WY	4/30/20 17:12		
Mark	Mark	Mark@gmail.com	3017 Rangewild Drive	Jackson	83001	WY	4/30/20 17:25		
Mark	Mark	Mark@gmail.com	2011 Whitewater Ct.	Jackson	83001	WY	4/30/20 17:25		
Mark	Mark	Mark@gmail.com	P.O. Box 3489	Jackson	83001	WY	4/30/20 17:32		
Mark	Mark	Mark@gmail.com	P.O. Box 3526	Jackson	83001	WY	4/30/20 17:48		
Mark	Mark	Mark@gmail.com	P.O. Box 12827	Jackson	83002	WY	4/30/20 17:52		

Attendees asked 28 questions via Zoom Q/A during the session. Those are detailed in this report in the attachments.

There were some common questions. The comments below are paraphrased for clarity.

- How will this impact traffic and transportation overall? What about a potential east-west connector from highway 89?
- What are the impacts to wildlife that has been seen on the project site?
- Will there be a conservation easement along with the rezone?
- Does this comply with the Comprehensive Plan?
- Will you comply with neighborhood planning?

To these commonly asked topics, the Gill project team responded to attendees:

➤ Traffic/Transportation:

The good news is that traffic and transportation can be de-congested through many tools. Some of those tools are the obvious reduction in 8,000 current daily trips forced by the high degree of exported local workers commuting from far distances. If we can locally house some of those already existing employees then we can use walking, biking, shuttles, transit and carpooling tools to greatly reduce peak traffic periods. Furthermore, we are able to work with the school district on key peak traffic reduction strategies. And overall a potential east-west connector, which is already envisioned by an already approved rezone for Central Wyoming College in Northern South Park, is an important tool Commissioners may consider.

➤ Wildlife on the pasture.

Indeed, our entire valley is used by wildlife. The private lands that were settled were generally located in the areas with lower elevations and less severe winters. There are deer and moose in yards all winter in Cottonwood, as well as other neighborhoods throughout our community. There are fox, coyotes, birds of prey, bears, and many songbirds in developed neighborhoods. There is no place to build housing in the valley that is not used by some form of wildlife at some point in time during the year, even right in the middle of downtown Jackson we see wildlife. In the context of the Land Development Regulations (LDRs), which classify lands based on vegetative covertypes (with Ag meadow being the lowest value) and mapped Wyoming Game and Fish designations, the property is ranked as the lowest value habitat covertype per the LDRs, and contains no mapped crucial winter range, no mapped migration corridors, and no protected resources (rivers, streams, natural wetlands, bald eagle nests, trumpeter swan nesting sites, and

cutthroat trout spawning areas). Because the property contains no protected resources (listed above), the LDRs allow it to be exempt from the requirement to perform an environmental analysis.

➤ Will there be a conservation easement?

No. A conservation easement is not required.

➤ Does this comply with the Comprehensive Plan?

Yes.

➤ Will you agree to a neighborhood plan?

Yes – the Comp Plan requires detailed neighborhood planning for transportation, and we have hired the best regional transportation planning to accomplish that neighborhood planning.

In addition to 28 comments and questions submitted during the presentation via the Q/A feature, questions were also received via our project email, info@highschoolroadhousing.com. We have replied back to those individuals.

We also continue to provide updated information to the general public on the project via our website: www.highschoolroadhousing.com

Neighborhood Meeting, April 30, 2020

Gill Rezone

SUMMARY REPORT

Attachments:

- Neighborhood Notice Letter
- Photos of posted Notice Signs
- List of Neighbors receiving mailed notice
- Meeting Sign in sheet - Attendee/Registration Lists
- Q/A

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

April 20, 2020

Dear Neighbor,

This letter is being sent to invite you to a neighborhood meeting via Zoom scheduled for April 30th from 4-6 p.m. on our proposal for a Zoning Map Amendment (rezone) on 74 acres to enable development of approximately 312 small lots that allow homes with limited square footage, with 65% of the total lots (approximately 202) permanently deed restricted. The project will be phased over time and the actual number of lots will be dependent upon site design considerations. The proposed rezone is south of High School Road east of South Park Loop Road.

This virtual neighborhood informational meeting is where you can learn about the project we will submit as a housing opportunity for local workers in Teton County. We hope you can join us. If you can't attend, we also have a website with detailed information, and maps, where you can submit your thoughts, suggestions, questions or comments: www.highschoolroadhousing.com.

The local worker housing we propose requires applications for a rezone, a sketch plan, a final development plan and plats – all of which means there are many occasions over the course of more than a year for public involvement and inclusion of your voice and your opinions on this housing opportunity.

The proposed project site is located south of High School Road and east of South Park Loop Road. The State Parcel Identification Numbers are 22-40-16-06-3-00-012 and 22-40-16-06-3-00-015. Please see attached Vicinity Map and legal description of the project site.

The proposed project would allow for approximately 312 small lot/square foot limited homes phased over time intended to help ease our community's growing housing crisis. One stark reality is this: The Hospital has a large number of employees retiring soon in the next 3-4 years, and new hires will need housing inventory that they can afford. The fact is right now, we need to create homes for health care workers in the near term. Our Hospital needs in-valley housing for employees who can get to work when the pass or canyon is closed. That is why the Hospital is a partner for the first phase. Another partner is Habitat of the Tetons, who will be gifted lots to build deed restricted homes for those local workers most in need. You can read more about their programs at tetonhabitat.org.

On the entire 74 acres proposed for a rezone, 65% of the proposed lots (approximately 202) will be sold as permanently deed restricted. The remaining 35% of lots (approximately 110) will be sold as market lots. Up to two accessory residential units can be built on each lot providing important rental housing; potentially up to 66% of the project.

MEETING TIME AND LOCATION

April 30, 2020

4-6 pm

Via Zoom

Meeting:

ID: 848-1995-9935

Password: housing

PROPOSAL NAME AND LOCATION

High School Road Housing

Rezone

SPL & HS Road

ZONING INFORMATION

74 acres

Rural 1 (R1) Zone

PROPOSAL DESCRIPTION

AR-TC Rezone

Approximately 312 lots

65% permanently deed restricted

HELPFUL RESOURCES

- Project website:
highschoolroadhousing.com
- Jackson/Teton County Comprehensive Plan:
<http://jacksontetonplan.com/DocumentCenter/View/1137/Character-District-5---West-Jackson-PDF>
- Jackson/Teton County Land Development Regulations, Sec.2.3.2:
<http://jacksontetonplan.com/DocumentCenter/View/932/Teton-County-Land-Development-Regulations-PDF?bidId=>

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

The High School Road Housing proposal improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan (District 5: West Jackson), and is residential only with no commercial.

The Gill family is proposing a market solution that will make a significant, meaningful, and positive impact to the community housing problem. This proposal requires zero taxpayer dollars. The proposed zoning (AR-TC) allows each single family lot to have a main house and up to two accessory units, which make efficient use of existing infrastructure, offer less expensive housing options, and provide a much needed rental product.

The AR-TC zone best fits the vision outlined in the Comprehensive Plan's Subarea 5.6, which allows development at a similar density to that of the neighboring Cottonwood Park development (just over 5 lots per acre). To give you an idea of scale, this overall development will be less than half the size of Cottonwood Park which is 150 acres and was approved more than three decades ago in 1984. The purpose of the AR-TC zone is to maintain the character and cohesiveness of residential neighborhoods while allowing for a range of housing types, including workforce housing. The entirety of the project would be smaller single-family lots that are 7,500 square feet — the same size as a town lot (50' x 150'). This will create inventory needed locally of small homes geared for the workforce, comparable to the density of Cottonwood across the street. The proposal will be phased so it is built out over time. It has been more than 36 years since a small lot, limited square foot development like this was available for local workforce families. This significant level of deed restricted homes will house medical, emergency services, school district, state and local employees in a wide range of community sectors. The Habitat of the Tetons homes will house the most needy in our community - those who make less than 80% of median income.

At the Zoom meeting, we will walk folks through the proposal in detail. We will also have traffic information and other experts available to answer your questions directly. We welcome and encourage your participation, as your input is an important part of the development review process. Please join us for this neighborhood open house on Thursday April 30th from 4-6 pm, held via Zoom with meeting ID: 848-1995-9935; Password: housing

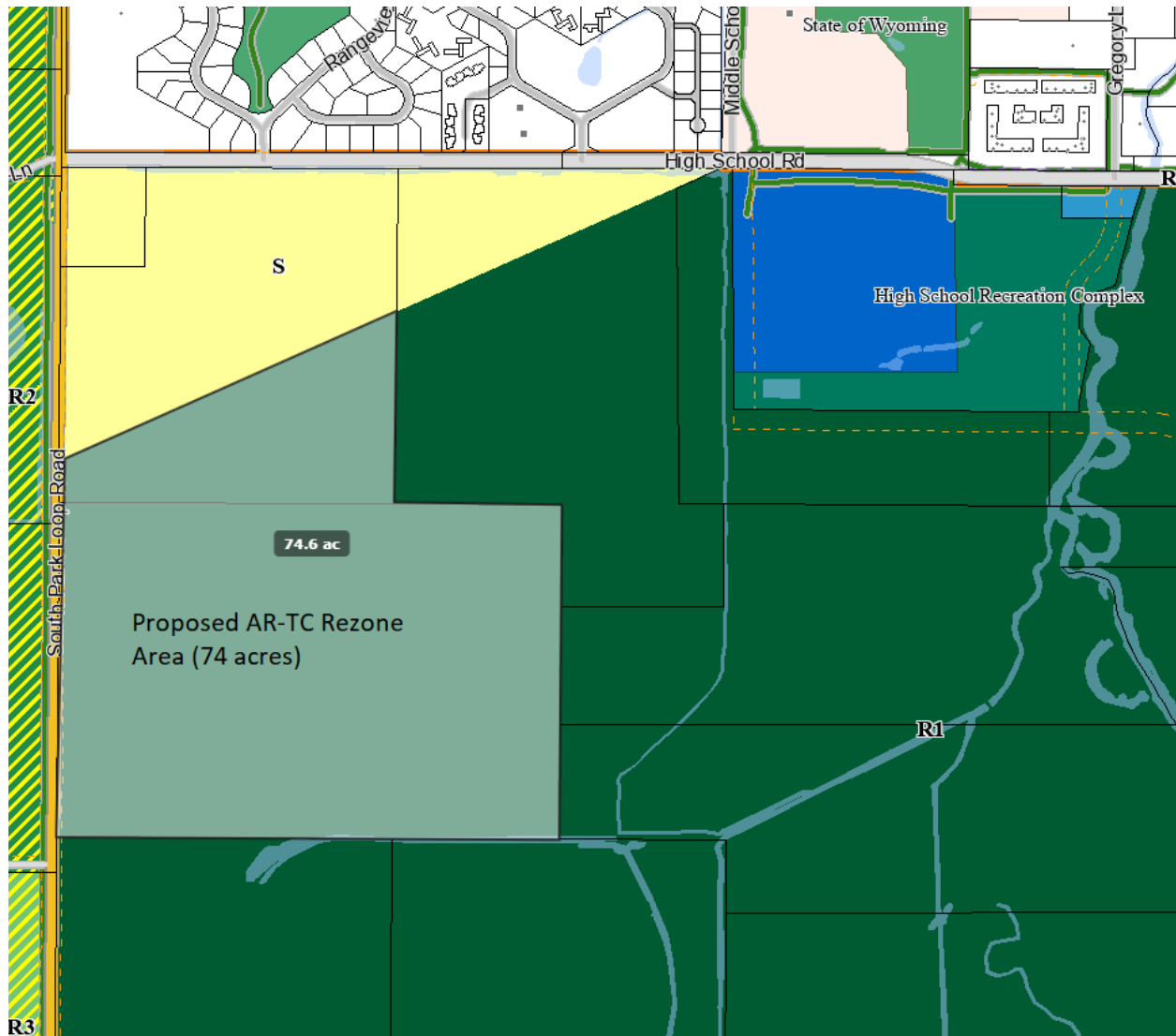
You are receiving this letter as a property owner within 800 feet of the land proposed for a rezone. If you are unable to view the meeting, but would like to provide input or ask questions, please see highschoolroadhousing.com where you can directly submit your thoughts, or email lizbrimmer@gmail.com. We look forward to your participation.

Sincerely,

Liz Brimmer for JHHR Holdings I LLC
highschoolroadhousing.com

JHHR Holdings I LLC
High School Road Housing Project
P.O. Box 128
Jackson, Wyoming 83001

Vicinity Map



Location:	74 acres south of High School Road east of South Park Loop Road
Legal Description:	Revised Hereford Ranch Tracts 1 and 10
PIDN:	22-40-16-06-3-00-012 and 22-40-16-06-3-00-015
Zoning:	Rural 1 (R-1)
Overlay:	Scenic Resources Overlay (SRO)





NOTICE OF NEIGHBOURHOOD MEETING

April 22, 2022, 10:00 AM

Due to recent discussions with the Council, the meeting will be held online.

Online Meeting link: <https://www.zoom.us/j/91111111111>

A neighbourhood meeting will be held to discuss the proposed development.

WELCOME! During this development in the area, the following information is provided:

2022-23

Information: Residents of the area will be able to see the proposed development and its impact on the area.

For information regarding this meeting or the proposed development, please contact the Council at 2022-23.

Meeting: April 22, 2022

List of Neighbors receiving mailed notices

Name	Address 1	Address 2
3 CREEK RANCH GOLF CLUB	2800 RANCH HOUSE CIR	JACKSON, WY 83001-9545
ADAM, JANE LOUISE	PO BOX 329	JACKSON, WY 83001-0329
ASPEN CREEK HOUSING LIMITED PARTNERSHIP	1277 SHORELINE LANE	BOISE, ID 83702
BARBER, CODY C. REVOCABLE TRUST	8950 MEANDER WAY	JACKSON, WY 83001-8961
BEBOUT, REAGAN & BEBOUT, ELI	PO BOX 112	RIVERTON, WY 82501-0112
BERGE, KRISTIAN N. & HEBARD, LELA M.	PO BOX 10486	JACKSON, WY 83002-0486
BIG MOUNTAIN ENTERPRISES, LLC	PO BOX 1513	JACKSON, WY 83001-1513
BOGEN,JOAN KEMMLER & JOHN W.	2001 CORNER CREEK LN, #76	JACKSON, WY 83001-9277
BOULDER BASIN LLC	PO BOX 3674	JACKSON, WY 83001
BOWDLER, SCOTT SAXER & LORI LEE	PO BOX 7109	JACKSON, WY 83002-7109
BOYNTON, BRYON B. & CARRIE A. REVOCABLE TRUSTS	2001 CORNER CREEK LN #43	JACKSON, WY 83001-9276
BRACKETT, DAVID H. & CYNTHIA K. LIVING TRUST	PO BOX 11427	JACKSON, WY 83002-1427
BRENCE, RAYMOND J. JR. REVOCABLE TRUST	PO BOX 186	JACKSON, WY 83001-0186
BROWN, DIANA K. TRUST	PO BOX 1214	JACKSON, WY 83001-1214
BUCKRAKE, LLC	PO BOX 1513	JACKSON, WY 83001
BURKE TRUST	PO BOX 624	JACKSON, WY 83001-0624
BURKE, KEVIN MICHAEL & CAROLYN COLEMAN TRUSTEES	PO BOX 624	JACKSON, WY 83001-0624
CEDAR CREEK II HOUSING LIMITED PARTNERSHIP C/O SYRINGA PROPERTY MANAGEMENT	1277 SHORELINE LANE	BOISE, ID 83702
CELESTINE, SARAH & CELESTINE, GERALD	8038 BLACK BEAR ROAD	HARRISONVILLE, PA 17228
CERNICEK, DAVID N. & MARY C.	PO BOX 4457	JACKSON, WY 83001-4457
CLARK, DONNA	PO BOX 7683	JACKSON, WY 83002-7683
CLARK-ERICKSON REVOCABLE TRUST	PO BOX 426	JACKSON, WY 83001-0426
COMMUNITY BIBLE CHURCH OF JACKSON HOLE INC.	PO BOX 7700	JACKSON, WY 83002
COTTONWOOD PARK ASSOCIATES	PO BOX 2282	JACKSON, WY 83001
COTTONWOOD PARK ASSOCIATION C/O GTPM	PO BOX 2282	JACKSON, WY 83001-2282
DAMALAS, CHRISTINA & HODGES, MICHAEL, JR.	PO BOX 1472	JACKSON, WY 83001-1472
FAGAN, CHRISTOPHER T. & SARA E.	PO BOX 4961	JACKSON, WY 83001
FARNSWORTH, ALAN K. & WENDY A. LIVING TRUST	PO BOX 9007	JACKSON, WY 83002-9007
FINLEY, LYLE REVOCABLE TRUST	3811 BEDFORD AVE STE 102	NASHVILLE, TN 37215-2550
FISHMAN, MARK HOWARD ET AL	655 MEADOWLARK RD	JACKSON, WY 83001-9439
FITZ, SAMUEL D. & MAREIKE	PO BOX 1493	JACKSON, WY 83001-1493
FLYNT, CRISP BRADLEY JR. & ANN ADAIR ESSARY C/O HOLLAND & HART LLP	PO BOX 68	JACKSON, WY 83001
FRESE, SARAH P. TRUSTEE	740 N. GREEN BAY ROAD	LAKE FOREST, IL 60045

FULLER, HOLLY R.
GILLETTE, CLAUDIA TRUSTEE
GOSINSKI, JEREMY J. & TERESA
HEIGHTS REAL ESTATE, LLC
HEILIG, DANIEL F. & LICHTENFELS, CHRISTINE C.
HINNENKAMP, JEFFREY A. & AMY
HOLDING, RANDALL S. & DARILYN S.
HOLIK, ROBERT & RENEE TRUSTEES
HOLLINGSWORTH, SHANE & SUSAN LIVING TRUST
HONG, REX T.

HUDSON NORTH LLC
JACKSON HOLE HEREFORD RANCH LLC
JESSE, DENNIS G. & BAUR, DONNA M.
JHHR HOLDINGS I LLC
JOHNSON, HAL D. JR. & DEANA R.
JOHNSON, KYLE M. & SUSAN W.
JUDSON, DEAN TRUST
KIRKEGAARD, INGER MARIE
KRAUSE, KELLY G. & LYNETTE A.
LEEKES CANYON RANCH, LLC
LEEKES CANYON, LLC
LEONI, SAGHI & LAUREN
LOOMIS, NEIL
MACKENZIE, KATHERINE PAIGE
MCNULTY, PETER J.
MELEHES, MICHELLE ADRIENNE TRUSTEE
MORGAN, STANFORD L. & ADRIANA M.
MOSER, VELDON & SHAREE
MOTIVALA, ALEXANDER
MUROMCEW, ALEXANDER L. & JOOHEE L.
NELSON, ROBERT A. & TRACY FRANKOVICH
NETHERCOTT, LEROY
NIEMI REVOCABLE TRUST NIEMI, DOUGLAS C. & DONNA W., TRUSTEES
NISBET, WILLIAM THOMAS TRUSTEE
O'NEILL RENTAL PROPERTIES, LLC

PO BOX 3727
2001 CORNER CREEK LN, #40
PO BOX 4792
3311 E 11TH ST
9 JUNIPER DRIVE
2192 WILLOW BRANCH CT, UNIT 6
PO BOX 3954
PO BOX 9236
2001 CORNER CREEK LN UNIT 6
PO BOX 1467

PO BOX 820
2505 SHOOTIN IRON RANCH RD
2001 CORNER CREEK LN, #42
2505 SHOOTIN IRON RANCH RD
PO BOX 759
PO BOX 8972
PO BOX 3213
PO BOX 7969
PO BOX 415
PO BOX 1513
PO BOX 1513
PO BOX 9462
PO BOX 8671
PO BOX 8112
PO BOX 3374
PO BOX 8674
PO BOX 10801
PO BOX 8579
PO BOX 1865
PO BOX 11897
2001 CORNER CREEK LANE, UNIT 35
PO BOX 9878
2001 CORNER CREEK LN, #74
PO BOX 347
2001 CORNER CREEK LN UNIT 27

JACKSON, WY 83001-3727
JACKSON, WY 83001-9276
JACKSON, WY 83001-4792
VANCOUVER, WA 98661-5330
LANDER, WY 82520
JACKSON, WY 83001
JACKSON, WY 83001-3954
JACKSON, WY 83002
JACKSON, WY 83001-9275
JACKSON, WY 83001-1467
SAINT HELENA, CA 94574-0820
JACKSON, WY 83001-9493
JACKSON, WY 83001-9276
JACKSON, WY 83001-9493
JACKSON, WY 83001-0759
JACKSON, WY 83002-8972
JACKSON, WY 83001-3213
JACKSON, WY 83002-7969
JACKSON, WY 83001-0415
JACKSON, WY 83001
JACKSON, WY 83002
JACKSON, WY 83002-8671
JACKSON, WY 83002-8112
JACKSON, WY 83001-3374
JACKSON, WY 83002-8674
JACKSON, WY 83002
JACKSON, WY 83002
WILSON, WY 83014-1865
JACKSON, WY 83002
JACKSON, WY 83001-9276
JACKSON, WY 83002-9878
JACKSON, WY 83001-9277
DRIGGS, ID 83422-0347
JACKSON, WY 83001-9275

OKANO, LLC
OLSON, JEFFREY A. & ANNA E.
PATRIDGE, NATHANIEL D. & FLOWERS, MARTINA RENEE
PICKERILL, MICHELE M.
PIKER, MICHAEL B. & MEAGAN M.
POLZIN, JACQUELINE E. & FIENHAGE, STEPHEN J.
PRIEBE, RONALD L. & KAREN L.
RENCO LLC
RICHARD, ANDREA L.
RIOS, CARLOS V. & HENRIETTA M.
ROYGBIV, LLC
SANCHEZ, GERMAN MARQUINA-
SANDERS, DIXIE LEE
SCHLAGER, WILLIAM & NANCY
SKINNER, JANICE & BARRY
SM-EM TRUST, THE
SPENCER, RAYMOND F. & JANICE L.
STALKER, PETER III & ANNE G. TRUSTEES

STARFALL WYOMING LLC
SYMONS, CHARLES & VIRGINIA
TETON COUNTY
TETON COUNTY SCHOOL DISTRICT #1
TOMPKINS, WAYNE A. & KATHLEEN M.
TOWN OF JACKSON
TOWN OF JACKSON, WYOMING
TWIN SCALES, LLC
VEBER, JILL D. & FINK, RAYMOND K.
WARD, TRAVIS L. & GORDON, MARGARET E.
WATSON, WILLIAM DAVID JR. & RHONDA
WELCH, WILLIAM E. & TRACIE FIFER
WEMPLE, ROBERT E.
WHITE LIVING TRUST
WILSON, SARAH Z. & ERIC E. TRUSTEES
WIREMAN, PAUL H. II & JESSICA H.

4216 S ABINADI RD
PO BOX 4518
PO BOX 8903
PO BOX 844
PO BOX 12447
PO BOX 10823
2001 CORNER CREEK LN UNIT 47
PO BOX 9767
PO BOX 1942
PO BOX 4704
PO BOX 3294
PO BOX 9828
PO BOX 6935
PO BOX 8985
PO BOX 3646
PO BOX 306
PO BOX 3255
2670 W DAIRY LN
22917 PACIFIC COAST HIGHWAY, SUITE
300
PO BOX 12694
PO BOX 1727
PO BOX 568
2001 CORNER CREEK LN, #72
PO BOX 1687
PO BOX 1687
PO BOX 390
PO BOX 4219
PO BOX 9097
2001 CORNER CREEK LN, #52
PO BOX 8225
PO BOX 9607
PO BOX 9485
PO BOX 10952
PO BOX 1445

SALT LAKE CITY, UT 84124-4004
JACKSON, WY 83001-4518
JACKSON, WY 83002-8903
WILSON, WY 83014-0844
JACKSON, WY 83002
JACKSON, WY 83002
JACKSON, WY 83001-9276
JACKSON, WY 83002-9767
JACKSON, WY 83001
JACKSON, WY 83001-4704
JACKSON, WY 83001
JACKSON, WY 83002
JACKSON, WY 83002-6935
JACKSON, WY 83002-8985
JACKSON, WY 83001-3646
JACKSON, WY 83001
JACKSON, WY 83001-3255
JACKSON, WY 83001-5003

MALIBU, CA 90265
JACKSON, WY 83002
JACKSON, WY 83001-1727
JACKSON, WY 83001-0568
JACKSON, WY 83001-9277
JACKSON, WY 83001-1687
JACKSON, WY 83001-1687
JACKSON, WY 83001-0390
JACKSON, WY 83001-4219
JACKSON, WY 83002-9097
JACKSON, WY 83001-9276
JACKSON, WY 83002-8225
JACKSON, WY 83002-9607
JACKSON, WY 83002
JACKSON, WY 83002-0952
JACKSON, WY 83001

WOODWARD, EIVIND W. & CAROLYN C.
WUERSCH, DEBRA A. & ABLONDI, ROBERT T. TRUSTEES

PO BOX 2351
PO BOX 2355

JACKSON, WY 83001-2351
JACKSON, WY 83001-2355

Teton County Planning Department

Sign-in of participants/Registration list for online neighborhood meeting, April 30, 2020

Report

Generated: 4/30/20 18:09

Topic	Webinar ID	Scheduled Time	Duration (minutes)	Registered	# Cancelled	Approved	# Denied	
Road Housing Neighborhood Meeting	848-1995-9935	4/30/20 16:00		120	111	0	111	0

Attendee Details

First Name	Last Name	Email	Address	City	Zip/Postal Code	State	Registration Time
Michael	Keegan	MKeeganJH@gmail.com	3075 S STIRRUP DR	Jackson	83001	WY	4/29/20 20:04
Nicole	Gill	nikki@jhherefordranch.com	485 teton ave	Jackson	83001	WY	4/29/20 22:37
moto	g(6)	wozkins@hotmail.com	2001 Corner Creek Ln, Unit 72	Jackson	83001	WY	4/30/20 6:52
Sally	Frese	s.p.frese@gmail.com	2695 Trumpeter Swan Lane	Jackson	83001	WY	4/30/20 14:00
Joe	Maxwell	jmaxwell@wyoming.com	2040 Corner Creek Ln	Jackson	83001	WY	4/30/20 14:59
Colby	Murphy	colbymurphy@jhrea.com	PO BOX 4897	Jackson	83001	WY	4/30/20 15:04
Mookie	Wilson	Muenstermines@outlook.com	10 west st	Jackson	83001	WY	4/30/20 15:31
			2184 Corner Creek Lane/ 2001				
Claudia	Gillette	Wycwyby@gmail.com	Corner Creek Lane #40	Jackson	83001	WY	4/30/20 15:37
chaselockhart		lockhart.chase@gmail.com	p.o. box 2812	Jackson	83001	WY	4/30/20 15:38
Alexander	Lisowski	alexlisowski@gmail.com	20 sixth avenue	Brooklyn	11238	NY	4/30/20 15:49
Bill	Scarlett	wscarlett@me.com	PO Box 10828	Jackson	83002	WY	4/30/20 15:51
Shannon	Gutwein	S.murray33@yahoo.com	840 w snow king	Jackson	83001	WY	4/30/20 15:53
David	Watson	david.watson344@gmail.com	2001 Corner Creek Lane	Jackson	83001	WY	4/30/20 15:53
doug	niemi	dcniemi@gmail.com	2001 Corner Creek Ln #74	Jackson	83001	WY	4/30/20 15:53
Stevie	Duren	blissbodyworkjh@gmail.com	1805 Ellingwood Ln	Jackson	83001	WY	4/30/20 15:54
frfed	arbuckle	fred@fhmorrow.com	3145 Watercress	jackson	83001	WY	4/30/20 15:54
Meghan	Lori	meghan.b.lori@gmail.com	265 Aspen Drive #3 - 3518	Jackson	83001	WY	4/30/20 15:55
Stan	Morgan	yucatanstan1@hotmail.com	PO Box 10801	Jackson	83002	WY	4/30/20 15:55
Paul	Medvec	medvecpf@gmail.com	1086 Lake Rd	Forest	60045	IL	4/30/20 15:56
Kris	Greenville	kris@tetonhabitat.org	305 Hidden Hollow Road	Jackson	83001	WY	4/30/20 15:56
Mike	May	mikesmay14@gmail.com	POB 4202	Jackson	83001	WY	4/30/20 15:56
Brian	Hunter	brian@tribejh.com	po box 6818	jackson	83002	WY	4/30/20 15:56

Caroline sm	Carpenter asbell	Caroline.carpenter@jhsir.com smasbelljh@gmail.com	13455 S Bryan Flat Rd 970 W. Broadway	Jackson	83001 WY	4/30/20 15:57
Jeff	Decker	Jeffwdecker@yahoo.com	Po Box 14866	Jackson	83422 WY	4/30/20 15:58
Jay	Wright	jwright1981@gmail.com	PO Box 722	Jackson	83001 WY	4/30/20 15:58
Lori	Clark-Erickson	lclarkerickson@gmail.com	2168 Córner Creek Lane, POB 426	Jackson	83001 WY	4/30/20 15:58
Rich	Ochs	rochs@tetoncountywy.gov	3240 S Adams Canyon Dr	Jackson	83001 WY	4/30/20 15:58
Ryan	Nourai	Ryannourai@mac.com	530 East Hall	Jackson	83001 WY	4/30/20 15:59
David	Hill	hilldw46@gmail.com	2760 S. Silver Fox Lane	Jackson	83001 WY	4/30/20 15:59
Kevin	Olson	Kevin@tetonmediaworks.com	PO Box 6774	Jackson	84002 WY	4/30/20 15:59
Brooke	Sausser	brooke@jhalliance.org	685 S Cache	Jackson	83001 WY	4/30/20 15:59
William	Schwartz	bill@rankschwartz.com	PO Box 4145	Jackson	83001 WY	4/30/20 15:59
Patrice	Banks	patriceb985@hotmail.com	2001 Corner Cr Ln #28	Jackson	83001 WY	4/30/20 15:59
Molly	Breslin	breslin.molly@gmail.com	2001 Corner Creek Lane #26	Jackson	83001 WY	4/30/20 16:00
Mack	Mendenhall	mackmendenhall@jhrea.com	3570 Bedstraw Lane	Jackson	83001 WY	4/30/20 16:00
Debby	Hopkins	Debby@doublechase.com	3150 S Cody Creek Drive	Jackson	83001 WY	4/30/20 16:00
Neil	Ford	G-ford@juno.com	Pobox 6831	Jackson	83002 WY	4/30/20 16:01
Scott	Gibson	Cscottgibson@me.com	PMB 316 PO BOX 30,000	Jackson	83002 WY	4/30/20 16:01
					83001-	
Donna	Baur	Deebie@bresnan.net	2001 Corner Creek Ln Unit 42 4655 River Hollow Drive, 240	Jackson	9276 WY	4/30/20 16:01
Ross	MacIntyre	rmacintyre174@gmail.com	Postalbox	Wilson	83014 WY	4/30/20 16:01
Elizabeth	Birnie	ebirnie@jhclassical.org	2500 South Park Rd	Jackson	83001 WY	4/30/20 16:01
Jessica	Jaubert	jessica@threeelephantpr.com	3970 Hawthorne Lane	Wilson	83014 WY	4/30/20 16:02
Martin	Brass	1maxxdog@gmail.com	PO 1137	Jackson	83001 WY	4/30/20 16:02
Peter	Long	peterlong6@gmail.com	PO Box 6995	Jackson	83002 WY	4/30/20 16:02
Gayle	Roosevelt	Lamb4h@aol.com	Box 4091	Jackson	83001 WY	4/30/20 16:02
Sam	Zuckerman	Szuckerman@shootingstarjh.co m	P.O. Box 160	Jackson	83001 WY	4/30/20 16:02
Meagan	Piker	meagan.piker@gmail.com	P.O. Box 12447	Jackson	83002 WY	4/30/20 16:03
Billy	Arnold	barnold@jhnewsandguide.com	1225 Maple Way	Jackson	83001 WY	4/30/20 16:03
Not	Giving	Notgiving@noway.com	Dfslkaj	L;kjdfsa	83002 WY	4/30/20 16:03
Hailey	Levinson	hmortonlevinson@gmail.com	295 N. Millward	Jackson	83001 WY	4/30/20 16:04
Rian	Rooney	rrooney@tetoncountywy.gov	200 S Willow	Jackson	83001 WY	4/30/20 16:04

Robert	Gill	robert@jhherefordranch.com	2505 Shootin Iron Rd	Jackson	83001	WY	4/30/20 16:04
Hannah	13202	hkaycooley11@gmail.com	2192 Willow Branch Ct, Unit 5	Jackson	83001	WY	4/30/20 16:05
Richard	Uhl	richard.uhl@fib.com	P.O. Box 11095	Jackson	83002	WY	4/30/20 16:05
Matt	F	mattfagan19@gmail.com	3065 Blair	Jackson	83001	WY	4/30/20 16:05
Kelly	Neubauer	Kellyjane51@me.com	4200 S Wilson Rd	Jackson	83002	WY	4/30/20 16:05
Kristi	Malone	Kmalone@tetoncountywy.gov	200 S Willow	Jackson	83001	WY	4/30/20 16:05
Robert	Hobarrt	robhobart@comcast.net	2725 Otter	Jackson	83001	WY	4/30/20 16:05
Paul	B	drnkwtr@gmail.com	P.O. Box 9038	Jackson	83002	WY	4/30/20 16:05
Ray	Elser	relser55@gmail.com	P.O. Box 3102	Jackson	83001	WY	4/30/20 16:05
Alexander	Muromcew	amuromcew@yahoo.com	PO Box 11897	Jackson	83002	WY	4/30/20 16:06
David	Cernicek	Cernicek@cluemail.com	P.O. Box 4457	Jackson	83001	WY	4/30/20 16:06
Housing	Interested	housing@gmail.com	123 Elm St	Jackson	83001	WY	4/30/20 16:06
	Cornell						
Kelly	Mecartney	Ccdakotah@aol.com	3115 Water Cress Lane	Jackson	83001	WY	4/30/20 16:07
Chris	Erickson	stopherickson@gmail.com	2168 Corner Creek Lane/POB 426	Jackson	83001	WY	4/30/20 16:07
Carol	Linton	cjlintonwy@gmail.com	475 N WEST RIDGE RD	JACKSON	83001	WY	4/30/20 16:07
Chris	Neubecker	v	200 South Willow Street	Jackson	83001	WY	4/30/20 16:07
C	Burke	burke@wyom.net	Cottonwood Park	Jackson	83001	WY	4/30/20 16:08
David	Brackett	brack@bresnan.net	3008 Alpine view	Jackson	830002	WY	4/30/20 16:08
Morgan	Bruemmer	morganb@tccgjh.com	P.O. Box 10609	Jackson	83002	WY	4/30/20 16:08
			671 E Kelly Ave, #3489, P.O. Box				
Margi	Griffith	margi.griffith@gmail.com	3489	Jackson	83001	WY	4/30/20 16:09
MAry	Cernicek	mlendman@gmail.com	PO Box 4457	jackson	83001	WY	4/30/20 16:09
melinda	day	melinda.day@jhsir.com	PO Box 8236	Jackson	83002	WY	4/30/20 16:09
Cy	King	Cyking@cox.net	2735 Marsh Hawk	Jackson	83001	WY	4/30/20 16:10
Amanda	Lack	wyomingamanda@gmail.com	PO Box 6435	Jackson	83002	WY	4/30/20 16:10
Joy	Abad	joy.abad@gmail.com	PO Box 8606	Jackson	83002	WY	4/30/20 16:11
jeff	Daugherty	jdaugherty@tcsd.org	6255 S Juniper Ln	Jackson	83001	WY	4/30/20 16:16
inger	k	ingerk81@gmail.com	PO Box 7969	Jackson	83002	WY	4/30/20 16:16
Chris	Baxter	cbaxter@bdstudio.com	430 E Sagebrush Dr. W3	Jackson	83001	WY	4/30/20 16:16
Laurie	Stern	laurie.stern1@gmail.com	PO Box 2616	Jackson	83001	WY	4/30/20 16:16
					83002-		
Tina	Korpi	tkorpi@wyom.net	PO Box 12501	Jackson	2501	WY	4/30/20 16:16

Kelsey	Cole	kelseycolejh@gmail.com	3175 s Beaverslide dr	Jackson	83001 WY	4/30/20 16:17
Melissa	Turley	melissaeturley@yahoo.com	PO Box 3831	Jackson	83001 WY	4/30/20 16:18
Lina	Collado	Lination81@gmail.com	PO Box 7989	Jackson	83002 WY	4/30/20 16:19
Sheri	Short	sheri.bickner@wyoming.com	Box 234	Jackson	83001 WY	4/30/20 16:19
David	Hoster	davidhhoster@gmail.com	2805 Marsh Hawk Ln	Jackson	83001 WY	4/30/20 16:19
Peter	Pilafian	ppilafian@earthlink.net	25 S. Fall Creek Rd.	Wilson	83014 WY	4/30/20 16:19
Kris	Berge	Krisnberge@gmail.com	3104 Rangeview Drive	Jackson	83001 WY	4/30/20 16:20
Travis	Ward	tlward@gmail.com	PO Box 9097	Jackson	83002 WY	4/30/20 16:20
Jon	Wylie	jon@wyliebaker.com	1320 TC Drive	Victor	83455 ID	4/30/20 16:23
					83002-	
Wes	Clarke	wclarke@tcsd.org	1910 High School Road	Jackson	0037 WY	4/30/20 16:29
Chad	Repinski	crepinski@gmail.com	1745 W Diamond Hitch Dr.	Jackson	83001 WY	4/30/20 16:29
Jules	V	aspect@aspectcreative.com	POB 2853	Jackson	83001 WY	4/30/20 16:31
Katie	Clarke	wk.clarke@hotmail.com	#204	Jackson	83002 WY	4/30/20 16:31
Jonathan	Gill	gill2jj@aol.com	2505 Shootin Iron Ranch Rd	Jackson	83001 WY	4/30/20 16:34
Jessica	Gill	jessicagill.wy@gmail.com	1500 S Park Loop Rd	Jackson	83001 WY	4/30/20 16:36
Brent	Schaffer	schafferbg@gmail.com	1265 Bull Rake Dr	Jackson	83001 WY	4/30/20 16:36
Mike	Yin	mike.yin@wyoleg.gov	PO Box 13469	Jackson	83001 WY	4/30/20 16:41
Katie	Dahlgren	katie@beyondefficiency.us	PO Box 7062	Jackson	83002 WY	4/30/20 16:48
John	McNaughton	John.b.mcn@Gmail.com	PO Box 315	Wilson	83014 WY	4/30/20 16:49
Reed	Armijo	rarmijo@jorgeng.com	P.O. Box 11793	Jackson	83002 WY	4/30/20 16:53
adele	zieman	azieman2@gmail.com	PO Box 13702	Jackson	83002 WY	4/30/20 17:00
Raymond	Spencer	herdbullz@msn.com	P.O. Box 3255	Jackson	83001 WY	4/30/20 17:03
		rarmijo@jorgensenassociates.co				
Reed	Armijo	m	P.O. Box 11793	Jackson	83002 WY	4/30/20 17:11
Al	Zuckerman	al@zuckermanjh.com	1930 South Fork Road, POB 3293	Jackson	83001 WY	4/30/20 17:12
Dennis	Jesse	deejay@bresnan.net	3019 Rangeview Drive	Jackson	83001 WY	4/30/20 17:25
Andrew	Sherman	shermania81@hotmail.com	2011 Wildflower Ct.	Jackson	83001 WY	4/30/20 17:25
Timothy	Griffith	timgrif396@gmail.com	P.O. Box 3489	Jackson	83001 WY	4/30/20 17:32
Clare	Stumpf	clare@jhalliance.org	PO Box 1526	Jackson	83001 WY	4/30/20 17:48
Kathryn	Steele	KATHRYNSTEELE@LIVE.COM	PO BOX 12827	JACKSON	83002 WY	4/30/20 17:52

Question Report

Report Generated:

4/30/20 18:16

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
High School Road Housing Neighborhood Meeting	848-1995-9935	4/30/20 15:34	151	29

Question Details

#	Question	Asker Name	Asker Email	Answer(s)
1	Can you talk more about transportation? HS Road cannot handle the traffic of 300 homes.	Alexander Muromcew	amuromcew@yahoo.com	live answered
2	Thank you for this presentation. To clarify - you are slated to put the zone change application forward this summer to be considered by the BCC in Fall 2020, correct?	Ryan Nourai	Ryannourai@mac.com	live answered
3	Why is HS Roiad Housing not on the Gill land to the north that actually borders HS Road? What will you do with that land instead?	Alexander Muromcew	amuromcew@yahoo.com	live answered
4	You say that wildlife is not a concern, but I live nearby and see the herds of elk and deer that traverse this property. It is also home to many songbirds, coyotes, fox, ermin, birds of prey. Is a wildlife study planned and when will that be done?	Molly Breslin	breslin.molly@gmail.com	live answered
5	What is density vs. Cottonwood and ration of greenspace vs. Cottonwood?	Alexander Muromcew	amuromcew@yahoo.com	live answered
6	How many projected new bustops on the Startbus system will be provided for the new community?	Molly Breslin	breslin.molly@gmail.com	live answered

	Kelly Cornell Mecartney here...landowner at 3 Creek Ranch. I'd like to say that I'm thrilled to see a community being planned across the street from 3Creek that offers a solution to our community housing issue. Jackson needs to provide housing and a community for our local workers in order to be a real family place to live. I'd like to speak my support for Tribe, my church, purchasing some land in which to build a church in this new development. What can I do to help ask about the zoning being amenable to a church being planted in this future development?	Kelly Cornell Mecartney	Ccdakotah@aol.com	live answered
7	What is the projected average home price of the deed restricted properties?	Molly Breslin	breslin.molly@gmail.com	live answered
8	Will the 35% that is not deed restricted be luxury town homes for second home owners?	Alexander Muromcew	amuromcew@yahoo.com	live answered
9	You state that 56% of community workers are housed outside of the community - how many of these workers are seasonal versus full time residents of our community?	Molly Breslin	breslin.molly@gmail.com	live answered
10	What are the potential impacts on water and sewer infrastructure?	Stevie Duren	blissbodyworkjh@gmail.com	live answered
11	What type of deed restrictions make up the 65% deed restricted properties?	Hailey Levinson	hmortonlevinson@gmail.com	live answered
12				

13	Thank you again. Will there be a stakeholder process following the zoning application, and/or what will community input look like following the BCC's consideration? AKA - transparency	Ryan Nourai	Ryannourai@mac.com	live answered
14	One of the qualified catagories is essential, will this change or be modified in light of our current Covid realites?	Matt F	mattfagan19@gmail.com	live answered
15	In terms of development, how will construction contracts be awarded? Will they be awarded to local companies - locally owned and operated? And how much open space within the community is going to be planned and integrated?	Molly Breslin	breslin.molly@gmail.com	live answered
16	Will you be checking emails? I sent some questions.	moto g(6)	wozkins@hotmail.com	live answered
17	In the transportation planning, will an East-West connector road between the highway and South Park Loop be included as congestion relief for HS Road?	Kevin Olson	Kevin@tetonmediaworks.com	live answered
18	Would there be multiple entrances into the housing project? One off high school rd and one off South Park loop? Or just one entrance? Curious of possible location.	Kris Berge	Krisnberge@gmail.com	live answered

	What is the specific process for the rezone?			
	Is there a precedent for a rezone of this magnitude (74 acres)?			
	Is this something that can be accomplished within the current Comp Plan (there seem to be varying answers on this question)?			
	If passed, will there be a moratorium on any future development in Northern South Park?			
19		Stan Morgan	yucatanstan1@hotmail.com	live answered
	The first N&G headline about this proposal read: "Gill family proposes developing up to 488 homes on the Hereford Ranch." What has changed so that now the maximum lots that could be developed is 312?			
20		Brooke Sausser	brooke@jhalliance.org	live answered
	It seems to me this project will INCREASE the need for the bypass through Indian Trails.			
21		Brent Schaffer	schafferbg@gmail.com	live answered
22	I like the prproject. Good job!! How is this connected to the Tribal Trails project? Are you in favor of this conector as it applies to this proposal?	Brent Schaffer	schafferbg@gmail.com	live answered
23		Jules V	aspect@aspectcreative.com	live answered
24	Wonderful and exciting project, thank you!	Ryan Nourai	Ryannourai@mac.com	live answered

	Brian & Lissa Hunter We are 21 year residents in Jackson and homeowners in Rafter J. We lead Tribe, a locally established, non denominational church. As part of the “complete neighborhood” that is being proposed Our question is: What steps can Tribe take to be considered in the rezoning process of this land? Tribe currently rents space to gather Sunday mornings and if able to purchase land, we could then establish a permanent home as a local church that exists to serve this community. Tribe will be an asset to the neighborhood by serving as a resource to it’s residents, providing a central meeting space for homeowners and it’s association. To be a hub where families and individuals can meet and utilize the facilities that accompany a church building, ie. classrooms for groups like boy scouts, playground, large group meeting space etc. Thank you.			
25		Brian Hunter	brian@tribejh.com	live answered
	If the project is going to be phased in over 20 years how is it helping with an immediate need for housing in the next few years? Will the deed-restricted and Habitat housing be put in first, with the unrestricted coming later?			
26		Stevie Duren	blissbodyworkjh@gmail.com	live answered

	Under the original proposal, the suburban-zoned acreage owned by the Gill family just south of High School Road would have been included in the rezone to AR-TC. Are any plans in the works to develop that land now that it's not included? If so, what might those plans look like?			
27		Billy Arnold	barnold@jhnewsandguide.com	live answered
	What would the steps be taken in regards to reduce inmpact to wildlife? There is an elk herd that frequently moves through this area seasonally and there is a vast array of birds that use this area for habitat.			
28		Andrew Sherman	shermania81@hotmail.com	live answered
	Thanks to you all for your time tonight.			
29		jeff Daugherty	jdaugherty@tcsd.org	live answered

Appendix C



High School Road Housing Project Traffic Statement

Prepared by: Jorgensen Associates, Inc.
May 8, 2020

Contents

I. INTRODUCTION.....	2
II. PROJECT DESCRIPTION AND DEVELOPMENT SUMMARY.....	2
III. TRAFFIC DATA AND STUDY INFORMATION	4
Traffic Data	4
Jackson Urban Traffic Counts	4
Intersections Counts.....	4
Ongoing/Previous Studies	5
Existing Transportation System	6
High School Road.....	6
South Park Loop Road	7
Existing Sidewalks/Pathways.....	7
IV. TRIP GENERATION ESTIMATION.....	7
Trip Generation Assumptions.....	8
Trip Generation	9
V. ROAD SEGMENT TRAFFIC	9
Background Traffic Growth	9
Annual Average Traffic Counts	10
Generated Segment AADT.....	10
VI. DIRECTIONAL DISTRIBUTION ASSIGNMENTS	11
VII. TRAFFIC GROWTH SUMMARY AND NEXT STEPS.....	12

I. INTRODUCTION

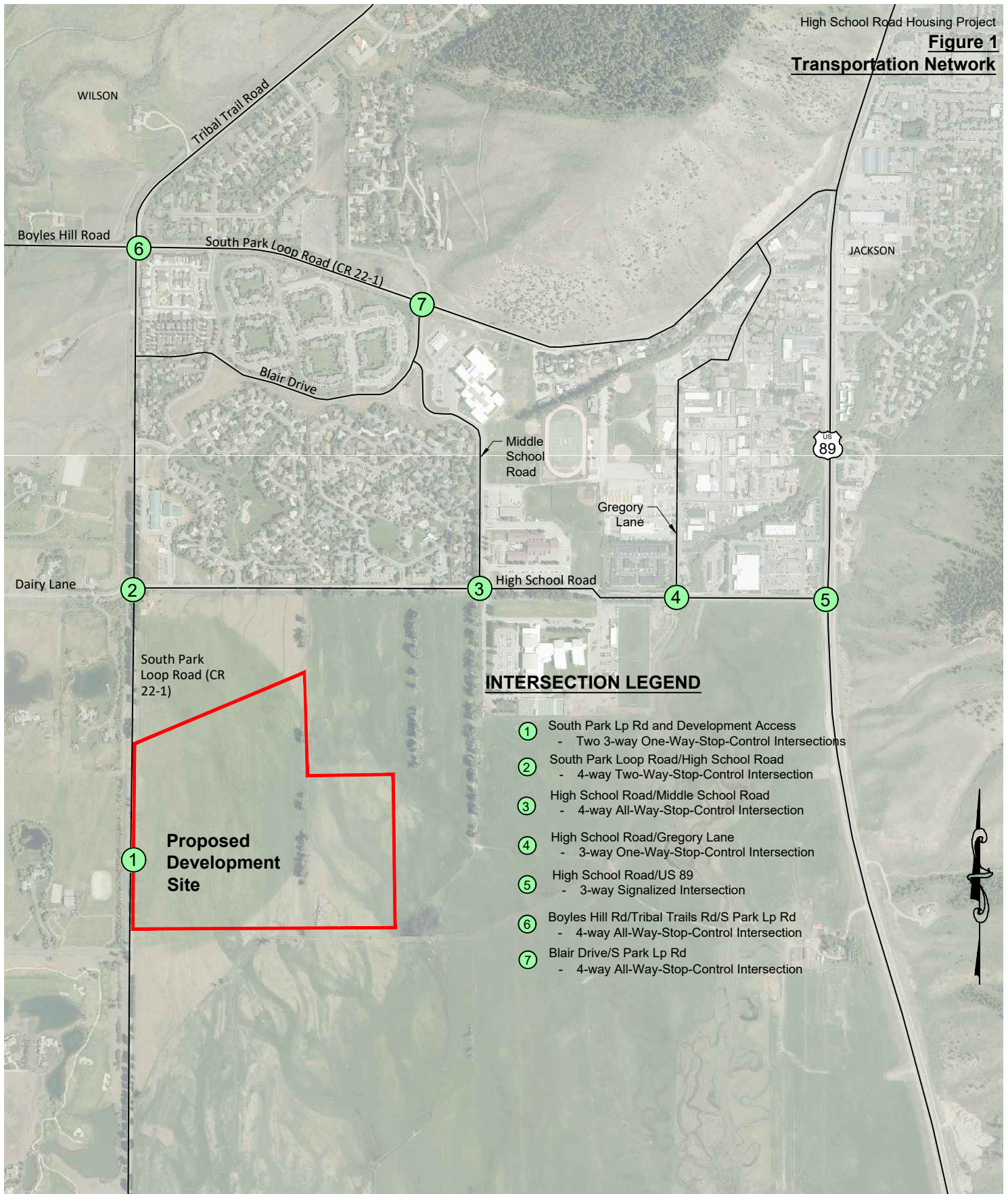
This Traffic Statement is a part of a Teton County rezone application submittal by JHHR Holdings I, LLC requesting a change in zoning from Rural-1 (R-1) to Auto-Urban Residential (AR-TC) a for 74-acre parcel in Teton County. The intent of the rezone is to develop the High School Road Housing (HSRH) residential subdivision to include approximately 312 single family residential units with an accessory residential unit (ARU) option. This traffic statement is an initial step in addressing the trips that will be generated by the proposal, what impacts those trips will have on the transportation network for all modes, and alternatives available to mitigate those impacts. Integration with other transportation initiatives being evaluated by Teton County and the Town of Jackson will be an important component as this statement evolves to a more detailed study. This includes the ongoing Tribal Trail Connector process as well as future considerations such as a potential east – west connector between South Park Loop Road and US 89 south of High School Road.

This traffic statement identifies the data sources that will be used and base assumptions so that the groundwork can be verified and the process for advancing the study can be established. The study will evolve throughout the zone change process, as more information is collected and as neighborhood meetings are conducted that focus on transportation, as well as into the development application process should the zone change be approved.

II. PROJECT DESCRIPTION AND DEVELOPMENT SUMMARY

The subject 74-acre property is currently undeveloped and is directly adjacent to South Park Loop Road approximately one-quarter of a mile south of the South Park Loop Road and High School Road intersection. The proposed development will include approximately 312 lots that each allow a single-family dwelling unit and up to two (2) Accessory Residential Units (ARUs). South Park Loop Road will provide the primary access to the development. Preliminary site planning identifies two potential access points along the South Park Loop Road. This statement provides an initial assessment of the developments traffic contributions to the transportation network. This statement identifies traffic studies and data sets that will be referenced and assumptions that will serve as a basis for the traffic impact study.

The transportation network serving the proposed HSRH project is shown on Figure 1, on the next page.



III. TRAFFIC DATA AND STUDY INFORMATION

Traffic Data

This statement and the ultimate traffic impact study will rely on traffic data provided from 2017 Jackson urban traffic counts, intersection counts provided by WYDOT and Teton County, data collected by Jorgensen, as well as other traffic studies previously prepared for the Town of Jackson and Teton County near the project area. The anticipated trips generated by the development is based on the Transportation Engineers (ITE) *Trip Generation Manual*.

The traffic scenarios include year 2021 existing pre-development conditions and a 20-year projection to year 2041 conditions without HSRH and 2041 conditions with HSRH. Data references include:

Jackson Urban Traffic Counts

Peak Season counts are collected by the WYDOT Planning Section during the summer season. Segment counts along South Park Loop Road and High School Road have been collected annually in 2002, 2006, 2011, 2014 and 2017. The most recent available Average Daily Traffic (ADT) counts were collected at the end of June, 2017.

Of the 2017 Average Daily Traffic (ADT) counts collected by WYDOT, seven (7) segment ADT counts were utilized to calculate the Annual Average Traffic (AADT) volumes on South Park Loop Road and High School Road. The segment ADT along South Park Loop Road south of 3 Creek Road is from 2018 data collected by Jorgensen and the ADT of the segment along South Park Road west of US 89 is from 2011 WYDOT Jackson Urban traffic counts.

Intersections Counts

WYDOT provided traffic counts for the signalized intersection of U.S. Hwy 89/High School Road for three different times:

- US Hwy 89/High School Road Signalized Intersection Dated July 17, 2013
- US Hwy 89/High School Road Signalized Intersection Dated September 29, 2015
- US Hwy 89/High School Road Signalized Intersection Dated February 6, 2018

Jorgensen completed traffic counts at the intersections of High School Road/South Park Road, High School Road/Middle School Road and High School Road/US 89 on May 23, 2017 and May 25, 2017. Traffic counts were collected at the intersection of High School Road/Gregory Lane on September 24, 2019 and September 26, 2019. Teton County conducted intersection counts along High School in February of 2020.

Ongoing/Previous Studies

Several traffic related studies have been performed in the South Park area and are being utilized for this project, these include:

Central Wyoming College Jackson Outreach Center Traffic Impact Study
December 2019
Jorgensen Associates, Inc.

The Central Wyoming College, Jackson Outreach Center (CWC) is proposing to construct a campus in Jackson, Wyoming south of High School Road. This traffic study was completed in conjunction with a zone change application submitted to Teton County requesting a rezone of the subject 2-acre property from Rural-1 to Public/Semi-Public use. Three roadway easements serve the development, of which two easements connecting to High School Road were analyzed as part of the study. The zone change was approved in January 2020.

The intersection traffic counts collected on High School Road/Gregory Lane were utilized for trip distribution within this study.

Teton County Travel Demand Model
Prepared for Teton County, Town of Jackson and WYDOT
July 9, 2019 and currently being updated for intersection analysis
Cambridge Systematics, Inc

In July of 2019, Cambridge Systematics, Inc. published the Teton County Travel Demand Model Technical Report summarizing the Teton County Travel Demand Model (TCTDM). The model is a tool that can aid in transportation improvements by estimating the existing travel and forecasting future year scenarios. The TCTDM estimates trip generation, mode choice, and trip assignments for residents, commuters, visitors, and trucks that travel to, from, through, and within the Teton County model area. Presently, the TCTDM predicts traffic volumes on identified key corridors to identify the traffic implications of new corridors such as the Tribal Trail Connector. It should be noted that the model shows a reduction in daily traffic on the east segment of High School Road with the implementation of the Tribal Trail Connector. Subsequently, Teton County purchased a new program from Cambridge Systematics to allow for microsimulation, a closer analysis of intersection functionality and behavior under different test circumstances.

The seasonal factor adjustments provided in this traffic study were used to convert the WYDOT Jackson urban traffic ADT data to winter and spring ADT and AADT. This study yielded an average of a 1% traffic growth factor, which was adopted to generate the 2021 and 2041 AADT. While the TCTDM microsimulation can be used to predict traffic distribution and volume adjustments resulting from the Tribal Trail connector. The model is now being updated to determine intersection capacities.

The Jackson Hole Classical Academy - Traffic Impact Study
2500 South Park Loop Road
March 13, 2019
Jorgensen Associates, P.C.

The Jackson Hole Classical Academy (JHCA) is constructing a campus adjacent to South Park Loop Road with expected buildout completion in 2021. The JHCA will include a K-12 school system, eight (8) onsite faculty housing units, as well as other school campus amenities such as a gymnasium, an auditorium, administrative offices, amphitheater, athletic fields, and a performance hall. The school is replacing the current school operations at the Community Bible Church of Jackson Hole Campus located at 1450 South Park Loop Road, Jackson, Wyoming.

Traffic counts during the AM, PM, and school peak hours were completed on the existing JHCA access point on High School Road on April 10, 2018. These traffic counts were utilized for the redistribution of trips for the school location on South Park Loop Road. The trip distribution from this study was used to determine the distribution of trips for the proposed development. The traffic counts collected at the intersections of High School Road with South Park Loop and Middle School Road were utilized for this report.

*The Jackson/Teton Integrated Transportation Plan
September 2015 and currently being updated
Charlier Associations, Inc.*

The Integrated Transportation Plan was developed based on the multimodal transportation vision set forth in the 2012 Update to the Town and County Comprehensive Plan, Chapter 3.

This study was utilized to estimate the number of trips generated by walking, biking and use of the transit system. The study establishes goals for increases to these modes. The study also identifies a list of Major Capital Projects that include a list of regional connections and local connectivity projects.

*Tribal Trail Connector Project
Ongoing
Teton County, Wyoming*

Teton County, Wyoming is in the preliminary stages of an environmental study, design, and potential construction of a segment of Tribal Trail Road. This project provides a multi-modal connection between the South Park area and WY 22.

Existing Transportation System

The subject property is located within Teton County and will comply with Teton County Land Development Regulations (LDR's). South Park Loop Road is a north-south connector; with the majority located in Teton County and with the northern portion between Boyles Hill Road and US 89 located in the Town of Jackson (Town). High School Road is an east-west connector, the portion from US 89 to Middle School Road is currently within the Town limits and the portion from Middle School Road to South Park Loop Road is in Teton County. Teton County is currently revising the Town/County boundary so that all of High School Road is in the Town. The Town currently maintains the entire length.

High School Road

High School Road is an east-west collector which connects South Park Loop Road to US 89. This two-way road is a mile in length and includes a 60-foot right-of-way along its entirety. As described earlier in this study, the western portion of High School Road is within Teton County while the eastern portion is within the Town of Jackson. At this time, the Town maintains the entire road. Jackson Hole High School is located midway between South Park Loop Road and US 89 along the south side of the road.

West of Middle School Road, High School Road is classified as a Major Collector, and east of Middle School Road it is classified as a Minor Arterial. It has a posted speed limit of 25 mph, aside for the 20 mph school speed limit zone. Refer to Figure 2. School Speed Limit Zones.



Figure 2. School Speed Limit Zones

The east section from Highway 89 to the Flat Creek Bridge has 13-foot lanes and 7.5-foot shoulders. The middle section from the Flat Creek Bridge to Middle School Road has 12-foot lanes and 6-foot shoulders. The west section from Middle School Road to South Park Loop Road and has 13-foot lanes with 8-foot shoulders.

South Park Loop Road

South Park Loop Road is classified as a Major Collector. The existing right-of-way width of South Park Loop Road adjacent to the proposed property is 85-feet. The roadway section of South Park Loop Road adjacent to HSRH consists of two 11-foot lanes and 0 to 2-foot shoulders. The roadway is characterized by a narrow corridor and cottonwoods lining the road limiting site distances and site triangles for roadway approaches. The “rural country lane” aesthetics is part of the existing roadway. The posted speed limit is 40 miles per hour (mph). A speed study was not conducted as part of this analysis.

Existing Sidewalks/Pathways

A vast network of sidewalks and pathways are available for use within the study area. South Park Loop Road includes a multi-use pathway on the west side of the road. High School Road has pathways along its entirety, including detached pathways to the east of Middle School Road and an attached mixed shoulder to the west of Middle School Road. The pathways include multiple connections to various other pathways within the vicinity. High School Road is heavily used by pedestrians and bicyclists to access the High School, various school campus facilities, and Cottonwood Park.

Overall, the site is located within a vast network for pedestrian and bicycle facilities allowing connection to various residential areas to the north and west and institutional and commercial areas to the northeast.

IV. TRIP GENERATION ESTIMATION

Anticipated trip generation was determined by utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 9th Edition. Land Use 210, Single-Family Detached Housing, was utilized to calculate trip generation for the single-family units and Land Use 220, Apartment, was utilized to formulate trip generation for the ARUs. As a residential neighborhood consisting of working Teton County families, the peak hour of trip generation of HSRH will typically coincide with the peak hour of the adjacent street traffic.

Trip assignments (where trips will be departing to and returning from) will be based on traffic count observations of existing traffic trends. The study will assume that existing traffic trends as observed from the intersection traffic counts will continue as the development becomes fully occupied.

Trip Generation Assumptions

Jorgensen's assumptions for 2021 and 2041 trip generation include:

1. Estimated the number of occupancies for 2021 is zero (0) dwelling units, as this will be the year that the subdivision will be completed and lots will be available for individual purchase. It is estimated that individual lot development will start in the summer of 2022.
2. The build out year of 2041 assumes that the development will be fully occupied with approximately 312 single-family residential units. This study assumes that 10% of the single-family lots will build two (2) ARUs totaling 62 ARUs, this is also equivalent to 20% of the single-family lots building one (1) ARU. ARUs have long been permitted in the Auto-Urban Residential zoning, where as the number of ARUs built has been low. This assumption is based on knowledge that between 2009 and 2019 Teton County had an average of 194 Residential Building Permits a year with an average of 18 ARUs per year, which would account for about 9% of allowed residential lots that choose to build an ARU.
3. The 2041 build out assumes that alternative transportation will include 9% bicyclists, 11% walkers and 3% transit via the START Bus (Source: *Jackson/Teton Integrated Transportation Plan*). With a pathway network and START Bus stop available on South Park Loop Road and High School Road, these modes of transportation are anticipated by the residents of the development. Refer to Table 1. Key Indicators Under the Baseline and Plan Scenario, for the referenced data. These values are expected to occur if recent trends in Jackson continue into the future combined with no change in current travel behavior.

Table 1. Key Indicators Under the Baseline and Plan Scenario

Indicator		Base Year	Baseline Scenario		Plan Scenario	
		2013	2024	2035	2024	2035
Mode Share (of total annual trips)	SOV (single occupant vehicle)	54%	54%	54%	51%	48%
	MOA (multiple occupant auto)	29%	29%	29%	29%	29%
	Walk	9%	9%	9%	10%	11%
	Bicycle	7%	7%	7%	8%	9%
	Transit	1%	1%	1%	2%	3%
Annual vehicle miles traveled (VMT)		480 million	550 million	610 million	525 million	560 million
% Growth in VMT from 2013		-	14%	28%	9%	17%
Annual transit ridership		0.9 million	1.1 million	1.2 million	1.8 million	3.6 million

Trip Generation

Refer to Table 2. Formulated Trip Generation for the estimated daily trips generated by the development. The combination of 312 single-family units and 62 ARUs will generate 2,542 vehicle trips per day.

Table 2. Formulated Trip Generation

Number Dwelling Units	
Number Single Family Units	312
Number ARUs (10%)	62
Total Residential Units	374

Trip Type (weekday)	Percentage	Average Rate	Trips	% Enter	% Exit	Trips Enter	Trips Exit
Trips Generated by Single Family Units	83%	9.25	2,886	50%	50%	1,443	1,443
Trips Generated by ARUs	17%	6.65	414	50%	50%	207	207
Total Trips Generated by Units	100%	8.82	3,300	50%	50%	1,650	1,650
Walk	-11%	-0.97	-364	50%	50%	-182	-182
Bike	-9%	-0.79	-298	50%	50%	-149	-149
Transit	-3%	-0.26	-100	50%	50%	-50	-50
Total Vehicle Trips Generated	77%	6.79	2,542	50%	50%	1,271	1,271

V. ROAD SEGMENT TRAFFIC

Background Traffic Growth

Background traffic consists of existing traffic volumes within the transportation network. To forecast 2021 and 2041 traffic data from the 2017 data, a 1.0% growth factor is used for this study. The Cambridge Systems, Inc *Teton County Travel Demand Model* evaluated the traffic growth patterns in Teton County, and indicated that there is on average a 1.0% growth factor. The Jorgensen Classical Academy traffic study evaluated historic traffic on South Park Loop Road and also utilized a 1.0% growth factor.

Traffic growth for US Highway 89 is not expected to follow the estimated 1.0% growth pattern the AADT and will be based upon WYDOT permanent traffic counters on the US 89 corridor.

Annual Average Daily Traffic Counts

The WYDOT Jackson Urban Traffic Counts collected in July 2017 occur during the summer season and are converted to average annual daily traffic (AADT) to account for seasonal traffic volume variations during the shoulder months and winter months. The Cambridge Systems, Inc *Teton County Travel Demand Model* modeled the seasonal factor adjustments for different districts in Teton County to convert the collected summer ADT data to winter and spring ADT and AADT. Refer to Table 3. Seasonal Factors, for the utilized seasonal factors.

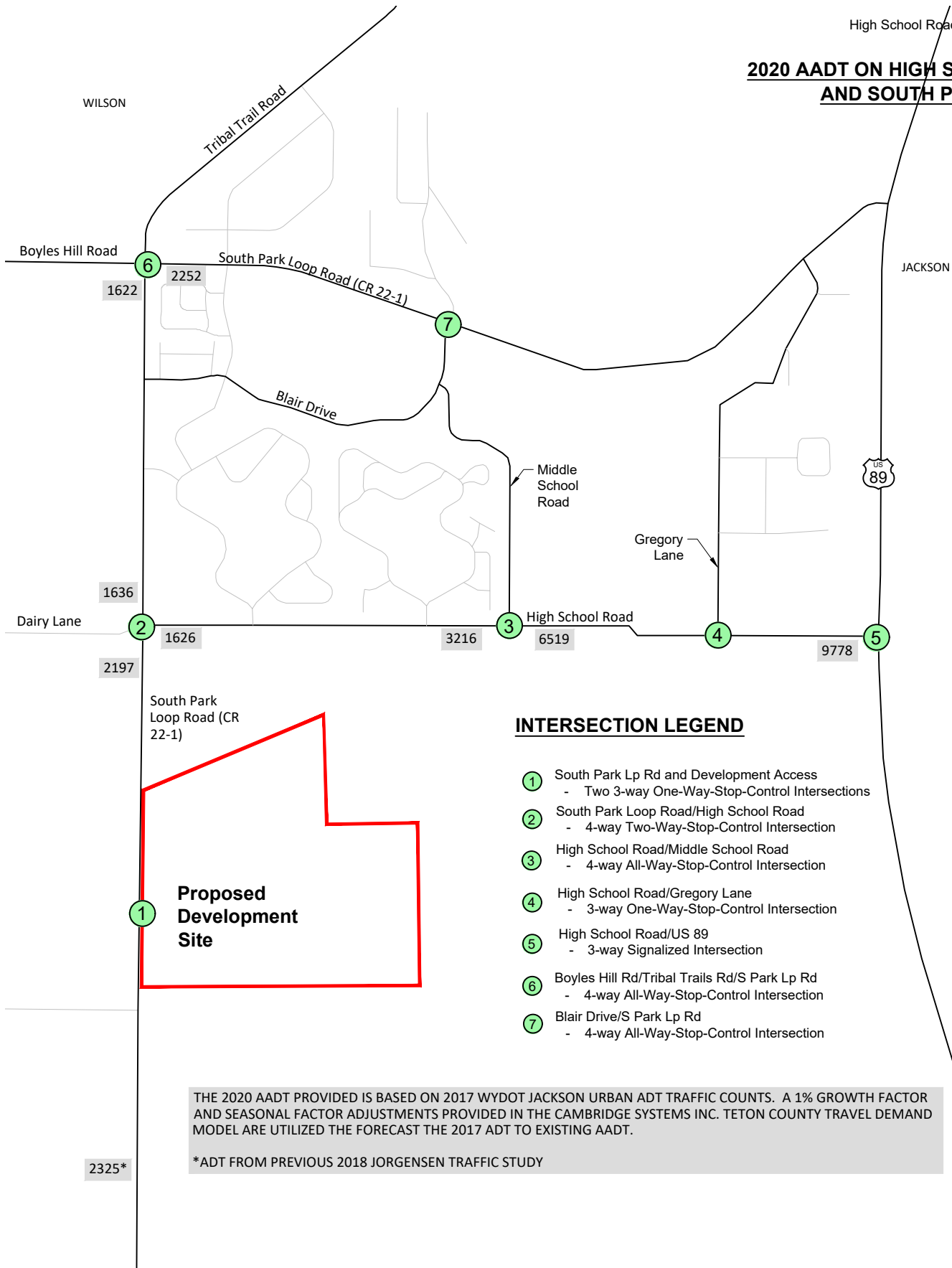
Table 3. Seasonal Factors

Season		Summer	Winter	Shoulder	Annual
Months Included		Mid-May to Oct 1	Mid-Nov to Mid-April	Mid-April to Mid-May and Oct 1 to mid-Nov	All
Number of Months		4.5	5	2.5	12
District ID and Seasonal Factor	11	1	0.94	0.82	0.94
	15	1	0.91	0.81	0.92
	17	1	1.38	1.6	1.28

Generated Segment AADT

Combining the 1.0% traffic growth and formulated AADT, road segment AADT was generated to determine the existing AADT and will be forecasted to 2021 and 2041 along sections of High School Road and South Park Loop Road. Refer to Figure 3 for the calculated 2020 AADT on High School Road and South Park Loop Road.

**2020 AADT ON HIGH SCHOOL RD
AND SOUTH PARK LP RD**



INTERSECTION LEGEND

- ① South Park Lp Rd and Development Access
 - Two 3-way One-Way-Stop-Control Intersections
- ② South Park Loop Road/High School Road
 - 4-way Two-Way-Stop-Control Intersection
- ③ High School Road/Middle School Road
 - 4-way All-Way-Stop-Control Intersection
- ④ High School Road/Gregory Lane
 - 3-way One-Way-Stop-Control Intersection
- ⑤ High School Road/US 89
 - 3-way Signalized Intersection
- ⑥ Boyles Hill Rd/Tribal Trails Rd/S Park Lp Rd
 - 4-way All-Way-Stop-Control Intersection
- ⑦ Blair Drive/S Park Lp Rd
 - 4-way All-Way-Stop-Control Intersection

THE 2020 AADT PROVIDED IS BASED ON 2017 WYDOT JACKSON URBAN ADT TRAFFIC COUNTS. A 1% GROWTH FACTOR AND SEASONAL FACTOR ADJUSTMENTS PROVIDED IN THE CAMBRIDGE SYSTEMS INC. TETON COUNTY TRAVEL DEMAND MODEL ARE UTILIZED THE FORECAST THE 2017 ADT TO EXISTING AADT.

*ADT FROM PREVIOUS 2018 JORGENSEN TRAFFIC STUDY



JORGENSEN

JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: HRR

MAP PREPARED: 5/8/2020

PROJECT NUMBER: 20030

VI. DIRECTIONAL DISTRIBUTION ASSIGNMENTS

To project how the development will impact the surround transportation network, it will be assumed that trips generated from the development would follow existing traffic patterns. The ingress and egress traffic movements generated by the development are proposed to take place at two access points along South Park Loop Road. The ingress and egress directional distribution from the development will be calculated based on the existing regional distribution derived from intersection counts collected from previous studies at nearby intersections.

VII. TRAFFIC GROWTH SUMMARY AND NEXT STEPS

The AADT generated and distributed among the adjacent road networks (South Park Loop Road and High School Road) is based upon the directional distribution of the traffic identified in this statement. The increase in traffic attributable to the HSRH project will be identified as a percentage of daily traffic for each segment and those impacts will be assessed. The additional trips added to transit (START Bus) and the bicycling and pedestrian network will also be identified along with improvements to these systems/facilities to encourage and accommodate use of these modes. The Preliminary Site Diagram included with this zone change application shows conceptually how a street layout could occur that facilitates connections to South Park Loop Road and adjacent properties including a potential east – west connector. This statement is being coordinated with Teton County, the Town of Jackson, and WYDOT to incorporate in regional transportation initiatives of the Integrated Transportation Plan. This includes Tribal Trail Connector, the East-West Connector, and multi-modal shifts (pathways, transit, ride sharing, etc.).

Should the zone change be approved and a development plan carried forward, the study will evolve to a more detailed analysis based on the specific level of development that may be proposed to determine the operational impacts of the network and opportunities for mitigation.

**INFRASTRUCTURE DEVELOPMENT NARRATIVE
ZONE CHANGE APPLICATION
JHHR HOLDINGS I LLC, SOUTH PARK 74 ACRE PARCEL**

Prepared by Jorgensen Associates, Inc.

Project No. 20030.10 8 May 2020

The following description is for general consideration of infrastructure serving proposed housing on 74 acres of land under the ownership of JHHR Holdings I LLC. The project proposes to develop a 74 acre site with 0.17+ acre lots.

ROADS AND PATHWAYS

Roads within the development will be 20 ft. wide and provide access to each lot of the development. Similar to Cottonwood Park, sidewalks are not planned but may be added in areas expected to have higher levels of pedestrian traffic. Internal pathways will be provided to allow for connectivity. Dead ends for pedestrian and bicycle traffic will be limited by providing connectivity at cul-de-sacs and turnarounds.

Multiple entries in to and out of the site will be provided for circulation and allow for redundancy. Connections to future development will be considered. There is a possible connection to the north onto High School Road that aligns with Rangeview Drive and to the east that may connect to an easement in place south of the High School as part of a potential east-west connector between South Park Loop Road and US 89. A Traffic Statement is included as part of this zone change application that further discusses traffic and transportation.

WATER

The location of the development is in Zone 3 of the Town water system that includes direct pumping from the three wells located on Ely Springs Road, each capable of 1200 gpm, serving this part of Town. Water would be delivered to the development area via 12" ductile iron waterlines in South Park Loop Road. Two connections would allow for looping. If future development is considered for the suburban zone property to the north, a connection to the High School Road waterline would accomplish the desired looping and likely provide better hydraulics.

A network of mostly 8" pipe will be used within the development to supply domestic water for home use, lawn and landscape watering, and to supply fire suppression water to the development. Services will be installed to each lot and isolation valves and fire hydrants will be installed at appropriate intervals throughout the development.

Zone 3 of the Town water system is the only zone without an associated elevated water storage tank. Water is delivered directly to the pipelines at the rate at which water is being used in the system and peak flows are difficult to match. With one well out of service the peak hour flows in Zone 3 are very close to the output of the other two wells. The Town has tried to obtain a suitable site for an elevated water



storage tank and is currently in discussions with U.S. Forest Service land managers on siting one in Leeks Canyon.

WASTEWATER

Wastewater collection internal to the development is planned as a gravity collection system. Each lot will have a connection point to a gravity collection main. The initial plan is to collect wastewater at a central lift station that will pump the wastewater up to the Town's gravity collection mains in High School Road. Wastewater from this development can be connected to the pressure line in South Park Loop Road, a manhole in High School Road across from Rangeview Drive, or a manhole in High School Road across from Middle School Road. The Town is currently reviewing the fees and capacities for their wastewater system. In 2016 the treatment plant had an estimated 1.4 MGD excess capacity.

CABLE UTILITIES AND NATURAL GAS

Cable utilities and natural gas service will be provided to each lot of the development. Lower Valley Energy will provide electric power and natural gas service. At least one, if not all, of the three communications companies, Century Link, Spectrum, and Silver Star, will provide communication services to the development.

STORMWATER

Roadside ditches and small infiltration areas will be used to limit the length of stormwater routing which helps to limit the concentration of stormwater. Drainage design will follow natural drainage patterns and meet Town of Jackson and Teton County stormwater regulations. Snow storage will be considered in the layout of roads, paths, utilities, and any community landscaping.