

Town of West Yellowstone

Tuesday, August 17, 2021

West Yellowstone Town Hall, 440 Yellowstone Avenue

The Town Council work session/meeting will be conducted in person and virtually using ZOOM, connect at zoom.us or through the Zoom Cloud Meetings mobile app.

Meeting ID: 893 834 1297.

TOWN COUNCIL MEETING

7:00 PM

Comment Period

- Public Comment
- Council Comments

Treasurer's and Securities Report

Purchase Orders

Claims ∞

Business License Applications: **The Falafel Spot** ∞

Consent Agenda: Minutes of August 3, 2021 Town Council Meeting ∞

Town Manager & Staff Reports

Advisory Board Reports

Public Hearing: Annexation of 80 Acres of Real Property to the Town of West Yellowstone

Public Hearing: FY 2022 Municipal Budget and Mill Levy

NEW BUSINESS

Resolution No. 757, Resolution of Annexation of 80 Acres of Real Property	Discussion/Action ∞
Adoption of 80 Acres Expansion Planning Report by ThinkTank Design Group	Discussion/Action ∞
Wagon Wheel Hotel, Revised Site Plan	Discussion/Action ∞
Union Pacific Dining Lodge, Mammoth Room Structural Improvements	Discussion/Action
Yellowstone Airport, wastewater capacity	Discussion
Wastewater Treatment Plant Design, Capacity Review	Discussion/Action
Resolution No. 758, Set Mill Levy for FY 2022	Discussion/Action ∞
Resolution No. 759, Adopt Municipal Budget for FY 2022	Discussion/Action ∞
Correspondence/Meeting Reminders/FYI	
Executive Session, Closed to the Public – Litigation Strategy	

If viewing the agenda electronically, click the "∞" symbol to link to the associated documentation in the Town Council Packet.



Policy No. 16 (Abbreviated)
Policy on Public Hearings and Conduct at Public Meetings

Public Hearing/Public Meeting

A public hearing is a formal opportunity for citizens to give their views to the Town Council for consideration in its decision making process on a specific issue. At a minimum, a public hearing shall provide for submission of both oral and written testimony for and against the action or matter at issue.

Oral Communication

It is the Council's goal that citizens resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that citizens may from time to time believe it is necessary to speak to Town Council on matters of concern. Accordingly, Town Council expects any citizen to speak in a civil manner, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the presiding officer.
- Public comments related to non-agenda items will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing. Public comments specifically related to an agenda item will be heard immediately prior to the Council taking up the item for deliberation.
- Speakers must state their name for the record.
- Any citizen requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the presiding officer.
- If a representative is elected to speak for a group, the presiding officer may approve an increased time allotment.
- If a response from the Council or Board is requested by the speaker and cannot be made verbally at the Council or Board meeting, the speaker's concerns should be addressed in writing within two weeks.
- Personal attacks made publicly toward any citizen, council member, or town employees are not allowed. Citizens are encouraged to bring their complaints regarding employee performance through the supervisory chain of command.

Any member of the public interrupting Town Council proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Town Council, shall be deemed to have disrupted a public meeting and, at the direction of the presiding officer, shall be removed from the meeting room by Police Department personnel or other agent designated by Town Council or Operations Manager.

General Town Council Meeting Information

- Regular Town Council meetings are held at 7:00 PM on the first and third Tuesdays of each month at the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.
- Presently, informal Town Council work sessions are held on Tuesdays and occasionally on other mornings and evenings. Work sessions also take place at the Town Hall located at 440 Yellowstone Avenue.
- The schedule for Town Council meetings and work sessions is detailed on an agenda. The agenda is a list of business items to be considered at a meeting. Copies of agendas are available at the entrance to the meeting room.
- Agendas are published at least 48 hours prior to Town Council meetings and work sessions. Agendas are posted at the Town Offices and at the Post Office. In addition, agendas and packets are available online at the Town's website: www.townofwestyellowstone.com. Questions about the agenda may be directed to the Town Clerk at 646-7795.
- Official minutes of Town Council meetings are prepared and kept by the Town Clerk and are reviewed and approved by the Town Council. Copies of approved minutes are available at the Town Clerk's office or on the Town's website: www.townofwestyellowstone.com.

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TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 8/21

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For doc #s from to 999999
* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
48201	95 Energy West-Montana	914.48					
	07/27/21 nat gas 210361788 updl	301.77		UPDH	1000 411252	344	101000
	07/27/21 nat gas 210360293 Police	28.54		POLBLD	1000 411258	344	101000
	07/27/21 nat gas 210361746 Pub Services	23.71		STREET	1000 430200	344	101000
	07/27/21 nat gas 210361811 old firehall	23.71		PARK	1000 460430	344	101000
	07/27/21 nat gas 210363966 old bld ins	22.09		STREET	1000 430200	344	101000
	07/27/21 nat gas 210360540 library	23.71		LIBBLD	1000 411259	344	101000
	07/27/21 nat gas 210364599 Povah	269.54		POVAH	1000 411255	344	101000
	07/27/21 nat gas 210361697 Iris Lift St	38.14		PUBSVC	1000 430200	344	101000
	07/27/21 nat gas 210365425 Twn Hall	154.73		TWNHAL	1000 411250	344	101000
	07/27/21 nat gas 210361655 Mad Add Sewe	28.54		SEWER	5310 430600	344	101000
48202	2853 Two Seasons Recycling	850.00					
	2021782 07/31/21 monthly recycling 7/21	850.00		PARKS	1000 460430	534	101000
48203	266 Utilities Underground Location	29.83					
	1075363 07/31/21 excavation notifications	29.83		SEWER	5310 430600	340	101000
48204	2421 NAPA Auto Parts	264.97					
	07/31/21 Napa Supplies-Repair & mainten	264.97		STREET	1000 430200	361	101000
48205	2813 Century Link	75.00					
	07/28/21 DSL Pub Serv Office 646-7949	75.00		ROAD	1000 430200	345	101000
48206	2558 Hebgen Basin Fire District	55,040.00					
	08/01/21 August 2021	47,580.00		FIRE	1000 420400	357	101000
	08/01/21 employee grant August 2021	7,460.00		FIRE	1000 420471	140	101000
48208	2575 WY Tourism Business Improvement	59,358.74					
	07/31/21 Collections in July 2021	59,358.74		TBID	7202 411800	540	101000
48209	2789 WEX Bank	3,527.18					
	08/01/21 06 Dodge Durango 6-1374	148.74		PUBSER	1000 430200	231	101000
	08/01/21 17 Dodge Ram #2	222.69		POLICE	1000 420100	231	101000
	08/01/21 10 Ford Expedition 6-000046	77.23		SOCSEK	1000 450135	231	101000
	08/01/21 91 Ford 6-582	529.18		STREET	1000 430200	231	101000
	08/01/21 15 Sweeper	502.76		STREET	1000 430200	231	101000
	08/01/21 08 GMC Pickup 6-1484	148.43		STREET	1000 430200	231	101000
	08/01/21 08 904B MiniLoader	53.31		SEWER	1000 430200	231	101000
	08/01/21 08 Ford Escape (multi-use)	97.08		DISPAT	1000 420160	370	101000
	08/01/21 15 Ford F-250	255.77		STREET	1000 430200	231	101000
	08/01/21 18 2018 Dodge Ram-PW	420.64		STREET	1000 430200	231	101000
	08/01/21 18 Dodge Ram-Police	405.88		POLICE	1000 420100	231	101000
	08/01/21 19 Dodge Durango	180.28		POLICE	1000 420100	231	101000

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	08/01/21	19 Dodge 5500		142.48		STREET	1000 430200	231	101000
	08/01/21	20 Dodge Ram (silver)		342.71		POLICE	1000 420100	231	101000
48210		2845 Kastling, Kauffman & Mersen, PC		2,501.02					
	08/10/21	legal services 7/1-31/21		1,212.50		LEGAL	1000 411100	352	101000
	08/10/21	legal services 6/1/30/21		1,287.50		LEGAL	1000 411100	352	101000
	08/10/21	postage/copies		1.02		LEGAL	1000 411100	870	101000
48214		2952 DIS Technologies		1,761.01					
	7949 08/05/21	Monthly Managed IT		737.26		IT	1000 410580	355	101000
	8054 08/04/21	Trend Micro Security lic lyr		79.95		IT	1000 410580	355	101000
	7983 07/29/21	SonicWALL 3yr		943.80		IT	1000 410580	355	101000
48215		151 Gallatin County WY TS/Compost		1,540.65					
	07/31/21	Household waste		1,540.65		PARKS	1000 460430	534	101000
48216	E	2964 CITI CARDS		5,897.38					
	07/06/21	Food Roundup		137.78		LEGIS	1000 410100	220	101000
	07/06/21	Amazon-SocSer Rubberbands		9.68		SOCSEK	1000 450135	220	101000
	07/07/21	Amzn-Deodorant		15.75		HELP	7010 450135	220	101000
	07/07/21	Amzn-Laundry detergent 701045		10.75		HELP	7010 450135	220	101000
	07/07/21	Amzn-pastel copy paper/Covers		40.44		SOCSEK	1000 450135	220	101000
	07/08/21	Apple-IPAD		1,099.00		ADMIN	1000 410210	212	101000
	07/09/21	Squealers-Party time-Sum Rec		468.00		SUMREC	1000 460449	871	101000
	07/09/21	Frostop - Sum Rec		161.78		SUMREC	1000 460449	220	101000
	07/10/21	Amzn-books		14.94		LIBRY	2220 460100	215	101000
	07/10/21	Amzn-books		44.47		LIBRY	2220 460100	215	101000
	07/12/21	Amzn-books		90.94		LIBRY	2220 460100	215	101000
	07/14/21	Slippery Otter		163.59		ADMIN	1000 410210	220	101000
	07/15/21	Apple-IPad keyboard		349.00		ADMIN	1000 410210	212	101000
	07/16/21	ID Falls Zoo- Sum Rec		271.00		SUMREC	1000 460449	871	101000
	07/20/21	Market Place		95.46		LEGIS	1000 410100	220	101000
	07/22/21	J&V RestraurantConvectionoven		2,000.00		UPDL	1000 411252	949	101000
	07/22/21	Amzn-IPad Case		33.99		ADMIN	1000 410210	220	101000
	07/23/21	Rexburg Rapids - Sum Rec		351.00		SUMREC	1000 460449	871	101000
	07/26/21	Amzn -Books		19.99		LIBRY	2220 460100	215	101000
	07/26/21	Salt Lake Express-Help Voucher		42.50		HELP	7010 450135	370	101000
	07/27/21	US Postage		7.00		FINADM	1000 410510	311	101000
	07/27/21	Wild West Pizza		99.76		LEGIS	1000 410100	220	101000
	07/27/21	Market place		17.36		LEGIS	1000 410100	220	101000
	07/27/21	Grandpa's Taxi - Help Voucher		16.50		HELP	7010 450135	370	101000
	07/27/21	Amzn-sponge Mop & mophead		35.87		LIBRY	2220 460100	220	101000
	07/27/21	Amzn - SumRec supplies-Paint		159.95		SUMREC	1000 460449	220	101000
	07/29/21	Amzn - SumRec supplies		165.41		SUMREC	1000 460449	220	101000
	07/30/21	Food Roundup		37.50		SUMREC	1000 460449	220	101000

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	08/03/21	Market Place		102.97		LEGIS	1000 410100	220	101000
	07/25/21	Apple.com Credit		-165.00		ADMIN	1000 410210	212	101000
48217		2546 Century Link QCC		28.05					
	235213406	07/24/21 long dist chg 406-646-7600		28.05		DISPAT	2850 420750	345	101000
48220		2822 ClearBlu Business Services		4,695.00					
	1252 08/04/21	Town Hall		1,000.00		TWNHLL	1000 411250	357	101000
	1252 08/04/21	Library		400.00		LIBES	1000 411259	357	101000
	1252 08/04/21	Trailhead Bldng.		260.00		TRLHED	1000 411256	350	101000
	1252 08/04/21	Povah		450.00		POVAH	1000 411255	350	101000
	1252 08/04/21	Chamber Bldng.		1,100.00		CHAMB	1000 411257	357	101000
	1252 08/04/21	Park Bathrooms		500.00		PARKS	1000 411253	357	101000
	1242 08/03/21	Hydro Jet Storm Drain lineHI		635.00		STRMDR	1000 430235	357	101000
	1243 08/03/21	Hydro Jet Drain Line ParkBthrm		350.00		SEWER	5310 430600	357	101000
48221		2952 DIS Technologies		690.00					
	7994 08/05/21	Monthly managed IT services911		690.00		911	1000 420160	398	101000
48222		2852 Blackfoot Communications		2,045.50					
	07/15/21	646-5106, fax soc svc		40.53		SOCSRV	1000 450135	345	101000
	07/15/21	646-5119, police station Dispa		40.53		DISPCH	2850 420750	345	101000
	07/15/21	646-5141, sewer plant alarm		40.53		SEWER	5310 430600	345	101000
	07/15/21	646-5185, town hall alarm		40.53		TWNHAL	1000 411250	345	101000
	07/15/21	646-7311, social services		20.16		SOCSRV	1000 450135	345	101000
	07/15/21	646-7481, povah elevator		58.16		POVAH	1000 411255	345	101000
	07/15/21	646-7511, town hall fax		40.53		TWNHAL	1000 411250	345	101000
	07/15/21	646-7609, public works		90.71		PUBSVC	1000 430200	345	101000
	07/15/21	646-7650, police station fax		40.53		DISPCH	2850 420750	345	101000
	07/15/21	646-7715, povah center		24.63		POVAH	1000 411255	345	101000
	07/15/21	646-7795, town hall		248.59		TWNHAL	1000 411250	345	101000
	07/15/21	646-7845, court clerk		98.94		COURT	1000 410360	345	101000
	07/15/21	646-9017, library		43.63		LIBRAR	2220 460100	345	101000
	07/15/21	646-9027, sewer plant alarm		40.53		SEWER	5310 430600	345	101000
	07/15/21	ethernet, library		300.00		LIBRAR	2220 460100	345	101000
	07/15/21	ethernet, povah center		187.26		POVAH	1000 411255	345	101000
	07/15/21	ethernet, police station		350.00		POLICE	1000 411258	345	101000
	07/15/21	ethernet, town hall		272.00		TWNHAL	1000 411250	345	101000
	07/15/21	602-4909, town hall judge		15.11		COURT	1000 410360	345	101000
	07/15/21	602-4894 Town hall Court Clerk		1.10		COURT	1000 410360	345	101000
	07/15/21	602-4897 town hall		1.10		TWNHAL	1000 411250	345	101000
	07/15/21	602-4898 town hall		1.10		TWNHAL	1000 411250	345	101000
	07/15/21	602-4900 town hall		5.25		TWNHAL	1000 411250	345	101000
	07/15/21	602-4901 town hall		5.25		TWNHAL	1000 411250	345	101000
	07/15/21	602-4902 town hall		1.10		TWNHAL	1000 411250	345	101000

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	07/15/21	602-4903	town hall	1.10		TWNHAL	1000 411250	345	101000
	07/15/21	602-4904	town hall	1.10		TWNHAL	1000 411250	345	101000
	07/15/21	602-4905	town hall	1.10		TWNHAL	1000 411250	345	101000
	07/15/21	602-4906	Library Main desk	1.10		LIBRY	2220 460100	345	101000
	07/15/21	602-4907	Library Director	1.10		LIBRY	2220 460100	345	101000
	07/15/21	602-4908	Povah Ctr	11.10		POVAH	1000 411255	345	101000
	07/15/21	602-4949	Town Hall	11.10		TWNHAL	1000 411250	345	101000
	07/15/21	6024044	Soc Ser Pantry	10.00		SOCSER	1000 450135	345	101000
48223		3299	Falcon Electric, Inc.	19,759.68					
	31234	06/25/21	FalconUPS 6kvatower/Batteries	19,759.68		911	2850 420750	948	101000
48224	E	2673	First Bankcard	1,795.86					
	135678719	07/02/21	Uline - 3'Sign Post anchorb	623.73		STREET	1000 430200	229	101000
	07/11/21		Amazon-Rotor adjustment tools	27.58		PARKS	1000 460430	220	101000
	07/14/21		BSN Sports LLC-VB Net	286.64		PARKS	1000 460430	365	101000
	07/16/21		SeeMeFlags-CrossWalk flags	857.91		STREET	1000 430200	243	101000
48225	E	2673	First Bankcard	308.80					
	558169	07/18/21	ID Cards	195.00		POLICE	1000 420100	321	101000
	86481	07/12/21	45 Wincheser outdoorsman	113.80		POLICE	1000 420100	220	101000
48259		2740	Fly Fisherman	27.00					
	08/01/21		Yearly Subscription	27.00		LIBRY	2220 460100	215	101000
48260		2727	Fly Tyer	19.95					
	08/01/21		Yearly Subscription	19.95		LIBRY	2220 460100	215	101000
48261		135	Food Roundup	177.67					
	07/31/21		Sum Rec Supplies	177.67		SUMREC	1000 460449	220	101000
48262		2	Forsgren Associates P.A.	99,105.38					
	121275	07/25/21	Wastewater Treatment Plant	99,105.38		SEWER	5320 430640	951	101001
48263		2	Forsgren Associates P.A.	6,538.50					
	121272	07/25/21	Operation Support	2,377.00		WATER	5210 430500	354	101000
	121272	07/25/21	Operation Support	2,377.00		SEWER	5310 430600	354	101000
	121272	07/25/21	Sewer ConnectionCapacityReview	350.00		SEWER	5310 430600	354	101000
	121272	07/25/21	Casting Pond	160.50		HISTPR	4000 460460	930	101000
	121272	07/25/21	Moonrise reviews	350.00		PLANNG	1000 411000	354	101000
	121272	07/25/21	Misc Engineering support	924.00		PLANNG	1000 411000	354	101000

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48264		674 Karst Stage		6,570.00					
	1990-1998	07/14/21 9 weeks bus Service for Sum		6,570.00		SUMREC	1000 460449	319	101000
48265		999999 GABRIELA ZARATE		350.00					
	08/07/21	Refund Cleaning Deposit		350.00		POVAH	2210 214001		101000
48266		999999 MAURICIO TORRADO		50.00					
	08/06/21	ExoneratedBond-Torrado		50.00		COURT	7469 212401		101000
48267		1934 Brenda Martin		47.60					
	12/31/19	PettyCash-Envelope		0.50		POLICE	1000 420100	311	101000
	08/02/21	PettyCash-Postage		47.10		POLICE	1000 420100	311	101000
48268		999999 ROBERT R. PEREZ, JR.		675.00					
	08/05/21	Refund Sum Rec-child nolonger		675.00		SUMREC	1000 346051		101000
48269		1517 CDW Government, Inc.		385.20					
	H570120	08/11/21 HP Pro 3000 scanner		385.20		COURT	1000 410360	212	101000
48270		1146 Madison Valley Bank		2,355.77					
	08/02/21	Line of credit interest		2,355.77		SEWER	5320 430640	951	101000
48271		2099 Quick Print of West Yellowstone		119.54					
	15183	08/05/21 Business cards Dan Walker		47.00		ADMIN	1000 410210	220	101000
	15186	08/05/21 No parking signs (20)		56.00		POLICE	1000 420100	321	101000
	08/02/21	Postage for water samples		16.54		WATER	5210 430500	311	101000
48272		2195 Code Publishing Company		480.00					
	70580	07/31/21 Standard WebHosting 6/21-6/22		480.00		FINADM	1000 410510	390	101000
48273		2969 Assoc. of Public Treasures of		159.00					
	23723	08/01/21 MembershipRenewal-Gospodarek		159.00		FINADM	1000 410510	335	101000
48274		40 Jerry's Enterprises		13.15					
	06/29/21	TC snacks		13.15		LEGIS	1000 410100	220	101000
48275		2491 MMIA		1,500.00					
	DR1005141	07/30/21 WestDevelopment Lawsuit		1,500.00		LIABLT	1000 510330	513	101000

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48276		3126 Scott Barksdale		1,125.00					
	07282021	07/28/21 500 Shoulder Patches		1,125.00		POLICE	1000 420100	226	101000
48277		1085 JD Speciality Services		250.00					
	3563	07/27/21 WHite Dumptruck brake adjust		250.00		STREET	1000 430200	369	101000
48278		3324 Dan Walker		2,500.00					
	08/05/21	Moving Expenses		2,500.00*		ADMIN	1000 410210	370	101000
48279		254 Firehole Fill Up/Economart		191.71					
	070221-01	07/02/21 Help fund Gas Voucher		23.06		HELP	7010 450135	231	101000
	070821-01	07/08/21 Help fund Gas Voucher		35.00		HELP	7010 450135	231	101000
	070921-01	07/09/21 Help fund Gas Voucher		25.00		HELP	7010 450135	231	101000
	071521-01	07/15/21 Help fund Gas Voucher		35.00		HELP	7010 450135	231	101000
	072221-01	07/22/21 Help fund Gas Voucher		35.00		HELP	7010 450135	231	101000
	072921-01	07/29/21 Help fund Gas Voucher		25.00		HELP	7010 450135	231	101000
	1716984	07/07/21 Propane		13.65		STREET	1000 430200	220	101000
48280		2684 Titan Machinery		814.88					
	15804072	07/21/21 Skirt-sidebroom rubber(4)		720.00		STREET	1000 430200	369	101000
	15870253	08/03/21 PL-Lower SB Seal (4)		94.88		STREET	1000 430200	369	101000
48281		471 Northwest Pipe Fittings, Inc.		449.94					
	5566574	07/28/21 2" bronze Meter Flange Set(2)		449.94		WATER	5210 430500	251	101000
48282		764 General Distributing Co.		57.66					
	1021443	07/31/21 Welding supplies		57.66		STREET	1000 430200	220	101000
48283		3309 AQUAPRO		108.00					
	21047	08/05/21 Bio-sanitizer disinfecting tab		108.00		WATER	5210 430500	220	101000
48284		3261 Targhee Services		280.00					
	08/02/21	lift struts for20 dodgeram1500		280.00		STREET	1000 430200	361	101000
48285		3134 Coppermine Fire Suppression		1,898.00					
	9389848	05/10/21 Fire Extinguisher inspections		180.00		LIBRY	1000 411259	357	101000
	9389679	05/10/21 FireExtinguisher/hood inspect		402.00		POVAH	1000 411255	350	101000
	9384834	05/10/21 FireExtinguisher/hood inspect		646.00		UPDL	1000 411252	357	101000
	9385831	05/10/21 FireExtinguisher inspecti		183.00		POLICE	1000 411258	398	101000
	9462471	05/10/21 FireExtinguisher inspecti		487.00*		STREET	1000 430200	357	101000

08/13/21
14:56:04

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 8/21

Page: 7 of 8
Report ID: AP100

For doc #s from to 999999
* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
48286		3302 Johnson's Trucking & Excavation, 473 08/09/21 Inspections/Plan reviews		2,200.00 2,200.00		BUILDN	1000 420531	357	101000
48287		3314 Intrinsik Architecture 2021-0313 08/10/21 Zoning Permit Professional		3,373.25 3,373.25		PLANNG	1000 411000	398	101000
48288		3243 Susan Swimley 11294 08/05/21 Land use issues - Moonrise		148.00 148.00		LEGAL	1000 411100	352	101000
48289		2647 Flathead Beacon Productions 27159 07/30/21 Annual Hosting 8/1/21-7/31/22		720.00 720.00		IT	1000 410580	355	101000
48290		1828 CMI, Inc. 8043423 08/04/21 Testing supplies		214.99 214.99		POLICE	1000 420100	220	101000
48291	E	2673 First Bankcard 07/23/21 Costco - Dispatch supplies 07/01/21 TransUnion-background checks		191.66 41.66 150.00		DSPTCH POLICE	1000 420160 1000 420100	220 220	101000 101000
48292		2586 Waxie Sanitary Supply 80076800 06/11/21 Paper Towels/Toilet paper 80076803 06/11/21 Purell Hlthcare ES8 Adv 80124421 07/02/21 2 mil black liner trash bags 80124435 07/02/21 Select Manual Cranberry		5,929.36 1,767.05 824.92 1,894.11 1,443.28		PARKS PARKS PARKS PARKS	1000 460430 1000 460430 1000 460430 1000 460430	220 220 220 220	101000 101000 101000 101000
48293		533 Market Place 07/12/21 Sum Rec Supplies		33.13 33.13		SUMREC	1000 460449	220	101000
			# of Claims	54	Total:	300,142.49			
			Total Electronic Claims	8,193.70	Total Non-Electronic Claims	291948.79			

Fund/Account	Amount
1000 General Fund	
101000 CASH	\$111,862.85
2210 Parks & Recreation	
101000 CASH	\$350.00
2220 Library	
101000 CASH	\$598.99
2850 911 Emergency	
101000 CASH	\$19,868.79
4000 Capital Projects/Equipment	
101000 CASH	\$160.50
5210 Water Operating Fund	
101000 CASH	\$2,951.48
5310 Sewer Operating Fund	
101000 CASH	\$3,216.43
5320 Sewer Replacement Depreciation Fund	
101000 CASH	\$2,355.77
101001 Cash of Line of Credit - MVB	\$99,105.38
7010 Social Services/Help Fund	
101000 CASH	\$263.56
7202 TBID Agency Fund	
101000 CASH	\$59,358.74
7469 City Court - Judge Gibson	
101000 CASH	\$50.00
Total:	\$300,142.49



Town of West Yellowstone Business License Application

Business Name: The Falafel Spot
 Applicant: Itzhak Kimchi
 Contact Person: Itzhak (Isaac) Kimchi
 Mailing Address: 3101 N. Country Club Dr Apt. 111 Aventura, FL 33180
 Physical Address of Business: 3 N Canyon St W. Yellowstone, MT 59758
 Phone Number: 954.980.9238 Fax Number: none
 Email Address: the.falafel.spot.montana@gmail.com Website: none

Contact #2
 Sarit Sela
 212.920.4024

Signature of Property Owner of Record: *Moshe*

Subdivision: S34, T13S, R05E
 Block: 28 Lot: 9 and 10

Zoning District, please mark one:

- B-3 Central Business District (Old Town)
- B-4 Expanded Business District (Grizzly Park)
- E-2 Entertainment District (Grizzly Park)
- PUD Planned Unit Development (Grizzly Park)
- Residential Districts, Home Occupations Only (Mad Add)
- New Business
- Change of Location
- Transfer of Ownership
- Name Change

- Is this business licensed by the State of Montana? Yes No
- Appropriate Town/County/Health Dept approvals (if applicable) Yes No (please attach)
- If this business is located in Grizzly Park, has the business been approved by the Grizzly Park Architectural Committee (GPAC)? Yes No

Type of Business Please explain in detail the following: number of units, seating capacity, etc. Contractors should list trailers and equipment and where these items will be stored.

This is a mobile food truck with no outdoor seating. To go only. This will be a falafel food truck which is vegetarian and vegan.

Business License Fee: \$ _____
 Resort Tax Bond: \$ _____
 Total Amount Due: \$ _____

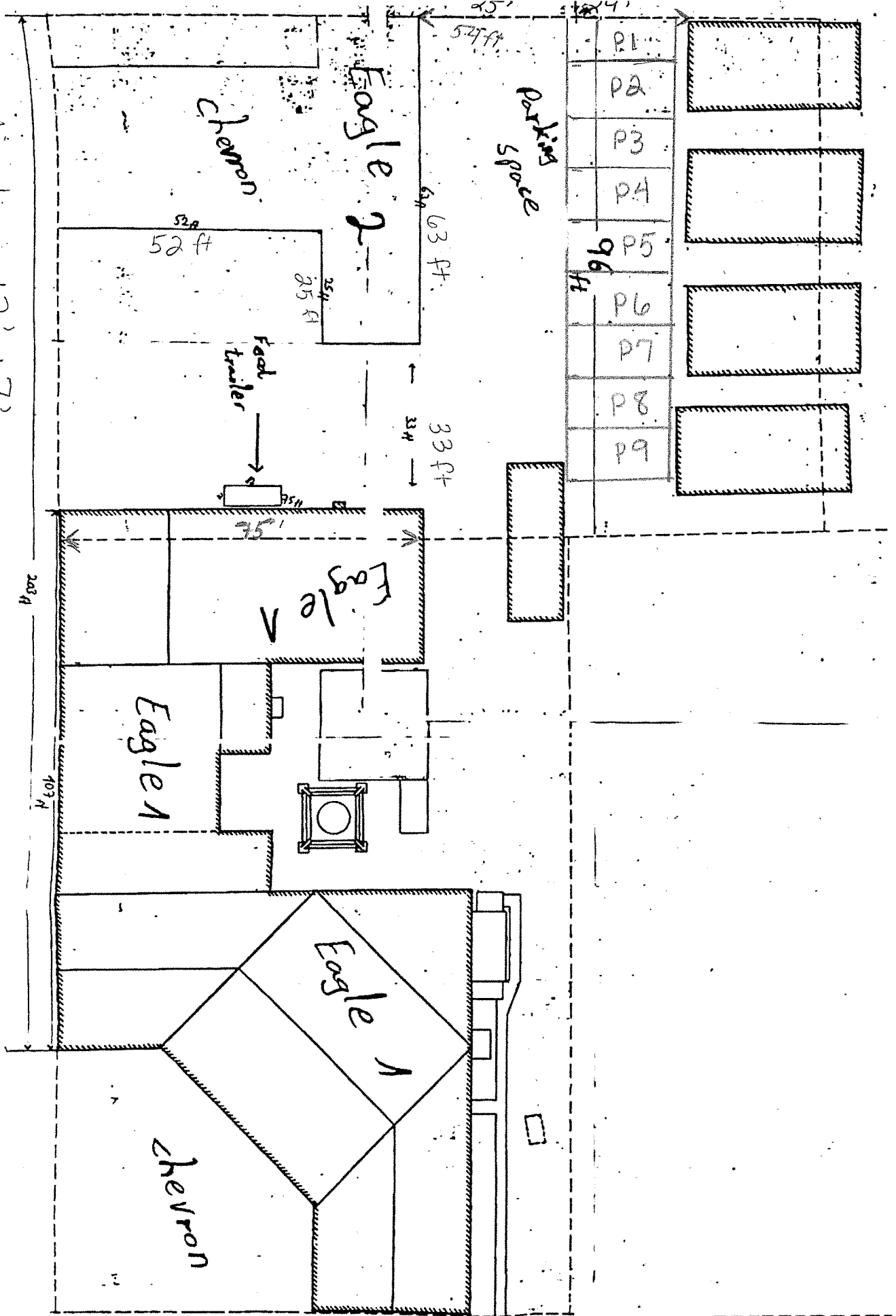
[Signature]
 Signature of Applicant

 Signature of Applicant
07/29/2021
 Date

FOR OFFICE USE ONLY

Date Approved: _____ Town Council Administration _____
 Date _____ Check # _____ Amount \$ _____ License # _____
 SCN _____ BLP _____ STX _____ RDX _____

Food trailer 12' x 7'



07/29/2024



Retail Food License Application

Montana Department of Public Health & Human Services
Food & Consumer Safety Section

- Establishments with 2 or fewer employees working at any one time (\$85 license fee)
- Establishments with more than 2 employees working at any one time (\$115 license fee)
- E Stop License? (Fees collected by Department of Revenue)
- **Make check payable to – Montana Department of Public Health & Human Services (MDPHHS)**

Please Print

Licensee Name (Business Owner) Itzhak Kimchi

Establishment Name The Falafel Spot

Establishment Location Address 3 North Canyon Street

City West Yellowstone Zip Code 59758 County Gallatin

Mailing Address (if different from above) 3101 N Country Club Drive Apt 111

City Adventura Adventura State FL Zip Code 33180

Establishment Telephone _____ Owner/Corporate Telephone 954-980-9238

Establishment Fax _____ E-mail address falafelspot.mt@gmail.com

I hereby certify that the information I have supplied above is true and correct.

Licensee Signature *Sair Seb* Date 7/28/2021

**Regulatory authority must submit applications with fees to DPHHS/FCSS.
DPHHS will not accept license applications directly from applicants.**

This section is to be completed and signed by the Regulatory Authority Only!

Type of Establishment (Check one or more – the fee is the same regardless of number checked)

- | | |
|--|---|
| <input type="checkbox"/> Food Service Establishment (1) | <input type="checkbox"/> Water Hauler (8) |
| <input type="checkbox"/> Tavern or Bar (2) | <input type="checkbox"/> Perishable Food Dealer (9) |
| <input type="checkbox"/> Meat Market (3) | <input type="checkbox"/> Food Service / Catering (10) |
| <input type="checkbox"/> Bakery (4) | <input type="checkbox"/> Food Service / Delicatessen (11) |
| <input type="checkbox"/> School Cafeteria (13) | <input type="checkbox"/> Produce (12) |
| <input type="checkbox"/> Food Manufacture – Onsite Retail Only (6) | <input checked="" type="checkbox"/> Mobile (7) |

Seasonal Yes No Dates Open April to November

Water Supply Public, PWSID # 1964001 Sewage Treatment Public Town of West Yellowstone

Private, Test Results Satisfactory? Yes No Private, Permit # _____

Previously Licensed Yes No Former Name of Establishment _____

Previous License Number _____ Last Calendar Year Licensed _____

License Limitations and Restrictions _____

(The above statement will appear on the printed license identifying restriction with this license)

Signature of Regulatory Authority *Jera Samuelson*
(Signature verifies compliance with applicable statutes and rules for this establishment)

Printed Name of Regulatory Authority Jera Samuelson Date 07/28/2021

Please do NOT staple check or money order to license application

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting & Work Session
August 3, 2021

COUNCIL MEMBERS PRESENT: Jerry Johnson, Brad Schmier, Travis Watt, Brian Benike, and Jeff Mathews

OTHERS PRESENT: Town Manager Dan Walker, Finance Director Lanie Gospodarek, Public Services Superintendent Jon Simms, Fire Chief Shane Grube

The meeting is called to order by Mayor Jerry Johnson 6:00 PM in the Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.

Portions of the meeting are being recorded. Due to the worldwide pandemic caused by COVID-19, the meeting is being broadcast over the internet using a program called Zoom.

The Treasurer's Report with corresponding banking transactions is on file at the Town Offices for public review during regular business hours.

WORK SESSION

Mayor Johnson calls the meeting to order. He introduces new Town Manager, Dan Walker. The topic for the work session is a discussion of the development of the 80 acres. Mayor Johnson summarizes that the land was purchased by the Town in 2016 after over 22 years of negotiations with the US Forest Service. He explains that shortly after the purchase was finalized, they started to struggle with water and sewer capacity and put the first moratorium in place in 2016. In 2019, ThinkTank Design Group was commissioned to develop a plan for the 80 acres and in July of 2021, they started the annexation process. However, before they can move forward with the development of the 80 acres, they need to update their zoning and subdivision regulations. He explains that there is a local housing group pushing to establish a land trust and they need to determine what the real cost will be. They also have to figure out the proper zoning for the parcels after the regulations are updated. The Council considers which aspects of the development can be done simultaneously. Mayor Johnson recommends putting the plan on the next agenda for approval. Walker says that approving the plan will give them a playbook to follow to as they develop the property over the next couple of years. The current estimate to install the infrastructure is approximately \$16 million. The Council agrees to plan to adopt the plan at the next Town Council meeting.

Public Comment Period

No public comments are received.

Council Comments

Council Member Brad Schmier publicly thanks the Sabolsky Family for all the time they volunteered in West Yellowstone over the past several years and wishes them well in the future. Council Member Watt reports that long-time resident Lois McCray recently passed away and the funeral will be Monday, August 9 2021. Another long-time resident, Butch Taylor, also recently passed away and celebration of life was held last Saturday.

ACTION TAKEN

- 1) Motion carried to approve Purchase Order #6435 to J & V Restaurant for new convection ovens for the UPDL for \$10,259.01, Purchase Order # 6436 to Apple, Inc. to purchase five new iPad Pros + keyboards for \$7240.00, and Purchase Order #6437 to ClearGov, Inc. for a budget book subscription and setup for \$8800.00. (Schmier, Watt)
- 2) Motion carried to approve the claims, which total \$428,307.26. (Watt, Benike)
- 3) Motion carried to approve the business license made by Agata Morrill to rent Sundance Townhouse #1 as a residential rental. (Watt, Benike)

- 4) Motion carried to approve the Consent Agenda, which includes the minutes of the July 20, 2021 Town Council Meeting and the July 27, 2021 Town Council Work Session. (Watt, Benike)
- 5) Motion carried to approve the business license application for Fox Den RV and Campground contingent upon obtaining the necessary approvals and permits from the County and State and authorize the Town Manager to approve issuing the license. (Watt, Mathews)
- 6) Motion carried to approve Resolution No. 756, a resolution to notify the Gallatin County Election Administrator of the Town's desire to conduct the 2021 election by mail ballot. (Benike, Watt)
- 7) Motion carried to affirm the appointment of Mike Hansen and Bob Logar as Urban Supervisors for the Gallatin Conservation District. (Watt, Benike)
- 8) Motion carried to approve and authorize Mayor Jerry Johnson and Town Manager Dan Walker to sign the final Collective Bargaining Agreements for the Police Protective Unit and the Employees Unit. (Benike, Watt)

DISCUSSION

- 8) Mayor Johnson explains that they have worked through the Collective Bargaining Agreements for the Police Protective Unit and Employees Unit and the final contracts are available tonight. A summary of the agreements that were made was sent out to the Council members last week.
- A) Town Manager & Department Head Reports: Newly hired Dan Walker reports that he has made it through two days and thanks everyone for being so welcoming. He is happy to be here and looks forward to tackling everything that needs to be done. Public Services Superintendent Jon Simms reports that they have hired KC Tanner to the position of Deputy Superintendent of Public Services/Building Inspector/Code Compliance. Mayor Jerry Johnson reports that they met with Town Engineer Dave Noel and with his suggestions they are preparing to release the Deputy Superintendent of Water and Wastewater position. He also reports that he had a conversation with the water rights attorney, Ross Miller. He says that he now understands that they have water rights for 760 gallons per minute, but the new well #4 is only pumping approximately 400 gallons per minute. He says this means they can drill another well and use the rest of those water rights and all they have to get from Montana DEQ is a spring diversion permit. He says they will ask Hydro Solutions to move forward with this. Schmier asks about the water rights for the other wells the Town already has. Johnson responds that they didn't talk about that, but he understood that those wells come out of a different aquifer. Schmier also questions whether the wells in the Madison Addition are at capacity or if it is more cost effective to improve them. Schmier thanks Mayor Johnson, Deputy Mayor Travis Watt and the staff for carrying through the last couple of months.

Chief Todd Richardson addresses the Council and presents a report for the month of July. He reports that the department has been very busy with calls that range from vehicle incidents to burglary and assaults. He says calls are up 32% from previous years. He says that he is planning to implement a foot patrol program to encourage interaction between officers and the community. He also reports that they have one applicant going through the background and psych evaluation process. After about six weeks, they will move on to the other applicant that they are considering.

CORRESPONDENCE

Council Member Benike comments that he has been approached from a couple business owners regarding garbage being left outside their dumpsters. Johnson says it is his advice that businesses should just leave their dumpsters unlocked because that is better than picking up garbage every day. Council Member Watt remarks that the position of City Court Judge is open and they are accepting applications. He also refers to an email from Wendy Swenson on behalf of the Chamber that encourages the Council to support and participate in the Destination Development Program they have planned for early September.

Mayor Johnson says he would like to recommend that they have no more work sessions in August as they have had a lot of meetings over the last couple of months and it's time to take a break.

The meeting is adjourned. (8:15 PM)

Mayor

ATTEST:

Town Clerk

Finance Department Report

August 2 – August 13, 2021

- Processed Invoices for Summer Rec. program
- Worked with the banks to put new town manager as a signatory
- Pursued additional fees to budget for cleaning the jails
- Provided month-end resort tax information to council and interested parties
- Provided MAP fund information to MAP Advisory Board
- Set-up new fiscal year documents such as resort tax distribution schedule, **tax voucher schedule, Court reconciliation spreadsheet, Map fund schedule etc.**
- Entered in new wages per Tentative Agreement information on CBA's.
- Monthly Balancing
- Calculated Mill Levy for FY 22 Budget
- Final Budget review and data entry
- Assembled budget binders for departments and Town Council – will make needed revisions
- Attended Municipal Town Hall on July 1, 2021
- Re-grouped with Jackie Haines of NRMEDD – will look in to some new funding opportunities
- Sent letter from Council to the Gallatin County Commissioners for support of keeping ARPA funds in Gallatin County
- Worked on Capital Improvement Plan Revisions to summary table then completed the whole document to hand off to Town Manager
- Reviewed 7/30/2021 payroll
- Court Reconciliation
- **Meetings/Trainings Attended**
- Work Session and Town Council Meeting on 8/3/2021
- Wastewater Treatment Plant Meeting 8/5/2021
- MMIA Executive Committee meeting 8/4/2021
- Department meeting on 8/4/2021 & 8/11/2021
- MMIA Strategic Planning Session and board meeting 8/12-8/13/2021
- **Department Staff Efforts**
- Claims entry and claims processing
- Administering summer recreation payments
- Resort Tax payment administration
- Notarizations for the public
- Utility billing troubleshooting and research

MID-MONTH POLICE REPORT – AUGUST, 2021
CHIEF TODD RICHARDSON



Noteworthy Events:

-
1. Made contact with radio station to start airing Public Safety Announcement's (PSA).
 2. Working to make trucks safer for employees. Adding grill guards and lights to protect officers.
 3. We continue to have a large number of animals hit on the road. After back to school PSA, looking at a watch for animals on the road PSA.
 4. Still working on the Bullwinkle's case.
 5. Cleaned and painted back of Police Department for public tours.
 6. Continue to maintain a 35% increase in the number of calls being handled.
 7. Working to finalize the background on our new hire, waiting for Dr. Watson's report.
 8. Finished training syllabus for shooting qualifications at the end of the month.
 9. Received 6 new AED's through grant. We will be training on them and moving some of the older AED's to other town buildings for use.
 10. Working with MMIA and Lexipol reviewing and updating policies.
 11. Officer Courtis is on a three week vacation to his cabin. Out of contact with everyone.
 12. Cleaning and repairing vehicle for use by new officer.
 13. New USB wired into the system.
 14. While this was taking place, Brenda moved dispatch to the SAR building for a preparedness drill.
 15. Two speaking engagements on public safety trending.
 16. Replacing ID's for employees.
 17. Putting more speed signs in Delany to ensure people know the speed limit.
 18. Trying to keep traffic flowing into the park to avoid traffic jams.



PATROL

August Reports:

We are maintaining our increase in call volume at roughly a 35% increase from this time over the past three years. Mostly our report are having to do with individuals on vacation.

- Assaults
- PFMA's
- Thefts
- Vehicle Accidents – Vehicle vs. Vehicle and Vehicle vs. Animals
- Aggravated DUI
- Mental Health issues
- Medicals
- Reckless Drivers
- Agency Assists
- Citizen Assists

Citations:

In the past few weeks, we have been working on enforcement speed limits in areas of the town in which concerns have been voiced. We have been writing citations when needed to reinforce laws. The main citations being written are;

1. Speeding - Hwy 20, Delany, Yellowstone Ave and Madison.
2. Improper passing – Hwy 20
3. Illegal Camping
4. Parking Violations

Top four citations this last two weeks.

Speed trailer is still set up on Hwy 20 to encourage people to slow down.

As always, if you have any questions during the week, please feel free to call me.

Chief Todd Richardson

Public Services Dept. Bi-weekly Report: July 31st thru Aug. 12th , 2021

Work performed

Interments: Lois Viola Jones McCray (8/09). Support Rod Run Events @ Pioneer Park (8/06 – 8/07). Pressure wash pavilion and trim trees at town park. Televis SAS lateral from restrooms at Pioneer Park to main line thru park. Televis SAS mainline in Alley A behind Holiday Inn (sewer backup). Regrade Alley's after last week's rainstorms. Expose buried manhole lids and exercise shut-off valves. Equipment maintenance/ scheduled PM services. Re-install pressure control valve on tanker truck, replace battery on 08 ford flatbed, replace parts on street sweeper as they come back from Titan Machinery. Replace brake chamber on newer freightliner and s- cams, tighten slack adjusters. Re-weld door on trash trailer #3. Continue tree removal & trimming at cemetery. Begin contract spraying for Knapweed throughout town. Daily trash route and litter collection, service refuse/ recycling receptacles throughout central business district and city parks. Haul cardboard and recycling from town stations to Two Seasons recycling facility. Maintain hand sanitizer stations throughout central business district. Empty cigarette containers in town. Exercise water S/O valves on curb lawn trees along Canyon Ave. Replace street signs, square and u- channel posts. Replace flags at crosswalk station on Dunraven and Madison. Mow grass and run string trimmers, edger along sidewalks. Fix doorway threshold on east man door at Povah center. Fix carts for recreation Department and haul cabinets for scrap. Run both street sweeper and broom throughout town and cleanup, as necessary. Cleanup debris near well #3. Asphalt patch work throughout town as necessary. Continue on painting street curbs. Remove graffiti from bathroom stalls and park pavilion. Respond to vandalism and cleanup broken glass at visitors center and respond to sewer backup. Test out 110 outlets at UP Museum. Install new light fixtures at chamber building and CHP. Haul abandoned vehicles throughout town back to PW Shop. Organize manhole castings, curb valve boxes, piping, risers, fittings/ ferncos and haul out to WW lagoon, set aside and sort for scrap. Respond to utility locates and emergency locates as they come in.

Administrative

Evaluate 2022 budgetary needs with finance director and submit weekly invoices. Attend introductory meeting with new town manager, bi-weekly town council meeting, DRG meeting, planning board meeting, preliminary budget hearing, capital improvement plan, staffing plan, department head meeting, weekly WWTP, Rod Run meeting, meet with FS/ Jason Bray to go over Moonrise development application, Moonrise Properties LLC meeting, Discuss the towns needs for fixing sidewalks with Precision Concrete Cutting. Meet with Forsgren Engineering to go over details of future projects. Respond to residential and business complaints, flag raising and lowering notifications. Discuss lighting retrofit in Firehole room at Dining Lodge with Barta Electric. Coordinate with Rob Cromwell and Jon Brown to review best management practices for wastewater collection/ treatment facility and water distribution system. Hire Blackfoot Communications to install fiber and Cat 6 line at PW Shop, aslo look at getting Wi-Fi at WW lagoon for remote access to existing security cameras. Conduct weekly COVID

samples. Evaluate proposals for replacing ice machine at Povah Center. Investigate zoning applications, work in public way, business licenses as well as sign and building permits, as they come through. Anticipate needs for upcoming events, coordinate with the event support contacts, order materials and supplies, as necessary. Review city policies, procedures, and safety protocols. Familiarize myself w/ town budget, organizational structure, permit processes and zoning ordinances. New building official: Kyle Tanner started (8/09).

From: [Dianna Hansen](#)
To: [Elizabeth Roos](#)
Subject: FW: Thursday Report
Date: Friday, August 13, 2021 3:18:25 PM

Hi Liz,
This should be what you need. If there is anything else just let me know

Thanks,

Di

-----Original Message-----

From: Debbi Paisley <dpaisley@townofwestyellowstone.com>
Sent: Thursday, August 12, 2021 12:16 PM
To: Dan Walker <dwalker@townofwestyellowstone.com>
Cc: Dianna Hansen <socialservices@townofwestyellowstone.com>
Subject: Thursday Report

Dianna and Debbi attended the Big Sky Roundup at the Diamond P Ranch on Sunday August 9th. The Wyoming Desperadoes Shooting Club donated 169 pounds of food to our food bank. We both addressed the members about how this donation would greatly help our community.

The Community Help Fund received a generous donation from a local resident.

We attended lunch with the Smoking Waters Day Camp and we're we honored as Super Heroes. It was fun having lunch with the kids.

A client that we helped with a bus voucher to Bozeman called to say THANKS. He is now going to receive the assistance he needs.

The Salvation Army delivered 12 large boxes of school supplies. We delivered these supplies to the school. Backpacks, crayons, paper, pencils, etc.

Sent from my iPad

RECREATION DEPARTMENT

August 13, 2021

- MAKING RESERVATION FOR POVAH AND PAVILION
- I HAD TO MAKE SOME CHANGES FOR OUR ADVENTURE DAY THIS WEEK
- KEEPING BUSY WITH THE KIDS
- THIS WEEKS THEME WAS SUPER HERO WEEK AND WE INVITED OUR LOCAL SUPER HEROS TO COME AND EAT LUNCH WITH THE KIDS. THIS WAS GREAT FOR THE KIDS AND FOR OUR LOCAL HEROS!
- PLANNING FOR OUR LAST WEEK OF CAMP

VELY VAZQUEZ

TOWN OF WEST YELLOWSTONE

PUBLIC NOTICE PUBLIC HEARING

Annexation of 80 Acres of Real Property to the Town of West Yellowstone

NOTICE IS HEREBY GIVEN that on July 20, 2021, the Town Council of the Town of West Yellowstone passed Resolution No. 755 signifying its intention to annex 80 acres of real property into the corporate boundaries of the Town of West Yellowstone. The property is located on the west boundary of the Town of West Yellowstone, commonly known as the “80 acres.” Notice is also hereby given that the Town Council will conduct a Public Hearing **August 17, 2021** regarding the proposed annexation of the 80 acres of real property on the west boundary of the Town of West Yellowstone.

Legal Description: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 13 South, Range 5 East, Gallatin County, Montana

The Town purchased the property in 2016 and believes it is in the best interests of the citizens of West Yellowstone to annex the property into the corporate boundaries of the Town. The public is invited to attend this hearing to comment on the proposed annexation. Written and electronic testimony will also be accepted, the meeting will also be broadcast on the internet through Zoom, Meeting ID 893 834 1297.

Additional information is available at the Town Hall, 440 Yellowstone Avenue, West Yellowstone, MT or by email at eroos@townofwestyellowstone.com. The public hearing will be held during the regular Town Council Meeting which begins at 7:00 PM on August 17, 2021. The meeting will take place in the Town Hall, 440 Yellowstone Avenue in West Yellowstone, MT, at which time oral testimony will be taken from the public. Written testimony may be submitted until 5:00 PM on the date of the hearing to the Town Clerk at the Town Hall, by mail to P.O. Box 1570, West Yellowstone, MT 59758, or by email to eroos@townofwestyellowstone.com. For further information contact the Town Offices, 646-7795.

Elizabeth Roos
Town Clerk





NOTICE OF PUBLIC HEARING

The Town Council of the Town of West Yellowstone will hold a formal budget hearing for the fiscal year 2021-2022 budget. Said hearing will be held during the regular Town Council meeting, Tuesday, August 17, 2021, which begins at 7:00 PM. The hearing will be held in the Town Hall Council Chambers, located at 440 Yellowstone Avenue.

The public hearing will review revenue sources, maintenance, operation, capital projects, debt service payments and equipment purchases for the General Fund, Special Revenue Funds, Debt Service Funds, Capital Project Funds, Enterprise Funds and Agency Funds for Fiscal year 2021-2022. The Public is invited to attend, and any taxpayer or resident may be heard, for or against, any portion of the proposed budget.

The proposed final budget is available for public review at the Town Offices, located at 440 Yellowstone Avenue, West Yellowstone, Montana. Personnel at the Town Offices can be reached at 406-646-7795

The West Yellowstone Town Council will consider adoption of the proposed fiscal year 2021-2022 budget resolution and set the mill levy during a regular meeting of the Town Council on Tuesday, August 17, 2021 held at 7:00 PM at the Town Hall Council Chambers, located at 440 Yellowstone Avenue, West Yellowstone, Montana. The Public is invited to attend.

RESOLUTION NO. 757

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, MONTANA TO ANNEX THE PROPERTY LOCATED IN THE E¹/₂NE¹/₄NE¹/₄, E¹/₂SE¹/₄NE¹/₄, AND NE¹/₄SE¹/₄ OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 5 EAST, GALLATIN COUNTY, MONTANA, COMMONLY REFERRED TO AS THE “80 ACRES” INTO THE CORPORATE LIMITS OF THE TOWN.

BE IT RESOLVED by the Town Council of the Town of West Yellowstone, Montana, that:

WHEREAS: On July 20, 2021, the Town Council adopted a Resolution of Intent to Annex Contiguous Government property, commonly known as the 80 Acres; and

WHEREAS: The 80 Acres is owned by the Town of West Yellowstone and is contiguous to the current corporate limits of the Town as shown on the map attached hereto as **Exhibit 1**; and

WHEREAS: Pursuant to Sections 7-2-4404 and 4405, MCA, the Resolution of Intent to Annex and notice of a hearing thereon was published on July 29, 2021, August 5, 2021 and August 12, 2021 in the Island Park news and August 1, 2021, August 8, 2021 and August 15, 2021 in the Bozeman Daily Chronicle, as well as posted on www.townofwestyellowstone.com; and

WHEREAS: The Town Council held a public hearing on the Resolution of Intent to Annex on August 17, 2021; and

WHEREAS: After hearing testimony and receiving written public input on the matter, the Town Council believes it is in the best interests of the Town and the inhabitants of the Town that the boundaries of the Town be extended to include the 80 Acres within the corporate limits of the Town; and

WHEREAS: The Town has determined there are no inhabitants of the parcel to be annexed so no notice to any such inhabitants is required; and

WHEREAS: Pursuant to Section 7-2-4409, MCA, the Town of West Yellowstone shall provide services to the 80 Acres when annexed into the Town.

NOW THEREFORE, the Town Council of the Town of West Yellowstone resolves that it extends by annexation the boundaries of the Town to include the parcel known as the 80 Acres as identified above and incorporated into the Town as set out in Exhibit 1.

This Resolution shall become effective 30 days after its passage and approval and thereafter the boundaries of the Town of West Yellowstone shall include the 80 Acres.

Dated this 17th day of August 2021.

Mayor

Council Member

Council Member

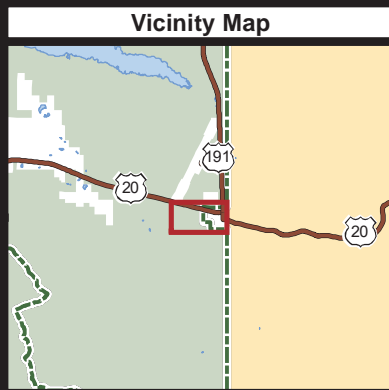
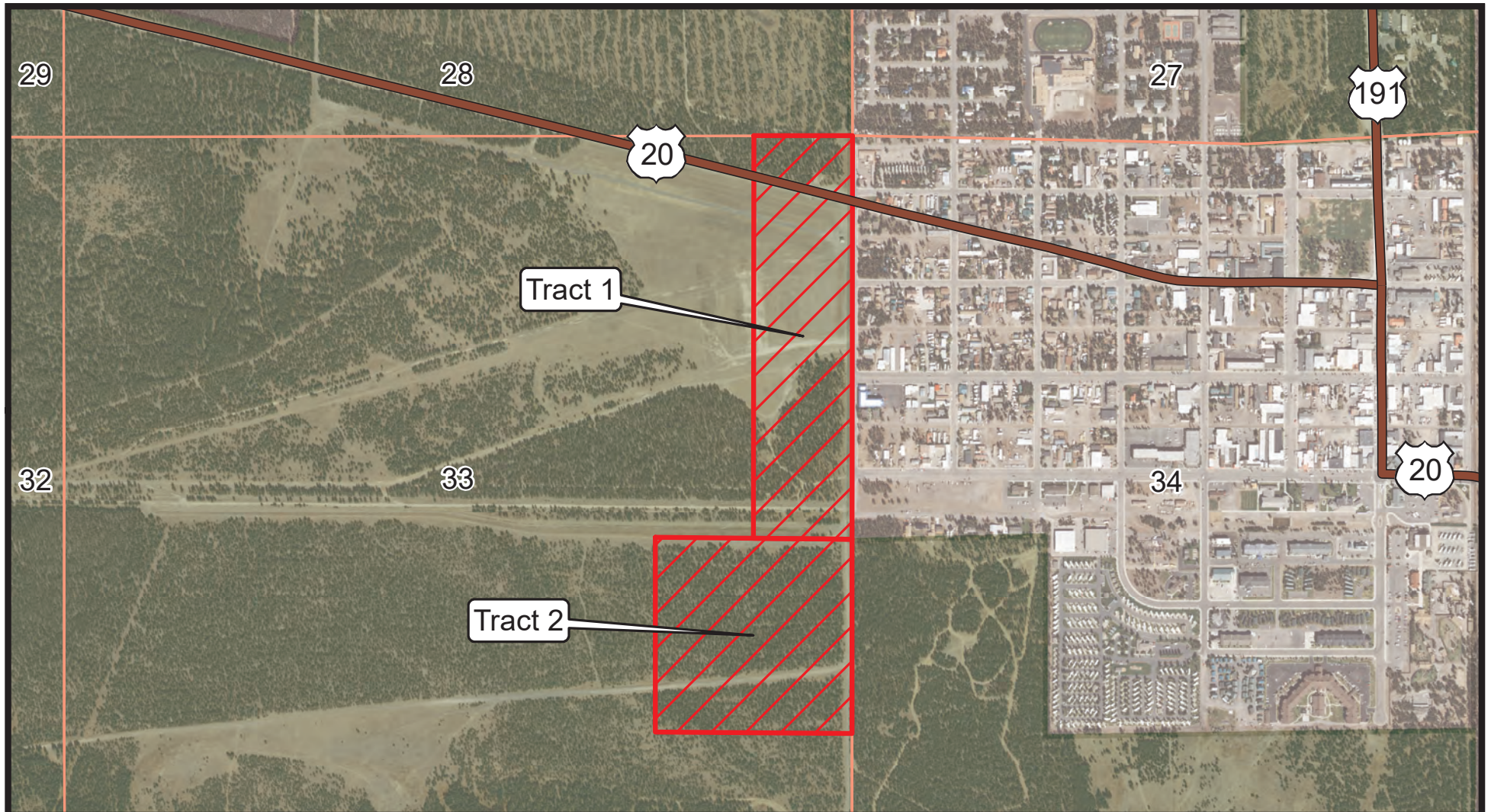
Council Member

Council Member

ATTEST:



Town Clerk



Sheet 1 of 1

References
 PLSS, County boundary and land ownership from Automated Lands Program (ALP).
 Transportation from ESRI online.

Disclaimer
 The USDA Forest Service makes no warranty, expressed or implied regarding the data displayed on this map, and reserves the right to correct, update, modify, or replace this information without notification.

Legend

- NFS Lands Proposed for Conveyance
- National Forest System Lands
- Non-NFS Lands
- Yellowstone National Park

0 0.125 0.25 0.5 Miles

Map Creation Date - 09-06-2014
 Map Revision Date - 15-07-2015

West Yellowstone Expansion Lands
 80 Acres, all within Gallatin County, Montana
 Proposed Annexation to the Town of West Yellowstone, MT

Section 33; Township 13S; Range 5E
 Principal Meridian, Montana
 Gallatin County, MT

U.S. Forest Service - Northern Region
 Custer Gallatin National Forest
 U.S. Congressional District 1

Copies of this map are available for public inspection at the Custer Gallatin National Forest Supervisor's Office in Bozeman, Montana and the Hebgen Lake Ranger District in West Yellowstone, Montana.

CERTIFICATE OF SURVEY No. 2962

RETRACEMENT SURVEY and MONUMENTATION of EXISTING ALIQUOT PART BOUNDARIES within SECTION 33, TOWNSHIP 13 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, MONTANA GALLATIN COUNTY, MONTANA

Geographic Coordinates
N44° 39' 53.62645"
W111° 08' 00.87689"
NAD83(2011)EPOCH: 2010.0000
Geoid12B

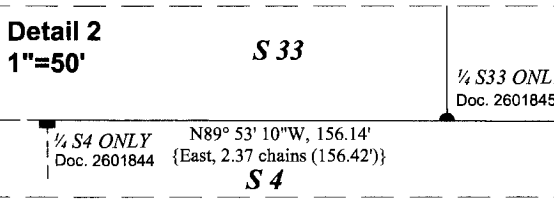
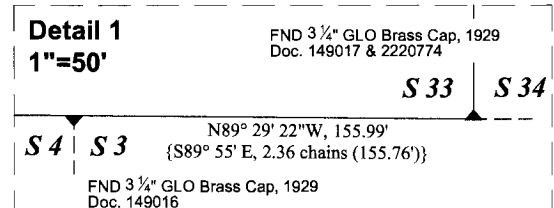
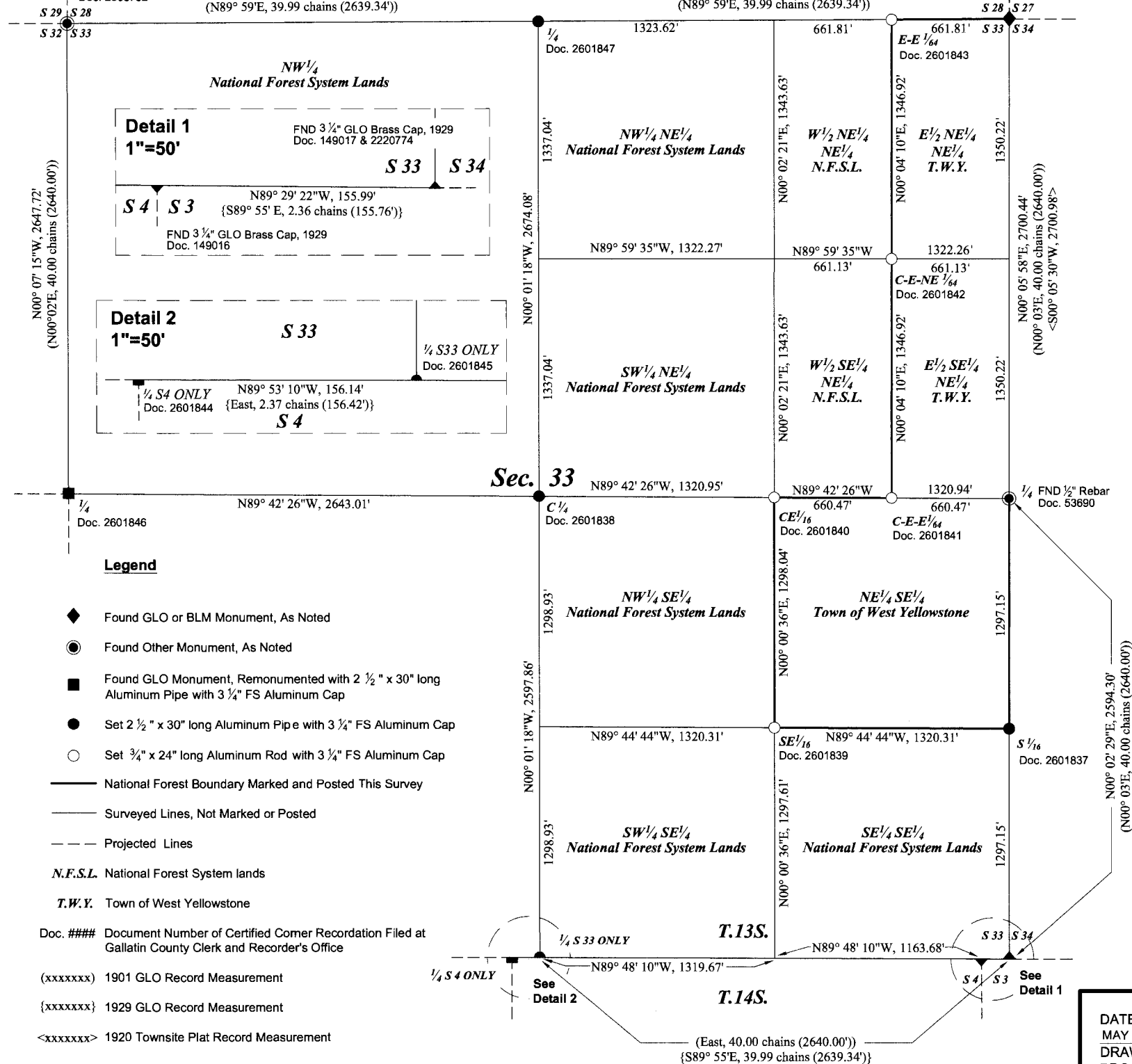
FND 2" MDOT Aluminum
Cap on 5/8" Rebar, 2014
RLS #14217
Doc. 2506752

N89° 43' 19"E, 2647.25'
(N89° 59'E, 39.99 chains (2639.34'))

Geographic Coordinates
N44° 39' 53.88017"
W111° 06' 47.64511"
NAD83(2011)EPOCH: 2010.0000
Geoid12B

FND 3/4" BLM Brass Cap, 1971
Doc. 97906

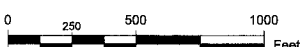
N89° 43' 19"E, 2647.24'
(N89° 59'E, 39.99 chains (2639.34'))



Legend

- ◆ Found GLO or BLM Monument, As Noted
- Found Other Monument, As Noted
- Found GLO Monument, Remonumented with 2 1/2" x 30" long Aluminum Pipe with 3/4" FS Aluminum Cap
- Set 2 1/2" x 30" long Aluminum Pipe with 3/4" FS Aluminum Cap
- Set 3/4" x 24" long Aluminum Rod with 3/4" FS Aluminum Cap
- National Forest Boundary Marked and Posted This Survey
- Surveyed Lines, Not Marked or Posted
- - - Projected Lines
- N.F.S.L. National Forest System lands
- T.W.Y. Town of West Yellowstone
- Doc. ##### Document Number of Certified Corner Recordation Filed at Gallatin County Clerk and Recorder's Office
- (xxxxxxx) 1901 GLO Record Measurement
- {xxxxxxx} 1929 GLO Record Measurement
- <xxxxxxx> 1920 Townsite Plat Record Measurement

SCALE



PURPOSE OF SURVEY

The purpose of this survey is to retrace and monument the existing boundary between private lands and National Forest System Lands under provisions of the Federal Land and Management Act (FLMA; P.L. 94-579: 90 Stat. 2743, as amended; October 21, 1976). No new parcels are hereby created. Therefore, this survey is exempt from review as a subdivision under both the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act.

REQUEST FOR SURVEY

This survey was made at my request for National Forest Management purposes.

Mary Erickson
Mary Erickson, Forest Supervisor
For Custer Gallatin National Forest

3/15/18
Date

HISTORY OF SURVEYS

- 1901 Dwight Bushnell, GLO Fractional North and South Boundaries and Fractional Subdivisions of T.13S., R.5E.
- 1920 Ranney Y. Lyman, GLO Townsite of West Yellowstone situated in the N 1/2 Section 34, T.13S., R.5E.
- 1929 Ranney Y. Lyman, GLO Subdivision of T.14S., R.5E. and Retracement and Resurvey of Fractional North Boundary through R.5E.

METHOD OF SURVEY

This survey was performed in accordance with applicable state laws, Forest Service specifications, and the BLM Manual of Survey Instructions, dated 2009. Control was established using survey grade (GPS) equipment in Real Time Kinematic mode. Latitude and Longitude of corners listed were OPUS (Online Positioning User Service) derived solutions, NAD83(2011).

SURVEYOR'S NOTES

Minor section subdivision corners not marked with a symbol are calculated points not monumented on the ground.

BASIS OF BEARINGS

Directions and distances of lines are mean geodetic bearings at project elevation (6,000 ft.) and were determined by references to true meridians, established by survey grade GPS using a National Geodetic Survey OPUS (Online Positioning User Service) adjusted base point, with a network accuracy of 0.10 meters at 95% confidence level.

CERTIFICATE OF SURVEYOR

I, Dale A. Graff, a licensed Professional Land Surveyor, do hereby certify that this survey was performed under my supervision during the months of May-June, 2017, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA, and the Gallatin County Subdivision Regulations.

Dale A. Graff
Dale A. Graff
Montana License No. 28180LS
Date *03/15/18*

CERTIFICATE OF CLERK AND RECORDER I, *Charlotte Mills*, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at *9:42* o'clock, (a.m., or p.m.), this *16th* day of *March*, A.D., 20 *18*, and recorded in Book *COS* of *Plats on Page 2962*, as Document No. *2608409*, Records of the Clerk and Recorder, Gallatin County, Montana.

Charlotte Mills
By *Carrie Jones Deputy*
Clerk and Recorder

DATE OF SURVEY:
MAY - JUNE 2017
DRAWN BY: W. ADAMS
PROJECT: J724
SHEET 1 OF 1

1/4	Sec.	T.	R.
X	33	13 S.	5 E.
X			

2608409
Page 1 of 1 03/15/2018 09:42:20 AM Fee \$30.50
Charlotte Mills - Gallatin County, MT COS

COS 2962

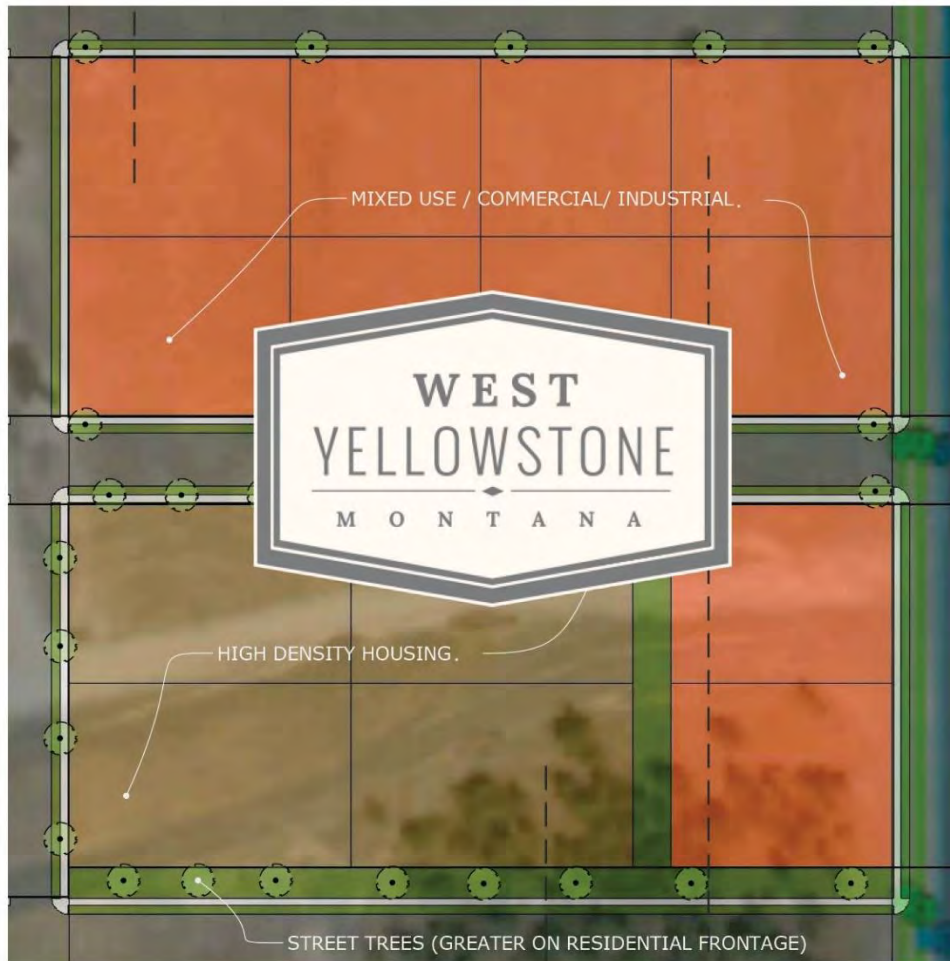




THINKTANK
DESIGN GROUP inc.

80 ACRE EXPANSION PLANNING REPORT **"Creating A Place for All"**

Prepared for the Town of West Yellowstone



FUNDING FOR THIS REPORT WAS PROVIDED, IN PART, BY THE MONTANA DEPARTMENT OF COMMERCE, BSTF PROGRAM.



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BASIS OF REPORT

This report provides an outline of the development potential of 80 acres located on the western boundary of The Town of West Yellowstone (Town). The intent of the analysis is to ensure the property reaches its greatest social, economic, and environmental potential to facilitate a high quality of life for residents and contribute to a growing economy. The guiding principles for the 80 acres study are a high priority for residential use, providing opportunities to strengthen the local economy, and the planning for the future needs to the Town.

The site plan study and use matrix included in the report illustrate high level property divisions and relationships. Development strategies include proposed zoning for housing and small scale, light manufacturing; entryway corridor beautification; relocation of City Shops; redevelopment potential along Yellowstone Avenue; and diversification of commercial development for economic expansion.

EXISTING CONDITIONS & CHALLENGES

Although the Town of West Yellowstone is a primary tourism partner with the State of Montana, the Town's boundaries were established decades ago and are constrained by the surrounding public lands of both Yellowstone National Park and the Custer-Gallatin National Forest. With these fixed boundaries, the Town is completely land locked. While most towns can annex additional land to meet expanding housing, business, and destination visitor needs, this opportunity does not exist in West Yellowstone. This affects the Town in the following adverse ways:

- Commercial growth is limited to existing structures or the demolition and construction of new buildings.
- The Town's manufacturing sector is almost non-existent due to unavailable lands, and the shipping and transportation costs of raw materials and finished products.
- Because of the limited supply of affordable buildable property, land and housing costs are high, especially when considering household incomes. As of 2015, the median household income in West Yellowstone was 20% lower than in Montana and 39% lower than in Gallatin County.
- The lack of available affordable housing is a significant issue for West Yellowstone's seasonal summer workforce. Businesses are heavily reliant on a seasonal workforce, yet potential employees coming to work during the summer season are challenged to find rental housing. In some instances, employees are forced to live in campgrounds or camp illegally in nearby national forest land. (NRMEDD WY report, 2017)

MAXIMIZING DEVELOPMENT POTENTIAL: HIGHEST & BEST USE

In determining the highest and best use of the property, guiding principles were established from the Town's 2017 Growth Policy, as well as community input collected through a series of public meetings conducted by Land Solutions in 2016 / 2017 and a focus group discussion of business and community leaders conducted by Northern Rocky Mountain Economic Development District in December 2016. The

community driven goals which will support a high quality of life for residents are distilled into prioritizing residential use on the 80 acres, providing opportunities for strengthening a local, year-round economy, beautification, and planning for the future needs of the Town.



Prioritize Residential Use on 80 Acres

High Density Housing R-3: A solution to meet affordability demands, promote a range of housing choices, and preserve neighborhood livability.

In the R3 High Density Residential zone, multi-family residential units are appropriate and encouraged to create a denser urban form than the other residential zones. The zone also allows other housing options, such as multiple dwelling houses and single dwelling houses, and is generally applied to land surrounding centers where residents can readily access services.

Medium Density Housing R-4: A second strategy for providing workforce housing & market rate options.

The residential uses allowed in this district are very supportive of the goals of creating more affordable housing options. These range from town house style homes, manufactured homes (on permanent foundations), inclusion of accessory dwelling units and apartments all of which often can be more affordable options for the community. The limited supportive commercial uses listed as permitted for this district include Day cares and home-based businesses with less than 2 employees. The district also provides for some unique conditional commercial uses such as grocery stores, medical / dental offices, and restaurants.

Open Space / Green Space: Creating recreational opportunities near medium and high-density housing.

Open space provides recreational areas for residents and helps to enhance the beauty and environmental quality of neighborhoods. The development scenarios provided in this report include street trees on all frontages with greater tree density on residential streets. A neighborhood public park within the 80-acre development will provide open space near the medium and high-density housing. In addition to the 80 acres development, boulevard trees and landscaping along the Town's entrance on Highway 80 will add to the urban forest inventory.



Provide Opportunities for Strengthening the Local Economy

Mixed Use Industrial on 80 acres allows for light, low impact industrial that can accommodate housing on second and subsequent floors.

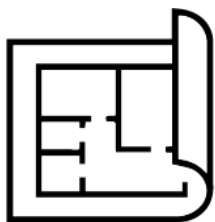
Zoning land for mixed use commercial / residential projects can provide a cluster of commercial uses and create a "town center" atmosphere for both new and old residents. Small-scale light manufacturing businesses that export



products and services on a regional and national level will bring more money into the community and state of Montana. This business diversification strategy can stabilize the economy during times of recession. The zoning recommended within this report (page 17) will provide for these opportunities in a targeted live / work area located on the northern end of the 80-acre expansion, along highway 80. To ensure the success of the new commercial development zone, we recommended that The Town of West Yellowstone, Northern Rocky Mountain Economic Development District, or other economic development partner employ a targeted businesses recruitment strategy to attract new businesses providing niche produces and specialized services concurrent with phased development.

Entryway Commercial That Highlights Town Sprit & Character.

The Town of West Yellowstone plays host to nearly two million destination visitors a year as a major gateway to Yellowstone National Park. This is a both a unique responsibility and an opportunity. By strategically developing an Entryway Corridor on the 80 acres bordering Highway 20, The Town can establish itself as both a world class adventure destination and a strong community with schools, parks, local citizens, and a charm that is worth stopping for. Design guidelines should emphasize creating a of sense of place by highlight the spirit and character with archways announcing arrival, way-finding signage, landscaping with boulevard trees, and public art. Commercial activity along the Town’s gateway should focus on beautification, cohesive architectural design, and public gathering spaces for locals and visitors.



Plan for the Future Needs of the Town of West Yellowstone

A portion of the 80 acres can be held by the Town to address future needs including public lands and institutions, city services, other municipal infrastructure, and open space / parks. Interviews with the West Yellowstone School Superintendent identified a potential need for a K5 school expansion which would require approximately 2 acres of property. Relocation of City Shops to the 80 acres is also consideration to open prime Yellowstone Avenue real estate for redevelopment.

SITE PLAN STUDY AND USE MATRIX: ADDRESSING COMMUNITY GOALS

To adequately address the communities’ stated goals, the following high-level Site Plans prioritize residential development with a cohesive mix of densities ranging from low to high. Mixed-use zoning allows for the development a year-round, light manufacturing industry while also increasing housing options. Tree lined streets seamlessly connect the 80 acres to the existing town street grid and residents



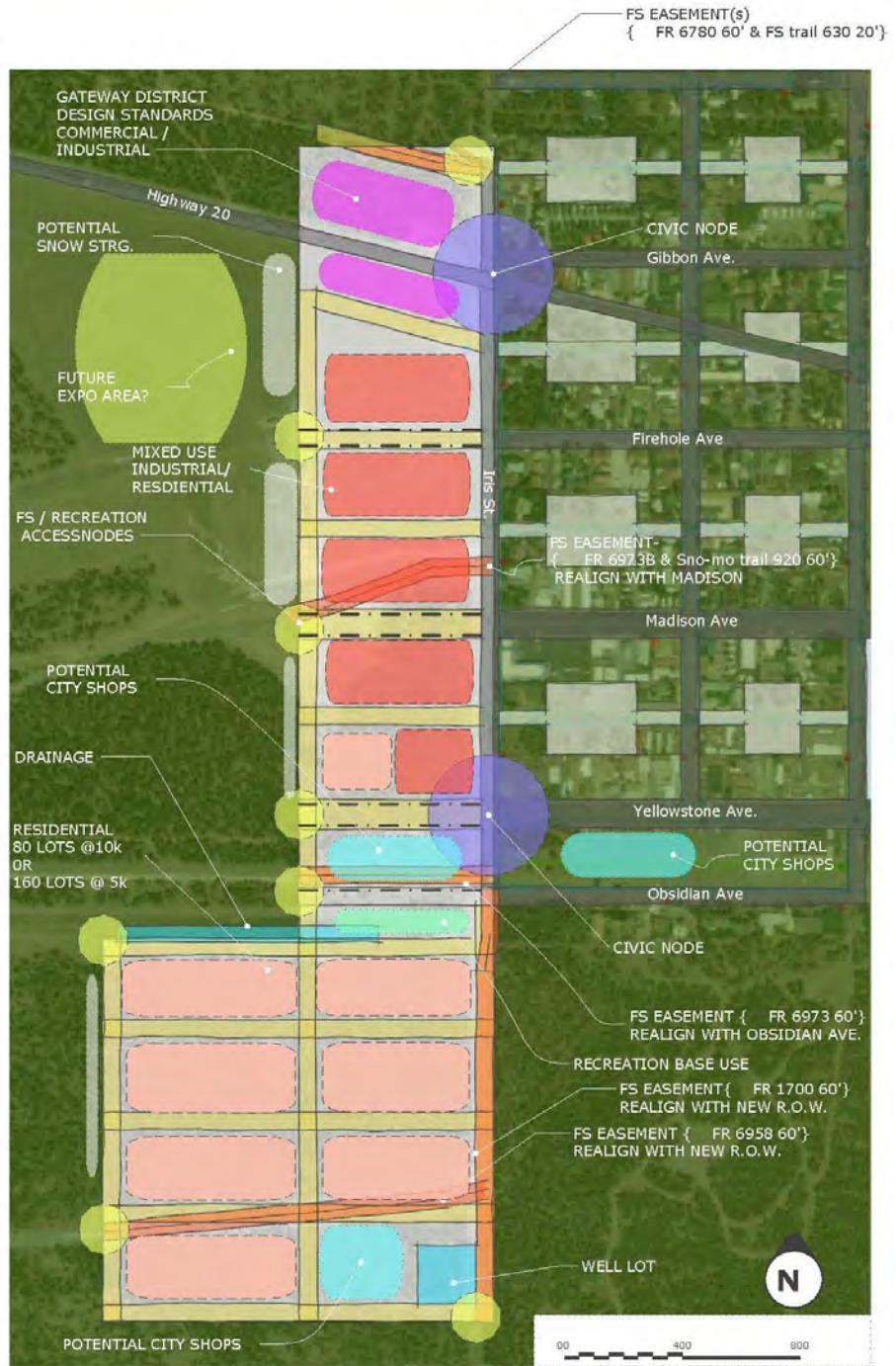
share access to a centrally located community park. Lastly, a few designated areas have been set aside for the Town’s future needs and entryway parking.

Initial Site Analysis Study (July 2018)

To the right is the initial study for evaluating needs; roads, parking, and open space planning; civic nodes with key intersections and entryways that connect back to existing community; a first look of zoning; and initial sites for relocation of the City Shops.

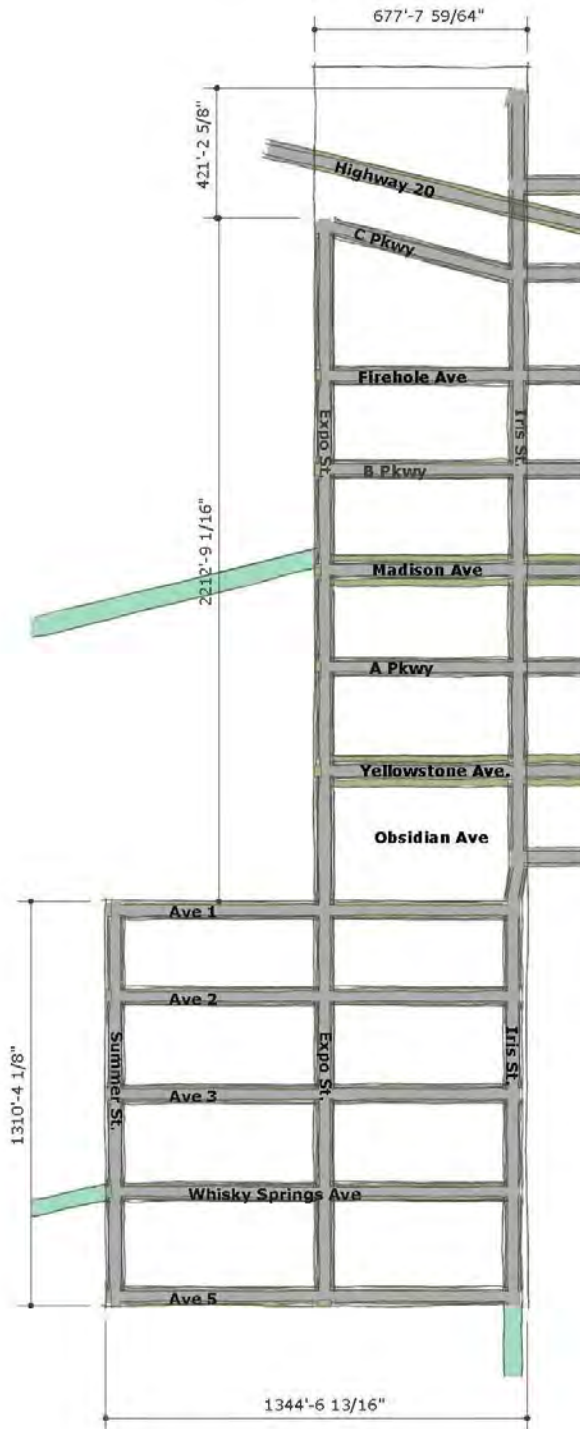
Existing Forest Service easements and areas to work with the Forest Service on relocating easements and providing access have been identified on this initial site plan.

Gestures toward drainage and snow removal are included in the initial site plan, however, a full engineering analysis is needed to assess the size, scale, and function of snow removal and drainage ways, which is beyond the scope of this report.



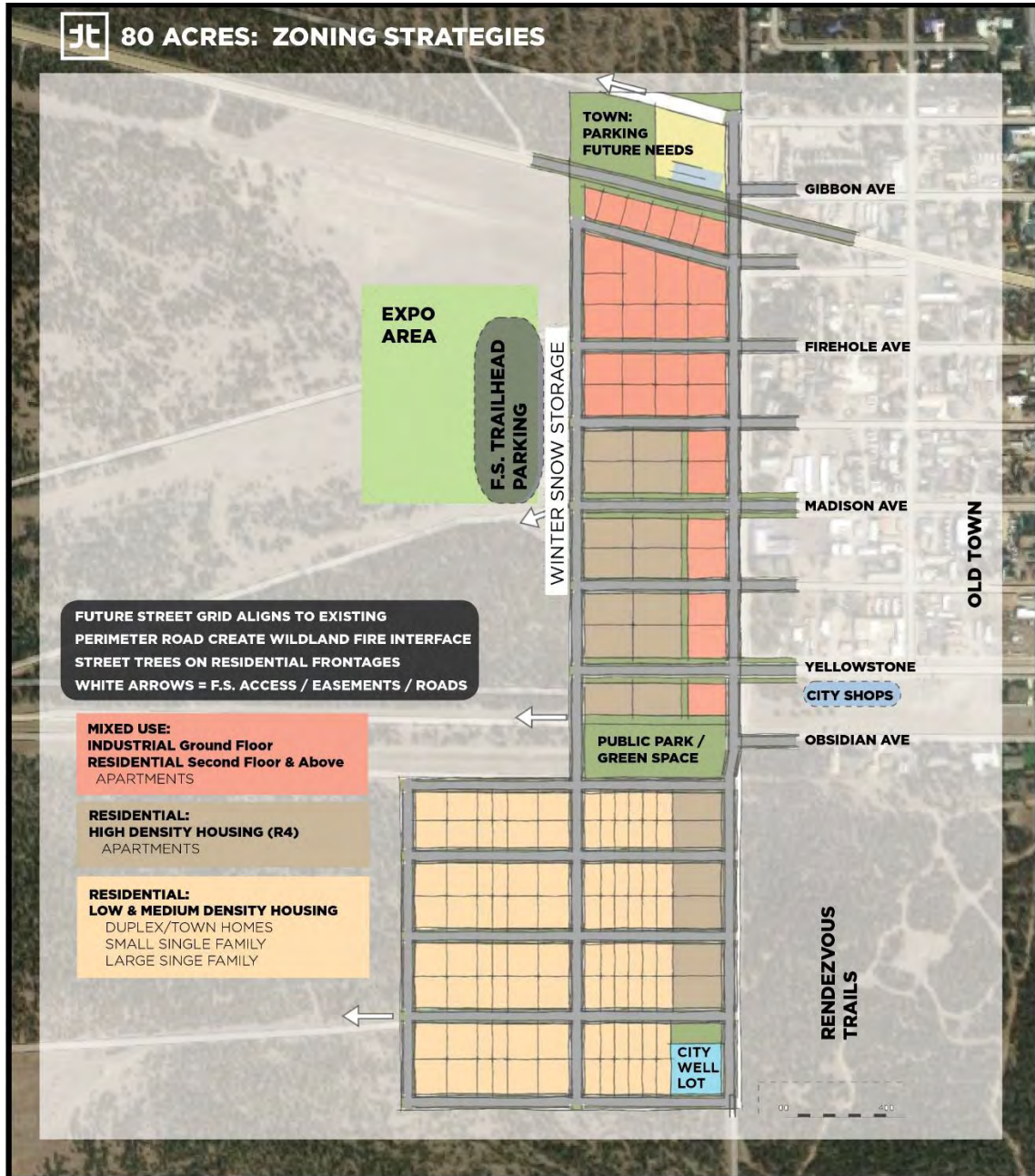


Initial Site Analysis Study: Street Connectivity (July 2018)





Early Site Plan (October 2018): The following site plan depicting zoning types was presented to the Town Council and Community for feedback in October 2018.



Early Site Plan – North-End Detail (October 2018): The following images further illustrate the proposed site plan zoning types; town entrance / entryway corridor potential; live/work benefits of mixed use commercial / light Industrial with housing above. An emphasis for creating and strengthening a distinctive identity of the Town as year-round community is recommended. These concepts were presented to the Town Council and Community for feedback in October 2018.



MIXED USE:
INDUSTRIAL Ground Floor
RESIDENTIAL Second Floor & Above
 APARTMENTS

RESIDENTIAL:
HIGH DENSITY HOUSING (R4)
 APARTMENTS

TOWN ENTRYWAY CORRIDOR
 CREATING A SENSE OF PLACE:

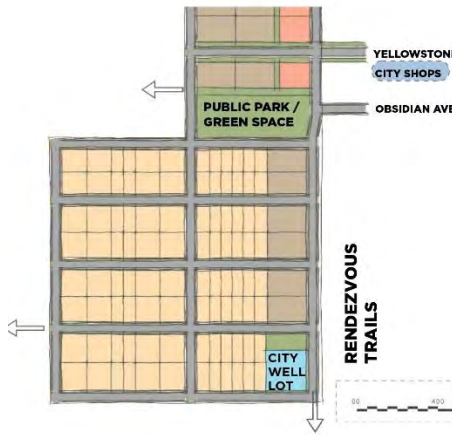
- TOWN AS COMMUNITY, NOT JUST A GATEWAY
- ARCHWAYS
- WAY-FINDING
- LANDSCAPING

COMMERCIAL/INDUSTRIAL
 HIGH DENSITY RESIDENTIAL
 LIVE / WORK
 FRONTAGE STREET TREES





Early Site Plan – South-End Detail (October 2018). The following images further illustrate the proposed site plan zoning types with a broad mix of housing types, and open space / green space areas. These concepts were presented to the Town Council and Community for feedback in October 2018.



**RESIDENTIAL:
HIGH DENSITY HOUSING (R4)**
APARTMENTS

**RESIDENTIAL:
LOW & MEDIUM DENSITY HOUSING**
DUPLIX/TOWN HOMES
SMALL SINGLE FAMILY
LARGE SINGLE FAMILY

- HIGH DENSITY:
- APARTMENTS
- LOW DENSITY:
- DUPLIX/TOWN HOMES
- SMALL SINGLE FAMILY
- LARGE SINGLE FAMILY
- FRONTAGE STREET TREES
- OPEN SPACE / GREEN SPACE





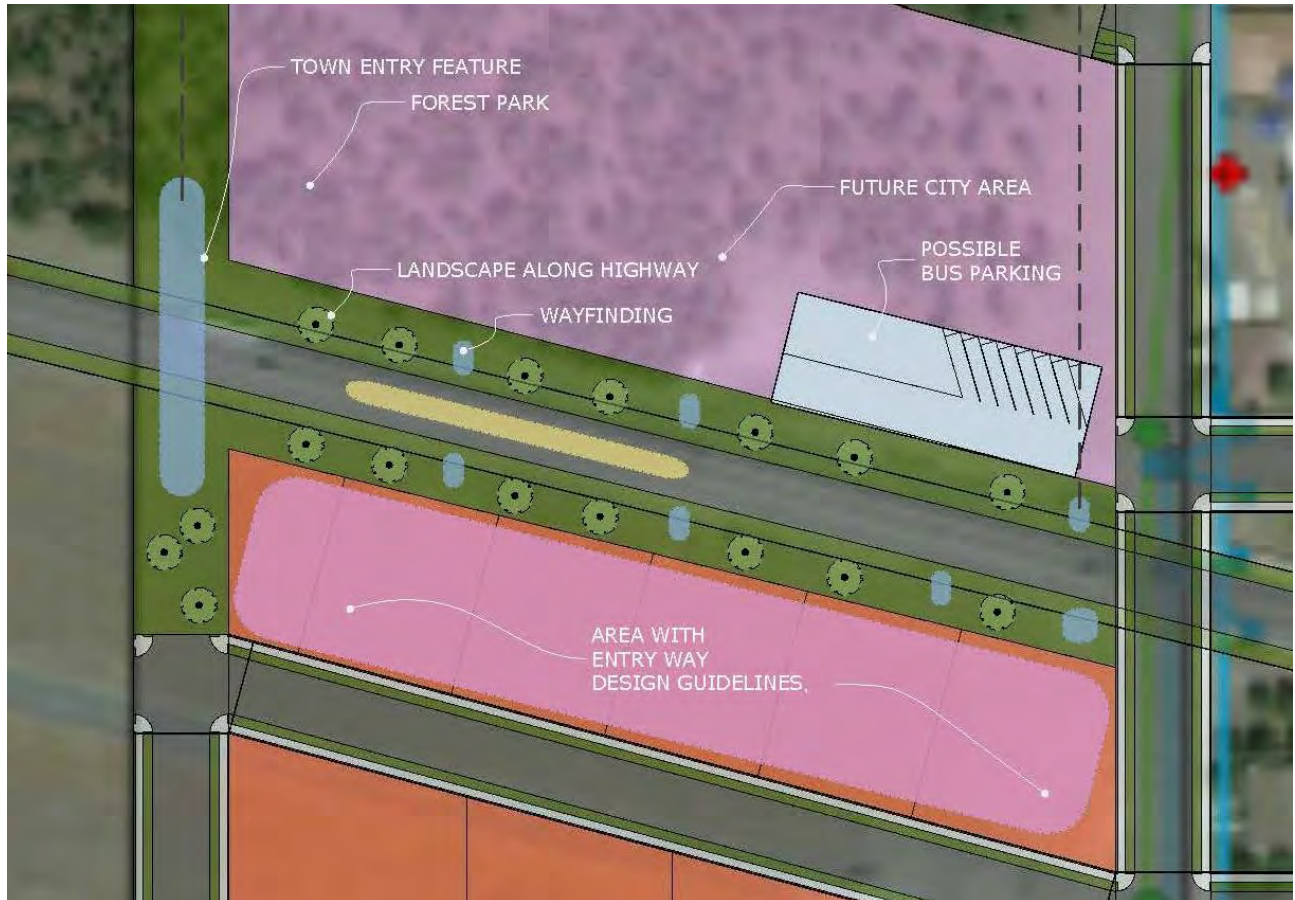
Final Site Plan - Overview (January 2019): The following site plan incorporates Town Council and community input to early site plans and illustrates the final zoning strategies recommend to address community goals. Three areas have been set aside for Town ownership to address parking and future needs (reference Block 1, 8, & 17 highlighted in purple). Three potential City Shops sites have been identified within the 80 acres and one has been identified on the western end of Yellowstone Avenue. The area dedicated to mixed-use commercial / residential has been reduced from prior site plan by one block.





Final Site Analysis Study – Entryway Corridor (January 2019):

The development of an Entryway Corridor on the 80 acres bordering Highway 20 provides an opportunity for the Town to establish itself as a strong community possessing a charm that people want to explore. Design guidelines should emphasize creating a sense of place by highlighting the spirit and character with a Town entryway feature announcing arrival, landscaping with boulevard trees, way-finding signage, public art, and large vehicle parking. Commercial activity along the Town's gateway should focus on beautification, cohesive architectural design, and public gathering spaces for locals and visitors to enjoy.





SITE DEVELOPMENT STRATEGIES

5 LOT MINOR SUBDIVISION

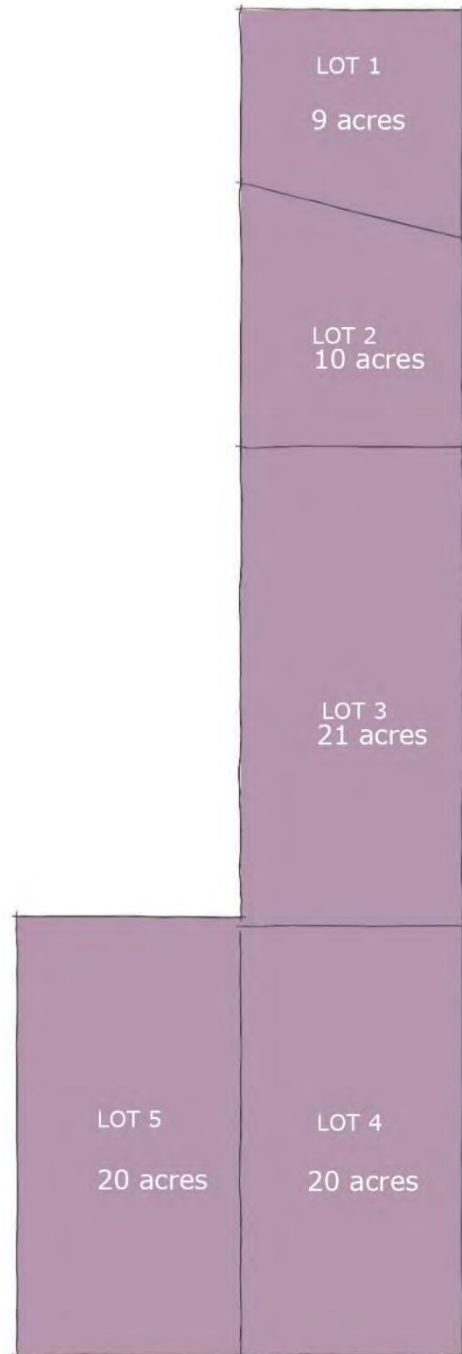
The creation of a simple 5 lot minor subdivision of the land requires minimal infrastructure improvements per state law and Town regulations. This strategy allows for the easy transfer of land if needed and provides the flexibility to proceed with phased development. Phasing the development also phases the cost, thereby reducing financial risk and increasing the feasibility of the project. By creating a 5 Lot Minor Subdivision, the Town will also be in a position respond to future conditions not known at this time. This strategy allows for the following:

Partnerships: Public and Private. The 5 lot minor approach will allow for public / private partnerships to be more readily negotiated and smaller parcels can be offered for development. The private sector will have an advantage in developing the property and marketing it in its final form. The Town will need to engage with any entity, public or private, to further the goals increasing housing and economic vitality for the community. Some of the options as mentioned are outlined below:

- Sale / Trade of portions of the 5 Lot minor
- Sale / Trade of Subdivided lots
- Predevelopment of sites

Restrictions Intact. The Town can place any and all necessary restrictions on the land or negotiate terms that will continue to achieve the community goals set forth for this land.

Sale / Retainage of Land. By offering a portion of the land for private development, future costs to develop the retained land can be reduced because the initial development burden will be covered in the first phases.



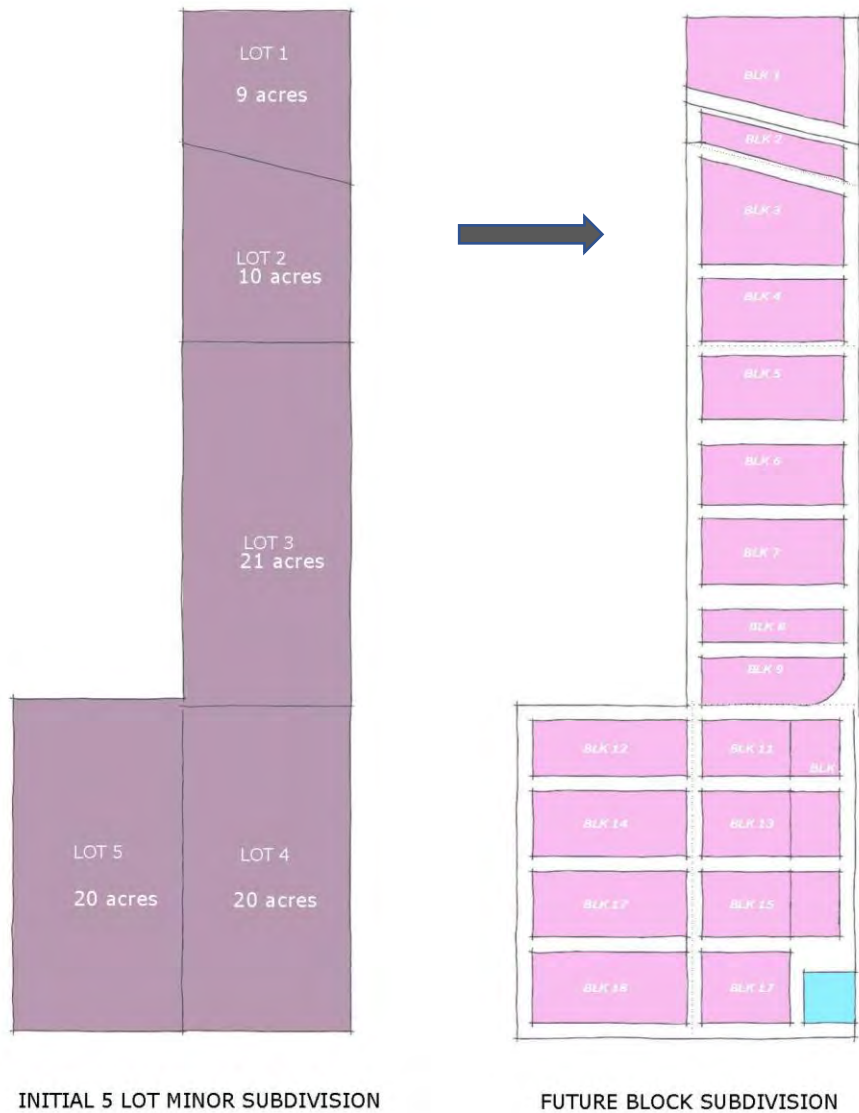
INITIAL 5 LOT MINOR SUBDIVISION



FUTURE BLOCK SUBDIVISION on all or portions of the 5 Lot Minor Subdivision

The Town of West Yellowstone can at any time elect to further subdivide any or all portions of the 5 lots into block subdivisions. By transferring the land as block subdivisions, the Town will have the ability to transfer smaller parcels giving it more control on the outcome. Smaller parcels may also be favorable to housing authorities looking to develop affordable, workforce housing.

Illustration of 5 Lot Minor Subdivision conversion to Future Block Subdivision.



OTHER ENTITLEMENT ACTIONS OF BENEFIT

Creation of a TEDD (Targeted Economic Development District)

The creation of a TEDD (Targeted Economic Development District) is a powerful way to leverage future tax value by using tax increment financing for present day development needs. As an example, this may include the creation of roads or other infrastructure in exchange for the creation of secondary value-added industries located within a TEDD established on commercial portions of the 80 acres. These costs would be covered through the increased increment of future taxes.

Exhibit 1. TIF Assessed Value (AV) Over Project Life

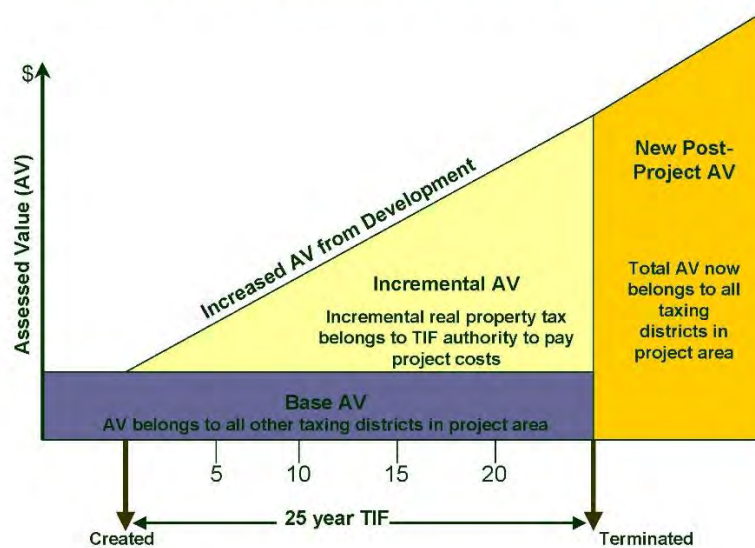


Image Source: https://munkschool.utoronto.ca/imfg/uploads/330/imfgevent_nov25_murtaza_talk.pdf

There are many more benefits in pursuing the TEDD for all or portions of the 80 acres. For full details on Montana State Targeted Economic Development District laws please reference Montana Code Annotated 7-15-4279 via: https://leg.mt.gov/bills/mca/title_0070/chapter_0150/part_0420/section_0790/0070-0150-0420-0790.html.

Create a Request for Proposals (RFP) for Affordable Housing Developments

The Town should seek proposals from developers, non-profits, and housing authorities such as Habitat for Humanity or H.R.D.C to provide a broad range of affordable housing. Input from these entities early in the pre-planning stage can help to guide planning. Zoning alone is not enough to successfully tackle this complex issue so the Town should plan for active engagement with affordable housing partners.

Entryway guidelines

Several communities throughout the country use planning and zoning entryway guidelines. The expansion of the 80 acres extends the current entryway corridor into the Town so consideration of this



areas impact is very important. Residents and visitors alike take visual cues from what they see as they enter a town; these cues begin to tell the story of who the town is. In general, developing guidelines begin with questions like “What does the town want to see?”, “What does the community look like?” The guidelines are offered to develop a unified answer, a consensus of community leaders and constituents. They do not presume to dictate design solution but encourage the design process which has the potential to improve perception of an area.

Special Improvement District (SID).

A Special Improvement District is a common municipal tool used to include property owners in the funding of capital improvements. By sharing infrastructure costs over a broader base, costs incurred by developers can be reduced. Reduced costs can increase the financial feasibility of development, thereby making investment more attractive. Please see page 25 Special Improvement Districts for more details.

ZONING: RECOMMENDED

Title 17 zoning regulations for the Town offer several types of zoning that address the goals for the 80 acres. This report recommends pursuing the following:

R4 Zoning: Residential Mixed-Use High-Density District

The current draft of the zoning update describes the intent R-4 zone type as follows:

The intent of the R-4 Residential Mixed-Use High-Density District is to provide for high density residential development through a variety of housing types and limited supportive commercial uses to serve the varying needs of residents.

The residential uses allowed in this district are very supportive of the goals of creating more affordable housing options. These range from town house style homes, manufactured homes (on permanent foundations), inclusion of accessory dwelling units, and apartments, all of which can be more affordable options for the community.

The limited supportive commercial uses listed as permitted for this district include day cares and home-based businesses with less than 2 employees. The district also provides for some unique conditional uses, which require approval by the Town Council on a case by case basis. The uses include banks, restaurants, small scale retail, general commercial uses (max of 10,000 SF), pharmacies, medical offices, and grocery stores. Again, all these uses would need to be approved by the council on an individual basis.

R3 Zoning: Residential High-Density District

The current draft of the zoning update describes the intent R-3 zone type as follows:



The intent of the R-3 Residential High-Density District is to provide for high density residential development, and related uses, through a variety of housing types to serve the housing needs of residents.

The main distinction between R-3 and R-4 is that R-3 does not provide for any commercial mixed uses in the zone type. Both the R-3 and R-4 provide for higher density housing options as well as lower densities such as single-family homes. Densities can be moderated through the various lot sizes ultimately platted in a subdivision.

M1 Zoning: Light Manufacturing District

The current draft of the zoning update describes the intent M-1 zone type as follows:

The intent of the M-1 Light Manufacturing District is to provide for the community's needs for wholesale trade, storage, warehousing, light manufacturing and similar activities.

This district is being contemplated for the commercial portions of the site as indicated on the site plans. The goal for this zoning is to provide opportunities for diversification of the West Yellowstone economy with businesses producing niche products or specialized services, especially for export outside of Montana. Additionally, the goal is to have residential included as a theme for this mixed-use area so that lack of available housing is not a limiting factor to commercial expansion.

This zone type allows for apartments and townhouse dwellings to exist only above commercial and light industrial establishments. Commercial uses permitted in this zone type includes breweries, distilleries, and wineries; food and beverage processing and packaging; light manufacturing, assembly, and fabrication; public buildings and facilities; boat sales; vehicle rental; and wholesale and warehousing facilities. This district does not provide for any retail of any kind, short term rentals, restaurants, motels / hotels, offices, medical facilities, or health and fitness establishments.

The M-1 zone type is within the Town's zoning regulations, however it is not currently utilized or applied to any land in the community. Designation of an M-1 area within the 80 acres expansion would create a unique opportunity for diversifying the economy with niche products and specialized services businesses.

Proposed Code Modification

M-1: The current zone types indicated on the map would include M-1 which provides for small scale light manufacturing. The way the M-1 zone type is currently written does allow for some degree of residential above shop spaces or other commercial actives. We recommend the following emphasis and modifications:

1. A high emphasis on residential uses in this zone as it provides the housing to support commercial recruitment efforts and growth.
2. M-1 zone type to include other residential compatible commercial opportunities as are found in the R-4 district, such as home-based businesses, banks, community centers, grocery stores, medical and dental, clinics, and pharmacies.
3. M-1 zone type conditional provision for retail if attached to processing. For example, a distillery that wants to sell to the public.

R-4: We recommend that R-4 zone type be modified to include a conditional provision for RV / trailer home spaces.

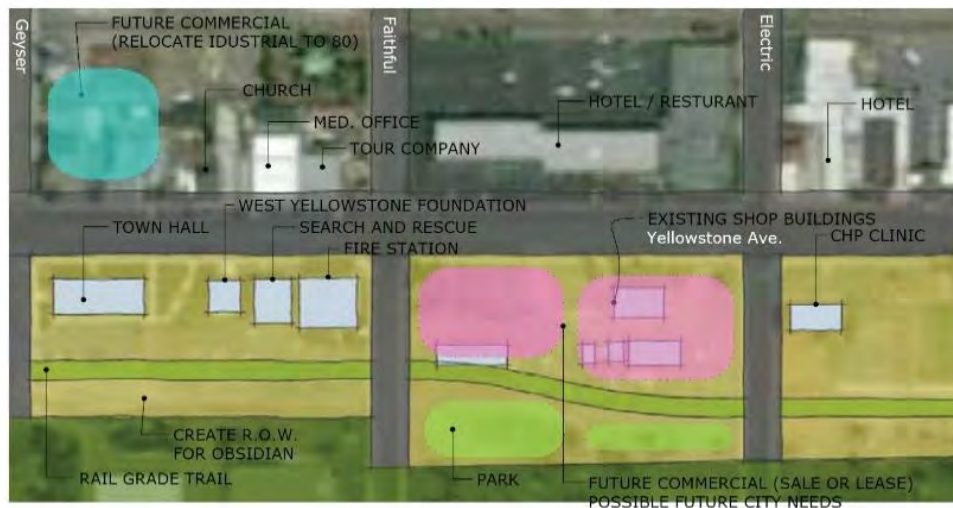
Summary of Zoning Recommendations

The goals for the 80-acre property are to create a broader base of housing for the community to include more apartments and smaller or attainable dwellings. Additionally, there is a need to provide opportunities to strengthen and diversify the economy with light manufacturing and specialized service commercial uses within this district. It is the recommendation of this report that classifying portions of the property as R-3, R-4, and M1 would yield the best outcome for the stated goals.

RELOCATION OF CITY SHOPS: A STRATEGY TO OPEN PRIME SITES FOR COMMERCIAL REDEVELOPEMENT

The Town Garage “City Shops” are currently located on Yellowstone Avenue in the heart of the Town’s commercial and historic center (See full inventory map, page 28). In order to open prime sites to commercial development, this report has identified four possible scenarios to consider for the relocation of the City Shops, each with potential benefits. In each case a final needs assessment from the Director of Public Works would need to be completed to evaluate the best location.

Current Yellowstone Avenue Inventory (partial map highlighting City Shops location)





Option 1: Relocating City Shops on the 80 acres central to the public park area. (Map block 8)

This option would allow for central and easy access for the shop vehicles. However, given it would be in a highly visible location it would need to be carefully designed to be harmonious with the surrounding character.

Option 2: Relocating City Shops on the 80 acres in South portion near well lot. (Map block 10)

This option takes the industrial facilities and places it in the more residential district of the property. This could create more conflict than where it is currently located.

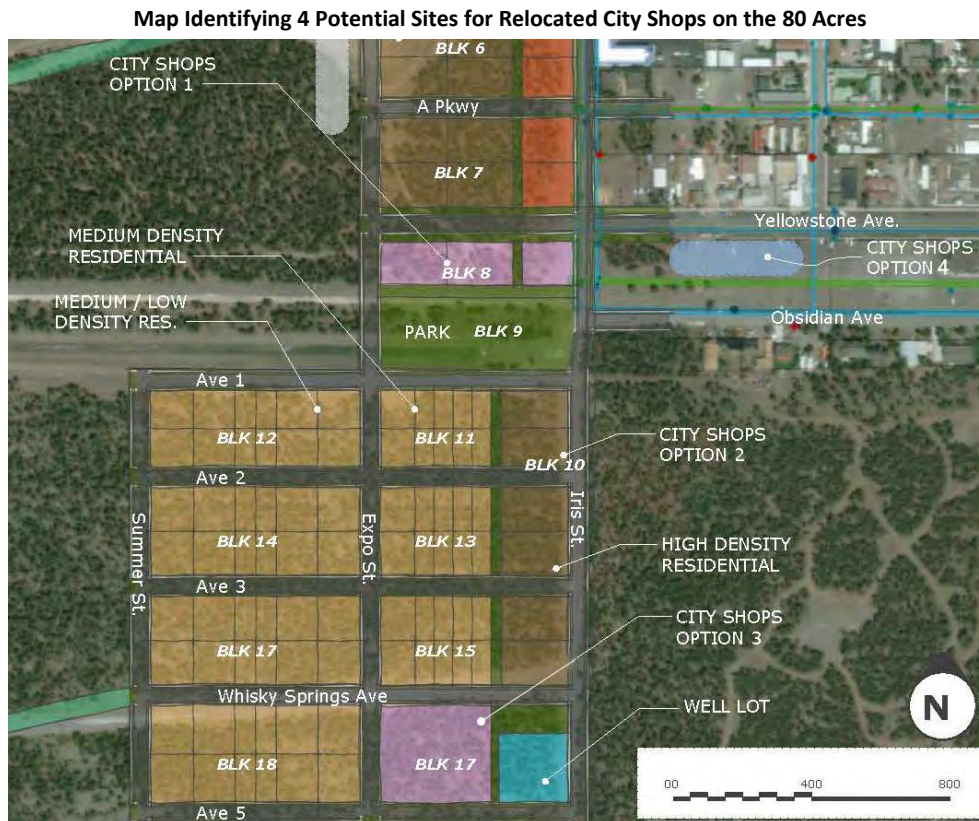
Option 3: Relocating City Shops on the 80 acres in South portion near well lot. (Map block 17)

Option 4: Relocating City Shops on west end of Yellowstone Avenue (between Iris & Hayden).

This option places the industrial City Shops facilities on Town owned storage property on the south side of Yellowstone Avenue, adjacent to the 80-acres expansion area. The north side of Yellowstone Avenue on this block contains industrial storage and excavating company.

Option 5: Keep the facility in its current location and make the needed improvements.

This option might be the best given the relocation might create further issues with surrounding properties. However, if the goal were to free up the valuable real estate along Yellowstone Avenue then relocation might be preferred.





12 STRATEGIES TO ENCOURAGE INFILL DEVELOPMENT

Infill development is the development of vacant lots or redevelopment of underutilized lots within the Town’s core areas. Infill development is an important goal for the Town of West Yellowstone because it has the potential to revitalize existing neighborhoods with services and amenities which create a cohesive and attractive sense of place for residents and destination visitors. Infill development can also be attractive to developers since existing infrastructure may be available to serve their projects. We recommend the following U.S. Office of Sustainable Communities Smart Growth Program strategies to encourage infill development within the Town of West Yellowstone.

The suggested twelve strategies below have been extracted, in part, from the 30 strategies outlined by the Smart Growth Program EPA 230-R-15-001 May 2015 report. For the full report visit www.epa.gov/smartgrowth/attracting-infill-development-distressed-communities.

1. Identify Priority Infill Development Areas

Concentrating investment in priority areas is more likely to produce the highest return on investment—either financially or in terms of visibility and catalyzing private investment. For example, one block with three new storefronts or nighttime establishments has a greater impact on perception compared to the same three new establishments spread among five blocks. These areas could have the best development potential, and targeted public and private investments could signal to the marketplace that something positive is happening. This, in turn, could strengthen market perceptions and foster further private investment. (EPA 230-R-15-00, 2015)

Key considerations include:

- To identify priority infill development areas, a community needs a vision for how it would like to grow and the change it would like to see.
- The type of development a community wants should be the easiest to permit. Developers should be able to build the desired infill products “by right,” without special exceptions or complex approval processes.
- Areas that are walkable, compact, and historically significant are often attractive and suitable for infill development.
- Publicly owned land can be used to reduce the cost of infill development and make it more financially feasible. The process of identifying priority infill areas should consider publicly owned land that might be used for this purpose.

2. Adopt Flexible Codes

In this report, “flexible codes” refers to building, zoning, and other development regulations that give developers more discretion to build a project that responds to current and changing economic conditions while still meeting local standards for safety and design. Some types of flexible codes include mixed-use zones, historic preservation and adaptive reuse districts, or expedited zoning review procedures for reuse of existing buildings. Codes that specify only exterior form and allow a broad range of uses can allow developers to respond to market demand for different uses. If demand increases for one use in the future, flexible zoning and building codes allow owners to change a building’s use with minimal permitting burdens. Rather

than trying to control every element of design, a local government can stipulate a few major objectives or design features it wants infill development to achieve and let the developer design a project that meets the objectives. This flexibility can be applied communitywide or to a specific area through an overlay zoning district. *(EPA 230-R-15-00, 2015)*

3. Adopt an Adaptive Reuse Ordinance

An adaptive reuse ordinance makes it easier to convert older, economically obsolete buildings to new uses, such as housing, by providing tailored zoning and code requirements that recognize the differences between reuse and new development. Local governments can apply an adaptive reuse ordinance in specific zones with concentrations of historic and underused buildings. By making it less costly to reuse an existing building, communities can increase jobs, housing options, and retail activity in existing and distressed neighborhoods.

As a first step, the local government can identify parking, density, design, and/or fire and safety standards that developers might have difficulty meeting when redeveloping a historic building and assess which of these standards might be relaxed for infill development. An adaptive reuse ordinance could, in certain zones, eliminate density restrictions, reduce the minimum housing unit size, waive parking requirements, and allow expedited development review. *(EPA 230-R-15-00, 2015)*

4. Offer Density Bonuses in Infill Locations

Density bonuses allow developers to build at a higher density than is allowed under the existing zoning code. This is typically allowed in exchange for a community benefit, such as a park or affordable housing.

A density bonus allows a developer to spread the cost of land and other predevelopment costs among more units or square feet. By adding square feet and/or housing units, the developer might be able to increase the return on investment from the project. Density bonuses are also important incentives for developers to provide community benefits, such as park space or other infrastructure that are often needed in infill areas. Therefore, density bonuses can bring both the benefits of more people living in the priority infill area and much needed community facilities and infrastructure to support existing residents and new development.

Density bonuses can be governed through the zoning code or applied during development review and approval. They can be effective in areas where the high cost of land is an obstacle to infill development. Local governments might want to assess the market conditions to determine if density bonuses will be appropriate and effective. In areas with weak demand for infill development, developers might not be able to price the finished product high enough to recoup the higher costs of building at higher densities. In these weaker infill markets, allowing greater density is not likely to be helpful. Once existing neighborhoods experience greater investment and development activity, density bonuses may become a more useful mechanism to encourage infill development and shape such development in a manner that helps meet the needs of new and existing neighborhood residents. *(EPA 230-R-15-00, 2015)*

5. Seek State and Regional Partners

Communities often lack the financial resources and staff to promote infill development. Partnerships with state and regional government agencies or institutions can help close these gaps.

State and regional partners often have resources that local governments can use to plan or prepare areas for infill. For example, the region's metropolitan planning organization can fund studies and infrastructure that set the stage for infill, and a state's housing agency might provide technical assistance or tax credits that help attract new development.

A local government can build relationships with state and regional partners by dedicating a staff person to infill development. Part of this person's responsibilities could include monitoring state and regional funding programs and policies while also developing relationships with key staff of agencies that can help the community get infill development. Local elected officials can also forge relationships with state staff and elected officials. These relationships help state government staff understand the local government's goals and vision. *(EPA 230-R-15-00, 2015)*

6. Explore Employer-Assisted Housing

Employer-assisted housing includes financial assistance or education offered by an employer to help its workers purchase homes. Housing finance company Fannie Mae describes employer-assisted housing as "an employee benefit that helps an employer achieve business goals while helping their employees with housing needs."

Employer-assisted housing supports an employer's interest in providing decent and affordable housing for its employees to attract and retain a skilled workforce. Employer-assisted housing programs can have the added benefit of stimulating weak-market areas by bringing new residents and new investment. In downtown areas, employer-assisted housing can help balance the number of jobs and homes.

A municipal government can establish its own employer-assisted housing program as a model for other employers in the area. The program could involve direct financial assistance to homebuyers or renters, or homebuyer counseling. With its newfound expertise, the local government can work with employers to establish their own programs, with a special emphasis on older neighborhoods and infill locations. Employers can often deduct the expense from their federal taxes. Additionally, in some states, employers receive a tax credit for their investment in employer-assisted housing. *(EPA 230-R-15-00, 2015)*

7. Create a Business Improvement District

A business improvement district (BID) is a defined area within which businesses pay an additional tax or special assessment to fund projects within the existing business area. Local governments can establish BIDs to raise additional property tax revenue and reinvest the funds into the district to improve the business climate. The additional revenue can go toward maintenance, marketing, cleaning, events, and moderate capital and streetscape improvements,

such as rebuilding sidewalks. These services go beyond the baseline services provided by the local government.

Private malls have advantages that public business districts lack. For instance, they provide shared parking, security, litter and graffiti cleanup, marketing, and capital improvements. The merchants share these expenses by paying their rent to the mall's owner. Business districts typically have fragmented land and building ownership, and, as a result, it is more difficult to pursue collective action that improves the entire district. BIDs can remedy this competitive disadvantage.

BIDs require state enabling legislation, and their organization and powers vary from state to state. BIDs are typically established through a vote by property owners in the defined district. In some states, the vote requires a supermajority of two-thirds or more before the BID is approved. Once approved, the property owners pay an additional increment on their property taxes that can be used only to benefit the district. BIDs are typically managed by an executive director and overseen by a board of property owners in the district. The board typically decides how to spend funds generated by the district.

BIDs can be used in any business district that includes several businesses and buildings under different ownership. However, they are especially useful for areas that are struggling to attract shops and investment due to poor collaboration among property owners or poor public perception. Often, communities establish them in downtowns. *(EPA 230-R-15-00, 2015)*

8. Initiate a Neighborhood Identity Campaign

A neighborhood identity campaign strengthens or establishes an area's identity by giving it a name and tying specific architecture, signage, public art, or public spaces to it.

Local governments can encourage development in older neighborhoods by promoting their distinctive characteristics. These strategies can improve residents' perceptions of an area, which can increase market demand for housing, commercial space, and offices.

Community identity can come from its historic or cultural roots; a specific facility or public place such as a park, cultural institution, or commercial district; or an architectural style or identity. Local governments, community groups, and residents can develop a community identity campaign to confirm a neighborhood's identity or rebrand it based on these attributes. Once the identity is established, the local government and community members can improve public awareness of distinctive neighborhoods through tools such as marketing materials, distinctive signs, a neighborhood website, or a neighborhood nickname. Neighborhoods can also undertake joint promotional activities with anchor institutions that have a stake in the neighborhood's health and perception. *(EPA 230-R-15-00, 2015)*

9. Enact a Property Tax Abatement Program for Infill Locations

Local governments use property tax abatement to waive property taxes on improvements such as a new or remodeled house for a fixed period of time.



Without a tax abatement policy, a property owner could receive a substantially higher tax bill after improving his or her property. Higher taxes resulting from property improvements are an economic disincentive to investment. Communities can attract investment in priority infill areas by reducing or eliminating property taxes on new investment. With a lower future tax obligation, the owner or developer can more easily afford to take on debt to make improvements or repurpose a property.

A popular tax abatement strategy is to hold the property taxes constant after an improvement, until reaching the time limit set by the local government. Cleveland and Philadelphia both manage tax abatement programs with 10- to 15-year abatement windows depending on the building type. The local government would need to establish rules for project eligibility, design, geographic coverage of the program, and transferring the abatement from one owner to another. Geographic coverage is an especially important consideration for local governments looking to attract development to a priority infill area. Cleveland and Philadelphia's programs cover their entire jurisdictions, while Portland, Oregon provides tax abatement in targeted development areas, such as around transit stations. Some cities also choose to attach design requirements. For example, under Cleveland's program, residential projects seeking tax abatement must meet the city's green building standards. However, applying too many conditions could defeat the purpose of helping the developer overcome the funding gap by increasing the costs. *(EPA 230-R-15-00, 2015)*

10. Implement a Land Value Tax

A land value tax is a type of property tax that imposes a higher rate on land than the improvements upon it. It can also refer to a property tax that applies only to the land.

A land value tax encourages development because the tax rate is based on the highest possible use of the property. Therefore, a land value tax makes it expensive to sit on land without developing it. It can also reduce the cost of development because property taxes will rise by only a nominal amount, or not at all, after the owner develops the property.

Most local governments will need state-enabling legislation to apply land value taxation. As of 2010, land value taxation was used widely only in Pennsylvania and authorized in two other states, Connecticut and Virginia. Local governments could study the experiences of other cities and towns, particularly in Pennsylvania, to understand what works, establish their own policies, and educate elected officials and the public about the policy. Land value taxation would most likely be applied throughout the taxing district and phased in over several years, with the rate for land increasing and the rate for improvements decreasing. Because land value taxation can make owning land more expensive, the Lincoln Institute of Land Policy recommends that communities with high land prices offer exemptions, credits, and varied rates to reduce the impact on land-rich but income-poor citizens. *(EPA 230-R-15-00, 2015)*

11. Create a Tax Increment Financing District

Tax increment financing (TIF) is similar to special assessment district financing (see below), but with an important distinction. Through TIF, local governments pay for infrastructure improvements with revenue that is generated by higher property values. Unlike special assessment districts, property owners in a TIF district do not pay a different property tax rate than the surrounding non-TIF areas. Rather, the local government pays the cost of infrastructure improvements upfront. The new infrastructure makes new development possible. The locality then uses the tax revenue generated by the new development to pay off the debt that it incurred to fund the infrastructure improvements in the first place.

TIF districts raise funds for infrastructure improvements from the property owners who are benefiting, reducing the upfront cost burden on the developer and local government. Local governments can use a TIF district to finance infrastructure in a distressed area that might not attract private investment without significant infrastructure improvements.

To establish a TIF district, the local government often must declare that an area is blighted or underdeveloped. The community then establishes the district boundary and dedicates any incremental tax revenues to economic development purposes, including construction of new infrastructure. The local government can issue bonds that are secured with the tax revenue growth. *(EPA 230-R-15-00, 2015)*

12. Create Special Assessment Districts

Local governments commonly use special tax assessments on a property to pay for infrastructure improvements that benefit the property. The special assessment is often applied to the properties in a district in proportion to their individual benefit from the improvements.

Infrastructure is expensive and a large burden to developers and local governments alike. Special assessments shift the infrastructure burden to the property owners who benefit from improvements. Developers are attracted to special assessment financing because the cost of infrastructure improvements is kept off the balance sheet for the overall development and thus does not hinder the developer's ability to obtain loans to finance the project.

While they are easy to establish for greenfield projects where the developer is often the only property owner, special assessment districts can be difficult to establish in infill areas with many property owners. Special assessment district financing can also be difficult to use in distressed communities with low property values. In these areas, borrowing against future property taxes might not yield enough funding to pay for infrastructure improvements. Because of these factors, distressed infill areas might first consider establishing a Tax Increment Financing District.

Financing tools such as special assessment districts are highly regulated by state governments, and the process for creating one will vary from state to state. It often requires several steps, including creating an infrastructure plan that lays out what the assessment revenue is buying and getting approval from the property owner or owners in the district. Often a supermajority of owners, such as two-thirds, must vote in favor of the special assessment. The infrastructure plan can be a useful marketing tool to generate support. Where multiple property owners are involved, the local government might want to find one property owner in the proposed district



to be a champion and help conduct outreach to build support. Once the local government approves the district, it can issue revenue bonds against the special assessment.

Local governments interested in special assessment financing might also analyze the borrowing capability of the proposed district relative to needed improvements. A key question to answer is whether the anticipated revenue will be sufficient. *(EPA 230-R-15-00, 2015)*

REDEVELOPMENT POTENTIAL OF PRIME COMMERCIAL SITES (YELLOWSTONE AVE)

Existing Conditions

Yellowstone Avenue is the primary access street for destination visitors to Yellowstone National Park and is host to several hospitality-oriented businesses. This commercial corridor is also home to most, if not all, the historic structures in the Town. On the east side, the historic Union Pacific Dining Lodge and YHC railroad museum attract and cater to both visitor and community member alike. Destination visitors seek places with authenticity and Yellowstone Avenue has a prime opportunity to define and provide this authenticity for the Town.

Yellowstone Avenue houses many of the Town's primary offices, providing important community facilities and services. Yellowstone Avenue will also align with the new 80-acre development and can serve as a strong connection to the new area of town. Given all these important features, the character and identity of Yellowstone Avenue is of the utmost importance to the Town and its identity. Strategic site redevelopment and in-fill development are encouraged to preserve and enhance this asset to the community.

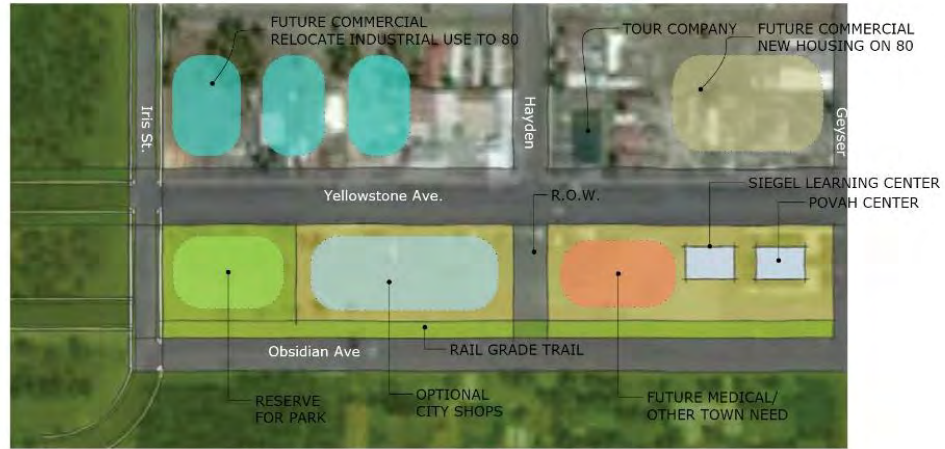
Land Supporting City Needs

The south side of Yellowstone Avenue currently contains the bulk of city services, however, several of these key commercial core sites could be used to invite development which would strengthen the identity for this historic area of town. The Town should strive to make efficient use of its current locations or consider relocating facilities so that more of the destination visitor focused amenities can locate to this stretch of Yellowstone Avenue. The map below highlights several areas where possible redevelopment can occur or be encouraged. Specifically, it would be advised, though not mandatory, to encourage more industrial uses to locate on the 80 acres, opening opportunity for more service-oriented businesses in the Towns commercial core.



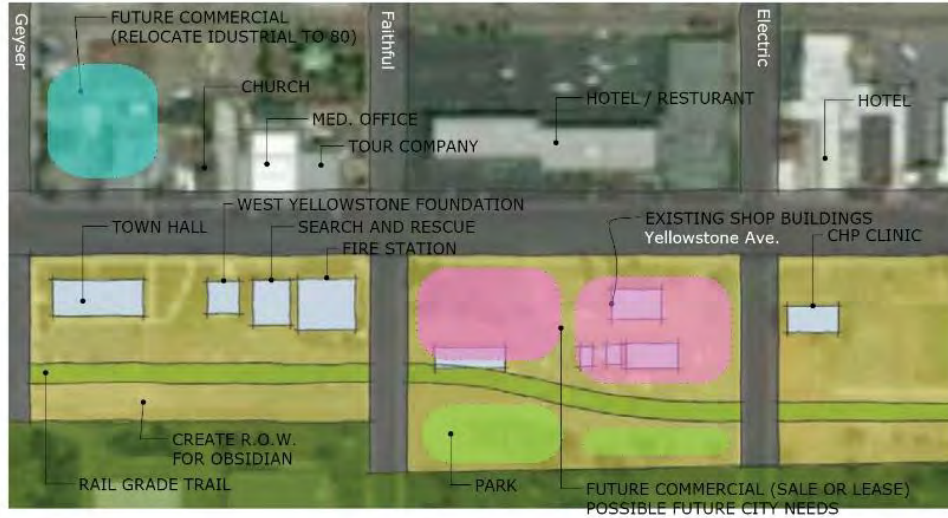
Yellowstone Avenue: Current Inventory and Redevelopment Options (West End)

A



Yellowstone Avenue: Current Inventory and Redevelopment Options (Central)

B

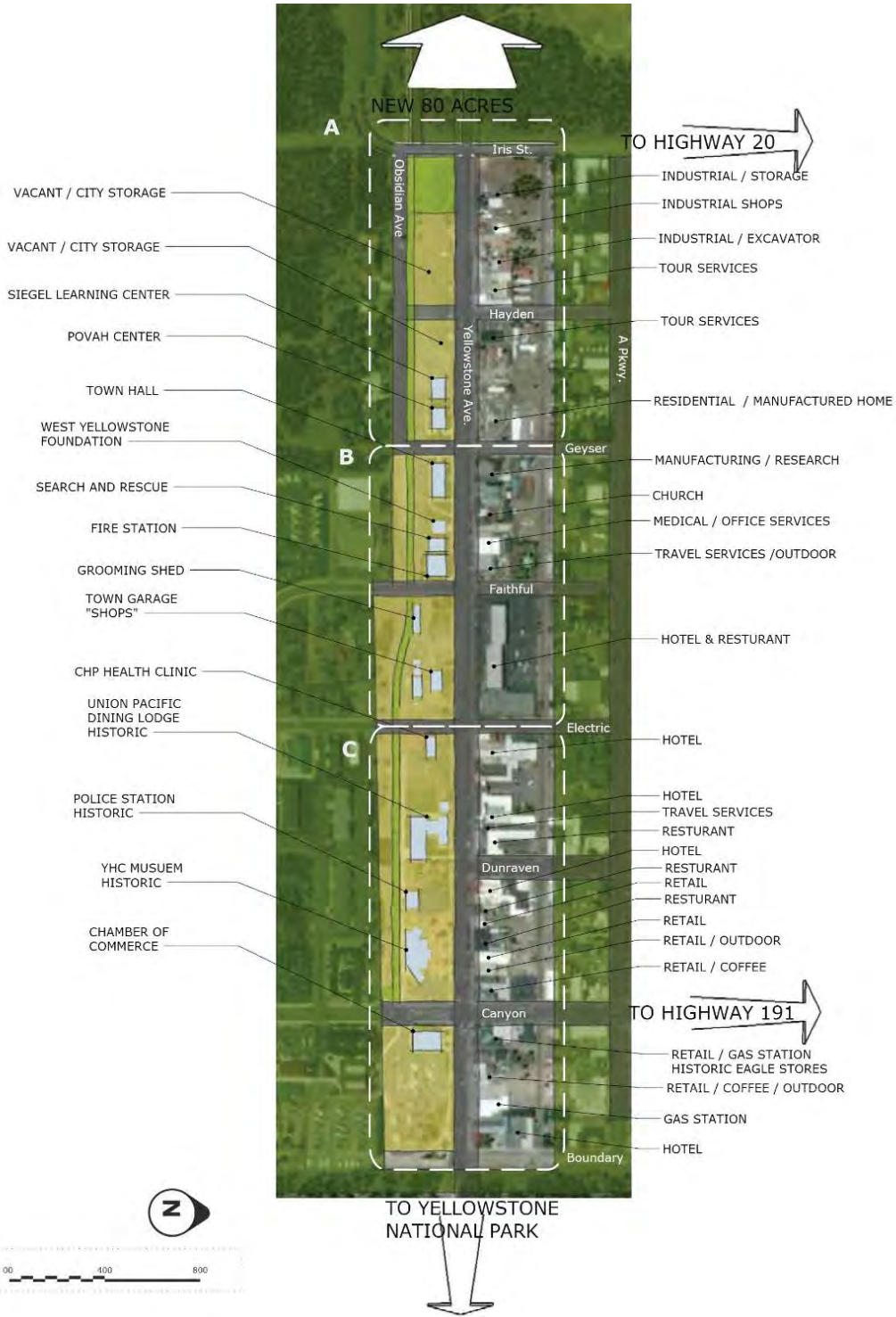


Yellowstone Avenue: Current Inventory and Redevelopment Options (East End)





Yellowstone Avenue: Current Inventory





SUMMARY FINDINGS

“Creating A Place for All”

The newly acquired 80 acres presents a great opportunity for the Town to set new goals and develop solutions to community challenges. This land sets the stage for the future but can benefit the community today as well.

The overarching goal for the 80-acre property is to create a broader base of housing for the community to include more apartments, and smaller or attainable / affordable dwellings. Additionally, there is a need to diversify and expand West Yellowstone’s economy with non-tourism related industries which a portion of the 80-acres can address with mixed use, live / work developments. To address these goals, the final site plan utilizes a zoning mix of R-3 Residential High Density, R-4 Residential Mixed-Use High Density, and M-1 Light Manufacturing District. The M-1 zone type is within the Town’s zoning regulations, however it is not currently utilized or applied to any land in the community. Designation of an M-1 area within the 80 acres expansion would create a unique opportunity for diversifying the economy with niche products and specialized services businesses. We have proposed modifications to M-1 and R-4 zoning to further support the stated goals. Lastly, three areas have been designed for Town ownership within the 80 acres to address future needs, and entryway guidelines are recommended to strengthen the Town’s identity and first impression.

In addition to development on the 80 acres, the Town would be well served directing redevelopment on existing committed lands. Infill development is a preferred alternative to expanding the Town for the sake of expansion. This report has identified both public and private land holdings along Yellowstone Avenue that can be redeveloped into higher and better use. New commercial infill development can occur not only along key corridors such as Yellowstone Ave but also in undeveloped pockets throughout town. A targeted approach to infill development will lift property values and perceptions surrounding each new development while expanding commercial opportunities and creating a stronger community.

The Town of West Yellowstone is rich in community engagement and the recommendations provided within this report have been shared and revised following multiple Town Council presentations, as well as direct outreach from the Town via web, social media, and printed announcements.



ADDENDUM A: SUMMARY OF PUBLIC COMMENTS TO PROPOSED 80 ACRE SITE PLANS

Presented by THINKTANK Design Group at Public Town of West Yellowstone Meeting (October 9, 2018) / Site Plans Shared Via Town Website, Facebook, Fliers, Newspaper and Email

OVERALL PLAN:

- Plan is on the right path and strides ahead of everything seen to this point.
- Design standards should create attractive, cohesive standards. Log and stone facades favored.
- Consider reducing # of roads to lower infrastructure / maintenance cost & increase community continuity.

COMMERCIAL DEVELOPMENT IN 80 ACRES:

For:

- In favor of “cottage industry” scheme.
- Affordable commercial development can encourage year-round manufacturing business growth.
- Limit only to neighborhood bodega / coffee house. No hotels, restaurants, souvenir shops.

Against:

- Housing should be the priority.
- Commercial property is available in original townsite for expansion / light manufacturing.
- May pull existing businesses and customers away from historic district.
- Commercial development will increase property values, thereby reducing residential affordability.
- Light manufacturing would be unattractive town entrance (i.e. equipment rental, gravel pit).
- Area along Hwy 20 should be used for truck / trailer / RV parking in lieu of some commercial lots.

HOUSING:

- Current plan is on the right track with lots of permanent housing (no RV or temporary).
- Encouraged by proposed plan since affordable / safe housing is key to persons health status.
- In favor of mixed uses, w/emphasis on affordable permanent stick build, modern manufactured, tiny homes.
- Affordable lots for workforce housing should be priority. This opportunity may never occur again.
- Restrictions against short term rentals requested (VRBO, AirBnB, etc).
- Deed restrictions to allow for owners only & minimum of 6 months occupancy requested in R2 area.
- Lot sizes continuity needed within each area (larger lots grouped with similar).
- Land trust should be held by town to keep housing affordable.
- Town should be the developer to ensure goals are maintained and costs are minimized. Developers have different incentives (max ROI, time pressures, etc.)
- RV / Trailer home spaces should be available.
- Safe crosswalks / connection to schools across highway will be needed.

CITY SHOPS RELOCATION:

- City Shops should be less visible and located in less valuable area than the downtown business core.



- In-fill development of existing City Shops site could improve visual appearance and value of historic district.
- Proposed Yellowstone Avenue location.
 - FOR: Sight, smell, movement of City Shops equipment does not belong in residential area. Proposed site has somewhat industrial feel already with Tri State Excavation neighbor.
 - AGAINST: Prefer Town Parking Future Needs site fenced with trees site barriers on south & west

GATEWAY ARCH / ENTRANCE:

- Route 20 is major freight corridor and arch would have to accommodate all vehicles.
- In favor of boulevard trees along Route 20.
- Entrance should be inviting, attractive, but not pretentious.

OTHER:

- Parking and fueling area for large trucks / trailers / RV's is needed for Town.
- Long term summer RV park should be placed on Future Town Needs site until converted for future needs.
- Adequate off-street parking and snow storage needed.
- Will USFS allow proposed Trailhead parking and snow storage?

CALL FOR PUBLIC COMMENT

On Tuesday, October 9, 2018, the Town hosted a public meeting to gather feedback from the community about the proposed planning and development of the new 80 acres. A conceptual plan (attached) has been developed, which emphasizes multiple housing options as well as a mixed-use industrial area (housing and commerce in the same area, non-hospitality functions). There was a great turn out to the meeting and a lot of ideas and opinions were shared. For the next two weeks, the Town is encouraging comments and feedback on the conceptual plan. Please feel free to send your comments, suggestions, or criticisms to info@townofwestyellowstone.com or deliver them to the Town Hall at 440 Yellowstone Avenue, here in West Yellowstone. We would also be happy to answer questions or even arrange a meeting with the Town Manager. Our phone number is (406) 646-7795. Help us plan the next phase of our community.



ADDENDUM B: LAND SOLUTIONS PUBLIC MEETING INPUT REPORT, DECEMBER 2016



To: Dan Sabolsky and West Yellowstone Planning Advisory Board
From: Dave DeGrandpre and Matthew Rohrbach, Land Solutions and Erica Evans Mita, NRMEDD
Date: December 29th, 2016
Re: West Yellowstone Growth Policy Update Key Issues

Purpose

The purpose of this memo to provide a summary of key issues identified during the initial public engagement process for West Yellowstone’s Growth Policy Update. This is not a list of all of the issues identified to date but summarizes the major or key issues that will be critical to address in the coming months.

Background

In December of 2016 Land Solutions and Northern Rocky Mountain Economic Development District (NRMEDD) kicked off a key issues identification process for West Yellowstone’s Growth Policy Update. The process began with an economic focus group facilitated by NRMEDD. Following this, Land Solutions worked to identify key issues facing West Yellowstone by meeting with the West Yellowstone Planning Advisory Board, interviewing town staff and civic leaders, and holding a public meeting attended by 30 people. Below is a summary of the key issues identified during this process.

Summary of Key Issues

Water and Sewer Infrastructure

The ability of West Yellowstone to develop the newly acquired 80-acres and accommodate future development in town hinges on the Town’s ability to provide sufficient water and sewer capacity. A decrease in water at West Yellowstone’s primary water source, Whiskey Springs, has forced the Town to issue a moratorium on new commercial and multifamily water connections. West Yellowstone has plans to drill new well in the near future, though it is not expected to be fully operational until late 2017 or early 2018. In terms of sewer infrastructure, while West Yellowstone’s system of sewer mains has sufficient capacity, the sewer lagoon is nearing full capacity and is unable to accommodate development of the 80acres and anticipated hotel development. West Yellowstone is currently in the

process of developing a new sewer lagoon and is working through the process with the Montana Department of Environmental Quality.

Economy

Seasonal Economy

As a gateway to Yellowstone National Park, West Yellowstone's economy is reliant on tourism. In the past, when private snowmobiles were allowed in Yellowstone National Park, the summer and winter tourist seasons were relatively balanced. However, after Yellowstone National Park limited winter motorized access to snow coaches and guided snowmobile trips, the winter economy in West Yellowstone declined substantially. The change in winter access rules resulted in increased numbers of day trippers coming from Bozeman and Big Sky and fewer people staying in West Yellowstone for extended periods. As a result, many businesses in West Yellowstone close down during winter, which reduces services for potential winter travelers and residents alike. Consistency in businesses being open year-round (or at least for longer shoulder seasons) would help to attract more visitors and strengthen the economy.

Town Appearance

One sentiment that was echoed during the public engagement process was that West Yellowstone itself is not a destination: It is a pass-through or parking lot for Yellowstone National Park. Several people indicated that this was a result of West Yellowstone's appearance and that the Town needs to work on beautification, so visitors are encouraged to stop and stay awhile. Ideas centered around making Canyon Street and Yellowstone Avenue inviting places for people to walk, shop, and congregate, architectural design, and also creating gateways along the highways entering the Town. Another common theme was the need to increase the amount of landscaping in town, especially on parking lots abutting streets.

Economic Diversification

As the gateway to Yellowstone National Park, West Yellowstone's economy will likely continue to be driven by tourism. However, West Yellowstone's heavy reliance on tourism makes the local economy vulnerable to consumers' travel and spending habits. There is a need to diversify West Yellowstone's economy by enabling and attracting light industry and small manufacturing employers as well as attracting telecommuters. In order to attract these types of businesses and individuals, West Yellowstone needs to address several issues including affordable housing, availability of daycare and medical services, availability of high-speed internet, and the provision of land dedicated to light industry and manufacturing.

Housing

Housing Affordability and Availability

West Yellowstone has a lack of available rental and owner-occupied housing for both year-round residents and summer employees. Private developers are constrained in their ability to build additional

housing because the Town is surrounded by the Gallatin National Forest and Yellowstone National Park. Seasonal residents have also purchased homes that are only occupied for part of the year. Because of the limited supply of buildable land, land and housing costs in West Yellowstone are high.

Workforce Housing

The lack of available affordable housing mentioned above is a significant issue for West Yellowstone's seasonal summer workforce. Employees coming to work during the summer tourist season are challenged to find affordable rental housing. Several employers have stated they will not hire someone if the employee does not already have housing lined up. One problem lies with large seasonal employers, such as hotels, who do not provide housing for their employees. The lack of available workforce housing has made it difficult for employers to attract employees during the summer tourist season. Several employers, particularly the Delaware North Corporation, have taken to buying existing housing units for their employees. While this helps to house West Yellowstone's seasonal work force, it can also take housing units for year-round residents off the market. Also, there is little incentive for companies to keep employee housing well maintained and attractive.

Vacation Rentals

Being a gateway to Yellowstone National Park, West Yellowstone has long been home to nightly vacation rentals. With the rise of internet-based vacation rental services such as AirBnB and Vacation Rental by Owner (VRBO) however, it has become increasingly easy for landlords and homeowners to convert monthly rentals (or for sale housing) to nightly vacation rentals, where they can make increased profits. A search on AirBnB yields 140 vacation rentals in West Yellowstone with an average nightly rate of \$183. The result is that existing housing stock is effectively being taken off the market for seasonal employees and year-round residents. This situation further exacerbates issues surrounding housing affordability as vacation rental conversions decrease supply and thus drive up rents. In addition, it is unknown how many vacation rentals in West Yellowstone are paying West Yellowstone's resort and Tourism Business Improvement District taxes and Montana's lodging facility sales and use tax.

Zoning

With the exception of the Madison Addition, most of West Yellowstone is zoned some form of commercial. The Old Town area (zoned B-3 Central Business District) allows a variety of commercial and residential uses. What has transpired in this area is a mix of retail, general commercial, hotels, and residential dwellings. The result is an incongruent mix of land uses that, in certain areas, detracts from the appearance of West Yellowstone. One concern is that because the B-3 district allows such a wide variety of uses, there will be pressure on existing residential land uses to change to commercial where investment returns tend to be a higher, thus decreasing housing supply further. With regard to Old Town, public meeting attendees expressed interest in maintaining residential uses on the west side and keeping hotels and other commercial uses on the east side and along Yellowstone Avenue. Enforcement of zoning rules was also cited as a necessity as the Town moves forward.

80 Acres

West Yellowstone's recent acquisition of 80 acres to the west of Town presents a unique opportunity to address several of the issues noted above. Below is a list of the common themes echoed during the public engagement process with regard to how the 80-acres should be developed.

- Preserve open land for future development and unforeseen needs.
- Move municipal uses to the 80-acres thereby opening up Yellowstone Avenue for development.
- Provide for a range of housing options from single family homes to townhouses and apartments.
- For single family homes provide small lots to keep homes affordable and for efficient use of land.
- Ensure that affordable housing is provided. The need for a community land trust was mentioned several times. Under a community land trust, the land where a house sits is owned by a land trust (usually a non-profit) and the individual owns the structure. This provides for affordable owner-occupied housing by removing high land prices from the equation and also reduces speculative land purchases.
- Provide workforce housing opportunities, including, but not limited to, dormitories.
- Do not allow vacation rentals.
- Limit commercial development so as not to create competition with existing commercial areas.
- Dedicate a portion of the 80-acres to light industry and small manufacturing.
- Provide quality open spaces but do not dedicate too much land to open space.
- Provide trails and other opportunities to access adjacent National Forest Land.

ADDENDUM C: N.R.M.E.D.D ECONOMIC FOCUS SESSION REPORT, DECEMBER 2016
(Partial to include 80 acres discussion)



TRANSCRIPT FOR _TOWN OF WEST YELLOWSTONE ECONOMIC FOCUS SESSION

Date: Dec 1, 2016 Time: 11am to 2:30

Location: West Yellowstone Chamber of Commerce Conference Room

IS ACQUISITION OF THE 80 ACRES A GOOD THING? WHY? WHAT OPPORTUNITIES DOES IT PRESENT? WHAT CHALLENGES?



- Yes Votes: 6 *participant 1, 5, 7, 8, 9, 10*
- No Votes: 0 *(4 did not comment)*
- OPPORTUNITIES
 - Make town entrance beautiful along Hwy 20. **UNANIMOUS VOTE 10 PEOPLE.**
 - Opportunity to solve long term problems (ie controlled affordable housing). Should NOT be used to expand tourism / commercial development. *_participant 7*
 - Move Public Works and provide affordable housing. *_participant 8*
 - Increase housing and needed services. *_participant 10*
- CHALLENGES
 - Prevent big money from dictating outcome. Concern about town getting bought out. *_participant 5*
 - Prevent selling of affordable housing to highest bidder in future. *_participant 8*
 - Zoning restrictions to keep housing affordable (don't allow turn and burn of properties to highest bidder). *_participant 10*

WHAT IS THE TOWN'S RESPONSIBILITY TO DEVELOPING THE 80 ACRES?

- Make town entrance beautiful along Hwy 20. **UNANIMOUS VOTE 10 PEOPLE.**
- Town purchased therefore they should develop. *_participant 1*
- Plant trees in area, install high speed internet, and recruit small high-tech firms to bring higher paying / year-round jobs and younger families. *_participant 2*
- Focus on aesthetics because it is the main entry into town. *_participant 4*
- Town should not be landlords, develop a "smart plan", resist folding to higher bidder, need economic development experts to recruit year-round, cottage industries or research organizations that use park. Improve education opportunities. *_participant 5*
- Limit inflation of property value to ensure affordability. *_participant 7*
- Ensure well thought out corridor access for winter use (ie snow mobile, skiing) in Parcel "D". *_participant 7*
- To make improvements for community as a whole, not just for a few people. *_participant 8*
- Town should NOT be the developer. *_participant 9*
- Establish a community land trust. *_participant 10*
- Increase business diversity and year-round businesses. *_participant not disclosed.*

WHAT IS THE BEST USE(S) OF THE PROPERTY?



- Public / private partnerships for affordable housing via Community Land Trust. This takes value of land out of equation to make it available to low income owners. *_participant 1*
- Include some commercial, for example, light, craft manufacturers. Offer incentives businesses that create value added products for export outside of WY. *_participant 1*
- Increase trees. No on aquatic center. *_participant 2*
- Focus on recruiting youthful, internet, high-tech industries (if WY can get high speed internet). *_participant 2*
- Move public works to Northside and use existing PW area for improvement to historical area such as a health/fitness/medical center or museum. For example, the Cody museum complex is a draw to that town. Trends around country are focused on health. *_participant 3*
- Main entrance to town from Highway 20 must be beautiful. *_participant 4*
- Echoes others comments regarding affordable year-round housing and green space. Reminder that 80 acres is not a huge amount of land. *_participant 4*
- Land lease, provide year-round opportunities, increase grammar school system possibly. *_participant 5*
- Solve long term problems facing town. Phase development / infrastructure. Be thoughtful and don't rush. *_participant 7*
- Priority should be affordable workforce housing for year-round residents with controls that restrict access to highest bidders. This will open housing downtown for seasonal workers. *_participant 7*
- Light industry to diversify economy away from tourism. *_participant 7*
- North side of Highway 20 should be used as Public Works, this frees up land in inner city which should be changed to commercial property. *_participant 8*
- Affordable housing but restriction for year-round residents only. Need to also restrict sale to highest bidders, 2nd home owners, investment owners to keep this housing affordable in future. *_participant 8*
- Light industry to diversify economy with year-round jobs. *_participant 8*
- New health care clinic, move town hall to outskirts of the 80 acres. Potentially lease section to aquatic center. *_participant 8*
- Housing with focus on 1st time homeowners, and deed restricted. Potentially likes housing land trust idea. To reduce home costs, covenants should allow for smaller square footage homes (ie tiny home trend). Covenants at Madison Addition require larger homes. Phase infrastructure after mains are in so property can be budgeted and built in phases. (Benefit of phasing: to avoid overcommitting financially in short



- term). Town should NOT be the developer. However, plans must be economically viable for developer. *_participant 9*
- Include greenspace area for recreation, and emphasis on beautiful appearance from Highway 20. *_participant 9*
- Diversify housing to include multiple types: rentals, for purchase, dorms with central community area with kitchen for J1's. Implement zoning restrictions to prohibit short term rentals and avoid resale / lease that allow highest bidder to acquire property. *_participant 10*
- Focus on needed services such as health care. *_participant 10*

BECAUSE OF THE ACQUISITION, WHAT CHANGES CAN WE EXPECT REGARDING GROWTH, HOUSING, THE ECONOMY?

- More affordable housing will increase the number of families that stay. *_participant not disclosed.*
- Expecting more stability. *_participant not disclosed.*
- There needs to be education on what a community or municipal land trust is and how they operate. *_participant not disclosed.*

IS THE LOCAL ECONOMY TOO RELIANT ON TOURISM? YES, NO, WHAT TO DO ABOUT IT?

- Yes! vote = 10
- No vote = 0
- Increase family recreation activities.
- Make town a nicer place to live and visit (resort town).
- Recruit year-round light / craft manufacturing industry.
- Install high speed internet
 - Recruit small high-tech firms to bring higher paying / year-round jobs and younger families.
 - Recruit year-round telecommuter families.

HOW WOULD YOU RATE THE TOWN'S AESTHETICS?

Median Value = 3.0 Average Value = 3.33

Rating system: 1 = extremely unattractive 10 = beautiful.

<u>Rating</u>	<u># of votes (9 total votes)</u>
5	2 votes <i>_participants 1 & 7</i>
3.5	1 vote <i>_participant 9</i>
3	4 votes <i>_participants 2, 4, 6, & 10</i>
2.5	1 vote <i>_participant 5</i>



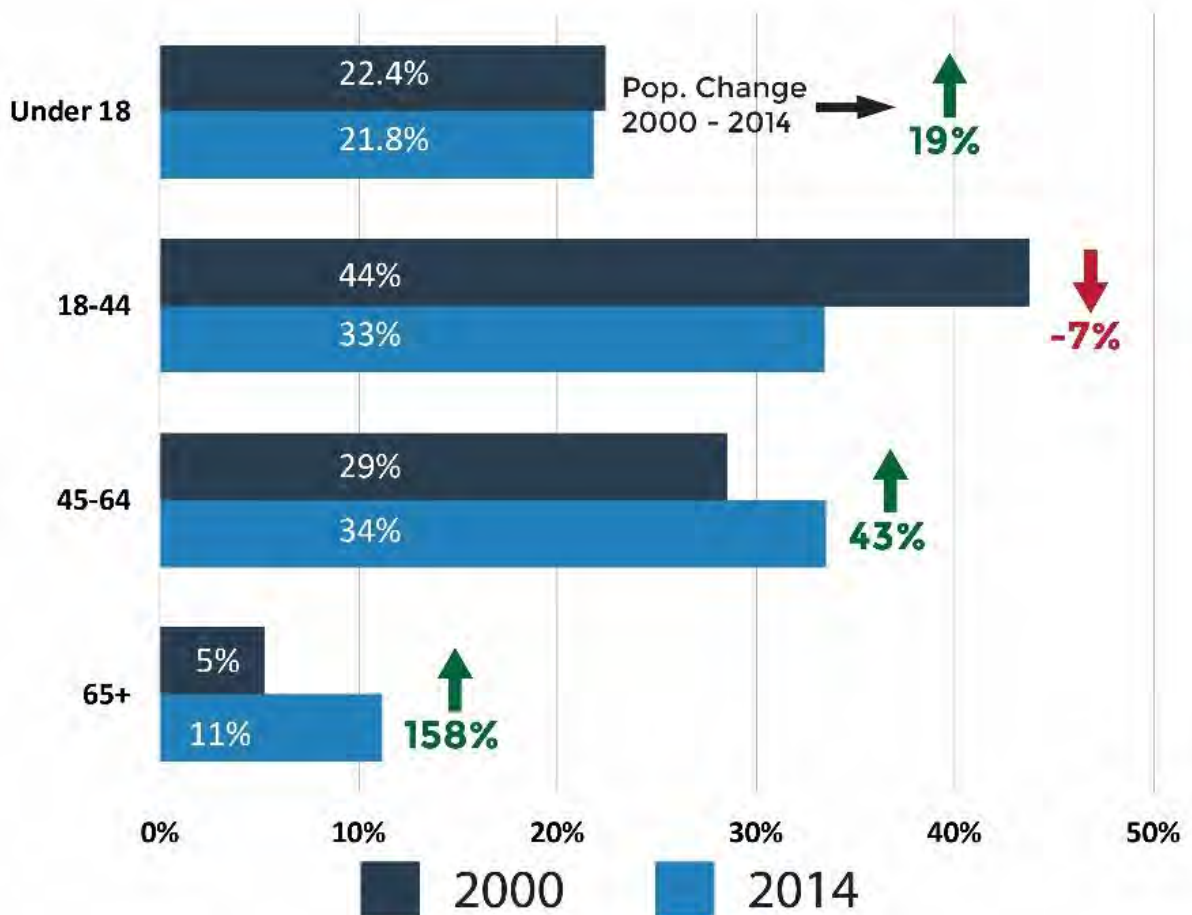
2 1 vote _participant 8

SHOULD THE TOWN DEVELOP ARCHITECTURAL STANDARDS TO KEEP NEW DEVELOPMENT IN TUNE WITH WY'S SENSE OF PLACE OR LET THE MARKET DECIDE WHAT IS ACCEPTABLE?

- Town to Develop Standards vote = 10
- Market to Decide vote = 0

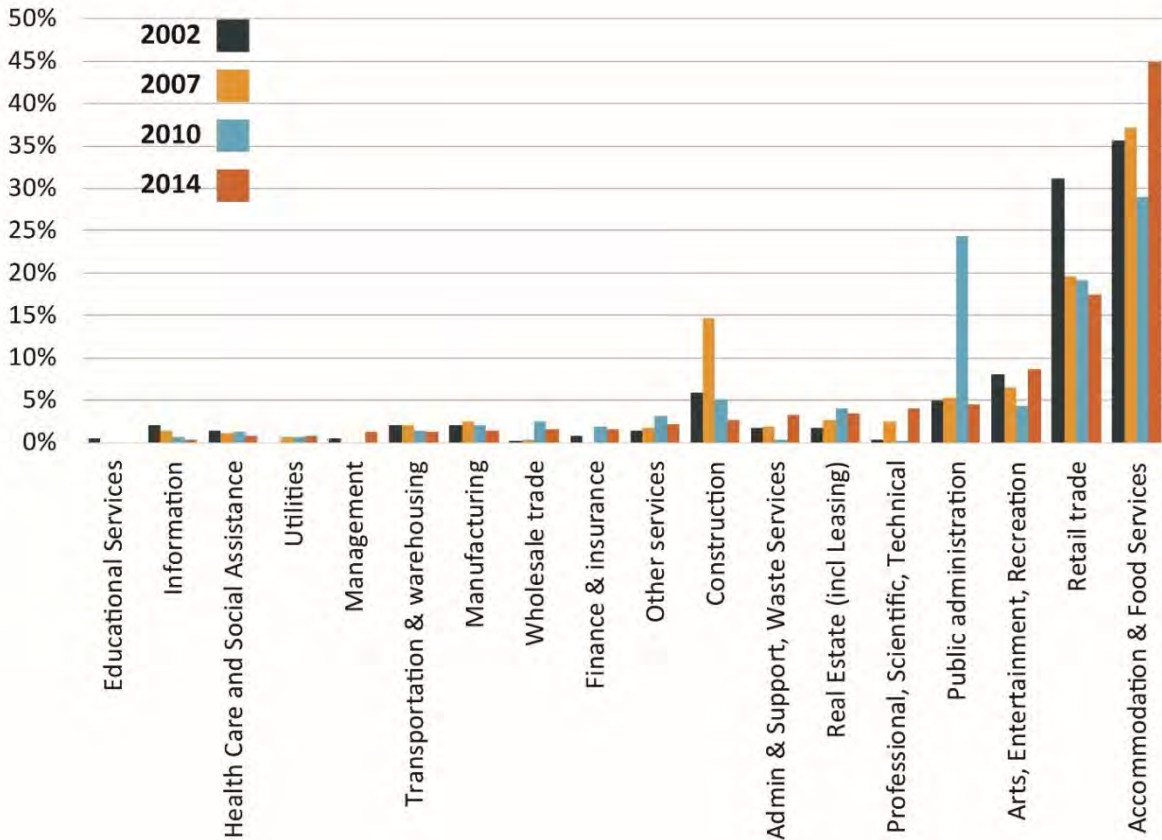
Age Distribution: % of Population Per Age Group

65+ more than doubled + a 43% Increase in those reaching retirement age within 20 years. Aging population may have different needs in terms of housing, mobility, and healthcare.



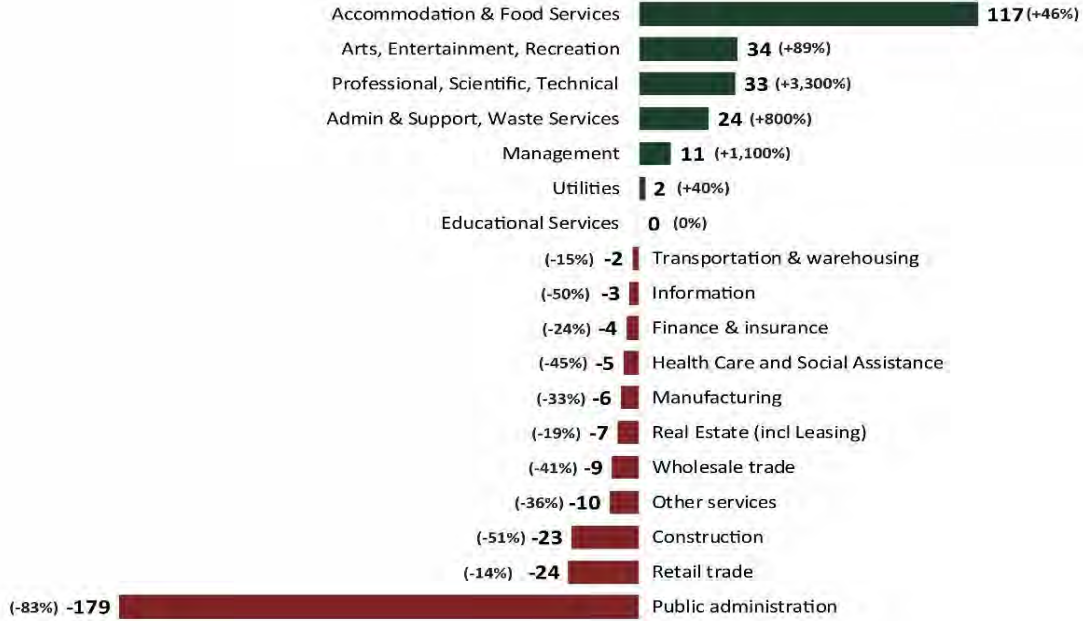


EMPLOYMENT: SHARE BY INDUSTRY



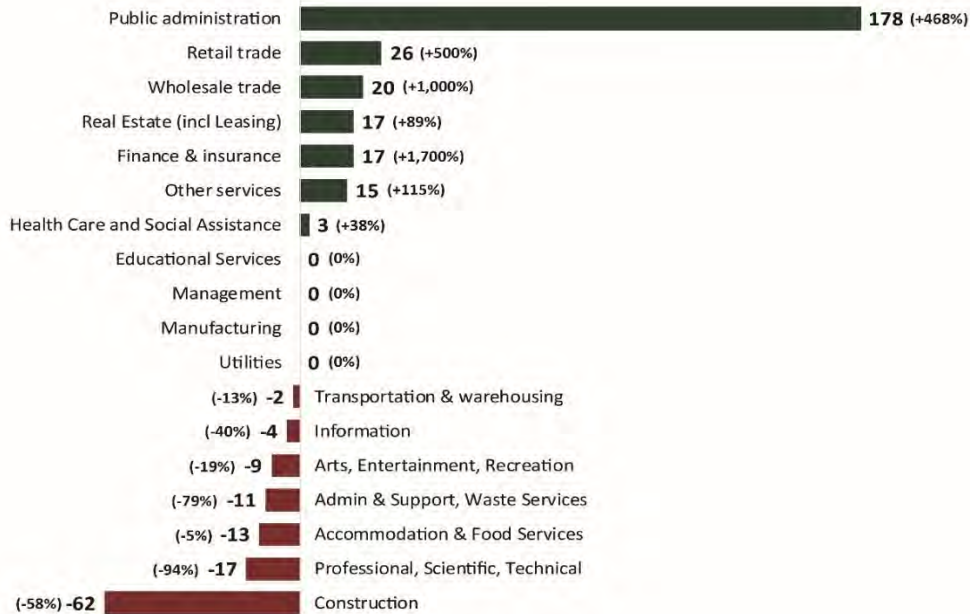


EMPLOYMENT CHANGE: BY INDUSTRY 2010 - 2014



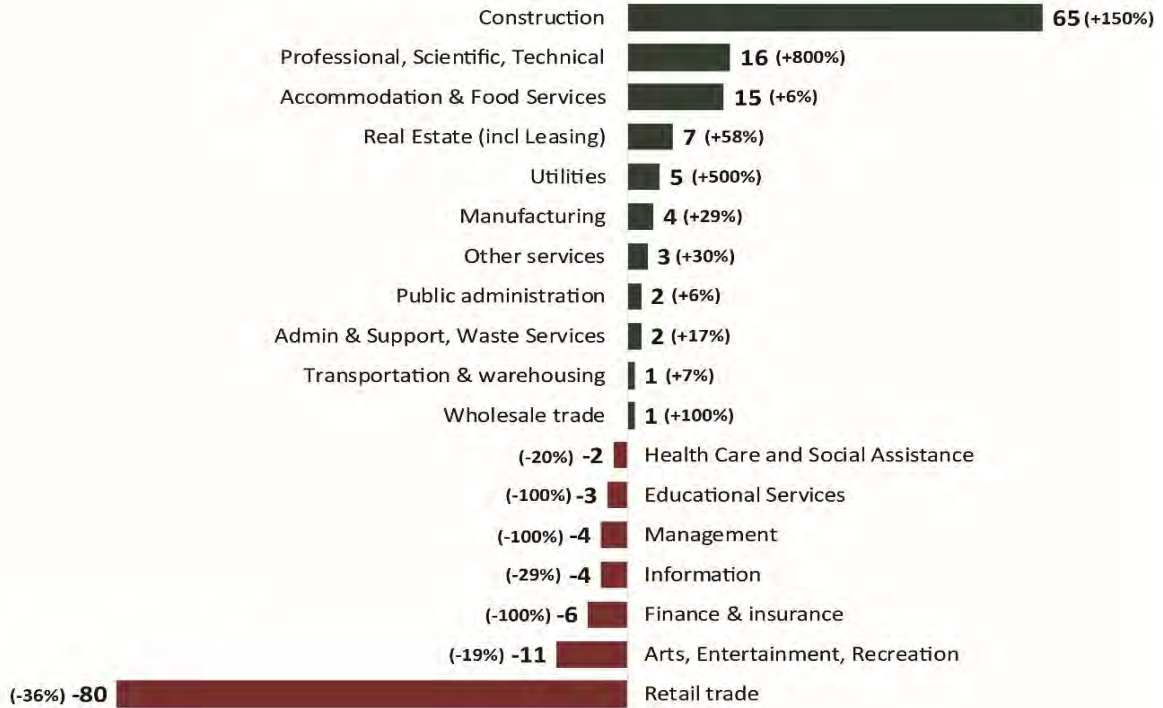
SOURCE FOR BOTH: U.S. CENSUS BUREAU, ONTHEMAP APPLICATION

EMPLOYMENT CHANGE: BY INDUSTRY 2007 - 2010





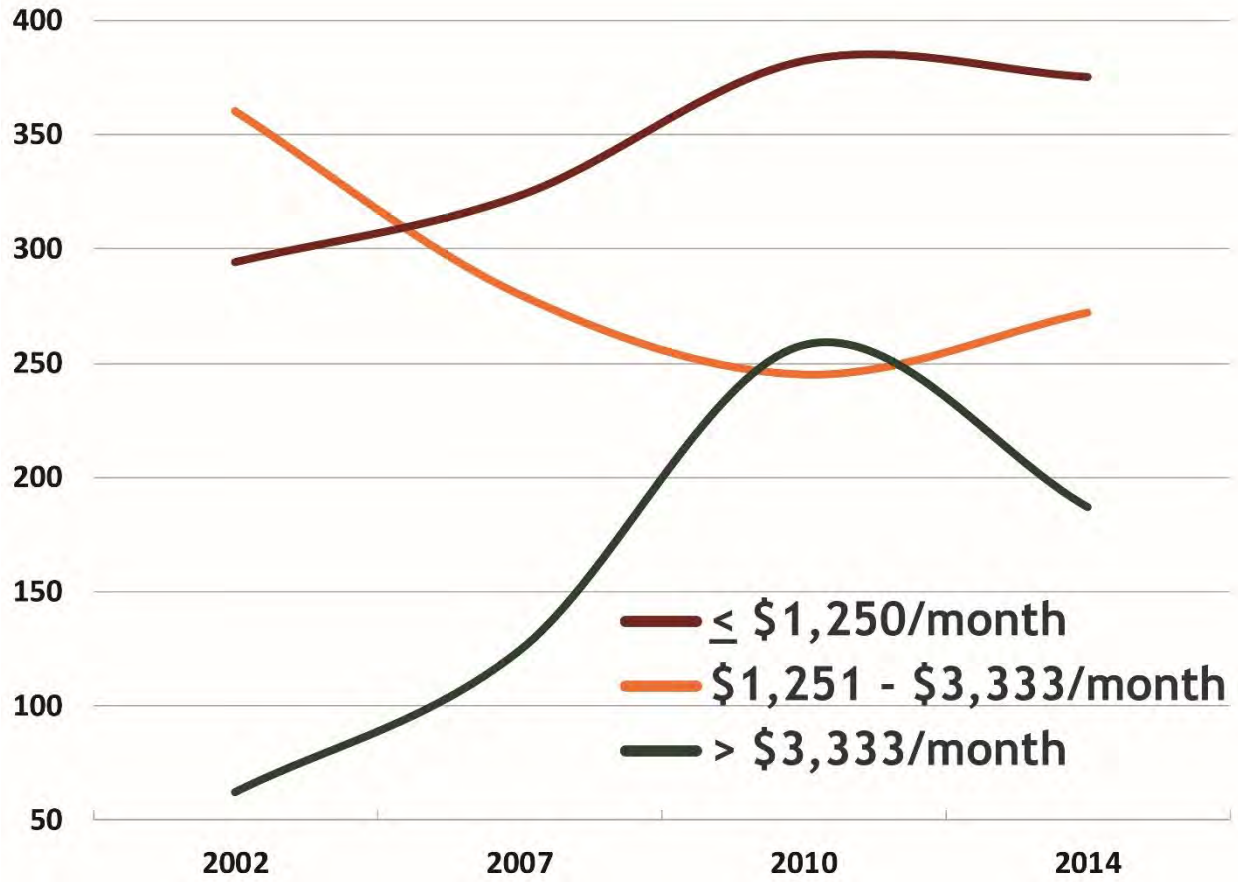
EMPLOYMENT CHANGE: BY INDUSTRY 2002 - 2007



SOURCE FOR BOTH: U.S. CENSUS BUREAU, ONTHEMAP APPLICATION



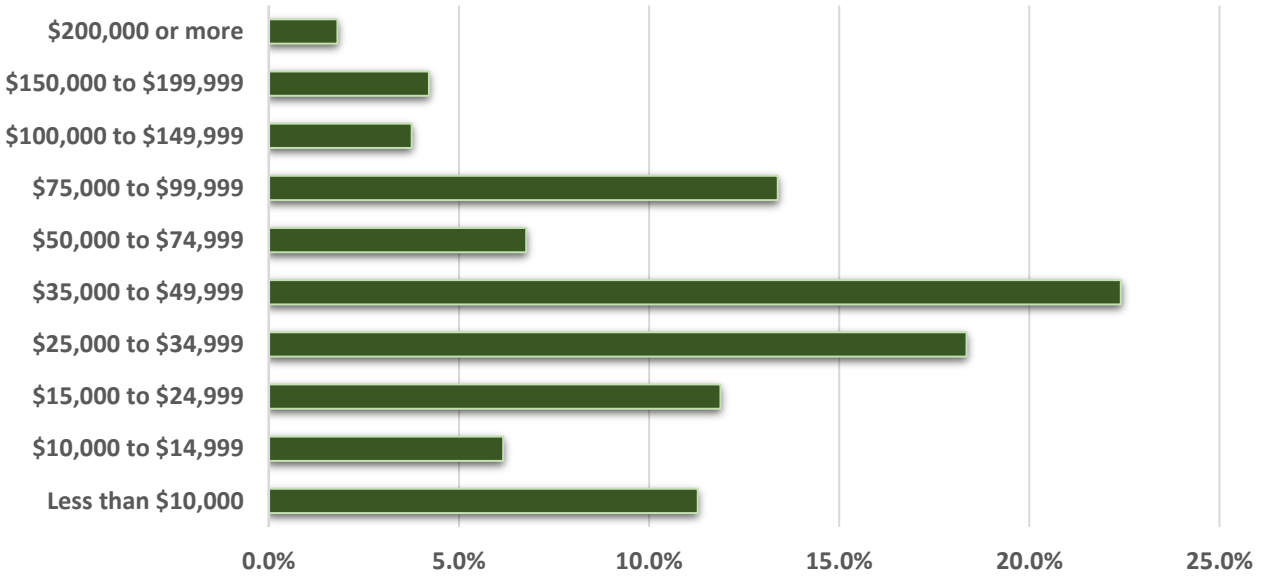
INCOME: EARNINGS BY PRIMARY JOBS 2002-2014





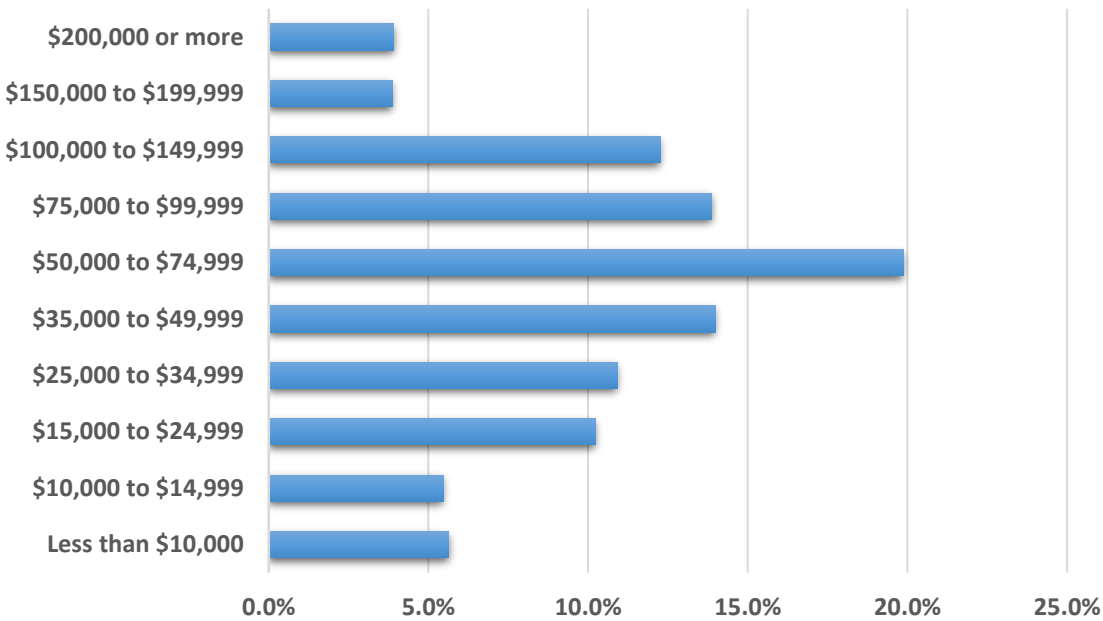
INCOME: DISTRIBUTION BY HOUSEHOLD 2014 WY

Nearly half of all of households (47.7%) have income below \$35K. 70% are below \$50K.



INCOME: DIST. BY HOUSEHOLD 2014 GALLATIN CO

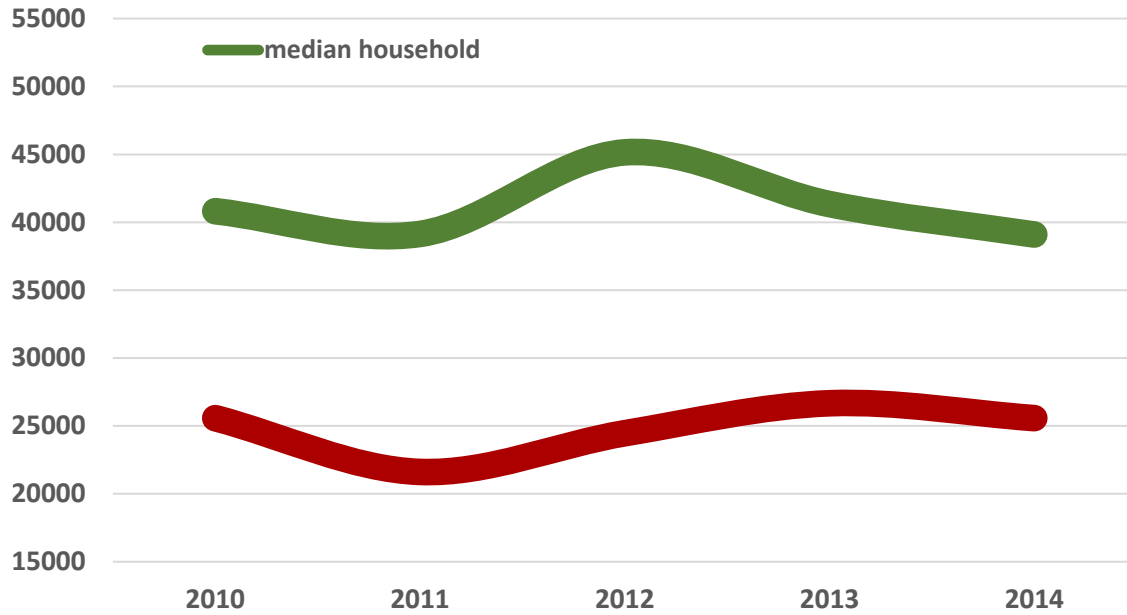
32% of all of households have income below \$35K. 46% are below \$50K



SOURCE: HEADWATERS ECONOMICS ECONOMIC PROFILE SYSTEM



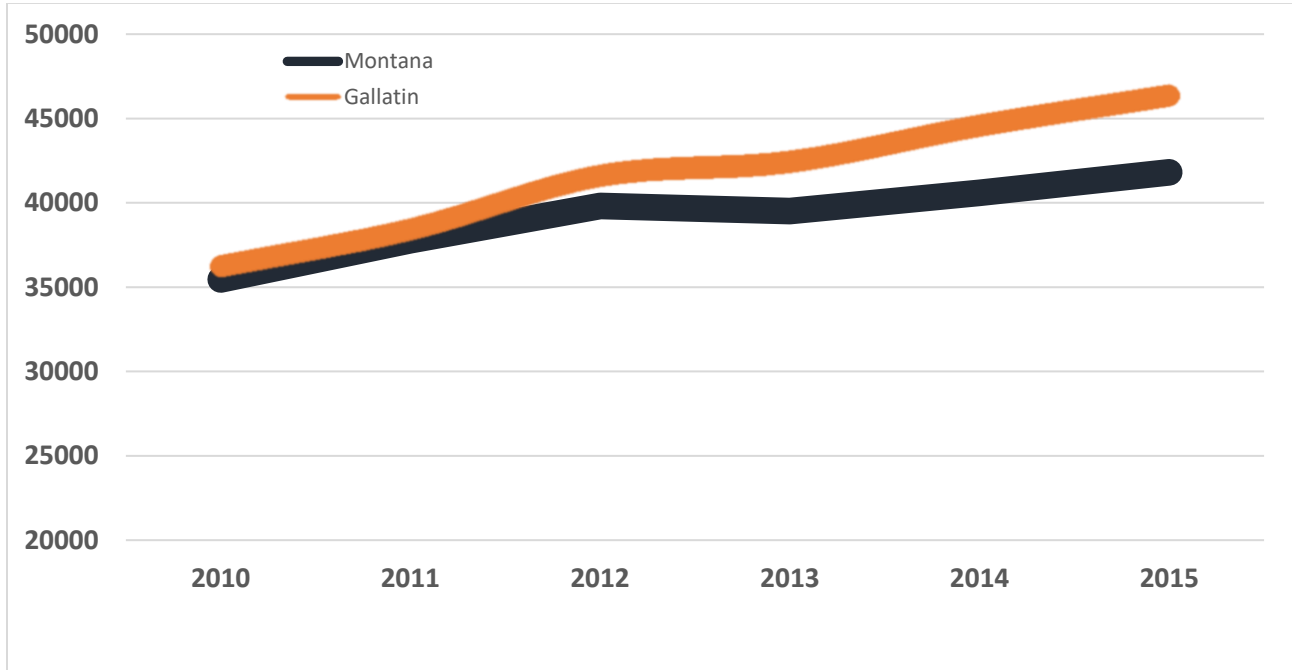
INCOME: CHANGE IN HOUSEHOLD & PER CAPITA WY



SOURCE: U.S. CENSUS BUREAU, 2010-2014 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES



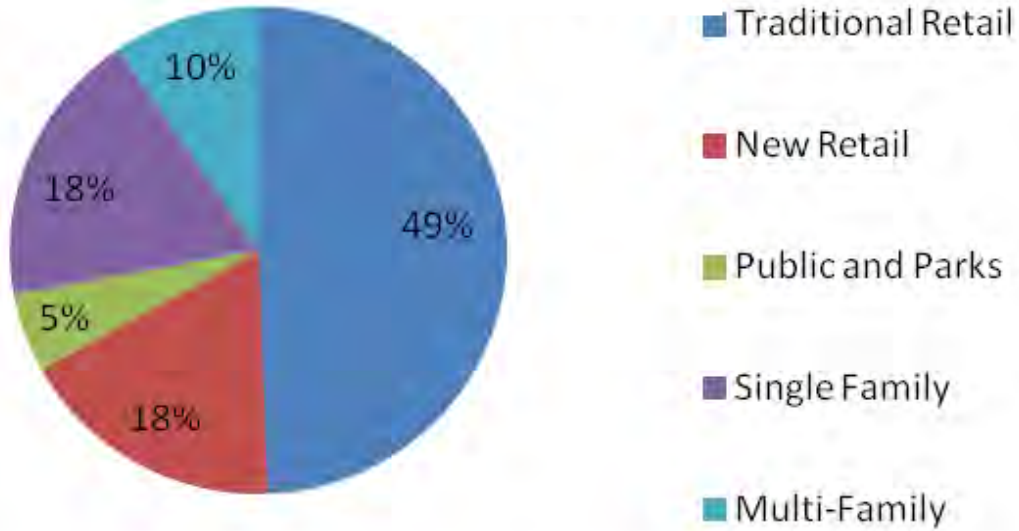
INCOME: CHANGE IN PER CAPITA GALLATIN CO & MT



BUREAU OF ECONOMIC ANALYSIS



LAND USE: RETAIL, HOUSING, PUBLIC SPACE / PARK

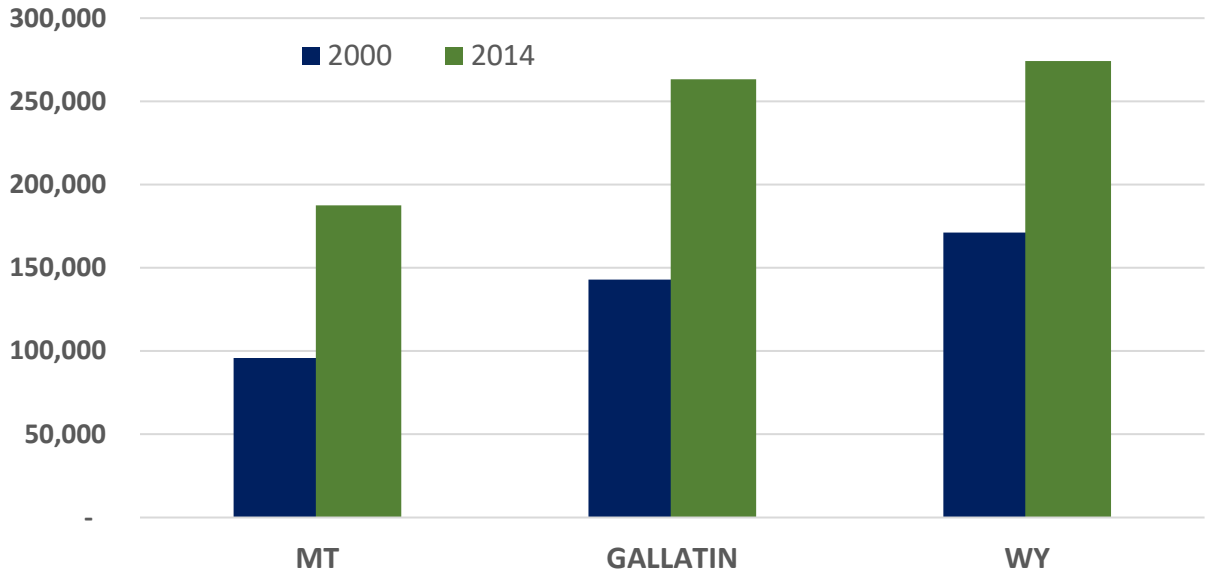


SOURCE: TOWN OF WEST YELLOWSTONE PLAT, MONTANA CADASTRAL FRAMEWORK, GALLATIN COUNTY GIS DEPARTMENT, MONTANA STATE LIBRARY VIA WORKFORCE HOUSING NEEDS ASSESSMENT AND HOUSING PLAN FOR THE TOWN OF WEST



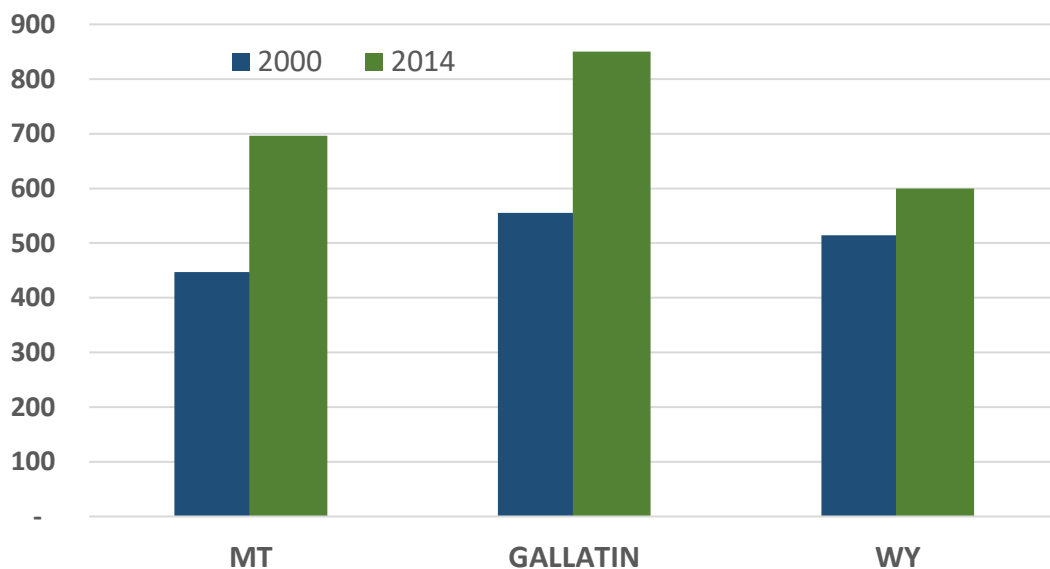
HOUSING: MEDIAN VALUE OWNER OCCUPIED

WY_2014 Median Value = \$274,200 (60% increase from 2000),
higher than both Gallatin Co (\$263,200) and Montana (\$187,600)



HOUSING: MEDIAN RENT

WY_2014 Median Rent = \$600 (17% increase since 2000),
slightly less than Montana at \$696 and substantially less than Gallatin County at \$850



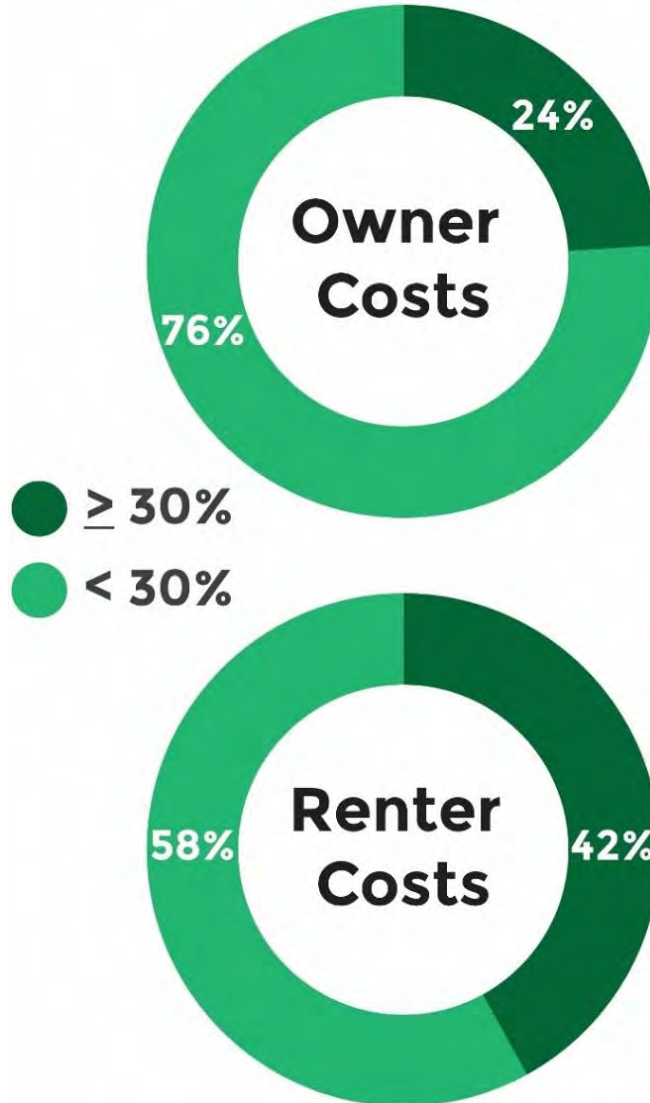


SOURCE: LAND PLANNING SOLUTIONS, LLC

HOUSING: % WITH HOUSING COST BURDEN

Looking at housing cost burden (paying more than 30% of household income on housing) provides a snapshot of housing affordability.

In 2014: estimated 24% of homeowners & 42% of renters had a housing cost burden.



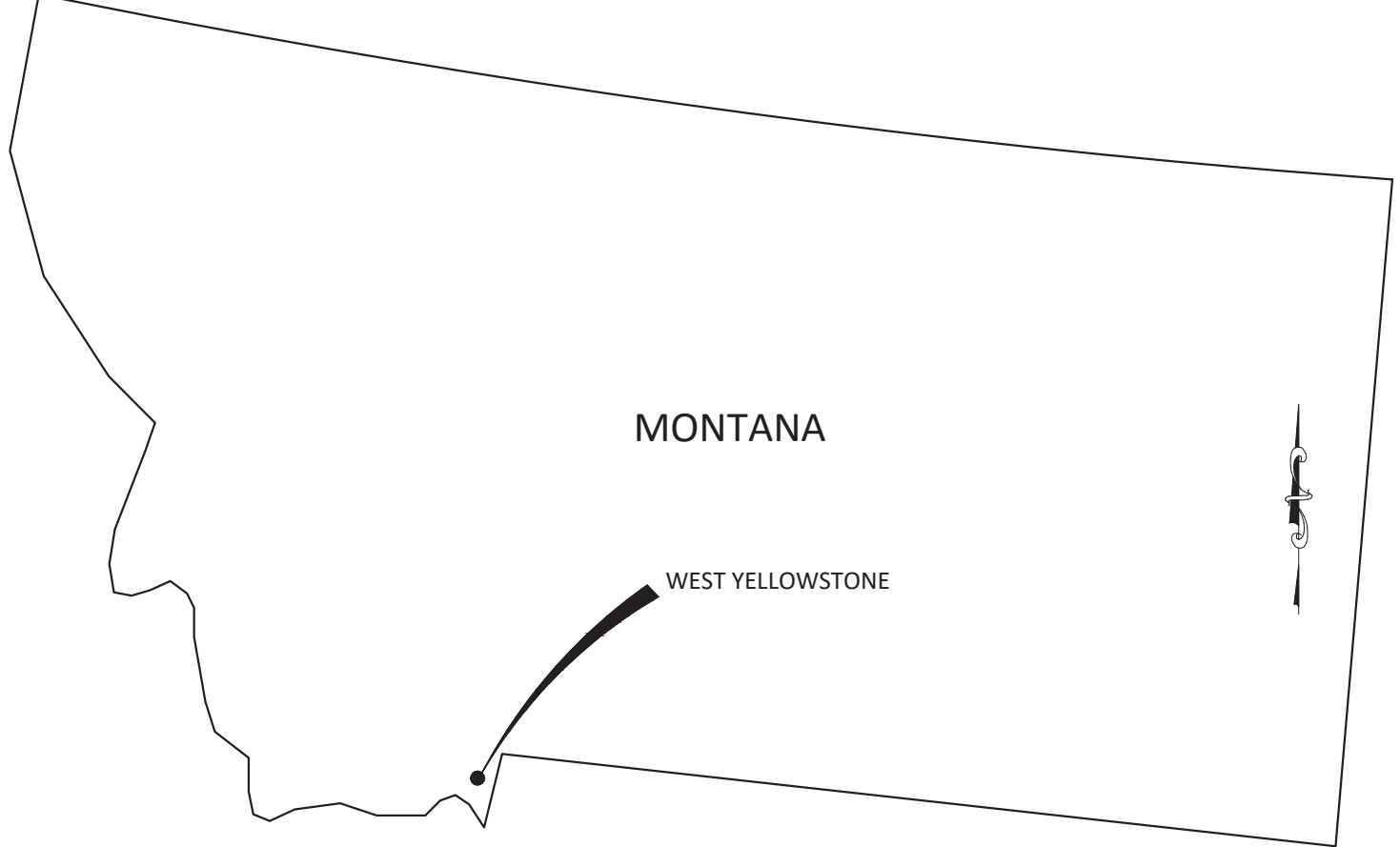
WAGON WHEEL HOTEL

CIVIL SITE PLAN

WEST YELLOWSTONE, MT

JULY, 2021

VICINITY MAP



CIVIL ABBREVIATIONS

AND APPROXIMATE	& APPROX	MINIMUM	MIN.
AT	@	STANDARD SPECIFICATION	NTS
BENCH MARK	BM	NOT TO SCALE	N
CLEAR	CLR.	NORTH/NORTHING	NO. OR #
COMMUNICATION	COM	NUMBER	O.S.H.A
CONCRETE	CONC.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	O.C.
CONTROL POINT	CP	ON CENTER	PVC
DEGREE	DEG OR °	POLYVINYL CHLORIDE	PL
DIAMETER	DIA OR Ø	PROPERTY LINE	RT
DUCTILE IRON	D.I.	RIGHT	S
DEMOLITION	DEMO	SOUTH	S.F.
EAST/EASTING	E	SQUARE FEET	SY
ELEVATION	EL OR ELEV	STATION	STA
EXCAVATION	EXC	STAINLESS STEEL	S.S.
EXISTING	EXIST	STANDARD	STD
FEET/FOOT	FT	TYPICAL	TYP
INVERT ELEVATION	I.E OR INV	WEST	W
IRRIGATION	IRR	WITH	W/
LINEAR FEET	L.F.	TOWN OF WEST YELLOWSTONE	TWY
MANHOLE	MH		
MAXIMUM	MAX.		

SHEET INDEX

C-001	COVER SHEET
C-101	PARKING PLAN
C-102	GRADING PLAN
C-103	UTILITY PLAN
C-601	DETAILS
C-602	CATCH BASIN DETAILS
C-603	DETAILS

LEGEND

[Symbol]	BUILDING
[Symbol]	CONCRETE
[Symbol]	CURB & GUTTER - CATCH
[Symbol]	ELECTRICAL BOX
[Symbol]	FENCE - WOOD
[Symbol]	GAS
[Symbol]	GAS METER
[Symbol]	MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	POWER POLE
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY MARKER
[Symbol]	STORM WATER
[Symbol]	IN CURB STORM WATER CATCH BASIN
[Symbol]	IN ASPHALT STORM WATER CATCH BASIN
[Symbol]	IN GRASS STORM WATER CATCH BASIN
[Symbol]	SEWER
[Symbol]	SEWER CONNECTION
[Symbol]	UNDERGROUND POWER
[Symbol]	WATER VALVE
[Symbol]	WATER LINE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	CONTOUR LINE
[Symbol]	RXX' RADIUS OF CURB
[Symbol]	IRRIGATION LINE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	RIGHT OF WAY
[Symbol]	QUARTER SECTION LINE
[Symbol]	SECTION LINE

CLIENT
 INNOVATIVE REMODELING AND CONSTRUCTION
 1530 TIMBER CREEK LANE
 LAYTON, UT 84041
 (801) 916-6173



1712 CABELLARO DR.
 AMMON, IDAHO 83405
 (208) 932-2720 (PHONE)

ATC DATE 8/5/21
 DRAWN BY DKB DATE 8/5/21
 REVIEWED BY DBS DATE 8/5/21
 TECHNICAL APPROVAL DATE

ALWAYS THINK SAFETY

WAGON WHEEL HOTEL

A17089



Daniel B. Sharp
 Digitally signed by Daniel B. Sharp
 DN: cn=Daniel B. Sharp, o=Noesis Engineering Services, PC, ou=etn@noesisengineering.com, email=dsharp@noesis.com, c=US
 Date: 2021.08.05 18:53:52 -0600

COVER SHEET

C-001
 Sheet 1 OF 7

- GENERAL**
- CONTRACTOR SHALL FOLLOW THE TOWN OF WEST YELLOWSTONE PUBLIC WORKS STANDARDS FOR ANY WORK DONE WITHIN THE PUBLIC RIGHTS OF WAY.
 - CONTRACTOR SHALL FOLLOW MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS).
 - THIS SITE PLAN SET IS INTENDED TO SHOW PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE REDEVELOPMENT OF WEST YELLOWSTONE, MONTANA.
 - CONTRACTOR SHALL NOTIFY "DIG LINE" AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY; CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS.
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL BE STABILIZED WITH PLANTINGS OF OTHERWISE RECEIVE 6 INCHES ON MULCH OR LOAM AND SEED AS DIRECTED BY THE ENGINEER OF RECORD.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITION OF THE MONTANA DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - AREA OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORM WATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFFSITE AREA, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
 - THE CONTRACTOR SHALL EVALUATE ANY DEWATERING REQUIRED BY THE WORK TO DETERMINE IF COVERAGE UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) DEWATERING GENERAL PERMIT (DGP) IS REQUIRED FOR DEWATERING DISCHARGES. IF COVERAGE IS REQUIRED UNDER THE DGP, PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FILE A DGP NOTICE OF INTENT WITH THE EPA FOR CONSTRUCTION DEWATERING ACTIVITIES AND COMPLY WITH ALL PERMIT REQUIREMENTS THEREIN. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT.
- UTILITIES**
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
 - WHERE AND EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATION FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
 - SET INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - RIM ELEVATIONS FOR MANHOLES AND SEWER CLEANOUTS, WATER VALVE COVERS, ELECTRIC AND TELEPHONE PULL BOXES AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAD AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION
 - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
 - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE TYPE 'K' COPPER
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS, SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- LAYOUT AND MATERIALS**
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKING, UNLESS OTHERWISE NOTED.
 - CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, ETC.
 - PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR.
 - PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
 - SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
 - CONTRACTOR SHALL NO RELY SOLELY ON ELECTRONIC VERSIONS OF PLAN, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- CONSTRUCTION SEQUENCE**
- SURVEY AND STAKE LIMITS OF DISTURBANCE.
 - INSTALL EROSION CONTROL CARRIERS, CONSTRUCTION EXITS, PRIOR TO START OF CONSTRUCTION, TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
 - CLEAR ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND PERFORM DEMOLITION OPERATIONS.
 - REPAIR, CLEAN, AND REPLACE AND SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
 - STRIP LOAM AND PAVEMENT, OR RECLAIM PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE EXCESS MATERIAL.
 - CONSTRUCT TEMPORARY SEDIMENTATION BASINS AS REQUIRED.
 - PERFORM PRELIMINARY SITE GRADING AND CONSTRUCT TEMPORARY DIVERSION SWALES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PRELIMINARY GRADING ALLOWS SURFACE WATER RUN-OFF FROM UNSTABILIZED AREA TO FLOW TOWARDS THE TEMPORARY SEDIMENTATION BASINS.
 - PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
 - INSTALL SEWER SERVICE, WATER SERVICE, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
 - PERFORM FINAL/FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS WHERE REQUIRED.
 - PERFORM ALL REMAINING SITE CONSTRUCTION.
 - LOAM AND SEED OR PLANT ALL REMAINING DISTURBED AREA.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES, SILT FENCE, UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF STABILIZED PERMANENT GROUND COVER.
 - CLEAN ALL DRAINAGE WAYS AND PIPES WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS.
- INSPECTIONS**
- ALL WORK DONE IN TOWN PUBLIC RIGHTS AWAY INCLUDING TRENCHING, BACKFILL, COMPACTION, WATER CONNECTION, SEWER CONNECTION, WATER METER INSTALLATION, STORM SEWER CONNECTION, ETC. WILL BE INSPECTED BY EITHER A REPRESENTATIVE FROM ENGINEER OF RECORD, OR THE TOWN PUBLIC WORKS DIRECTOR.

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NEW NUMBER OF ROOMS: 29
 PARKING SPACES REQUIRED: 31.03
 PARKING SPACES PROVIDED: 32
 PROVIDED PARKING: 100% OF REQ.

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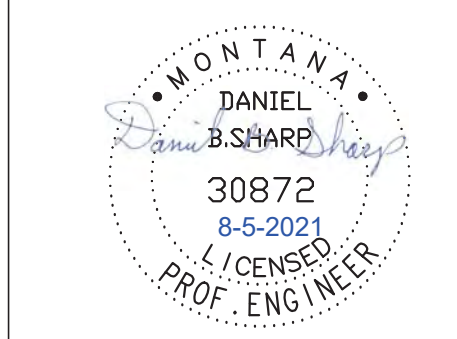
1712 CABELLARO DR.
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WAGON WHEEL HOTEL

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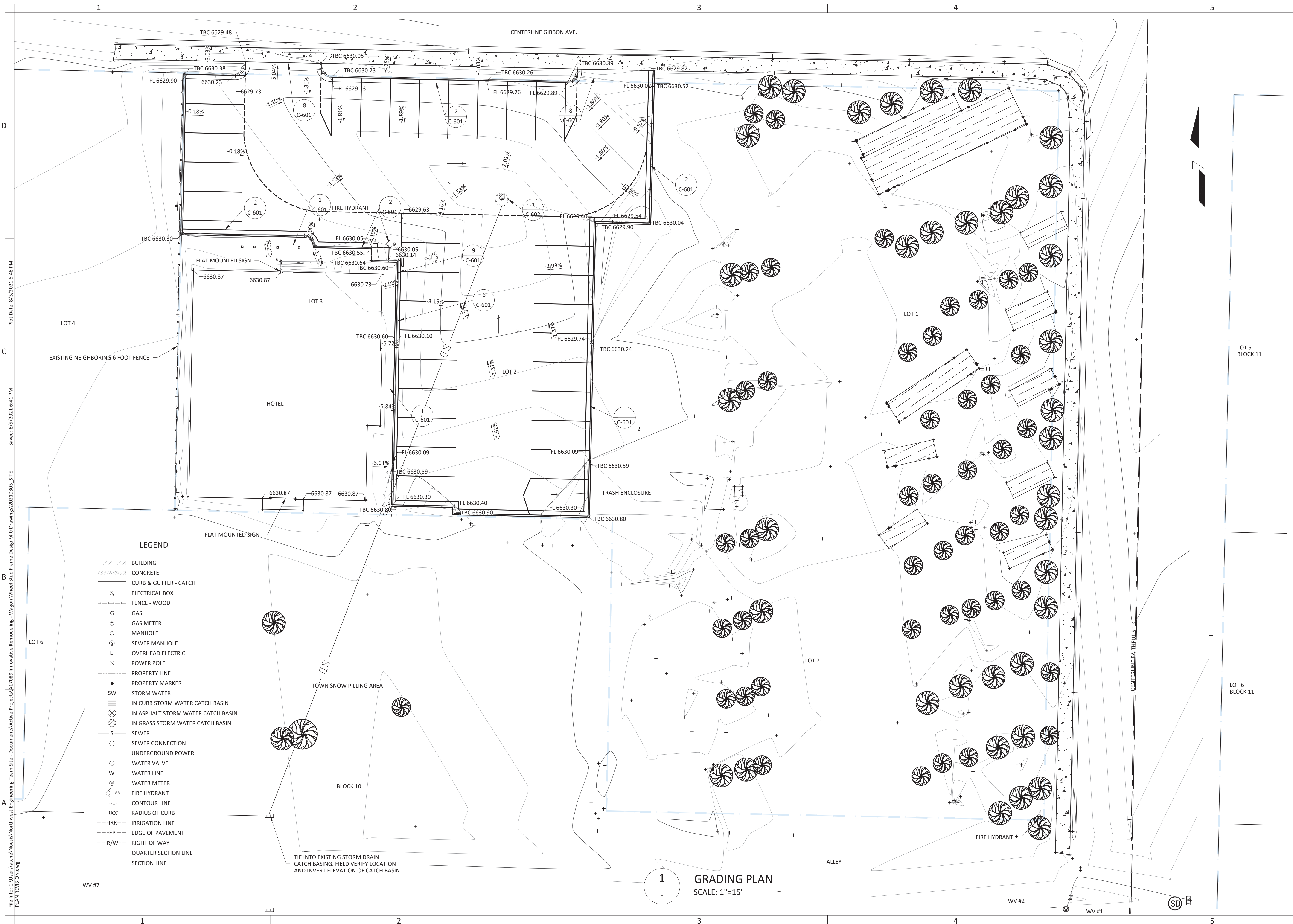


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 Engineering Services, PC, ou=
 email=dsharp@noesis.us, c=US
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PARKING PLAN

C-101
 Sheet 2 OF 7

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LEGEND

- BUILDING
- CONCRETE
- CURB & GUTTER - CATCH
- ELECTRICAL BOX
- FENCE - WOOD
- GAS
- GAS METER
- MANHOLE
- SEWER MANHOLE
- OVERHEAD ELECTRIC
- POWER POLE
- PROPERTY LINE
- PROPERTY MARKER
- SW - STORM WATER
- IN CURB STORM WATER CATCH BASIN
- IN ASPHALT STORM WATER CATCH BASIN
- IN GRASS STORM WATER CATCH BASIN
- S - SEWER
- SEWER CONNECTION
- UNDERGROUND POWER
- WATER VALVE
- W - WATER LINE
- WATER METER
- FIRE HYDRANT
- CONTOUR LINE
- RXX' - RADIUS OF CURB
- IRR - IRRIGATION LINE
- EP - EDGE OF PAVEMENT
- R/W - RIGHT OF WAY
- QUARTER SECTION LINE
- SECTION LINE

1 GRADING PLAN
SCALE: 1"=15'

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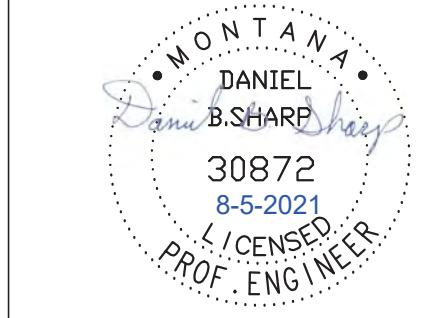


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 Engineering Services, PC, ou=emailedesign@noesis.us, c=US
 Date: 2021.08.05 18:55:06 -0600'

GRADING PLAN

C-102
 Sheet 3 OF 7



- NOTES**
- UNDERGROUND DETENTION SYSTEM - SEE DETAIL 1 & 2 SHEET C-602 FOR MANHOLE DETAILS.
 - 30-INCH DIA. MANHOLE FOR DETENTION SYSTEM - SEE DETAIL 1 & 2 ON SHEET C-602.
 - PEDESTRIAN RAMP - SEE DETAIL 9 ON SHEET C-601.
 - CONCRETE CURB & GUTTER - SEE DETAIL 2, 3, & 4 ON SHEET C-601.
 - SIDEWALK GRADING CURB - SEE DETAIL 5 ON SHEET C-601.
 - PROTECT EXISTING COMMUNICATIONS LINE.
 - NEW CONCRETE SIDEWALK - SEE DETAIL 5 ON SHEET C-601.
 - CLEANOUT - SEE DETAIL 3 ON SHEET C-603.
 - NEW ASPHALT PARKING LOT - SEE DETAIL 6 ON SHEET C-601.
 - 6" SDR26 PVC TO CONNECT ROOF DRAINAGE TO THE UNDERGROUND DETENTION SYSTEM.
 - ROOF DRAIN DOWNSPOUT & ADAPTER TO CONNECT TO THE STORM DRAIN PIPE - SEE DETAIL 10 ON SHEET C-601.
 - NEW 4" D.I. DOMESTIC WATER SERVICE (PER THE MECHANICAL ENGINEER).
 - NEW 4" FIRE SERVICE (PER THE MECHANICAL ENGINEER). NEW 6" SDR26 SEWER SERVICE (PER THE MECHANICAL ENGINEER). NEW UNDERGROUND GAS AND COMMUNICATIONS SERVICES PER UTILITY COMPANY. NEW UNDERGROUND ELECTRIC SERVICE PER FALL RIVER ELECTRIC. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT. RE-LOCATED STREET LIGHT.
 - THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF THE TOWN OF WEST YELLOWSTONE AND NOTIFYING THE ENGINEER OF RESPONSIBLE CHARGE. THE CONTRACTOR MUST ALSO PROVIDE 48 HOURS NOTICE TO ENGINEER TO PROVIDE INVERT ELEVATION CALCULATIONS.

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- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER
- E — UNDER GROUND ELECTRIC
- G — GAS



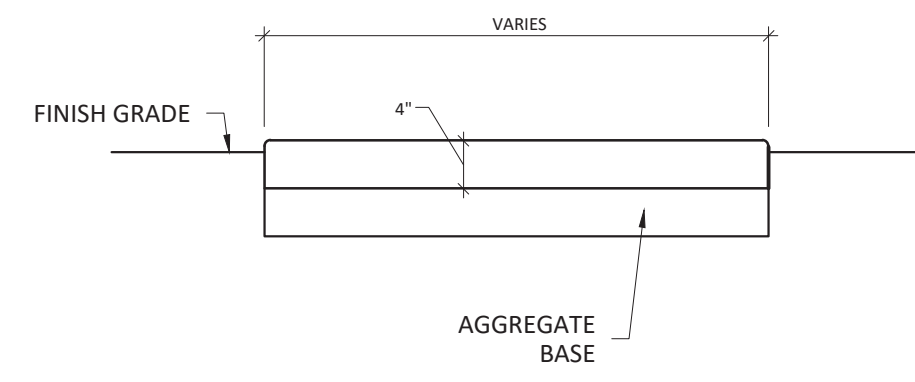
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UTILITY PLAN

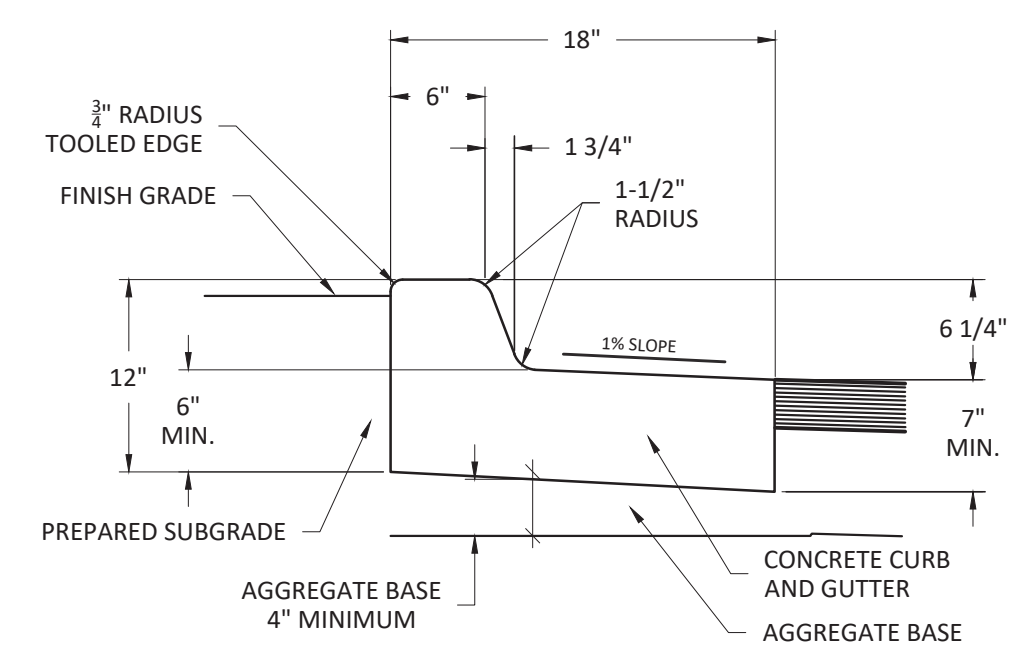
C-103
 Sheet 4 OF 7

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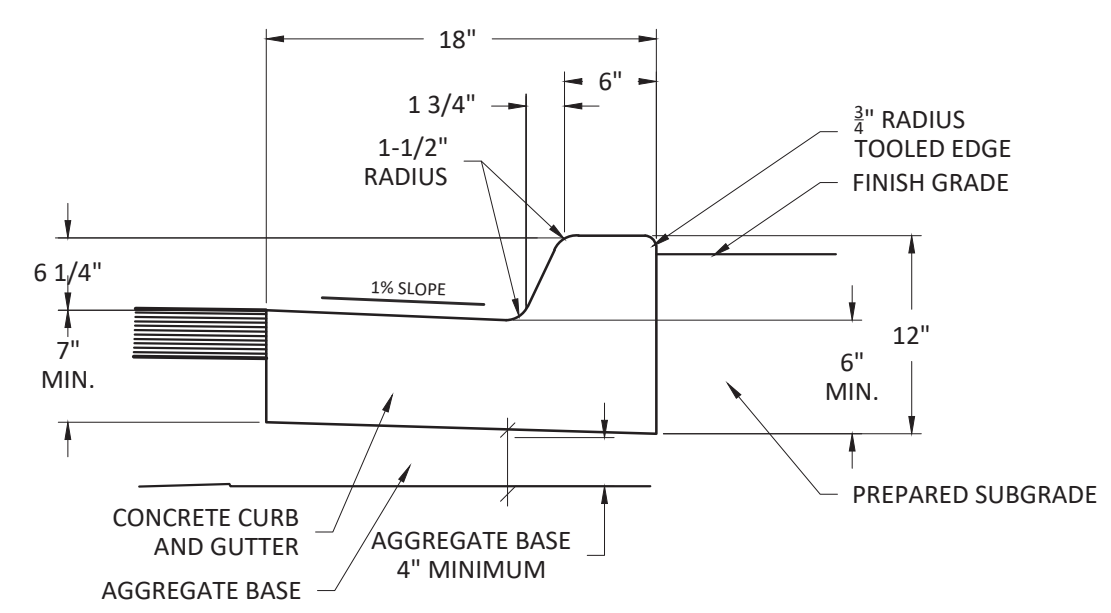
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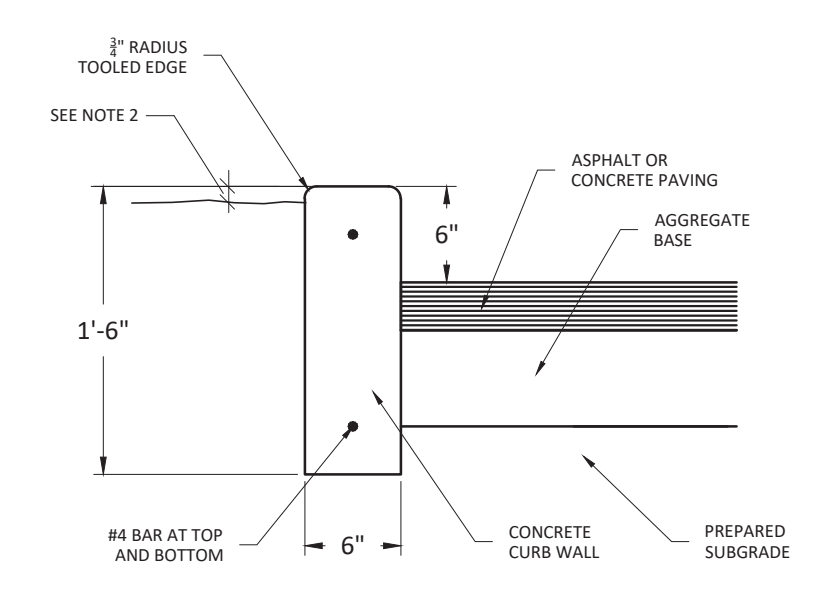
1 SIDE WALK DETAIL



2 CURB AND GUTTER OUT FLOW DETAIL

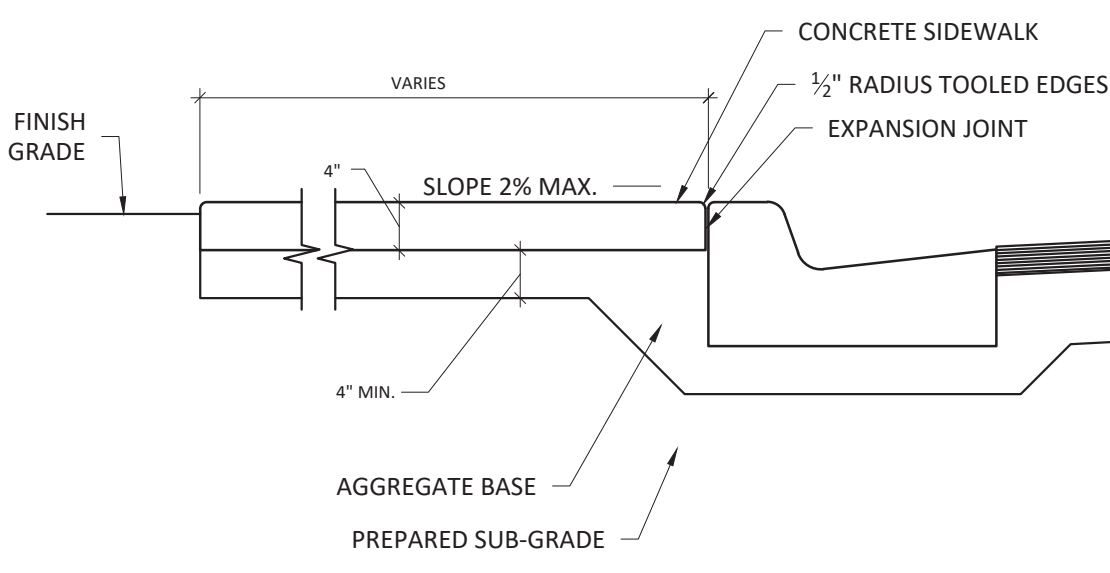


3 CURB AND GUTTER IN FLOW DETAIL

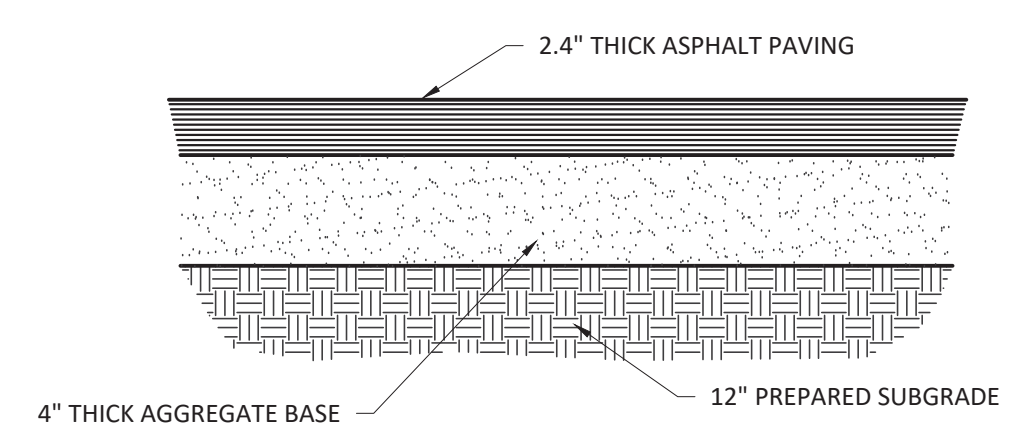


4 CURB WALL DETAIL

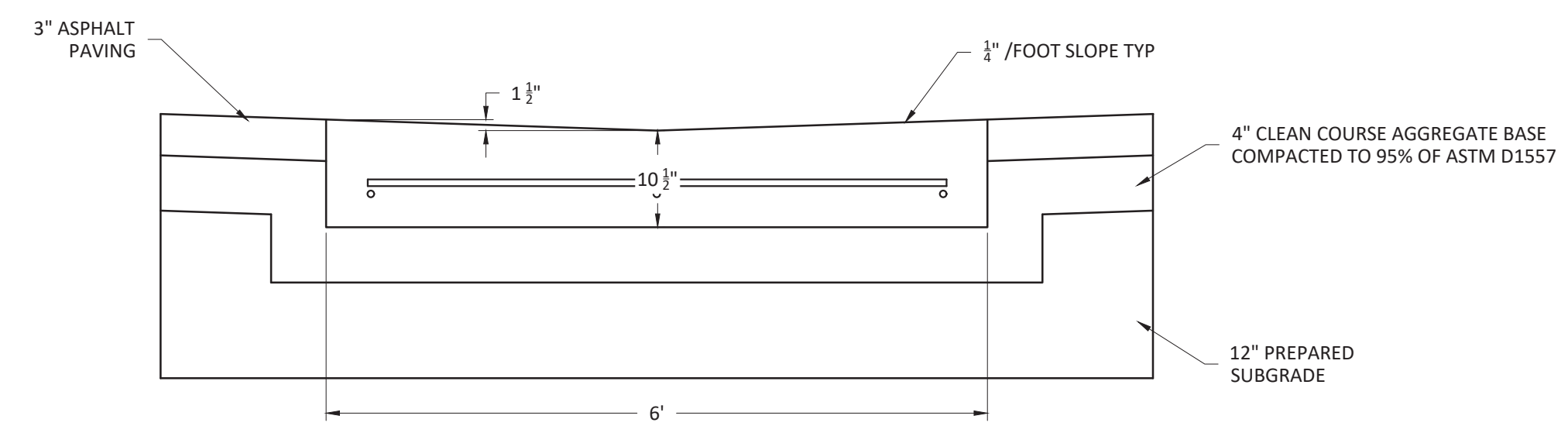
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5 CURB AND GUTTER TO SIDEWALK DETAIL

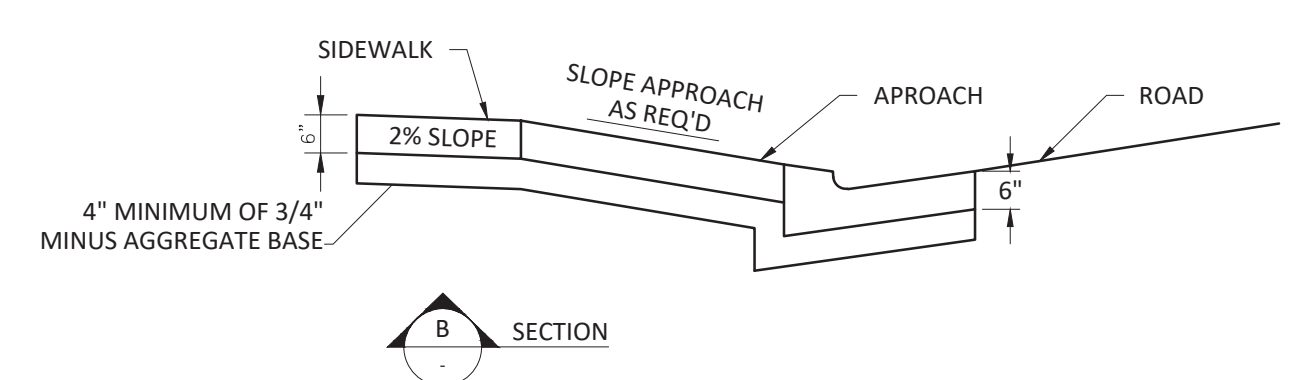


6 ASPHALT DETAIL

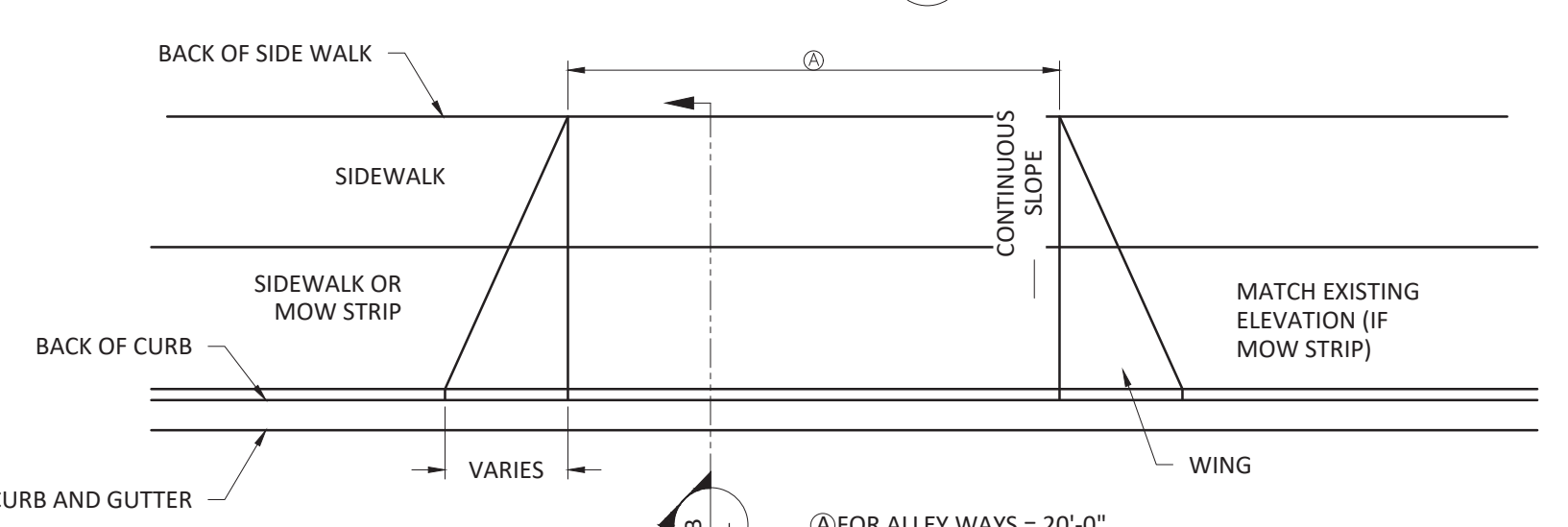


7 VALLEY GUTTER DETAIL

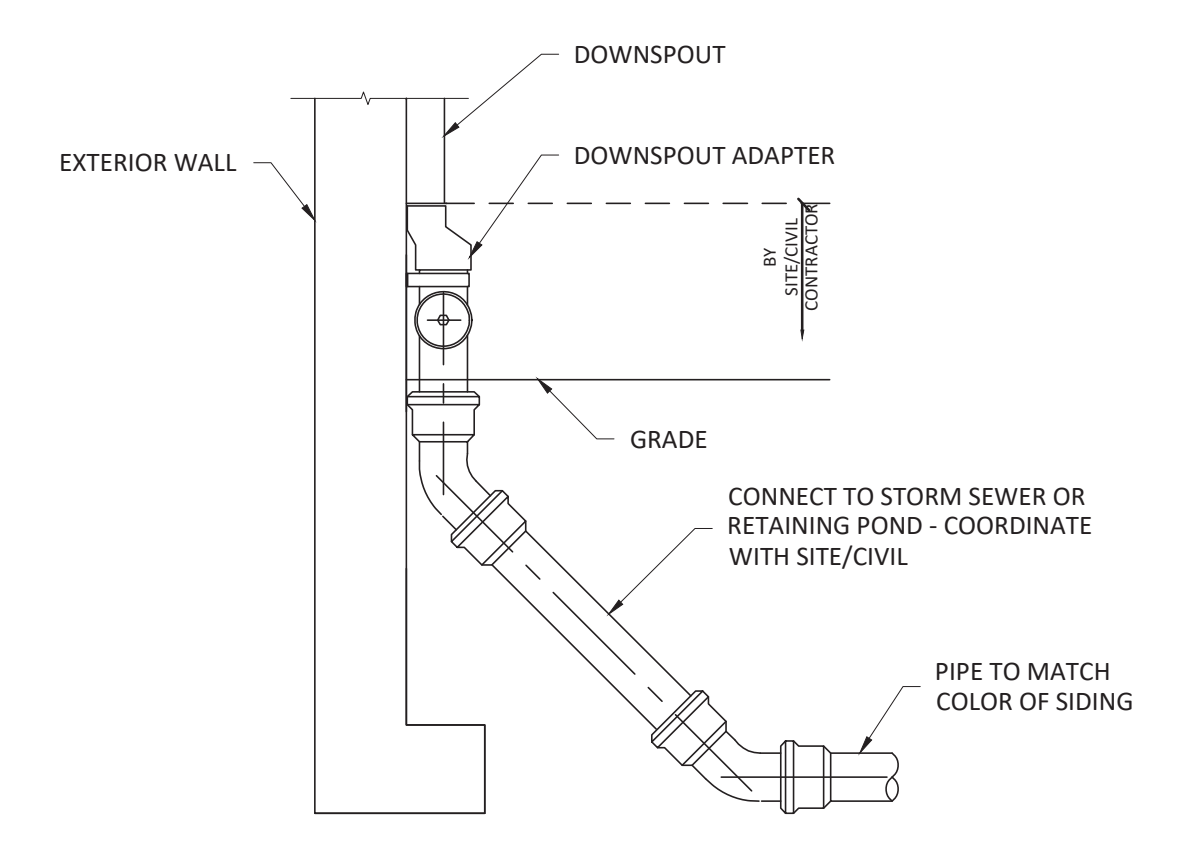
- NOTES:
1. IN INSTANCES WHERE MOWSTRIPS DO NOT EXIST, USE A WING WIDTH OF 3 FEET. IF A MOW STRIP DOES EXIST, USE A WING WIDTH OF 5 FEET.
 2. ALL SIDEWALKS SHALL BE THICKENED TO 6" WHERE TRAFFIC WILL BE CROSSING.



8 VEHICULAR APPROACH



9 ADA DETAILS



10 DOWNSPOUT SHOE

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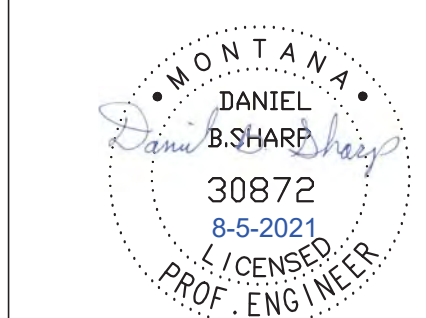
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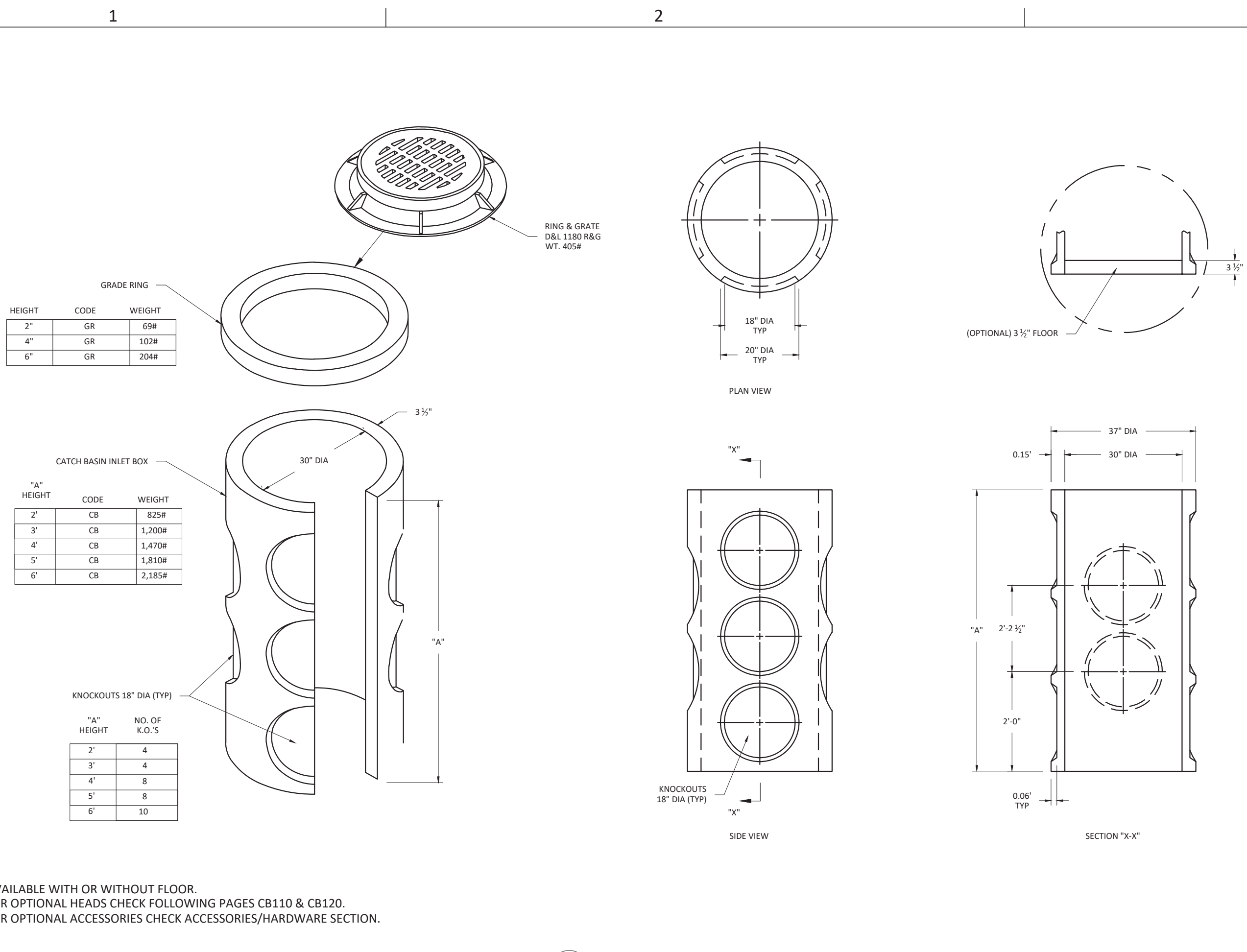


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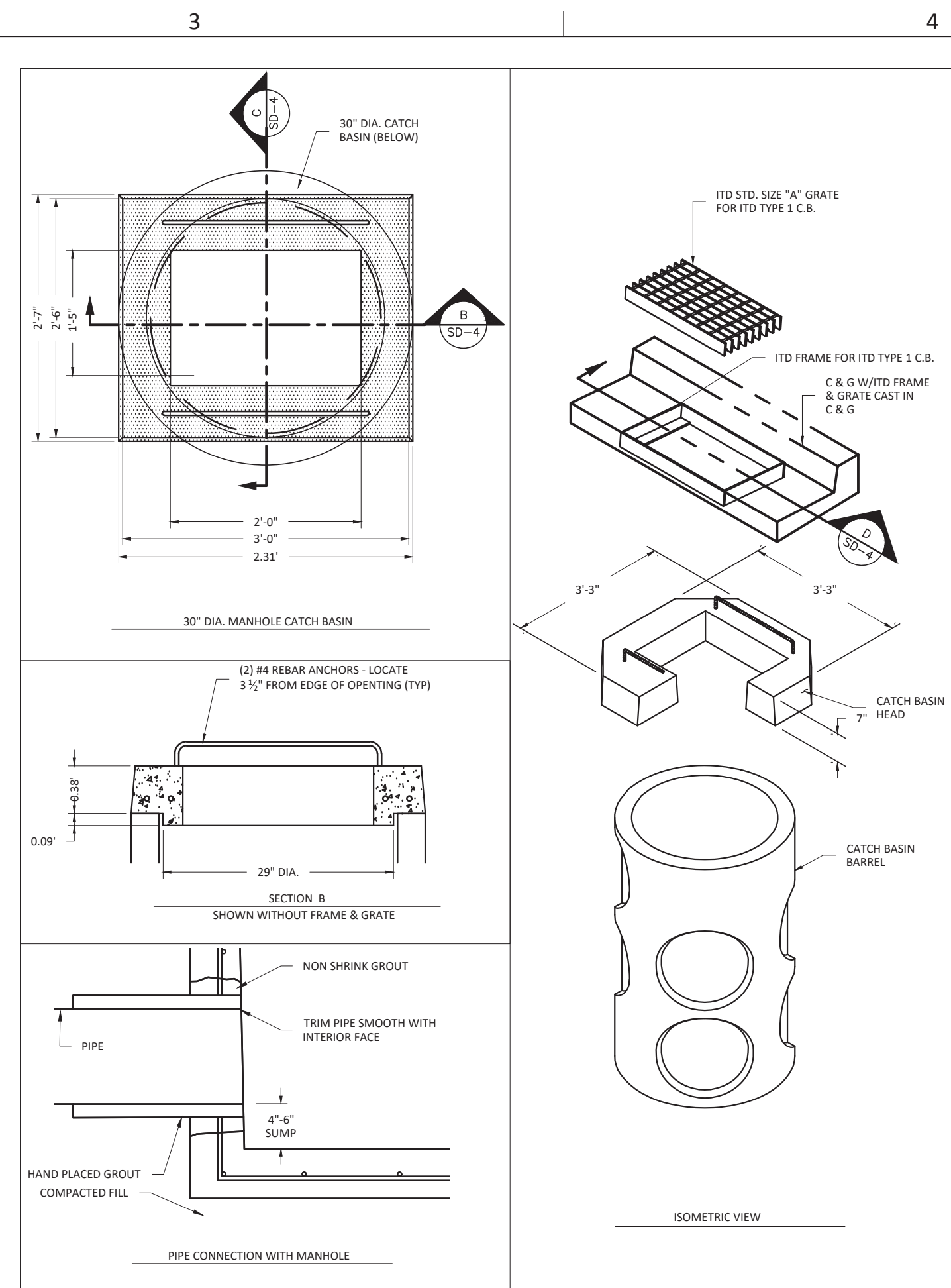
DETAILS

C-601
 Sheet 5 OF 7

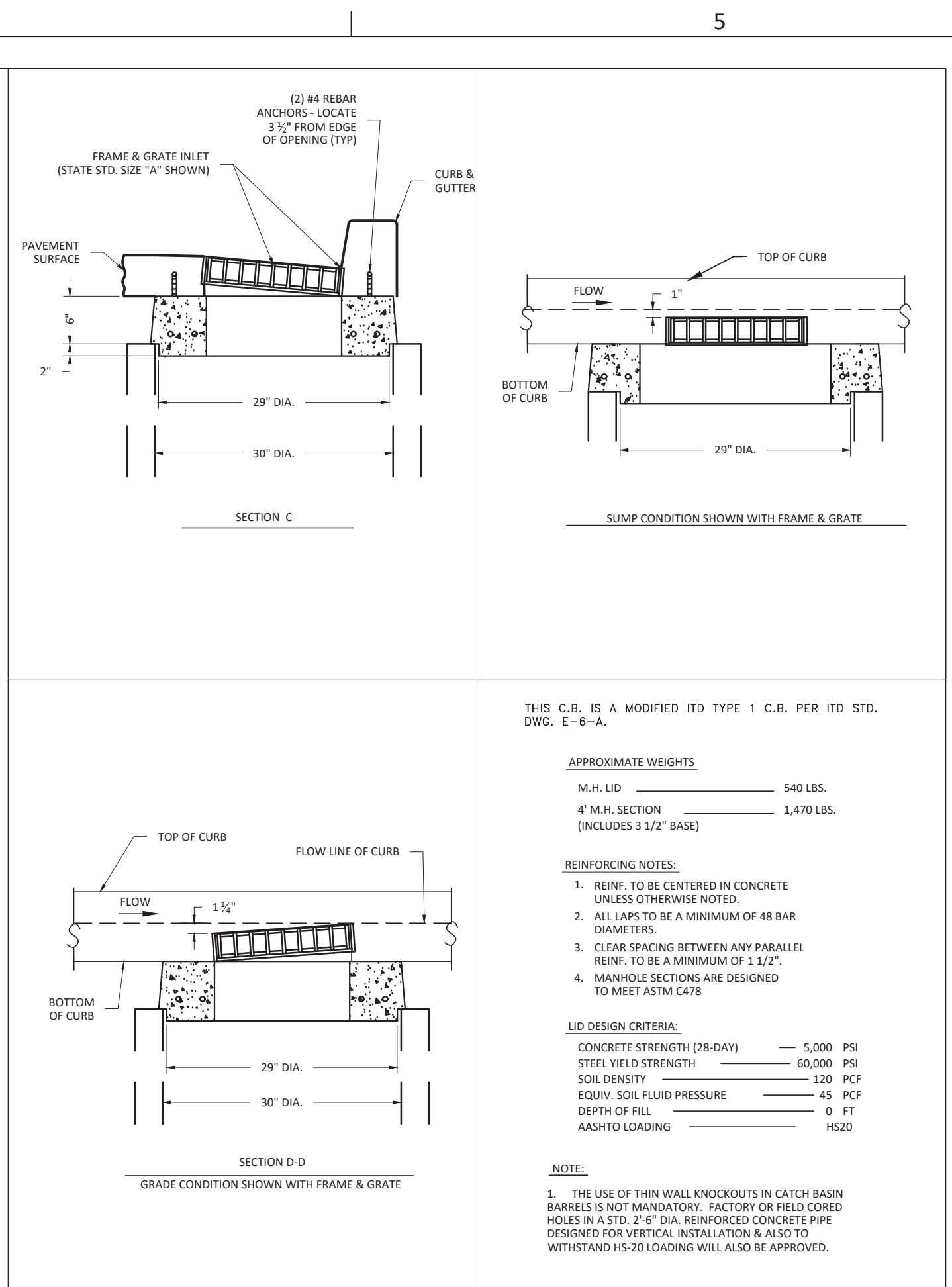
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1 30" CATCH BASIN /W INLET



2 30" MANHOLE WITH CATCH BASIN



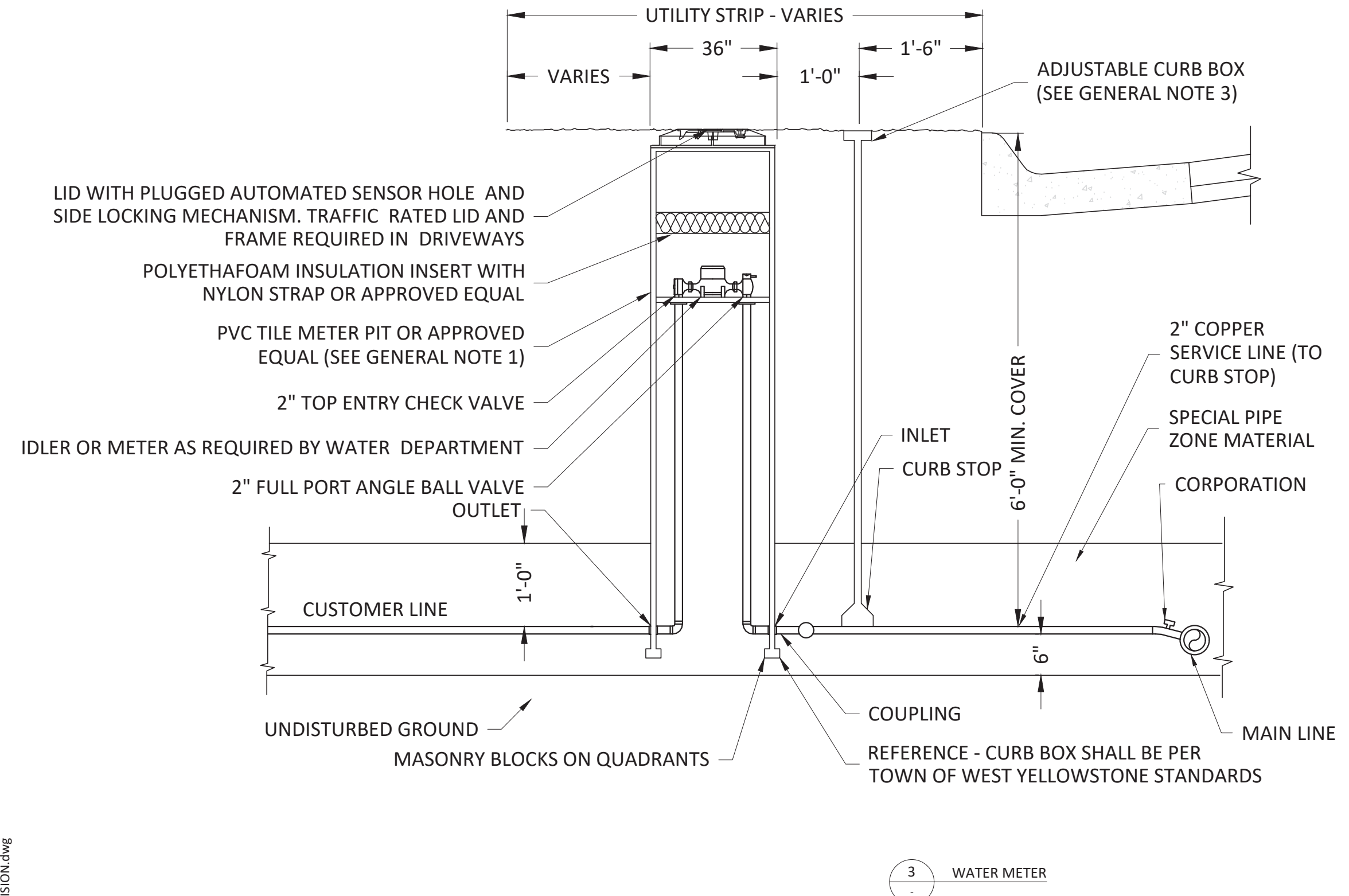
THIS DETAIL IS PROVIDED FOR THE EVENT THAT THE OWNER CAN NOT PLACE WATER IN CRAWL SPACE OR MECHANICAL ROOM OF THE MAIN LODGE.

GENERAL NOTES:

- APPROVED WATER LINE MATERIALS LIST MAINTAINED BY TOWN OF WEST YELLOWSTONE.
- CONTRACTOR SHALL NOTIFY CITY OF TOWN OF WEST YELLOWSTONE WATER DEPARTMENT OF ANY WATER LINE CLOSURES.
- CURB BOXES LOCATED IN CONCRETE SHALL BE EQUIPPED WITH A CURB BOX SLEEVE (MUELLER PART #: H-10342 OR APPROVED EQUAL).

WATER METER NOTES:

- ALL BRASS FITTINGS AND VALVES FOR METER PIT AND SERVICE LINE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND CONFORM TO AWWA C800 AND NSF 61.
- BACKING WRENCH REQUIRED FOR CONNECTION OF METER PIT TO THE CITY SERVICE LINE AND CUSTOMER SERVICE LINE TO PREVENT DAMAGE TO PIT AND ASSOCIATED PIPING.
- METER PIT LIDS SHALL BE SET WITHIN VERTICAL RANGE OF 0" TO 5" ABOVE TOP BACK OF CURB (-1" TO 4" OF FINISHED GRADE) IN UTILITY STRIP AND LANDSCAPING AREAS. LIDS SHALL BE SET TO GRADE IN CONCRETE AND ASPHALT SURFACES.
- METER PITS AND CURB STOPS SHALL BE LOCATED IN LANDSCAPED AREAS WHERE POSSIBLE.
- METER PITS LOCATED IN ASPHALT, CONCRETE, OR OTHER DRIVABLE SURFACES, SHALL BE EQUIPPED WITH TRAFFIC RATED LIDS AND FRAMES.
- 2" METER PITS MAY BE ORDERED WITH BY-PASS LINES WITH WRITTEN APPROVAL FROM WATER DEPARTMENT. FOR APPROVAL CONTACT WATER DEPARTMENT.



3 WATER METER

NOTE: DETAILS SHOWN HERE ARE FOR REFERENCE ONLY. AT OWNERS OPTION, USE STANDARD GRATES AS SUPPLIED BY MANUFACTURE.

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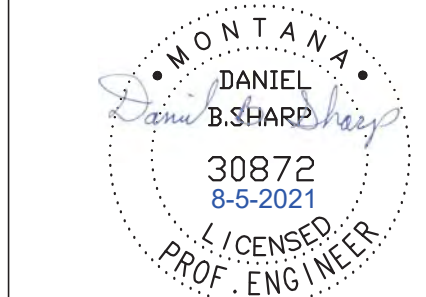
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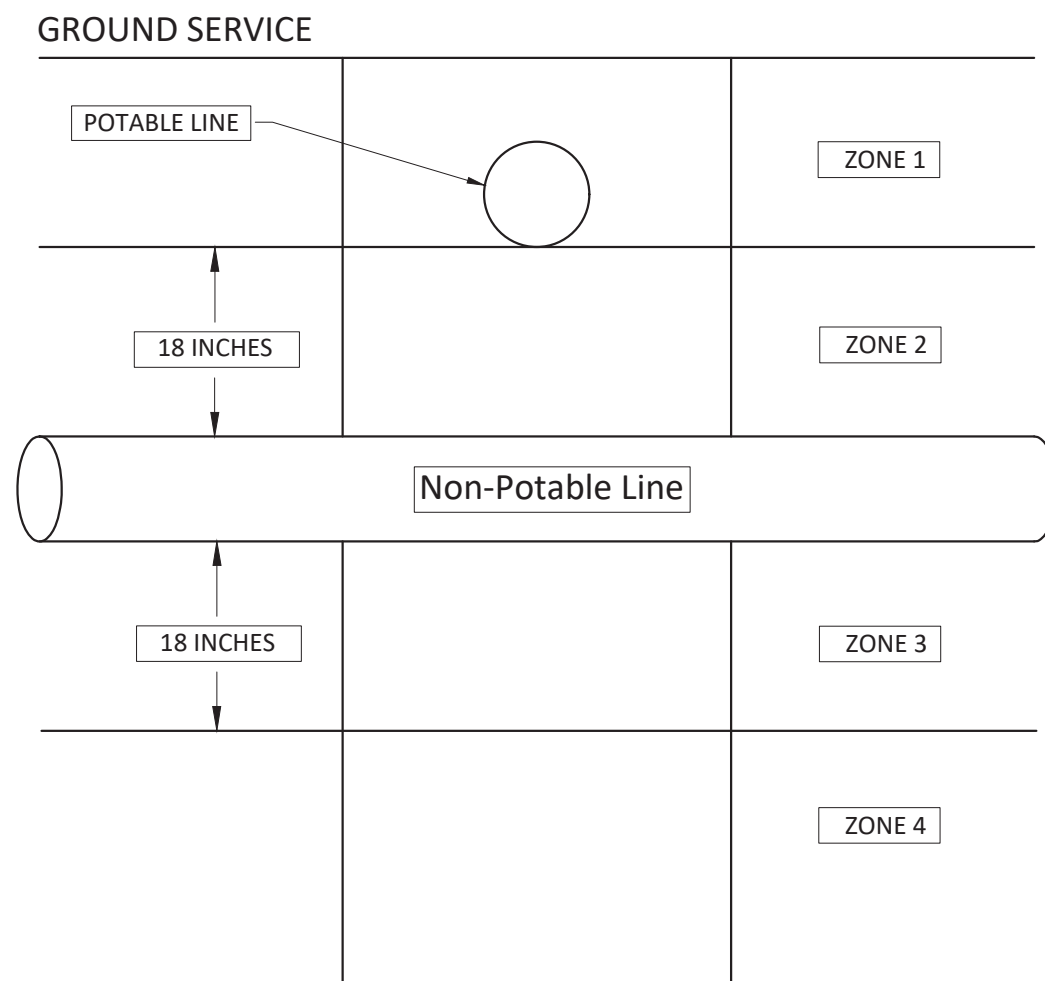


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STORM WATER DETAILS

C-602
 Sheet 6 OF 7

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1 POTABLE AND NON-POTABLE LINE CROSSINGS

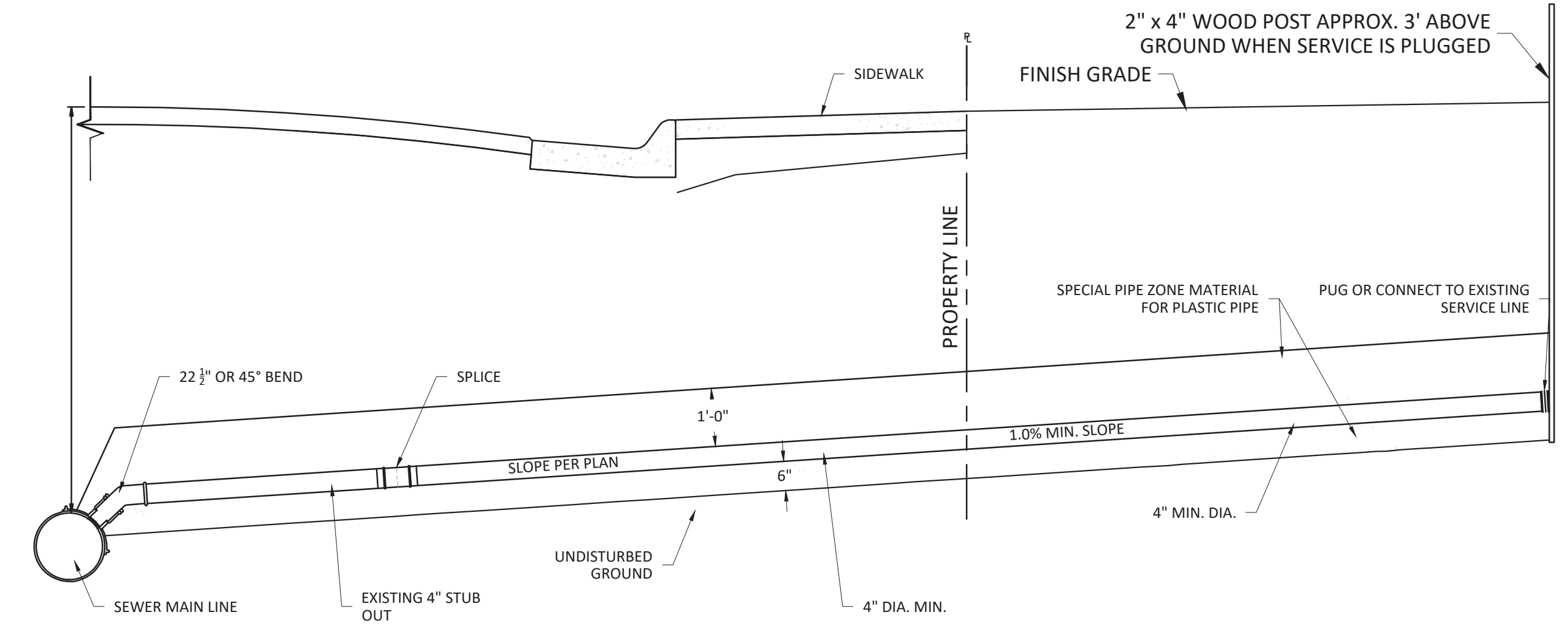
ZONE 1:
 A) POTABLE WATER AND NON-POTABLE MAINS AND SERVICE LINES SEPARATED BY AT LEAST 18 INCHES AND
 B) ONE FULL, UNCUT LENGTH OF POTABLE PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: POTABLE LINE <18 INCHES OVER TOP OF NON-POTABLE LINE.
 A) ONE FULL, UNCUT LENGTH OF POTABLE WATER PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE NON-POTABLE LINE AND
 EITHER B) NON-POTABLE LINE MUST BE CONSTRUCTED TO POTABLE WATER PIPE STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING, OR C) NON-POTABLE OR POTABLE LINE MUST BE CASED IN A LARGER DIAMETER CARRIER PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING, WITH NO JOINTS.

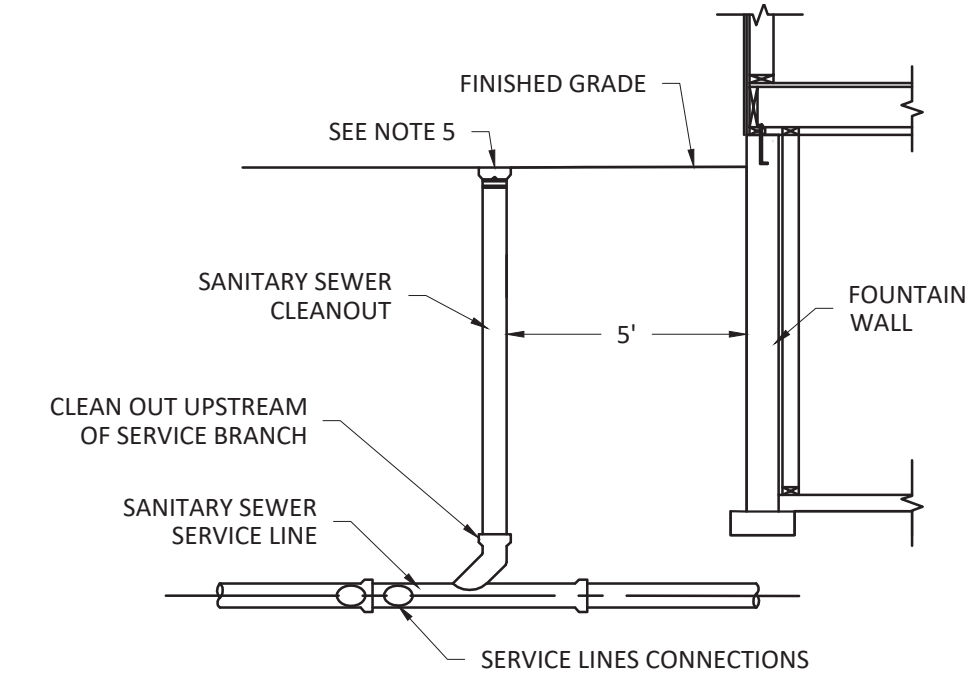
ZONE 3: SAME REQUIREMENTS AS ZONE 2 AND THE NON-POTABLE LINE MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 2 (ITEM A) ONLY, AND THE NON-POTABLE LINE MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

SEWER FORCE MAINS SHALL HAVE AT LEAST EIGHTEEN INCHES OF CLEARANCE FROM POTABLE WATER MAINS AND ZONE 2 AND 3 PLACEMENTS ARE PROHIBITED. SEPARATION REQUIREMENTS ALSO APPLY TO POTABLE AND NON-POTABLE SERVICE LINES CONTROLLED BY THE SYSTEM OWNER AND EXTENDING TO THE PROPERTY LINE, SERVICE METER, OR CLEANOUT. REFER TO IDAPA 58.01.08-542.07: MONTANA CIRCULAR #4 DEQ.



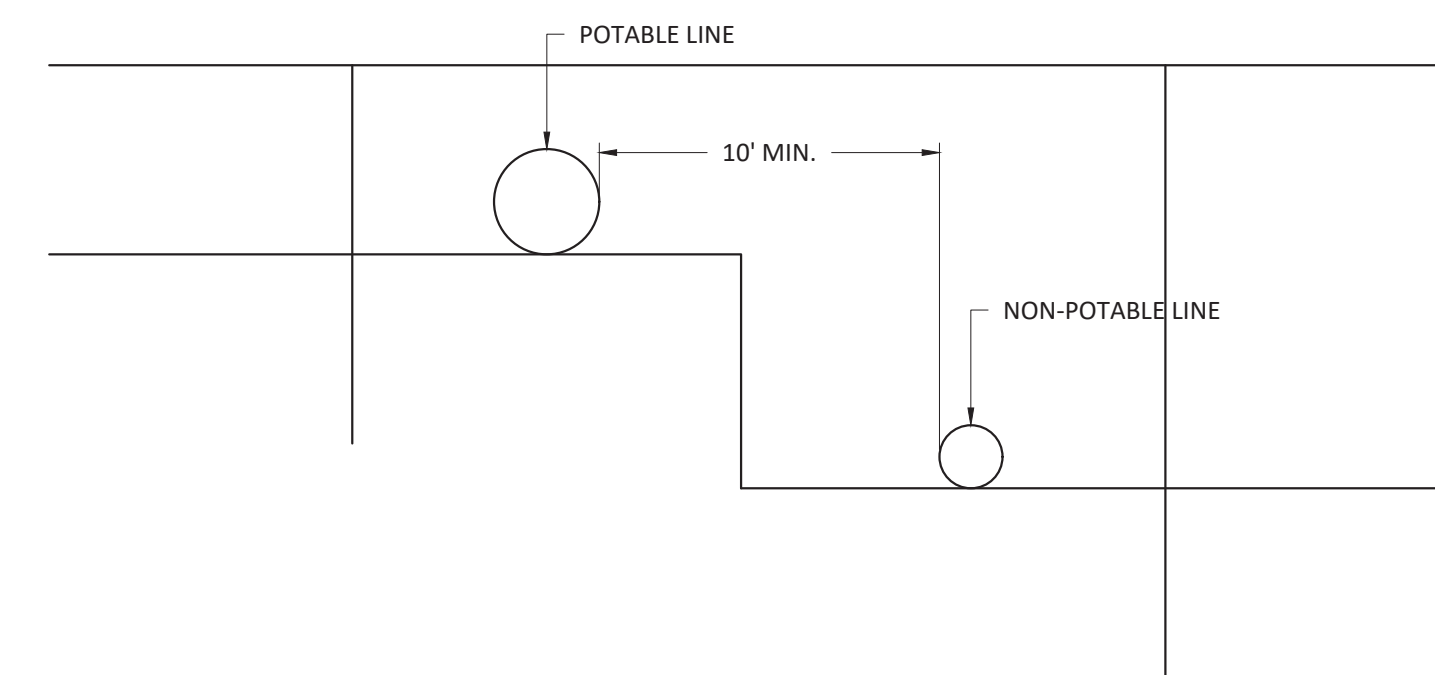
2 SEWER SERVICE DETAIL



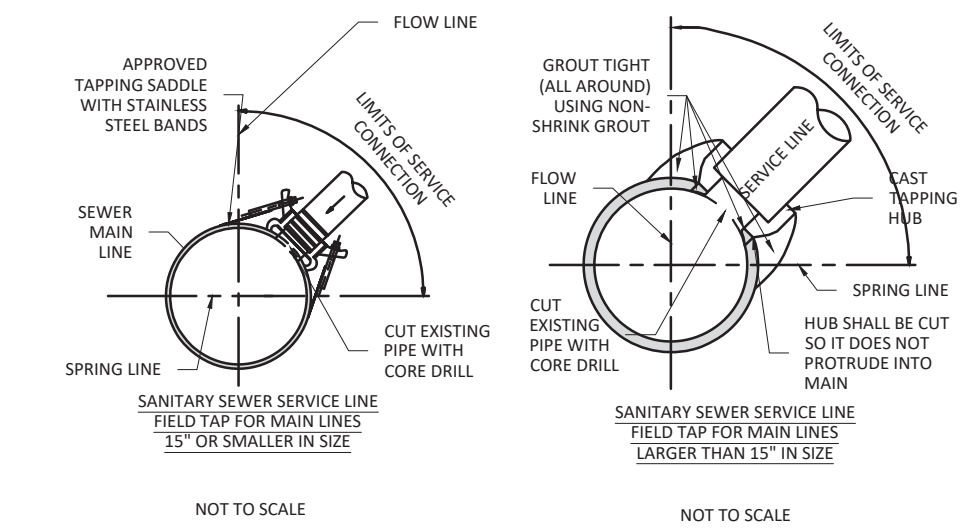
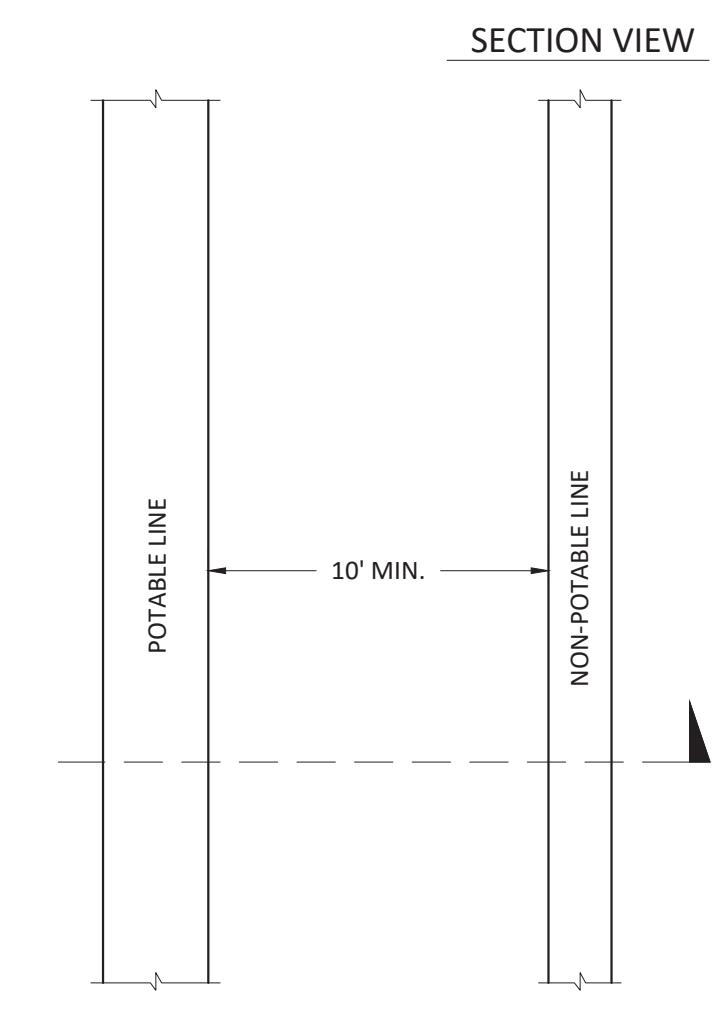
4 SANITARY SEWER CLEANOUT DETAIL

NOTES:

- ALL SURFACES (AGAINST WHICH CONCRETE OR NON-SHRINK GROUT IS TO BE PLACED) SHALL FIRST BE COATED WITH AN EPOXY BONDING AGENT SUCH AS SONNO BOND (SONNE BORN CO.), PROBOND EPOXY ET-150 (PROTEX INDUSTRIES CO.) OR EQUAL.
- JOINTS, ETC., THAT MUST BE GROUTED, SHALL BE "DRY PACKED" WITH A NON-SHRINKING, NON-METALLIC TYPE GROUT SUCH AS THORITE (STANDARD DRY WALL PRODUCTS, INC.) OR EQUAL.
- ALL BROKEN FACES TO BE SMOOTHED OFF WITH NON-SHRINK GROUT.
- ALL CONNECTIONS SHALL BE LOCATED WITHIN THE LIMITS OF SERVICE CONNECTION SHOWN ON THESE DRAWINGS.
- CLEANOUTS SHALL BE INSTALLED PER CURRENT TOWN OF WEST YELLOWSTONE ADOPTED PLUMBING CODE. CLEANOUTS SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL SEWER TAPS SHALL BE CAST IN PLACE BY THE MANUFACTURER OF THE MAIN LINE OR SHALL BE FIELD INSTALLED AS SPECIFIED IN THE STANDARD SPECIFICATIONS AND THESE DRAWINGS.



3 POTABLE AND NON-POTABLE LINE PARALLEL-PLAN VIEW



5 SEWER SERVICE CONNECTION

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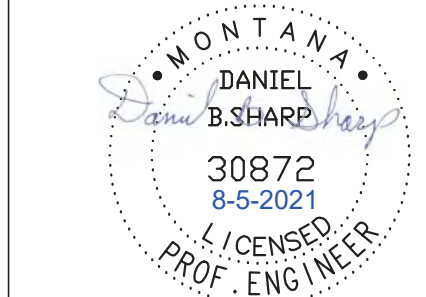
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 Date: 2021.08.05 18:57:09 -0600

DETAILS

C-603
 Sheet 7 OF 7

RESOLUTION NO. 758

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, MONTANA, IN THE COUNTY OF GALLATIN AND STATE OF MONTANA, DETERMINING THE AMOUNT OF TOWN TAXES AND ASSESSMENTS FOR ALL PURPOSES, GENERAL, AND SPECIAL, TO BE LEVIED AND ASSESSED ON TAXABLE PROPERTY IN THE TOWN OF WEST YELLOWSTONE, STATE OF MONTANA, AND LEVYING AND ASSESSING SUCH TAXES, FOR THE FISCAL YEAR ENDING JUNE 30, 2022.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, MONTANA.

Section 1. That pursuant to the provisions of Title 7, Chapter 6, and Chapter 12, MCA, as amended, there is hereby levied and assessed on the taxable per Centrum of the assessed value of the taxable property of the town of West Yellowstone, State of Montana, as fixed and found by the Board of County Commissioners of Gallatin County, Montana, sitting as a County Board of Equalization, for the current fiscal year ending June 30, 2022 a tax of:

52.72 MILLS AS ALL PURPOSE LEVY

29 MILLS GENERAL OBLIGATION BOND ASSESSMENT

To be assessed on all property and improvements in West Yellowstone, Montana including property otherwise exempt from real property taxes.

FOR A TOTAL MILL LEVY OF 81.72

Section 2. That if any part of the determinations, assessments and levies herein and hereby made shall be declared invalid, unconstitutional, or against the law, the validity of any other part of this Resolution shall not be hereby affected.

Section 3. That, pursuant to the provisions of Title 7, Chapter 6, Section 4407 MCA, and Title 7, Chapter 12, Section 4181, MCA, as amended the Town Clerk is directed to at once certify and transmit to the County Clerk & Recorder of Gallatin County, Montana, a copy of this Resolution for the collection of the taxes herein and hereby levied, by the County Treasurer as in Chapter 6 MCA, provided.

**PASSED AND ADOPTED BY THE TOWN COUNCIL AND APPROVED BY THE
MAYOR OF THE TOWN OF WEST YELLOWSTONE, MONTANA, THIS 17th DAY
OF AUGUST 2021.**

Mayor Jerry Johnson

Council Member Brad Schmier

Council Member Brian Benike

Council Member Jeffrey Matthews

Council Member Travis Watt

ATTEST:



Town Clerk Elizabeth Roos

STATE OF MONTANA)

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) ss:

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COUNTY OF GALLATIN

I, Elizabeth Roos, do hereby certify that I am the duly appointed qualified and acting Town Clerk of the Town of West Yellowstone, state of Montana, that as such Town Clerk, I have in my custody and am the keeper of records and minutes of the proceedings of said Town Council, that the above foregoing is a full, true, and correct, and complete copy of said Town Council's Resolution # 746, fixing, determining, assessing, and levying taxes for the said Town of West Yellowstone, for the fiscal year of said Town of West Yellowstone commencing on the first day of July 2020 and ending on the thirtieth day of June 2021 as the same is on record and on file in my office as such Town Clerk, and was passed and adopted by the said Town Council on the 18th day of August, 2020, and as approved by the Mayor of said Town of West Yellowstone on the 18th day of August 2020.

This certificate is made pursuant to the direction of said Council contained in Section 3 of said Resolution, and pursuant to the provisions of Title 7, Chapter 6, Section 4407, MCA, and as further directed by Section 4 of said Resolution and Title 7 Chapter 6, Section 4233, MCA and Title 7 Chapter 12 Section 4181, MCA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the Town of West Yellowstone, Montana, this 17th day of August 2021.

Town Clerk Elizabeth Roos



RESOLUTION NO. 759

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, IN THE COUNTY OF GALLATIN AND STATE OF MONTANA TO ADOPT THE BUDGET FOR THE FISCAL YEAR 2021-2022

BE IT HEREBY RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, MONTANA:

1. That we adopt a general fund revenue budget in a total amount of \$5,760,184 and a General Fund expenditure budget in a total amount of \$7,196,606. The Town Court Judge wages are reflected in the general fund budget and will be hereby adopted in the general fund budget and will be adopted along with the adoption of Resolution #759.
2. That we fully fund an unassigned fund reserve as reflected in account line 1000-500601 in the General Fund, that is equal to two times the average monthly General Fund expenditure for the previous fiscal year. During Fiscal Year 2020, the average monthly expenditure was \$342,693. The unassigned fund reserve is \$685,386.
3. That we adopt Special Revenue funds revenue budget in the amount of \$8,278,510 and Special Revenue funds expenditure budget in the amount of \$10,068,377.
4. That we adopt a Debt Service funds revenue budget in the amount of \$182,150 and a Debt Service funds expenditure budget in the amount of \$111,900.
5. That we adopt a Capital Improvement Program funds revenue budget in the amount of \$2,546,927. Capital Improvement Program funds expenditure budget in the amount of \$3,093,400. The Capital Improvement Program funds are to be used for street and building maintenance, replacement and acquisition of equipment for the Town, and construction, remodeling and improvement of Town buildings and land or to be set aside for the future purchases. In this fiscal year, the Town has elected to fund the General Fund expenses with the unspent resources of this fund
6. That we adopt Water and Sewer Enterprise revenue budgets in the amount of \$3,291,162 and Water and Sewer Enterprise expenditure budgets in the amount of \$5,197,535.
7. That we adopt Trust and Agency revenue budgets in the amount of \$377,000 and Trust and Agency expenditure budgets in the amount of \$374,315.
8. That a copy of said budget is attached hereto and by this reference made a part of the Resolution #759.

**BE IT HEREBY RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF WEST YELLOWSTONE, MONTANA:**

1. That we adopt the budget and work plan of the Tourism Business Improvement District (TBID) as proposed by the TBID Board for Fiscal Year 2021-22.
2. That a copy of said budget is attached hereto and by this reference made part of the Resolution #759.

**BE IT HEREBY RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF WEST YELLOWSTONE, MONTANA:**

1. That we adopt the 2022-2027 Capital Improvement Plan for the Town of West Yellowstone for Fiscal Year 2022.
2. That a copy of said Capital Improvement Plan is attached hereto and by this reference made a part of the Resolution #759.

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WEST
YELLOWSTONE, MONTANA, THIS 17th DAY OF AUGUST AND APPROVED BY
THE MAYOR OF THE TOWN OF WEST YELLOWSTONE.**

Mayor Jerry Johnson

Council Member Brian Benike

Council Member Jeffrey Matthews

Council Member Brad Schmier

Council Member Travis Watt

ATTEST:

Elizabeth Roos, Town Clerk

