



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: October 9, 2019

Item #: P19-232

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner / Applicant:

South Park Service Center – Mark Baron
PO Box 4047
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Sewer Connect located at South Park Service Center (3640 South Park Drive).

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Please respond by:

October 30, 2019 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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


Signature of Property Owner or Authorized Applicant/Agent

Mark Barron

Name Printed

10/3/19

Date

President SPSC ISD

Title

**South Park Service Center Improvement and Service District Planning Permit Application Narrative for
Connection to the Town of Jackson's Sewer Wastewater Collection and Treatment Facilities via the
Teton County Adams Canyon Collection System**

a. Provide a brief narrative of your plan, identify that you would be connecting through the Adams County Sewer System

The South Park Service Center 2019 Sewer Project consists of the installation of a centralized sewer collection system to facilitate the abandonment of existing leachfields. Currently there is not a centralized sewer collection system within the subdivision. All parcels are on individual septic systems. The proposal is to install the collection system with sewer stub outs to the property lines. It will then be up to the individual property owners to connect to the collection system as the need arises, i.e., septic failures or redevelopment. This collection system will connect to the existing Adams Canyon Collection System at the manhole generally located at the intersection of South Park Drive and South Highway 89, and the wastewater will be ultimately conveyed to the Town of Jackson Wastewater Treatment Plant. The design and permitting of the Adams Canyon Collection System was already completed for Teton County; and the capacity of the system was designed such that it could accept flows from the SPSC development once a centralized collection system is installed. A letter from Teton County noting that the system is adequate to accept the flows has been included with this planning request.

b. Provide the estimated sewer volumes from the connection

Please see the attached report prepared by Meridian Engineering, PC. Page 2 of 3 indicates that the wastewater flow projection for the South Park Service Center (part of Service Area 2) is 79,680 gallons per day. A breakdown of the flows per individual lot can be found on pages 1 and 2 of 5.

c. Provide any information on special class of users, e.g. industrial, taxidermy, processing, brewing, etc.
The only current use in the service center that includes a special class of users, per the Town of Jackson Ordinance, Title 13 - Utilities, page 24 of 35, is Dog Jax located at 3590 South Park Drive (Lot 22, South Park Service Center) for their kennel customer type, which falls under class 2 for BOD and TSS customer class.



ENGINEERING

Ted Van Holland, PE, Sanitarian

January 28, 2019

SPSC Improvement Service District
Mark Barron, Chairman
P.O. Box 4211
Jackson WY 83001

Re: Will Serve Letter for Adams Canyon Sewer Collection System

Mr. Barron:

This letter provides documentation that the Adams Canyon Sewer System is willing to provide sewer collection service to the SPSC Improvement and Service District, according to our rules governing such connections, and subject to approval by the Town of Jackson.

Attached are design documents for the Adams Canyon Sewer Collection System that evaluated capacity for various potential service areas. This included the properties that are within the SPSC. Please continue to coordinate with the Teton County Engineering Department prior to making connection to this system.

Sincerely,

A handwritten signature in blue ink that reads "Ted Holland".

Ted Van Holland, PE
Responsible Charge Operator
Teton County Engineering Department



MERIDIAN ENGINEERING, P.C.

P.O. Box 6677

Jackson, Wyoming 83002

(307) 739-0500

August 27, 2012

Gordon Gray
Teton County Engineering Department
320 South King Street
Jackson, Wyoming 83001

RE: Wastewater Flow Projections for Select Properties Located Along South Highway 89

Dear Gordon,

Meridian Engineering, P.C. is pleased to present the following summary of maximum wastewater flow projections to the Teton County Engineering Department. Flow projections are for select developments currently located within Teton County approximately 4 miles south of the Town of Jackson. This flow data will be used to aid in determining the viability of connecting to the Town's wastewater collection and treatment systems. Connection to the Town's sewer system will simplify wastewater utility designs associated with future building construction projects in this area and lead to eventual abandonment of several existing soil absorption systems currently servicing building units within.

The area proposed for inclusion into the Town's collection system has been broken into four service areas. Criteria used in determining service area limits included County zoning designations, land use types, subdivision boundaries, and topographic features. Please refer to Exhibit 1 for a site map illustrating properties located within the four service areas. Service Area 1 is located on the east side of South Highway 89, and includes the Adams Canyon Complex along with four adjacent Parcels to the south. Service Area 2 is also located on the east side of South Highway 89, and includes South Park Service Center and an adjacent property located at 3520 South Highway 89. Service Area 3 is located south of Service Area 2, and includes Valley View Subdivision and other properties within that have been further subdivided into smaller lots and condominium units. Finally, Service Area 4 is located on the west side of South Highway 89, and includes single family residential lots located within Big Trails Subdivision, South Park Village Subdivision and single family residential properties located at 3505 and 3535 South Highway 89.

Wastewater flow projections have been based on current land use zoning designations and maximum development potential. Table 1 provides a summary of anticipated maximum daily wastewater flows for various developments located within the four service areas. For an itemized breakdown of anticipated maximum daily wastewater flows by individual address, please refer to the attached spreadsheet. Values for maximum allowable single family dwelling units, accessory residential units, and nonresidential floor areas have been based on data obtained from the Teton County Planning and Development Department. With the exception of Adams Canyon facilities, employee counts are commensurate with anticipated parking space requirements, with an assigned value of 2 parking spaces per 1,000 square feet of floor area. Other assumptions used in this analysis included 4 bedrooms per single family dwelling unit and 2 bedrooms per accessory residential unit.

Peak wastewater values assigned to bedroom and employee counts were taken from Chapter XI, "Water Quality Rules and Regulations" published by the Wyoming Department of Environmental Quality. These values equal 150 gallons per day/bedroom and 30 gallons per day/employee respectively. Based upon these values, the resultant total maximum daily flow projection for all four service areas was determined to equal 248,490 gallons per day.

TABLE 1
Wastewater Flow Projections by Service Area

Service Area	Sewage Est. (gpd)
Area 1	
Adams Canyon Development	1,710
3350 South Hwy 89	5,280
3400 South Hwy 89	16,620
3500 South Hwy 89	6,060
3510 South Hwy 89	1,560
	Subtotal =
	31,230
Area 2	
South Park Service Center	79,680
3520 South Hwy 89	4,440
	Subtotal =
	84,120
Area 3	
Yearsley Subdivision	7,680
Valley View Subdivision	51,240
Hillside Business Complex Condominiums	10,140
Canyon Storage Condominiums	5,280
Elk Avenue Condominiums	2,640
Trade Park Condominiums	4,200
Valley View Business Park	14,160
	Subtotal =
	95,340
Area 4	
Big Trails Subdivision	19,800
South Park Village Subdivision	16,200
3505 South Hwy 89	900
3535 South Hwy 89	900
	Subtotal =
	37,800

Total Maximum Daily Flow (gpd) = 248,490

If you should have any questions or comments pertaining to this analysis, please do not hesitate to contact me. Meridian Engineering, P.C. greatly appreciates the opportunity to providing engineering consulting services to Teton County, Wyoming.

Respectfully,



Kurt Stout, PE
Civil Engineer
Meridian Engineering, P.C.

WASTEWATER FLOW PROJECTIONS BY ADDRESS

Prepared By: Meridian Engineering, P.C.

August 13, 2012

County Zone Designation	Number Units	Description	Occupancy	Multiplier	Sewage Est. (gpd)
Neighborhood Conservation-Single Family	11	Big Trails Subdivision			
		Lot 1, 3605 South Trail Drive (10.12 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 2, 3600 South Trail Drive (10.07 acres)	18 bedrooms/3 SFD,3 ARU	150 gpd/bdrm	2700
		Lot 3, 3655 South Trail Drive (10.01 acres)	18 bedrooms/3 SFD,3 ARU	150 gpd/bdrm	2700
		Lot 4, 3745 South Trail Drive (10.01 acres)	18 bedrooms/3 SFD,3 ARU	150 gpd/bdrm	2700
		Lot 5, 3725 South Trail Drive (11.47 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 6, 3755 South Trail Drive (10.01 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 7, 3805 South Trail Drive (10.15 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 11, 3950 South Trail Drive (12.35 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 12, 3955 South Trail Drive (12.58 acres)	12 bedrooms/2 SFD,2 ARU	150 gpd/bdrm	1800
		Lot 13, 3855 South Trail Drive (16.04 acres)	12 bedrooms/2 SFD,2 ARU	150 gpd/bdrm	1800
		Lot 14, 3900 South Trail Drive (14.42 acres)	24 bedrooms/4 SFD,4 ARU	150 gpd/bdrm	3600
Neighborhood Conservation-Single Family	18	South Park Village Subdivision			
		Lot 1, 3555 South Canadian Drive (0.63 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 2, 3565 South Canadian Drive (0.49 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 3, 3575 South Canadian Drive (0.42 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lots 4A & 4B, 3585 South Canadian Drive (0.48 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lots 5A & 5B, 3655 South Canadian Drive (0.58 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 6, 3675 South Canadian Drive (0.61 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 7, 3770 South Meadow Drive (0.53 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lots 8A & 8B, 3775 South Meadow Drive (1.12 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lots 9A & 9B, 3785 South Meadow Drive (0.63 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 10, 3975 South Meadow Drive (0.58 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 11, 3805 South Meadow Drive (0.52 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lots 12A & 12B, 3825 South Meadow Drive (0.84 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 13, 3855 South Meadow Drive (0.38 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 14, 3885 South Storage Stables Lane (1.09 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 15, 3905 South Storage Stables Lane (1.00 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 16, 3850 South Meadow Drive (0.40 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 17, 3800 South Meadow Drive (0.48 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
		Lot 18, 3755 South Meadow Drive (1.00 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
Neighborhood Conservation-Single Family	1	3505 South Hwy 89 (6.92 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
Neighborhood Conservation-Single Family	1	3535 South Hwy 89 (4.66 acres)	6 bedrooms/1 SFD,1 ARU	150 gpd/bdrm	900
Business Park	6	Adams Canyon Development			
		a. Animal Shelter, 3150 S Adams Canyon Drive Nonresidential FAR = 3,784 sf	4 employees	30 gpd/empl	120
		b. Road and Levee Department, 3190 S Adams Canyon Drive Nonresidential FAR = 4,090 sf	5 employees	30 gpd/empl	150
		c. Crises Center	6 bedrooms	150 gpd/bdrm	900
		d. Fire Station 7, 3230 S Adams Canyon Drive Nonresidential FAR = 6,853 sf	2 employees	30 gpd/empl	60
		e. Emergency Operations Center, 3240 Adams Canyon Drive Nonresidential FAR = 2,918 sf	3 employees	30 gpd/empl	90
		f. Recycle Center, 3270 S Adams Canyon Drive Nonresidential FAR = 15,782 sf	3 employees	30 gpd/empl	90
Business Park	19	South Park Service Center			
		Lot 1, 3500 South Park Drive (0.90 acres) Nonresidential FAR = 15,769 sf, 9 employee housing units	18 bedrooms/9 ARU	150 gpd/bdrm	2700
			31 employees	30 gpd/empl	930
		Lot 2, 3510 South Park Drive (1.05 acres) Nonresidential FAR = 18,208 sf, 10 employee housing units	20 bedrooms/10 ARU	150 gpd/bdrm	3000
			36 employees	30 gpd/empl	1080
		Lot 3, 3520 South Park Drive (1.98 acres) Nonresidential FAR = 34,761 sf, 20 employee housing units	40 bedrooms/20 ARU	150 gpd/bdrm	6000
			70 employees	30 gpd/empl	2100
		Lot 4, 3530 South Park Drive (1.11 acres) Nonresidential FAR = 14,375 sf, 8 employee housing units	16 bedrooms/8 ARU	150 gpd/bdrm	2400
			28 employees	30 gpd/empl	840
		Lot 21, 3550 South Park Drive (2.10 acres) Nonresidential FAR = 33,541 sf, 19 employee housing units	38 bedrooms/19 ARU	150 gpd/bdrm	5700
			68 employees	30 gpd/empl	2040
		Lot 7, 3560 South Park Drive (1.06 acres) Nonresidential FAR = 16,204 sf, 9 employee housing units	18 bedrooms/9 ARU	150 gpd/bdrm	2700
			32 employees	30 gpd/empl	960

County Zone Designation	Number Units	Description	Occupancy	Multipplier	Sewage Est. (gpd)
		Lot 8, 3570 South Park Drive (1.03 acres) Nonresidential FAR = 14,201 sf, 8 employee housing units	16 bedrooms/8 ARU 28 employees	150 gpd/bdrm 30 gpd/empl	2400 840
		Lot 23, South Park Service Center, Second Amended Subd., 3rd Filing (1.47 acres) Nonresidential FAR = 25,787 sf, 15 employee housing units	30 bedrooms/15 ARU 52 employees	150 gpd/bdrm 30 gpd/empl	4500 1560
		Lot 22, South Park Service Center, Second Amended Subd., 3rd Filing (0.41 acres) Nonresidential FAR = 7,143 sf, 4 employee housing units	8 bedrooms/4 ARU 14 employees	150 gpd/bdrm 30 gpd/empl	1200 420
		Lot 11, 3600 South Park Drive (0.86 acres) Nonresidential FAR = 13,852 sf, 8 employee housing units	16 bedrooms/8 ARU 28 employees	150 gpd/bdrm 30 gpd/empl	2400 840
		Lot 12, 3610 South Park Drive (0.86 acres) Nonresidential FAR = 13,591 sf, 8 employee housing units	16 bedrooms/8 ARU 27 employees	150 gpd/bdrm 30 gpd/empl	2400 810
		Lot 13, 3620 South Park Drive (0.86 acres) Nonresidential FAR = 14,288 sf, 8 employee housing units	16 bedrooms/8 ARU 28 employees	150 gpd/bdrm 30 gpd/empl	2400 840
		Lot 14, 3630 South Park Drive (0.87 acres) Nonresidential FAR = 14,113 sf, 8 employee housing units	16 bedrooms/8 ARU 28 employees	150 gpd/bdrm 30 gpd/empl	2400 840
		Lot 15, 3640 South Park Drive (1.42 acres) Nonresidential FAR = 23,522 sf, 14 employee housing units	28 bedrooms/14 ARU 48 employees	150 gpd/bdrm 30 gpd/empl	4200 1440
		Lot 16, 3535 South Park Drive (1.67 acres) Nonresidential FAR = 26,049 sf, 15 employee housing units	30 bedrooms/15 ARU 52 employees	150 gpd/bdrm 30 gpd/empl	4500 1560
		Lot 17, 3545 South Park Drive (1.17 acres) Nonresidential FAR = 16,801 sf, 10 employee housing units	20 bedrooms/10 ARU 34 employees	150 gpd/bdrm 30 gpd/empl	3000 1020
		Lot 18, 3555 South Park Drive (1.08 acres) Nonresidential FAR = 16,727 sf, 10 employee housing units	20 bedrooms/10 ARU 34 employees	150 gpd/bdrm 30 gpd/empl	3000 1020
		Lot 19, 3565 South Park Drive (0.79 acres) Nonresidential FAR = 12,371 sf, 7 employee housing units	14 bedrooms/7 ARU 24 employees	150 gpd/bdrm 30 gpd/empl	2100 720
		Lot 20, 3575 South Park Drive (0.77 acres) Nonresidential FAR = 12,458 sf, 7 employee housing units	14 bedrooms/7 ARU 24 employees	150 gpd/bdrm 30 gpd/empl	2100 720
Business Park	2	Yearsley Subdivision			
		Lot 1, 655 West Deer Drive (0.81 acres) Nonresidential FAR = 14,113 sf, 8 employee housing units	16 bedrooms 8 ARU 28 employees	150 gpd/bdrm 30 gpd/empl	2400 840
		Lot 2, 645 West Deer Drive (1.09 acres) Nonresidential FAR = 18,992 sf, 11 employee housing units	22 bedrooms/11 ARU 38 employees	150 gpd/bdrm 30 gpd/empl	3300 1140
Business Park	10	Valley View Subdivision			
		Lot 1, 670 West Deer Drive (1.10 acres) Nonresidential FAR = 19,168 sf, 11 employee housing units	22 bedrooms/11 ARU 38 employees	150 gpd/bdrm 30 gpd/empl	3300 1140
		Lot 3, 625 West Deer Drive (1.77 acres) Nonresidential FAR = 30,492 sf, 18 employee housing units	36 bedrooms/18 ARU 60 employees	150 gpd/bdrm 30 gpd/empl	5400 1800
		Lot 4, 605 West Deer Drive (1.76 acres) Nonresidential FAR = 30,668 sf, 18 employee housing units	36 bedrooms/18 ARU 62 employees	150 gpd/bdrm 30 gpd/empl	5400 1860
		Lot 6, 550 West Deer Drive (1.43 acres) Nonresidential FAR = 24,918 sf, 14 employee housing units	28 bedrooms/14 ARU 50 employees	150 gpd/bdrm 30 gpd/empl	4200 1500
		Lot 15, 555 West Elk Avenue (0.76 acres) Nonresidential FAR = 13,242 sf, 8 employee housing units	16 bedrooms/8 ARU 26 employees	150 gpd/bdrm 30 gpd/empl	2400 780
		Lot 9, 635 West Deer Drive (1.75 acres) Nonresidential FAR = 30,318 sf, 17 employee housing units	34 bedrooms/17 ARU 60 employees	150 gpd/bdrm 30 gpd/empl	5100 1800
		Lot 10, 665 West Elk Avenue (2.04 acres) Nonresidential FAR = 35,545 sf, 21 employee housing units	42 bedrooms/21 ARU 72 employees	150 gpd/bdrm 30 gpd/empl	6300 2160
		Lot 17, 3970 South Eagle Drive (1.00 acres) Nonresidential FAR = 17,424 sf, 10 employee housing units	20 bedrooms/10 ARU 34 employees	150 gpd/bdrm 30 gpd/empl	3000 1020
		Lot 18, 3950 South Eagle Drive (0.50 acres) Nonresidential FAR = 8,712 sf, 5 employee housing units	10 bedrooms/5 ARU 18 employees	150 gpd/bdrm 30 gpd/empl	1500 540
		Lot 19, 3940 South Eagle Drive (0.50 acres) Nonresidential FAR = 8,712 sf, 5 employee housing units	10 bedrooms/5 ARU 18 employees	150 gpd/bdrm 30 gpd/empl	1500 540
Business Park	53	Hillside Business Complex Condominiums			
		555 West Deer Drive @ Valley View Unit 101 Nonresidential FAR = 2,363 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 102 Nonresidential FAR = 1,981 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 103 Nonresidential FAR = 971 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 104 Nonresidential FAR = 975 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 105 Nonresidential FAR = 975 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 106 Nonresidential FAR = 975 sf	2 employees	30 gpd/empl	60

County Zone Designation	Number Units	Description	Occupancy	Multiplier	Sewage Est. (gpd)
		555 West Deer Drive @ Valley View Unit 107 Nonresidential FAR = 970 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 108 Nonresidential FAR = 971 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 109 Nonresidential FAR = 971 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 110 Nonresidential FAR = 975 sf	2 employees	30 gpd/empl	60
		555 West Deer Drive @ Valley View Unit 111 Nonresidential FAR = 1959 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 201 Nonresidential FAR = 2,371 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 202 Nonresidential FAR = 1,991 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 203 Nonresidential FAR = 1,991 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 204 Nonresidential FAR = 1,991 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 205 Nonresidential FAR = 1,991 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 206 Nonresidential FAR = 1,991 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 207 Nonresidential FAR = 1,866 sf	4 employees	30 gpd/empl	120
		555 West Deer Drive @ Valley View Unit 301	2 bedrooms/home	150 gpd/bdrm	300
		555 West Deer Drive @ Valley View Unit 302	2 bedrooms/home	150 gpd/bdrm	300
		555 West Deer Drive @ Valley View Unit 303	2 bedrooms/home	150 gpd/bdrm	300
		555 West Deer Drive @ Valley View Unit 304	2 bedrooms/home	150 gpd/bdrm	300
		555 West Deer Drive @ Valley View Unit 305	2 bedrooms/home	150 gpd/bdrm	300
		555 West Deer Drive @ Valley View Unit 306	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 401 Nonresidential FAR = 1,333 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 402 Nonresidential FAR = 1,371 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 403 Nonresidential FAR = 1,371 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 404 Nonresidential FAR = 1,371 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 405 Nonresidential FAR = 1,371 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 406 Nonresidential FAR = 1,371 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 407 Nonresidential FAR = 1,302 sf	2 employees	30 gpd/empl	60
		535 West Deer Drive @ Valley View Unit 501	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 502	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 503	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 504	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 505	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 506	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 507	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 508	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 509	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 510	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 511	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 512	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 513 Nonresidential FAR = 2,568 sf	6 employees	30 gpd/empl	180
		535 West Deer Drive @ Valley View Unit 514 Nonresidential FAR = 2,568 sf	6 employees	30 gpd/empl	180
		535 West Deer Drive @ Valley View Unit 515 Nonresidential FAR = 2,560 sf	6 employees	30 gpd/empl	180
		535 West Deer Drive @ Valley View Unit 601	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 602	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 603	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 604	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 605	2 bedrooms/home	150 gpd/bdrm	300
		535 West Deer Drive @ Valley View Unit 606	2 bedrooms/home	150 gpd/bdrm	300

County Zone Designation	Number Units	Description	Occupancy	Multiplier	Sewage Est. (gpd)
		535 West Deer Drive @ Valley View Unit 607	2 bedrooms/home	150 gpd/bdrm	300
	6	Canyon Storage Condominiums			
		615 West Elk Avenue Unit 1-1 Nonresidential FAR = 3,900 sf, 2 employee housing units	4 bedrooms/2 ARU 8 employees	150 gpd/bdrm 30 gpd/empl	600 240
		615 West Elk Avenue Unit 1-2 Nonresidential FAR = 4,400 sf, 2 employee housing units	4 bedrooms/2 ARU 8 employees	150 gpd/bdrm 30 gpd/empl	600 240
		615 West Elk Avenue Unit 1-3 Nonresidential FAR = 6,400 sf, 2 employee housing units	4 bedrooms/2 ARU 12 employees	150 gpd/bdrm 30 gpd/empl	600 360
		615 West Elk Avenue Unit 2-1 Nonresidential FAR = 6,400 sf, 2 employee housing units	4 bedrooms/2 ARU 12 employees	150 gpd/bdrm 30 gpd/empl	600 360
		615 West Elk Avenue Unit 2-2 Nonresidential FAR = 4,400 sf, 2 employee housing units	4 bedrooms/2 ARU 8 employees	150 gpd/bdrm 30 gpd/empl	600 240
		615 West Elk Avenue Unit 2-3 Nonresidential FAR = 3,900 sf, 2 employee housing units	4 bedrooms/2 ARU 8 employees	150 gpd/bdrm 30 gpd/empl	600 240
Business Park	12	Elk Avenue Condominiums			
		525 West Elk Avenue Unit 1-1 Nonresidential FAR = 2,072 sf	4 employees	30 gpd/empl	120
		525 West Elk Avenue Unit 1-2	2 bedrooms/home	150 gpd/bdrm	300
		525 West Elk Avenue Unit 2-1 Nonresidential FAR = 2,601 sf	6 employees	30 gpd/empl	180
		525 West Elk Avenue Unit 2-2	2 bedrooms/home	150 gpd/bdrm	300
		525 West Elk Avenue Unit 3-1 Nonresidential FAR = 2,359 sf	4 employees	30 gpd/empl	120
		525 West Elk Avenue Unit 3-2	2 bedrooms/home	150 gpd/bdrm	300
		525 West Elk Avenue Unit 4-1 Nonresidential FAR = 2,338 sf	4 employees	30 gpd/empl	120
		525 West Elk Avenue Unit 4-2	2 bedrooms/home	150 gpd/bdrm	300
		525 West Elk Avenue Unit 5-1 Nonresidential FAR = 2,602 sf	6 employees	30 gpd/empl	180
		525 West Elk Avenue Unit 5-2	2 bedrooms/home	150 gpd/bdrm	300
		525 West Elk Avenue Unit 6-1 Nonresidential FAR = 2,075 sf	4 employees	30 gpd/empl	120
		525 West Elk Avenue Unit 6-2	2 bedrooms/home	150 gpd/bdrm	300
Business Park	4	Trade Park Condominiums Bldg. #1			
		650 West Elk Avenue Unit 1-1 Nonresidential FAR = 1,748 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 1-2 Nonresidential FAR = 2,105 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 1-3 Nonresidential FAR = 2,148 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 1-4 Nonresidential FAR = 4,876 sf	10 employees	30 gpd/empl	300
Business Park	4	Trade Park Condominiums Bldg. #2			
		650 West Elk Avenue Unit 2-1 Nonresidential FAR = 4,300 sf	8 employees	30 gpd/empl	240
		650 West Elk Avenue Unit 2-2 Nonresidential FAR = 1,700 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 2-3 Nonresidential FAR = 1,700 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 2-4 Nonresidential FAR = 3,309 sf	6 employees	30 gpd/empl	180
Business Park	11	Trade Park Condominiums Bldg. #3			
		650 West Elk Avenue Unit 3-1 Nonresidential FAR = 3,680 sf	8 employees	30 gpd/empl	240
		650 West Elk Avenue Unit 3-2 Nonresidential FAR = 1,794 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 3-3 Nonresidential FAR = 1,794 sf	4 employees	30 gpd/empl	120
		650 West Elk Avenue Unit 3-4	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-5	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-6	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-7	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-8	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-9	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-10	2 bedrooms/home	150 gpd/bdrm	300
		650 West Elk Avenue Unit 3-11	2 bedrooms/home	150 gpd/bdrm	300
Business Park	8	Valley View Business Park			
		Lot 1, 3945 South Antelope Lane (0.47 acres) Nonresidential FAR = 8,189 sf, 5 employee housing units	10 bedrooms/5 ARU 16 employees	150 gpd/bdrm 30 gpd/empl	1500 480
		Lot 3, 3965 South Antelope Lane (0.43 acres) Nonresidential FAR = 7,492 sf, 4 employee housing units	8 bedrooms/4 ARU 14 employees	150 gpd/bdrm 30 gpd/empl	1200 420
		Lot 4, 3975 South Antelope Lane (0.44 acres) Nonresidential FAR = 7,492 sf, 4 employee housing units	8 bedrooms/4 ARU 14 employees	150 gpd/bdrm 30 gpd/empl	1200 420

County Zone Designation	Number Units	Description	Occupancy	Multiplier	Sewage Est. (gpd)
		Lot 5, 3980 South Antelope Lane (0.40 acres) Nonresidential FAR = 6,970 sf, 4 employee housing units	8 bedrooms/4 ARU	150 gpd/bdrm	1200
			14 employees	30 gpd/empl	420
		Lot 6, 3970 South Antelope Lane (0.44 acres) Nonresidential FAR = 7,667 sf, 4 employee housing units	8 bedrooms/4 ARU	150 gpd/bdrm	1200
			16 employees	30 gpd/empl	480
		Lot 7, 3960 South Antelope Lane (0.44 acres) Nonresidential FAR = 7,667 sf, 4 employee housing units	8 bedrooms/4 ARU	150 gpd/bdrm	1200
			16 employees	30 gpd/empl	480
		Lot 8, 3950 South Antelope Lane (0.47 acres) Nonresidential FAR = 8,189 sf, 5 employee housing units	10 bedrooms/5 ARU	150 gpd/bdrm	1500
			16 employees	30 gpd/empl	480
		Lot 9, 530 West Elk Avenue (0.47 acres) Nonresidential FAR = 8,189 sf, 5 employee housing units	10 bedrooms/5 ARU	150 gpd/bdrm	1500
			16 employees	30 gpd/empl	480
Business Park	1	3350 South Hwy 89 (2 acres) Nonresidential FAR = 23,087 sf, 13 employee housing units	26 bedrooms/13 ARU	150 gpd/bdrm	3900
			46 employees	30 gpd/empl	1380
Business Park	1	3400 South Hwy 89 (4.01 acres) Nonresidential FAR = 86,900 sf, 38 employee housing units	76 bedrooms/38 ARU	150 gpd/bdrm	11400
			174 employees	30 gpd/empl	5220
Business Park	1	3500 South Hwy 89 (1.54 acres) Nonresidential FAR = 26,223 sf, 15 employee housing units	30 bedrooms/15 ARU	150 gpd/bdrm	4500
			52 employees	30 gpd/empl	1560
Business Park	1	3510 South Hwy 89 (0.37 acres) Nonresidential FAR = 6,447 sf, 4 employee housing units	8 bedrooms/4 ARU	150 gpd/bdrm	1200
			12 employees	30 gpd/empl	360
Business Park	1	3520 South Hwy 89 (1.814 acres) Nonresidential FAR = 18,557 sf, 11 employee housing units	22 bedrooms/11 ARU	150 gpd/bdrm	3300
			38 employees	30 gpd/empl	1140

Total Maximum Daily Flow (gpd) = 248,490

MAXIMUM DAILY WASTEWATER FLOW PROJECTIONS BY SERVICE AREA

SERVICE AREA 1: 31,230 GALLONS PER DAY

SERVICE AREA 2: 84,120 GALLONS PER DAY

SERVICE AREA 3: 95,340 GALLONS PER DAY

SERVICE AREA 4: 37,800 GALLONS PER DAY

TOTAL = 248,490 GALLONS PER DAY

