



# 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

<p>Date: May 23, 2022</p> <p>Item #: P22-130</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a></p> <p><b>Owner:</b> Mogul Hospitality Partners et al PO Box 998 Midway, UT 84049</p> <p><b>Applicant:</b> Jason MacKinnon / Design Assoc. PO Box 4615 Jackson, WY 83001</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Zoning Compliance Verification for the properties located at 1050,1060,1080 South Park Loop Rd, legally known as PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116, PT LOT 1 &amp; PT. LOT 2, SEC. 6 TWP. 40, RNG. 116, and PT LOT 2, SEC. 6, TWP. 40, RNG. 116 PIDNs: 22-40-16-06-1-00-010, 011, 012</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p><b>Please respond by: June 6, 2022 (Sufficiency)</b> <b>June 13, 2022 (with Comments)</b></p>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@jacksonwy.gov)



## **ZONING COMPLIANCE VERIFICATION (ZCV)**

### **MOGUL HOSPITALITY PARTNERS – JACKSON, LLC**

#### **Location:**

PT LOT 1 & LOT 2, NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116  
PIDN: 22-40-16-06-1-00-010, 011 & 012  
1050, 1060 & 1080 South Park Loop Road  
Town of Jackson, Wyoming

#### **Prepared For:**

Mogul Hospitality Partners - Jackson, LLC  
c/o Rachel Lambert, VP of Construction  
PO Box 998  
Midway, UT 84049-0998  
[rachell@mogulcapital.com](mailto:rachell@mogulcapital.com)  
(602) 885-2342

**SCG Project No. 164211**

Delivered: May 16, 2022

May 16, 2022

Town of Jackson Planning and Building  
PO Box 1687  
150 E Pearl Street  
Jackson, WY 83001  
(Ph) [307-733-0440](tel:307-733-0440)  
[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

**RE: ZONING COMPLIANCE VERIFICATION**  
**Property Owner - Mogul Hospitality Partners - Jackson, LLC**  
**Town of Jackson, Wyoming**

Hello,

Please accept this zoning compliance verification (ZCV) request package on behalf of the property owner/applicant, Mogul Hospitality Partners - Jackson, LLC et. al. (Mogul). Rachel Lambert, VP of Construction for Mogul, is the owner/applicant designated contact. Please copy Rachel (rachell@mogulcapital.com, 602.885.2342) on all correspondences regarding this application.

The subject property addresses are 1050, 1060 and 1080 South Park Loop Road. The properties are between Middle School Road to the west and Gregory Lane to the east. The project encompasses three separate lots with a gross site area of just over 2-acres. The properties are not within a subdivision and not subject to HOA. The existing development includes a mix of older residential and light industrial uses. The proposed project, *The Loop*, intends to combine the three properties and develop as market rate and workforce apartment housing in compliance with the CR-3 zone district.

This submittal includes the following files:

1. Planning Permit Application for Zoning Compliance Verification (ZCV)
2. Letter of Authorization
3. The property deeds of record
4. P21-241 summary notes
5. 1120 South Park Loop Road, Slope evaluation Memorandum, Jorgensen, 1/11/2019, to TOJ Engineer, as part of public record
6. 1050 & 1060 South Park Loop Road Slope Evaluation Memorandum, Jorgensen, 5/6/2021, to Michael Pruett
7. Exhibit A – Aerial photo with existing slope conditions

A pre-application conference was held with Town of Jackson (TOJ) staff on October 25, 2021. Refer to P21-241 for the final conference summary notes. As discussed, a ZCV would be required to determine if the slopes on the property are natural or man-made. If natural, the properties would be subject to the Hillside Conditional Use Permit (CUP) regulations and requirements.

The slopes in question are located along the northern portions of the properties and, in some locations, are in excess of 25%. Refer to **Exhibit A**. As detailed below, it is the opinion that these slopes are not natural and were created during grading activity related to the creation of South Park Loop Road (SPRL) and to provide access to the subject properties.

Here are some points to consider:

1. On a similar apartment-style project located at 1120 South Park Loop Road (project located just to the west), Jorgensen submitted a memorandum to the Town Engineer (see attached file). The purpose of the January 1, 2019 memorandum was to determine if the existing steep slopes along SPLR were man-made or part of High School Butte's natural slope runout. Jorgensen states that the slopes "*...were a result of grading efforts for construction of SPLR and property access roads, and are not a natural continuation of the slope of High School Butte.*" In conclusion, a Hillside CUP was not required for the development of this property.
2. On May 6, 2021, Jorgensen submitted another memorandum (see attached file) to the Town Engineer stating that the northern slopes along 1050 and 1060 Again, suggesting that the slopes are man-made.
3. Prior to Mogul Hospitality Partners, et.al. acquisition of the 1050 and 1060 properties, Michael Pruett engaged Jorgensen to perform a slope evaluation across the properties. Refer to the attached Jorgensen memorandum dated May 6, 2021. The scopes of work were similar to those performed on 1120 SPRL. Again, Jorgensen's analyses concluded that the slopes adjacent to SPRL "*...are a result of previous grading along the sites, and not a natural continuation of the slope of High School Butte.*" A Hillside CUP should not be required for the development of these lots. Mr. Pruett has allowed Mogul to utilize the Jorgensen memorandum.
4. The property at 1080 SPLR is located between 1120 and 1060/1050, therefore it would make sense that the man-made slope condition would apply. A Hillside CUP should not be required for the development of this property.
5. A review of the Teton County GIS Lidar slope data identifies steeper slopes (+25%) right along the southern edge of SPLR, which is the northern property lines of the subject properties. Refer to the attached Exhibit A. The magenta line delineates all three property boundaries. The cyan line indicates the Leek Ditch (along the southern boundary) and an old remnant of a Leek Ditch lateral. The ditch and lateral are very obvious in 1977 aerial imagery.

Based on the facts presented by the analyses and review of available data, it seems obvious that these slopes are indeed man-made, not natural. A Hillside CUP should not be required for the development of these properties. Applications that contemplate future planning issues, physical development and proposed uses will be submitted at a later time.



We appreciate the opportunity to work with you on this project.

Sincerely,

**Summit Consulting Group, LLC**

A handwritten signature in black ink, appearing to read "Randy Schrauder", written in a cursive style.

**Randy Schrauder, P.E.**

Attachments:



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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/200/Planning](http://www.townofjackson/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](http://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](http://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](http://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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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](http://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.

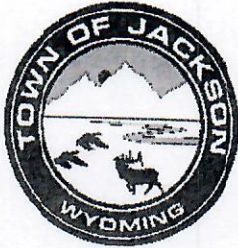
  
\_\_\_\_\_  
Signature of Property Owner or Authorized Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title





Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date: 04/29/2022

# **LETTER OF AUTHORIZATION** **NAMING APPLICANT AS OWNER'S AGENT**

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers, LLC

Being duly sworn, deposes and says that \_\_\_\_\_ is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 1080, 1060 & 1050 S Park Loop Road, Jackson, WY

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116

PIDN: 22-40-16-06-1-00-010/

Please attach additional sheet for additional addresses and legal descriptions

22-40-16-06-1-00-011/ 22-40-16-06-1-00-012

And, that the person named as follows: Name of Applicant/agent: Jason MacKinnon/ Design Associates Architects

Mailing address of Applicant/agent: PO Box 4615, Jackson, WY 83001

Email address of Applicant/agent: jason@dajh.com

Phone Number of Applicant/agent: 307-264-9070

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application    ☒ Building Permit Application  
☒ Public Right of Way Permit    ☒ Grading and Erosion Control Permit    ☒ Business License Application  
☒ Demolition Permit    ☒ Other (describe) N/A

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Bradley Wagstaff

Property Owner Signature

Managing Partner

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah )  
COUNTY OF Wasatch ) SS.

The foregoing instrument was acknowledged before me by Bradley Wagstaff this 9 day of May, 2022. WITNESS my hand and official seal.

Julie C. Giles  
Notary Public

My commission expires:  
11/15/2022



**JULIE C. GILES**  
Notary Public  
State of Utah

My Commission Expires 11/15/2022  
COMMISSION NO. 703321



## WARRANTY DEED

Cherubim, LLC, a Wyoming limited liability company, GRANTOR(S), of PO Box 8682, Jackson, WY 83001, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Midway Hospitality Partners, LLC, a Delaware limited liability company, as to an undivided 62.6% interest and Mogul Hospitality Partners - Jackson, LLC, a Utah limited liability company, as to an undivided 37.4% interest, as tenants in common, GRANTEE(S), whose address is PO Box 998, Midway, UT 84049, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See attached Exhibit A

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 4<sup>th</sup>  
day of October, 2021.

Cherubim, LLC, a Wyoming limited liability company

By: [Signature]  
Michael Pruett, Member

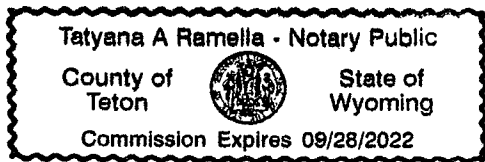
By: [Signature]  
Dawn Pruett, Member

STATE OF Wyoming )  
COUNTY OF Teton ) ss.

The foregoing instrument was acknowledged before me by Michael Pruett and Dawn Pruett, Members of Cherubim, LLC, a Wyoming limited liability company this 4<sup>th</sup> day of October, 2021.

WITNESS my hand and official seal.

(SEAL)



[Signature]  
Signature of Notarial Officer  
Title and Rank Notary Public  
My Commission Expires 9/28/2022

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of a tract of record in the Office of the Clerk of Teton County, Wyoming in Book 42 of Photo on pages 93 and 94 being part of Lot 1 (NE¼NE¼), Section 6, T40N, R116W, 6th P.M. of said County described as follows from notes taken during an actual survey;

COMMENCING at the northeast corner of a tract of record in said Office of Book 8 of Deeds on Page 507, marked by a one inch diameter iron pipe, which is S63°-53'-57"W, 1228.97 feet from the northeast corner of said Section 6; THENCE N18°-45'-33"E, 29.90 feet to the northeast corner of the tract of record in said Book 42 on the southeast right-of-way line of South Park County Road 22-1, marked by a one inch diameter iron pipe; THENCE S50°-44'-15"W, 88.25 feet along the north line of said tract and said right-of-way line to the POINT OF BEGINNING;

THENCE S26°-55'-00"E, 149.39 feet to a point on the south line of said tract, identical with the south line of the tract of record in said Book 8;

THENCE S57°-10'-28"W, 89.24 feet along said south line to a point for the southwest corner of the tract of record in said Book 42;

THENCE N32°-47'-06"W, 33.85 feet along the west line of said tract to an one inch diameter iron pipe;

THENCE continuing N32°-47'-06"W, 97.78 feet along said west line to an angle point;

THENCE N25°-20'-30"W, 26.00 feet along said west line to a point on said right-of-way line for the northwest corner of said tract;

THENCE N64°-58'-28"E, 81.69 feet along the north line of said tract and said right-of-way line to an angle point marked by an one inch diameter iron pipe;

THENCE N50°-44'-11"E, 20.34 feet along said north line to the POINT OF BEGINNING.

PIDN: 22-40-16-06-1-00-010

## WARRANTY DEED

Cherubim, LLC, a Wyoming limited liability company, GRANTOR(S), of PO Box 8682, Jackson, WY 83002, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Mogul Hospitality Partners - Jackson, LLC, a Utah limited liability company, GRANTEE(S), whose address is PO Box 998, Midway, UT 84049, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See attached Exhibit A

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 4<sup>th</sup>  
day of October, 2021.

Cherubim, LLC, a Wyoming limited liability company

By:   
Michael Pruett, Member

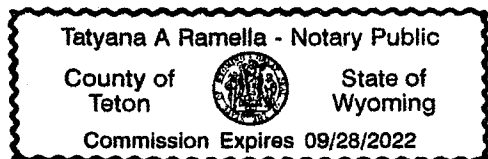
By:   
Dawn Pruett, Member

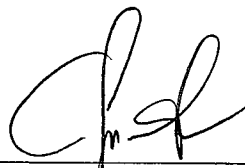
STATE OF Wyoming )  
COUNTY OF Teton ) ss.

The foregoing instrument was acknowledged before me by Michael Pruett and Dawn Pruett, Members of Cherubim, LLC, a Wyoming limited liability company, this 4<sup>th</sup> day of October, 2021.

WITNESS my hand and official seal.

(SEAL)



  
Signature of Notary Public  
Notary Public  
Title and Rank  
My Commission Expires 9/28/2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

This tract of land may be described as being a portion of Lot 1, or the NE¼ of the NE¼ of Section 6, and a portion of Lot 2, or the NW¼ of the NE¼ of Section 6, all in Township 40 North, Range 116 West of the Sixth Principal Meridian, in Teton County, Wyoming.

This tract of land may be more particularly described by metes and bounds as follows:

Commencing at a point which lies 1379 feet west and 728.4 feet south of the northeast corner of Section 6, in Township 40 North, Range 116 West of the Sixth Principal Meridian, in Teton County, Wyoming, which point also coincides with the northwest corner of a tract of land previously deeded to Mr. E. M. Woodward by Mr. Noble Gregory, Sr., and recorded in Book 8 of Deeds on Page 507, of the records of the Teton County Clerk and Recorder, thence bearing North 62° 05' East, for a distance of 26 feet to the POINT OF BEGINNING,

thence bearing North 5° 08' West, for a distance of 29 feet,  
thence bearing North 62° 24' East, for a distance of 129.7 feet,  
thence bearing South 27° 55' East, for a distance of 26 feet,  
thence bearing South 62° 05' West, for a distance of 141 feet, more or less, to the point of beginning

...AND...

This tract of land may be described as being a portion of Lot 1, or the NE¼ of the NE¼ of Section 6, and a portion of Lot 2, or the NW¼ of the NE¼ of Section 6, all in Township 40 North, Range 116 West of the Sixth Principal Meridian, in Teton County, Wyoming.

This tract of land may be more particularly described by metes and bounds as follows:

Commencing at a point which lies 1379 feet west and 728.4 feet south of the northeast corner of Section 6, in Township 40 North, Range 116 West of the Sixth Principal Meridian, in Teton County, Wyoming, which point also coincides with the northwest corner of a tract of land previously deeded to Mr. E. M. Woodward., by Mr. Noble Gregory, Sr., and recorded in Book 8 of Deeds on Page 507, of the records of the Teton County Clerk and Recorder, thence bearing North 62° and 05' East, for a distance of 26 feet to the POINT OF BEGINNING,

thence bearing North 62° 05' East, for a distance of 141 feet,  
thence bearing South 33° 10' East for a distance of 129 feet, more or less, to a point on the south boundary of said Woodward Tract,  
thence bearing South 57° 07' West, for a distance of 53.8 feet,  
thence bearing South 63° 49' West, for a distance of 67 feet,  
thence bearing South 73° 49' West, for a distance of 81.4 feet,

thence bearing North 5° 08' West, for distance of 123.9 feet, more or less, to the point of beginning.

PIDN: 22-40-16-06-1-00-011

## WARRANTY DEED

MFD Industrial I, LLC, a Wyoming limited liability company, GRANTOR(S), of PO Box 563, Teton Village, WY 83025, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Christensen Brothers, LLC, a Washington limited liability company, as to an undivided 31.3% interest, and Mogul Hospitality Partners - Jackson, LLC, a Delaware limited liability company, as to an undivided 68.7% interest, as tenants in common, GRANTEE(S), whose address is PO Box 998, Midway, UT 84049, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See attached Exhibit A

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 6th  
day of October, 2021.

MFD Industrial I, LLC, a Wyoming limited liability  
company

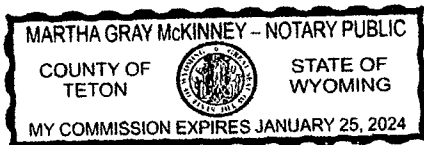
Michael F. Daus  
Michael F. Daus, Managing Member

STATE OF Wyoming )  
COUNTY OF Teton ) ss.

The foregoing instrument was acknowledged before me by Michael F. Daus,  
Managing Member of MFD Industrial I, LLC, a Wyoming limited liability company, this  
6th day of October, 2021.

WITNESS my hand and official seal.

(SEAL)



Martha Gray McKinney  
Signature of Notarial Officer

\_\_\_\_\_  
Title and Rank

My Commission Expires \_\_\_\_\_

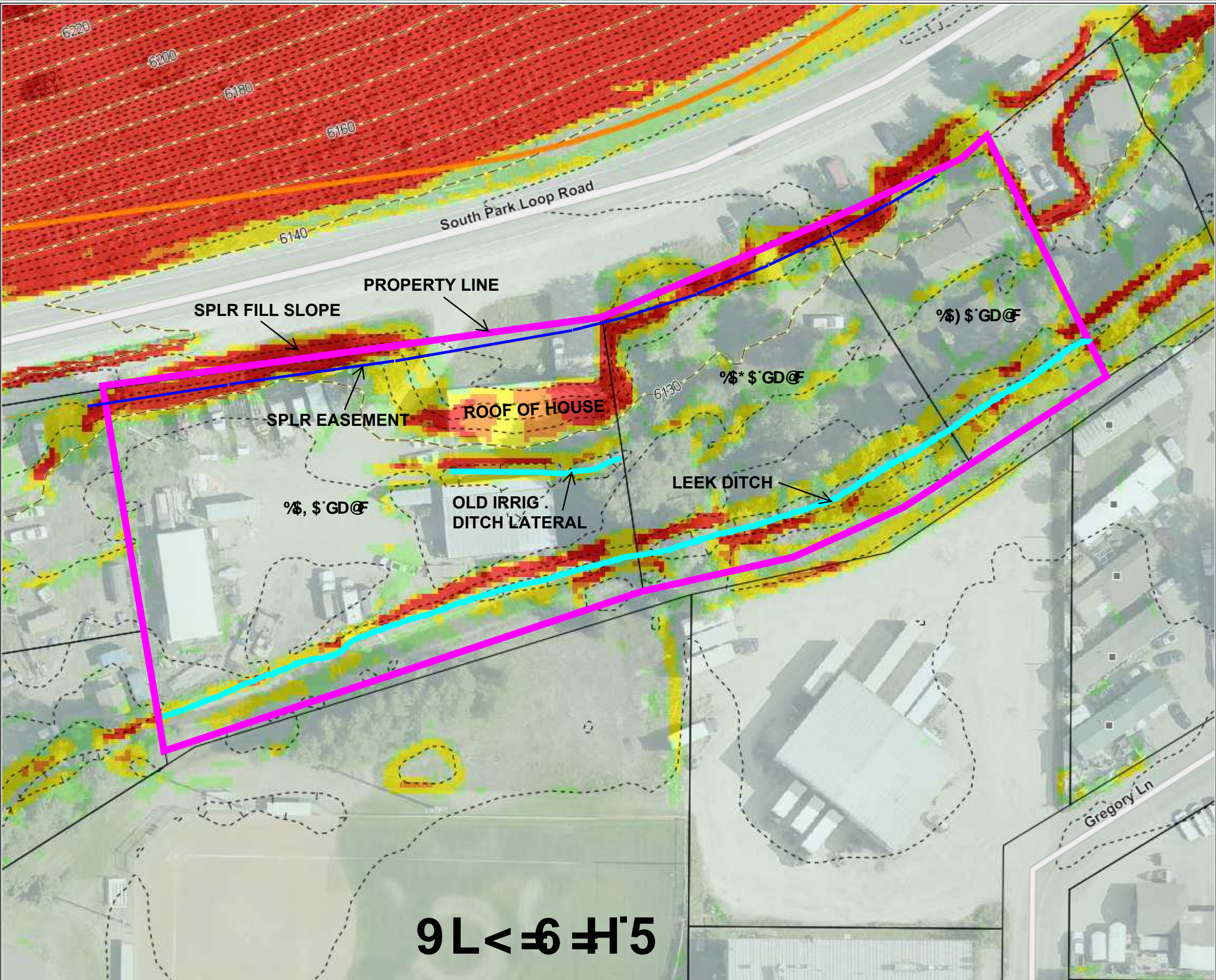
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located within Lot 2, Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming, said parcel being more particularly described as follows:

Beginning at a point monumented by a 1 inch diameter iron pipe, from which the northeast corner of said Section 6 bears N66° 42' 53"E, 1824.12 feet;  
Thence S08° 34' 09"E, 2.80 feet to a point;  
Thence continuing S08° 34' 09"E, 112.70 feet to a point;  
Thence continuing S08° 34' 09"E, 39.88 feet to a point;  
Thence S74° 26' 48"W, 21.48 feet to a point;  
Thence S71° 14' 01"W, 166.79 feet to a point;  
Thence S71° 35' 56"W, 92.30 feet to a point;  
Thence N09° 45' 04"W, 188.00 feet to a point monumented by a 1 inch diameter iron pipe;  
Thence continuing N09° 45' 04"W, 9.52 feet to a point;  
Thence continuing N09° 45' 04"W, 7.48 feet to a point;  
Thence N81° 46' 23"E, 280.66 feet to the Point of Beginning.

PIDN: 22-40-16-06-1-00-012





Teton County Wyoming  
MapServer

- Town of Jackson Corporate Limits
- River, Creeks, Lakes
- 2020 Color, 3" resolution, private land
- Slope less than 10%
- Slope 10% - 15%
- Slope 15% - 25%
- Slope 25% - 30%
- Slope over 30%



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.  
printed 12/14/2021





**PRE-APPLICATION CONFERENCE SUMMARY**  
**Planning & Development Department**  
**Planning Division**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 687 | fax: (307) 734-3563  
Jackson, WY 83001 | www.townofjackson.com

*This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.*

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

**PRE-APPLICATION MEETING GENERAL INFORMATION.**

PAP#: P21-241  
Date of Conference: 10/25/21  
Planning Staff: Tyler Valentine & Paul Anthony

**PROJECT.**

Name/Description: The Loop Housing Project  
Physical Address: 1050, 1060 & 1080 South Park Loop Road  
Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_  
Zoning District(s): Commercial Residential – 3 (CR-3)  
Overlay(s): n/a

**STAKEHOLDERS.**

Applicant: Mogul Hospitality Partners, LLC  
Owner: Michael Pruett (1050 & 1060 SPL) and Mike Daus (1080 SPL)  
Agent: \_\_\_\_\_

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

Application	Reason	Fee
Zoning Compliance Verification	Required prior to Development Plan submittal to determine slopes as man-made.	\$601
Development Plan	Required for 100% residential projects over 30,000 sf.	\$3,005
Design Review Committee (DRC)	Required for Development Plan.	\$240 each submittal
Partial Vacation without Replat	Required prior to building permit submittal to vacate property lines, combine lots, vacate easements.	\$601
Grading Pre-App	Required prior to Building Permit for site disturbance greater than 3,000 sf or required at Town Engineer discretion.	\$180
Demo Permit	Required to remove structures.	TBD

Building Permit	Required for all physical development.	TBD
Subdivision Plat	Only required if the intent is to condominiumize	\$1,202 + technical review fees

#### MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Valentine	Town Planning	(307) 733-0440 x1305
Paul Anthony	Town Planning	(307) 733-0440 x1303
Brian Lenz	Town Engineering	(307) 733-3079 x1410
Jeff Silliman	Town Engineering	(307) 733-3079 x1412
Brian Schilling	Town/County Pathways	(307) 732-8573 x8573
Kelly Sluder	Town Building	(307) 733-0520 x1350
Scott Mohror	Town Engineering	(307) 733-3079 x1413
Stacy Stoker	Housing Department	(307) 732-0867
Kathy Clay	Fire Department	(307) 732-8506
Brad	Mogul Capital	bradw@mogulcapital.com
Brandon	Mogul Capital	brandonw@mogulcapital.com
Rachel	Mogul Capital	RachelL@mogulcapital.com
Randy Schrauder	SCG Engineering	randy@scgengineering.com
Chris Lee	Design Associates	chris@dajh.com
Jason	Design Associates	jason@dajh.com
Jason MacKinnon		JMacKinnon@lantz-boggio.com
Boyd		boyd@udvs.net

**TIMELINES.** *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.*

**The following timelines are generally applicable:**

<b>Application Types:</b>	<b>Sufficiency</b>	<b>Decision-Maker</b>	<b>Timeline</b>
Zoning Compliance Verification	14 days	Staff	45 days from sufficiency
Development Plan	14 days	Town Council	90-120 days after sufficiency
DRC (concurrent with Development Plan)		Design Review Committee	DRC: Meets 2 <sup>nd</sup> Wednesday of each month
Partial Vacation without Replat	14 days	Town Council	60 days from sufficiency
Grading Pre-App	1 week	Town Engineer	2-3 weeks
Demo Permit		Staff (however, the Town Council issue a 90 day stay on demolition depending on the recommendation of the Historic Preservation Board)	30-90 days
Building Permit		Building Official	First round review is typically 4 weeks.
Subdivision Plat	14 days	Town Council	90 days from sufficiency

**Checklist Key.**

✓ **Required.** Applicant must demonstrate compliance with this requirement.

N/A **Not Applicable.** Review requirement is not applicable to this project.

**General Information**

**Requirement**

**Notes**

<u>✓</u>	<b>Planning Permit Application.</b> The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	
<u>✓</u>	<b>Notarized Letter of Authorization.</b> See "Permit and Applications" section on Planning Department website for copy of form.	Required If applicant is different than owner.
<u>✓</u>	<b>Application Fees.</b> Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
<u>✓</u>	<b>Review fees.</b> The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	

✓	<b>Mailed Notice fee.</b> See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Landowners within two hundred (200) feet of the land subject to the application. Done by Town Staff.
✓	<b>Digital Format.</b> All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
✓	<b>Response to Submittal Checklist.</b> All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	This checklist serves as a guideline for process, but has additional concerns/recommendations throughout.
✓	<b>Title Report.</b> A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	Required for plat
✓	<b>Narrative description of the proposed development.</b> Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
✓	<b>Findings for approval.</b> Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	
✓	<b>Proposed Development Program.</b> Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	Applicant shall provide compliance with all applicable CR-3 zoning standards and provide a housing mitigation plan. Staff will provide a building permit submittal checklist.
✓	<b>Site Plan.</b> Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Please provide site plan to scale and dimensioned.
✓	<b>Floor Plans.</b> Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	Please provide site plan to scale and dimensioned.
N/A	<b>Neighborhood Meeting Summary.</b> See Section 8.2.3 for Neighborhood Meeting requirements.	Optional.
✓	<b>Posted Notice.</b> See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	

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

Applicable Zone: Commercial Residential-3 (CR-3)

Applicable LDR Section: Sec. 2.2.13

#### PHYSICAL DEVELOPMENT. *Please see Subsection B in applicable Zone District for specific standards.*

Requirement	Notes
✓ <b>Structure Location and Mass</b> (setbacks, height, FAR, etc.)	Show in CR-3 compliance summary table
N/A <b>Maximum Scale of Development</b> (individual building size)	



<u>√</u>	<b>Design Review</b> (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
<u>√</u>	<b>Site Development</b> (Driveway and Access limits)	
<u>√</u>	<b>Landscaping</b> (see Div. 5.5 for more information)	
<u>√</u>	<b>Fencing</b> (see Sec. 5.1.2 for more information)	
<u>N/A</u>	<b>Environmental Standards (see Div. 5.1 and 5.2 for more information)</b>	
	<ul style="list-style-type: none"> <li>• Natural Resource Buffers</li> <li>• Irrigation Ditch Setback</li> <li>• Wild Animal Feeding</li> <li>• Natural Resource Overlay Standards</li> <li>• Bear Conflict Area Standards</li> </ul>	
<u>√</u>	<b>Scenic Standards (see Div. 5.3 for more information)</b>	Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets.
	<ul style="list-style-type: none"> <li>• Exterior Lighting</li> <li>• Scenic Resource Overlay (SRO) Standards</li> </ul>	
<u>√</u>	<b>Natural Hazards to Avoid (see Div. 5.4 for more information)</b>	Only if applicable
	<ul style="list-style-type: none"> <li>• Steep Slopes</li> <li>• Areas of Unstable Soils</li> <li>• Fault Areas</li> <li>• Floodplains</li> <li>• Wildland Urban Interface</li> </ul>	
<u>N/A</u>	<b>Signs (see Div. 5.6 for more information)</b>	Signs approved separately.
<u>√</u>	<b>Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)</b>	Grading pre-app will be required. All grading info will be included in the building permit.
	<ul style="list-style-type: none"> <li>• Grading</li> <li>• Erosion Control</li> <li>• Stormwater Management</li> </ul>	

**USE STANDARDS.** *Please see Subsection C in applicable Zone District for specific standards.*

Requirement	Notes
<u>√</u> <b>Allowed Uses</b> (see Div. 6.1 for more information)	
<u>√</u> <b>Parking</b> (see Div. 6.2 for more information)	Show all parking dimensions including drive aisle width. This development can use the underground parking ordinance. In addition, please identify bike parking per the LDRs.
<u>√</u> <b>Employee Housing</b> (see Div. 6.3 for more information)	
<u>√</u> <b>Maximum Scale of Use</b>	

<u>√</u>	<b>Operational Standards (see Div. 6.4 for more information)</b>	Refuse and recycling enclosure req'd. Please show on site plan.
	<ul style="list-style-type: none"> <li>• Outside Storage</li> <li>• Refuse and Recycling</li> <li>• Noise</li> <li>• Vibration</li> <li>• Electrical Disturbances</li> <li>• Fire and Explosive Hazards</li> <li>• Heat and Humidity</li> <li>• Radioactivity</li> </ul>	

**DEVELOPMENT OPTIONS.** *Please see Subsection D in applicable Zone District for specific standards.*

<b>Requirement</b>	<b>Notes</b>
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<u>√</u>	<b>Allowed Subdivision and Development Options</b> (see Div. 7.1 and 7.2 for more information)
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<u>N/A</u>	<b>Residential Subdivision Requirements</b> (see Div. 7.4 and 7.5 for more information)
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- School and Parks Exactions

<u>√</u>	<b>Infrastructure (see Div. 7.6 and 7.7 for more information)</b>
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- Transportation Facilities
- Required Utilities

#### OTHER APPLICABLE LDR STANDARDS

<b>Requirement</b>	<b>Notes:</b>
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<u>N/A</u>	<b>Division 1.9, Nonconformities</b> <b>1.9.2</b> Nonconforming Physical Development <b>1.9.3</b> Nonconforming Uses <b>1.9.4</b> Nonconforming Development Options and Subdivisions <b>1.9.5</b> Nonconforming Signs
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- 7.3.3 Configuration and Location of Required Open Space
- 7.3.4 Use of Open Space
- 7.3.5 Physical Development Permitted in Open Space
- 7.3.6 Record of Restriction
- 7.3.7 Ownership of Open Space

#### ADDITIONAL COMMENTS

1. In the Development Plan submittal, the applicant needs to clearly identify how/where the base FAR and 2:1 bonus is being allocated both in the floor plans and narrative. When calculating FAR, hallways, mechanical spaces, stairs and elevators count. Stairs are counted every two floors and elevators are counted only once.
2. As the building design moves further along, consider additional storage space for most, if not all, units. It is the Town's understanding that some market units will be deed restricted at a later date to mitigate future development(s). In order for those units to meet the livability standards at the time of deed restriction, those units will need to have storage space. It would be prudent to consider the livability standards upfront so that issues do not arise at the time of deed restriction.
3. Applicant must detail how the development complies with all standards for the 4<sup>th</sup> story allowance. Also, the 4<sup>th</sup> story may need to be stepped back from the front and/or sides to blend into surrounding development according one of the standards in Section 2.2.13.E.4.
4. The site plan will need to include multiple pedestrian connections from the building to the sidewalk in the right-of-way.
5. At Development Plan, the applicant will need to include bike racks in various locations. This should include guest racks and racks protected from the elements.
6. Applicant shall address pedestrian frontage requirements (see Brian Schilling's comments), transparency, story height, blank wall, etc. in LDR Section 2.2.1.
7. Ditch: Ditches can be buried provided Section 7.7.4.D is complied with. Since water rights owners can access and maintain water flow in the event the buried pipe is blocked or restricted, the applicant should provide enough room for equipment to access the back of the site for maintenance, repairs, etc.
8. Considering there is no on-street parking or nearby public parking lots, the applicant should strongly consider providing guest parking. Alternatively, the Town is open to supporting an Administrative Adjustment to reduce parking requirements. Staff is supportive of reducing the parking requirement for some of the 2-bedrom units from 1.5 spaces per unit to 1 space per unit. This would free up parking for guests.
9. At the meeting we discussed the potential for a frontage road for guest parking. This should be further explored with the design team but also coordinate with Public Works, Pathways and Planning.
10. ADA Parking according to the LDRs: 1 ADA space is required per 25 required spaces. Thus, 10 ADA spaces are required under the current 239 space paring plan.
11. Housing Credit: 0.131 units. 4 single family homes. There are some apartments, but apartments are not granted credits.
12. What happens to the existing vehicular access on the adjacent property to the east (1100 SLP Road)? Does that access shift west so that it is located directly north of their property?
13. Planning and engineering recommend speaking with WYDOT (Darin Kaufman) regarding traffic impacts as the nearby lig Highway 89 and SPL Road).

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

	Agency	Required for:
<input checked="" type="checkbox"/>	Building Official	
<input checked="" type="checkbox"/>	Town Attorney	
<input checked="" type="checkbox"/>	Town Engineer	
<input checked="" type="checkbox"/>	Title Company – for subdivision plat	
<input checked="" type="checkbox"/>	County Surveyor – for subdivision plat	
<input checked="" type="checkbox"/>	Jackson Hole Fire EMS	
<input checked="" type="checkbox"/>	Housing Authority	
<input type="checkbox"/>	Integrated Solid Waste & Recycling	
<input type="checkbox"/>	National Park Service	
<input checked="" type="checkbox"/>	Parks and Recreation Department	
<input checked="" type="checkbox"/>	Pathways Coordinator	
<input type="checkbox"/>	Public and Environmental Health	
<input checked="" type="checkbox"/>	Police Department	
<input type="checkbox"/>	Teton Conservation District	
<input type="checkbox"/>	Teton County School District	
<input type="checkbox"/>	Teton County (required when subdividing land within one mile of the Teton County)	
<input type="checkbox"/>	U.S. Forest Service (if adjacent to or accessing through forest service lands)	
<input type="checkbox"/>	Wyoming Department of Environmental Quality	
<input type="checkbox"/>	Wyoming Department of Game & Fish	
<input type="checkbox"/>	Other	

## MEMORANDUM

**TO:** Brian Lenz, P.E.  
**FROM:** Jack Fitzgerald, E.I., Colter H. Lane, P.E.  
**DATE:** 01/11/2019  
**SUBJECT:** 1120 South Park Loop Road  
**PROJECT NO.:** 18147

We are writing this memorandum to summarize the findings of our preliminary slope evaluation of the residence at 1120 South Park Loop Road in Jackson, Wyoming. A review of the Teton County slope analysis on Teton County GIS indicates the property has areas of 25-30% slopes as well as slopes in excess of 30%. Based on our analysis, these steep slopes were a result of grading efforts for construction of South Park Loop Road and property access roads, and are not a natural continuation of the slope of High School Butte. Four exhibits are attached to support this conclusion, and are discussed in detail below.

### ***Exhibit 1: Comparison of Historical Imagery***

This exhibit compares the Teton County slope analysis (lower left) with historical imagery from 1955 (upper left) and 1999 (upper right). In the figure, dashed lines represent roadways visible in 1955 and solid lines represent roadways visible in 1999. Aerial photography in 1955 and 1999 are not special per se, but the quality of imagery along South Park Loop Road is better than surrounding years and the images appear to adequately portray historic grading conditions.

The steep slopes south of South Park Loop Road appear to correlate with fill slopes of the area's roads and driveways, an apparent pattern which is observable on properties from Blair Drive to Gregory Lane. Specifically on 1120 South Park Loop Road, steep slopes appear to result from grading efforts from pre-1955 roadways, widening of South Park Loop road, and grading work to extend the driveway up to South Park Loop.

### ***Exhibit 2: Cross Section Location Map***

Two cross sections were built to compare the disturbed slope around 1120 South Park Loop Road (A-A') with a relatively undisturbed slope (B-B'). Cross section B-B' slope was chosen as an approximation of the undisturbed slope along the southern toe of High School Butte. The cross sections were built using topographic data taken from a 2015 LiDAR survey of Teton County.

### ***Exhibit 3: Relatively Undisturbed Cross Section***

As stated above, Cross Section B-B' represents a relatively undisturbed slope at the toe of High School Butte, further to the west where the existing South Park Loop Road is no longer along the toe of the butte, and is used as a comparison to existing slopes at the property in question. The term "relatively undisturbed" is used because the former alignment of South Park Loop Road ran through this section. Even so, based on the approximate location of the former road and the slope angles taken from the LiDAR data, we believe this is a good approximation of ground surface conditions of the slope south of High School Butte prior to any grading work based on natural geomorphologic processes. The measured



slope transition zone between the butte and valley bottom is measured on this cross-section to be 11.5%.

***Exhibit 4: Cross Section for 1120 South Park Loop Road***

The cross section through 1120 South Park Loop shows the existing road conditions (thick black line) compared with an extrapolated slope angle (thin black line) and the estimated undisturbed slope (green). The extrapolated slope extends the slope angle of the butte to where it may have met the approximately horizontal ground surface of the valley floor. The estimated undisturbed slope is the ground surface profile from cross section B-B'. The estimated maximum cut and fill, which may exist based on these respective original ground surfaces, are shown in red. From Exhibit 1, the slopes in excess of 25% occur in the northern portion of the property. According to this analysis, the original ground surface slopes prior to grading is estimated to be on the order of 10% or less. This estimate is based upon our interpretation of the best available information given that original conditions along the toe of the butte have been completely disturbed and contains inherent uncertainty

***Conclusion***

Based on these observations, slopes in excess of 25% on 1120 South Park Loop Road are likely to be manmade and the natural runoff of the slope is estimated to be on the order of 10% or less. The average slope across the entire lot was calculated to be approximately 8% under current conditions, and 5% in undisturbed conditions. We therefore conclude that a Hillside Conditional Use Permit is not required for grading on this lot. However, given the site grading may impact the slope adjacent South Park Loop Road, we recommend a complete geotechnical investigation be conducted with any development proposal for this parcel.

If you have any question about this memorandum, please contact us.

Respectfully submitted,

**JORGENSEN GEOTECHNICAL, LLC**



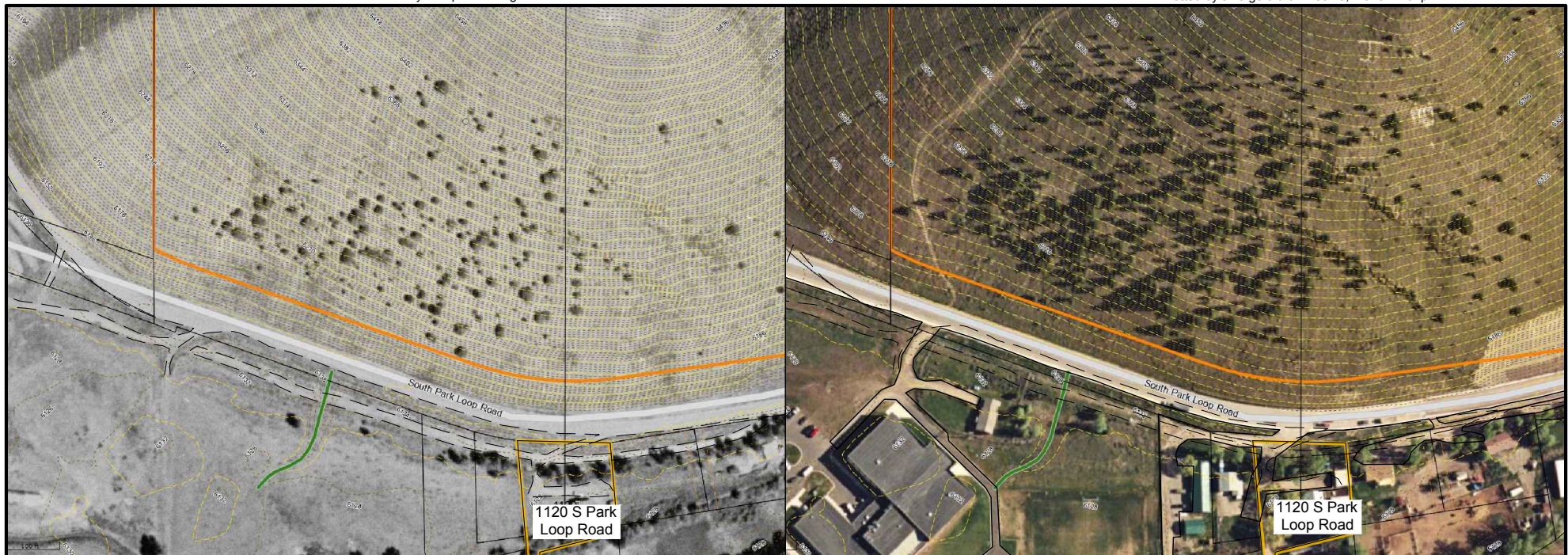
Jack Fitzgerald, E.I.



Colter H. Lane, P.E.

Attached:     Exhibit 1: Comparison of Historical Imagery  
                  Exhibit 2: Cross Section Location Map  
                  Exhibit 3: Relatively Undisturbed Cross Section  
                  Exhibit 4: Cross Section for 1120 South Park Loop Road

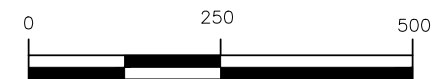




Upper Left: 1955 Aerial Photo  
 Upper Right: 1999 Aerial Photo  
 Lower Left: Teton County Slope Analysis

All images taken from Teton County GIS, Greenwood Mapping, 2018.

--- 1955 road outlines  
 — 1999 road outlines



SCALE: 1 INCH = 250 FEET  
 THIS SCALE VALID ONLY FOR 8.5x11 PRINTS



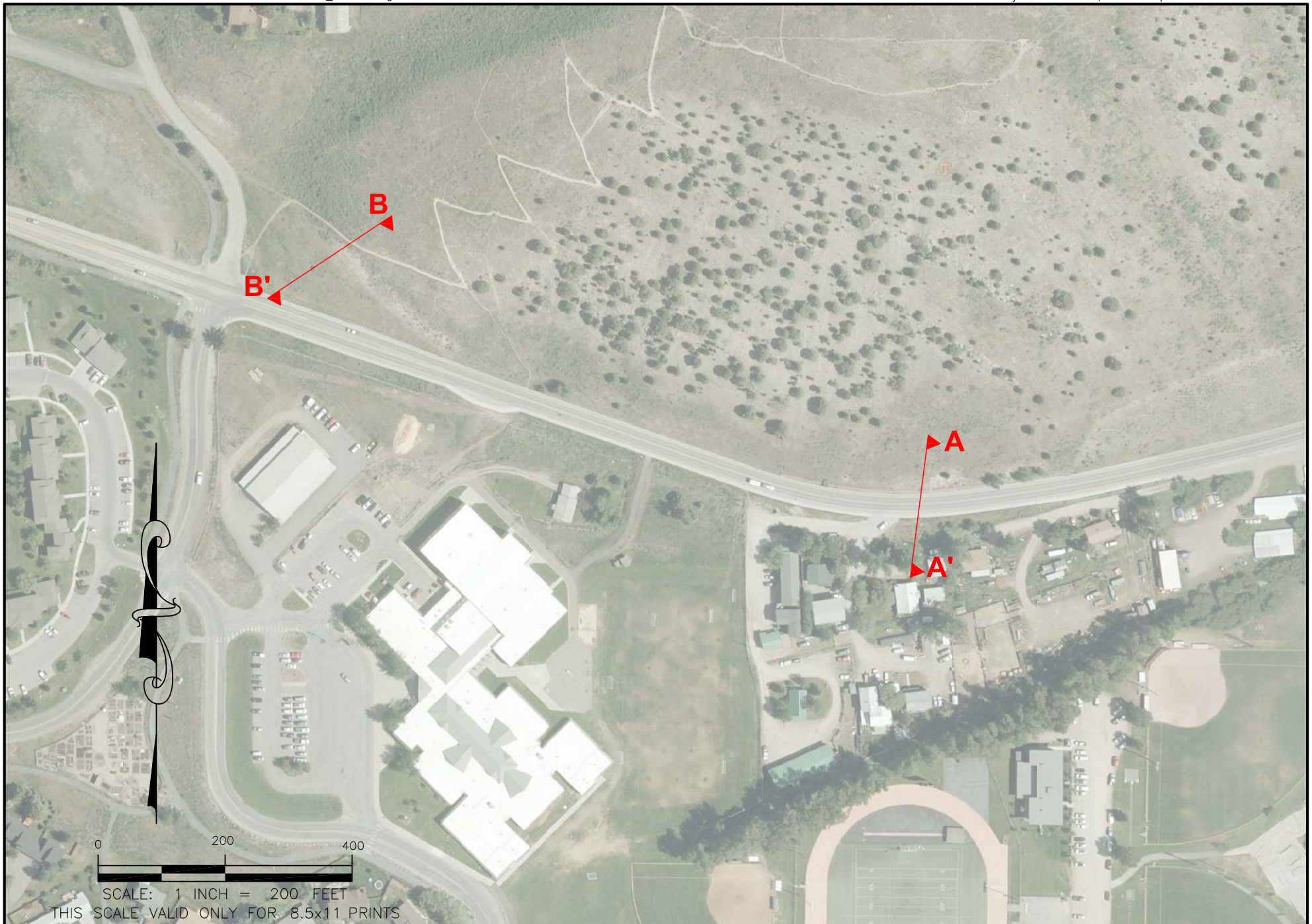
DRAFTED BY: JWF  
 REVIEWED BY: CHL  
 PROJECT NUMBER  
 18147

SHEET TITLE:  
 Exhibit 1  
 Comparison of Historical Imagery

PROJECT TITLE:  
 Slope Evaluation  
 1120 South Park Loop Road  
 Teton County, WY.

**JORGENSEN**  
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 307-733-5150 www.jorgeng.com





DRAFTED BY:	JWF
REVIEWED BY:	CHL
PROJECT NUMBER	18147

SHEET TITLE:  
**Exhibit 2**  
**Cross Section Location Map**

PROJECT TITLE:  
**Slope Evaluation**  
**1120 South Park Loop Road**  
**Teton County, WY.**



**JORGENSEN**  
Geotechnical, LLC  
307-733-5150 [www.jorgeng.com](http://www.jorgeng.com)

6,250

B

6,200

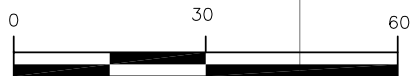
B'

6,150

Moderately Undisturbed Slope  
(SW Slope of H.S. Butte)

6,100

Approximate Former  
Alignment of South  
Park Loop Road

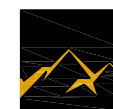


THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

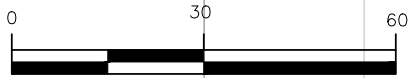
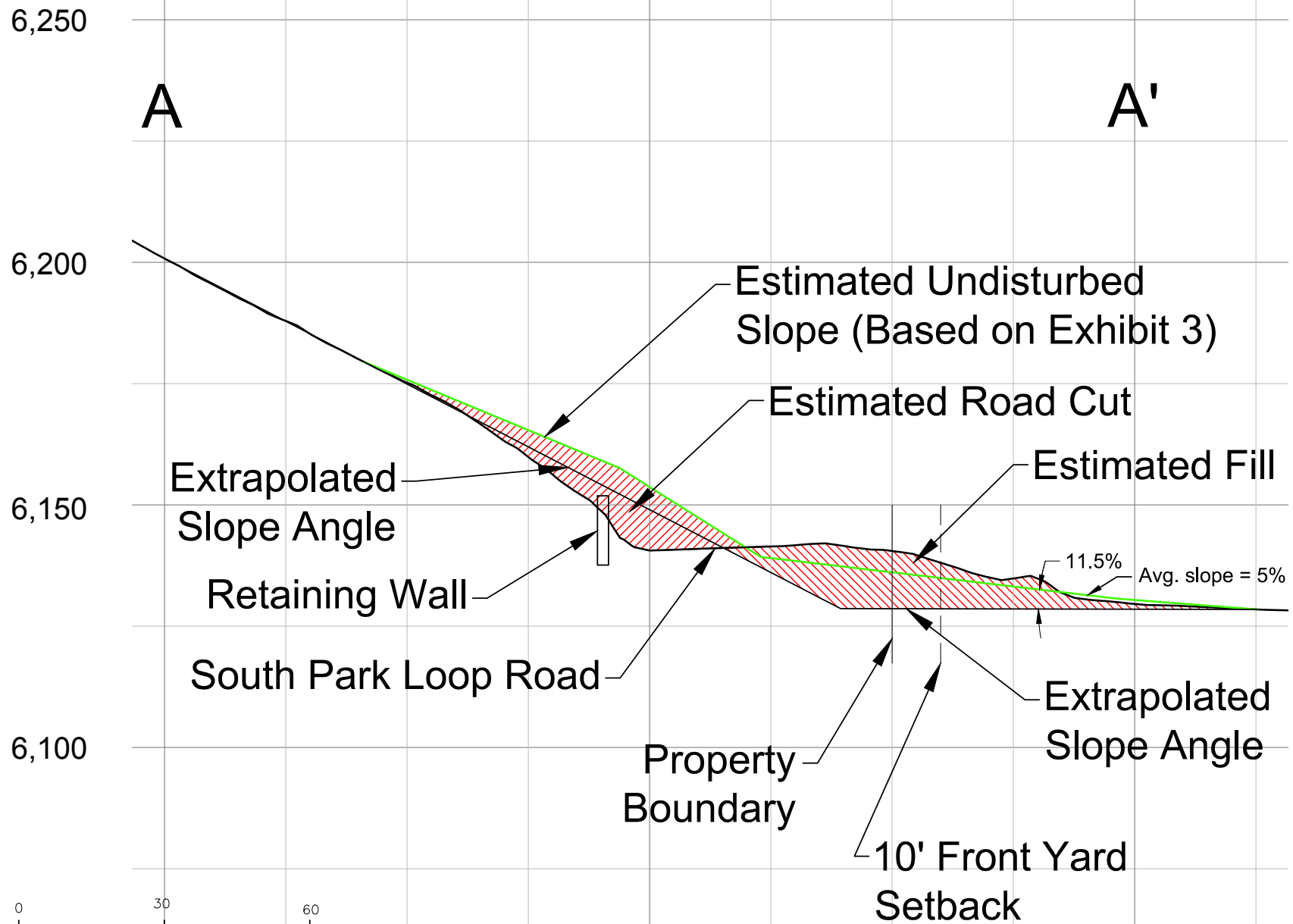
DRAFTED BY:	JWF
REVIEWED BY:	CHL
PROJECT NUMBER	18147

SHEET TITLE:  
**Exhibit 3**  
**Relatively Undisturbed Cross Section**

PROJECT TITLE:  
**Pruett Due Diligence**  
**1120 South Park Loop Road**  
**Teton County, WY.**



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SCALE: 1 INCH = 30 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

DRAFTED BY:	JWF
REVIEWED BY:	CHL
PROJECT NUMBER 18147	

SHEET TITLE:  
**Exhibit 4**  
Cross Section for 1120 South Park Loop Road

PROJECT TITLE:  
Slope Analysis  
1120 South Park Loop Road  
Teton County, WY.



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## MEMORANDUM

**TO:** Michael Pruett

**FROM:** Jack Fitzgerald, E.I., G.I.T.; Colter H. Lane, P.E.

**DATE:** May 6, 2021

**SUBJECT:** 1060 and 1050 South Park Loop Road Slope Evaluation

**PROJECT NO.:** 21045

JWF CHL JAL

This memorandum presents the findings of our slope evaluations of the properties located at 1060 and 1050 South Park Loop Road in Jackson, Wyoming. The “Slopes” layer of the Teton County GIS indicates portions of the properties are covered by 25-30% slopes, as well as slopes in excess of 30%. Our analysis indicates these steep slopes are a result of previous grading along the sites, and not a natural continuation of the slope of High School Butte. A discussion of our methods is found below, along with descriptions of four exhibits (attached) which support the conclusions.

### ***Methodology***

The analysis is based on available historical imagery and LiDAR data retrieved from the Teton County GIS Map Server (Teton County, 2021), as well as our knowledge of geomorphological processes. Historical imagery indicates the previous alignment of South Park Loop Road was further south than its current location, and the locations of slopes greater than 30% appears to coincide with where fill slopes associated with road construction would be expected. The historic photos also show some cuts made into the toe of the slope starting in the 1970’s (possibly a small quarry). The scar from this excavation is still visible on the slope, and was used, in part, to assist in the extrapolation of the natural slope of the hillside.

The steep slopes south of South Park Loop Road appear to correlate with fill slopes of the area’s roads and driveways, an apparent pattern which is observable on properties from Blair Drive to Gregory Lane. Specifically on the subject properties, steep slopes appear to result from grading efforts from pre-1955 roadways, and the widening of South Park Loop road.

### ***Exhibit 1: Cross Section Location Map***

Three cross sections were built to compare the disturbed slopes around 1060 and 1050 South Park Loop Road (cross sections B-B’ and C-C’, respectively) with a relatively undisturbed slope (A-A’). Cross section A-A’ slope was chosen as an approximation of the undisturbed slope along the southern toe of High School Butte. The cross sections were built using topographic data taken from a 2015 LiDAR survey of Teton County.

### ***Exhibit 2: Relatively Undisturbed Cross Section***

As stated above, Cross Section A-A’ represents a relatively undisturbed slope at the toe of High School Butte and is used as a comparison to existing slopes at the properties in question. The term “relatively

undisturbed” is used because the former alignment of South Park Loop Road ran through this section. Even so, based on the approximate location of the former road and the slope angles taken from the LiDAR data, we believe this is a good approximation of ground surface conditions of the slope south of High School Butte prior to any grading work based on natural geomorphologic processes. The measured slope transition zone between the toe of the Butte and valley bottom is measured on this cross-section to be approximately 12%.

***Exhibits 3 and 4: Cross Sections for 1060 and 1050 South Park Loop Road***

The cross sections through the subject properties show the existing slope conditions (shown as a black line) compared with an extrapolated slope angle (shown in green). The extrapolated slope extends the slope angle of the Butte to where it may have met the approximately horizontal ground surface of the valley floor. It is based on the location of the scar from the 1970’s excavations, as well as the geometry of the relatively undisturbed slope shown in Exhibit 2. The slopes greater than 25% occur in the northern portions of the properties, corresponding to the location of the road and associated grading activities.

According to this analysis, the original ground surface slopes prior to grading is estimated to be on the order of 10.5% or less. This estimate is based upon our interpretation of the best available information given that original conditions along the toe of the butte have been completely disturbed and contains inherent uncertainty

***Conclusion***

Based on these observations, slopes in excess of 25% on 1060 and 1050 South Park Loop Road are likely to be manmade and the natural runout of the slope is estimated to be much flatter. We therefore conclude that a Hillside Conditional Use Permit is likely not required for grading on these lots. However, given the site grading may impact the slope adjacent to South Park Loop Road, we recommend a complete geotechnical investigation be conducted with any development proposal for these parcels.

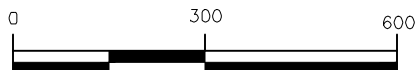
If you have any question about this memorandum, please contact us.

***Attached:***       Exhibit 1: Cross Section Location Map  
                      Exhibit 2: Relatively Undisturbed Cross Section  
                      Exhibit 3: Cross Section for 1060 South Park Loop Road  
                      Exhibit 4: Cross Section for 1050 South Park Loop Road

***References***

Teton County Geographic Information System, 2021, Teton County, Wyoming, accessed May 4 from:  
[https://maps.greenwoodmap.com/tetonwy/mapserver/map#zcr=9.335111463888694/2434569.3102442254/1408949.4197738057/0&lyrs=a2020,slopesZ,state\\_fed,water,tojcorp,Roads,ownership,placelabels&filter=\(pidn%20in\('22-40-16-06-1-00-011'%2C'22-40-16-06-1-00-010'\)\)](https://maps.greenwoodmap.com/tetonwy/mapserver/map#zcr=9.335111463888694/2434569.3102442254/1408949.4197738057/0&lyrs=a2020,slopesZ,state_fed,water,tojcorp,Roads,ownership,placelabels&filter=(pidn%20in('22-40-16-06-1-00-011'%2C'22-40-16-06-1-00-010')))





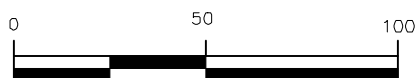
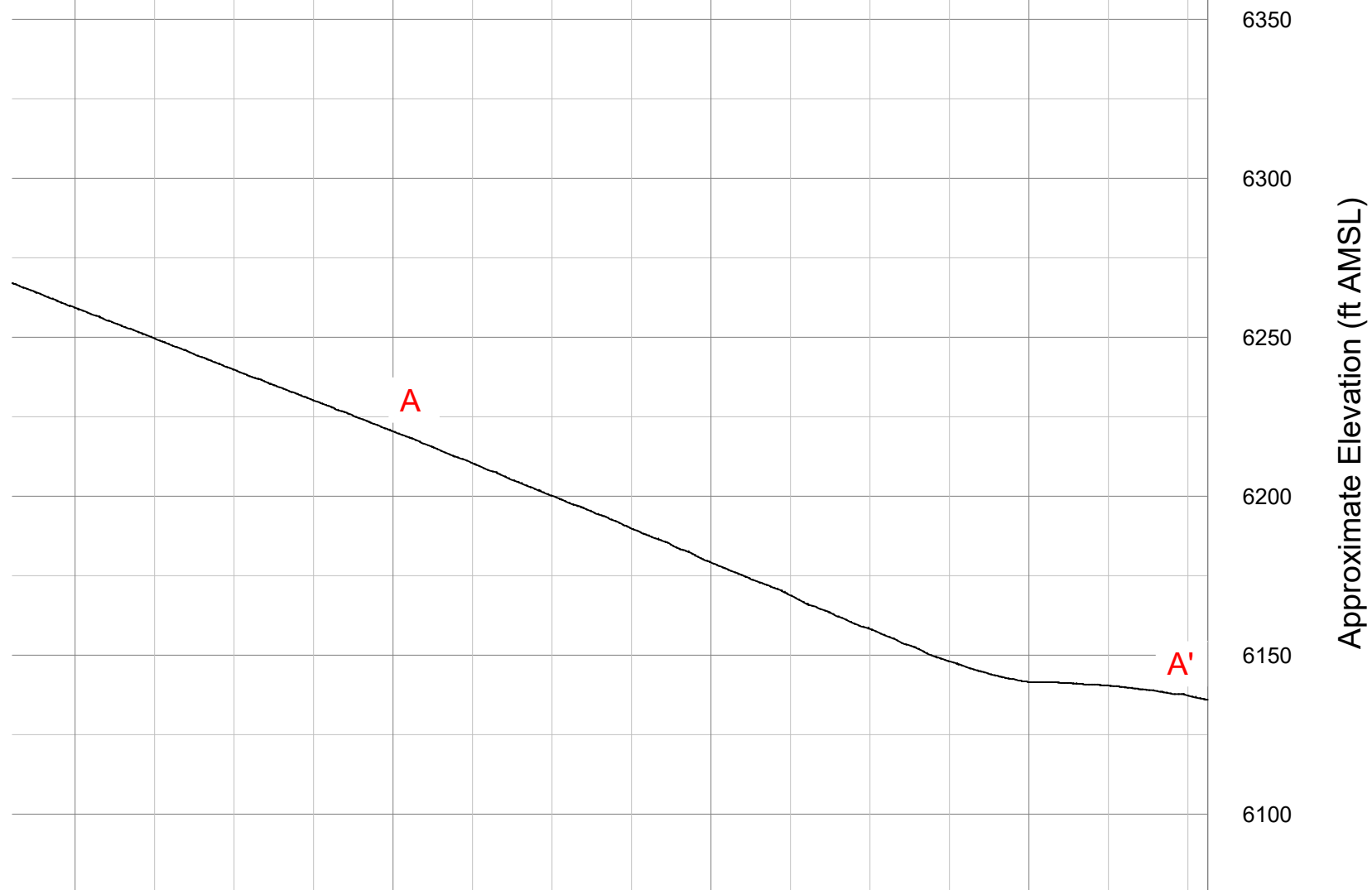
SCALE: 1 INCH = 300 FEET  
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

DRAFTED BY:	JWF	SHEET TITLE: <b>Exhibit 1</b> Cross Section Location Map
REVIEWED BY:	CHL	
PROJECT NUMBER <b>21045</b>		

PROJECT TITLE:  
**1060 & 1050 South Park Loop Road**  
Slope Evaluation  
Jackson, Wyoming







SCALE: 1 INCH = 50 FEET  
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

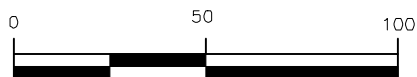
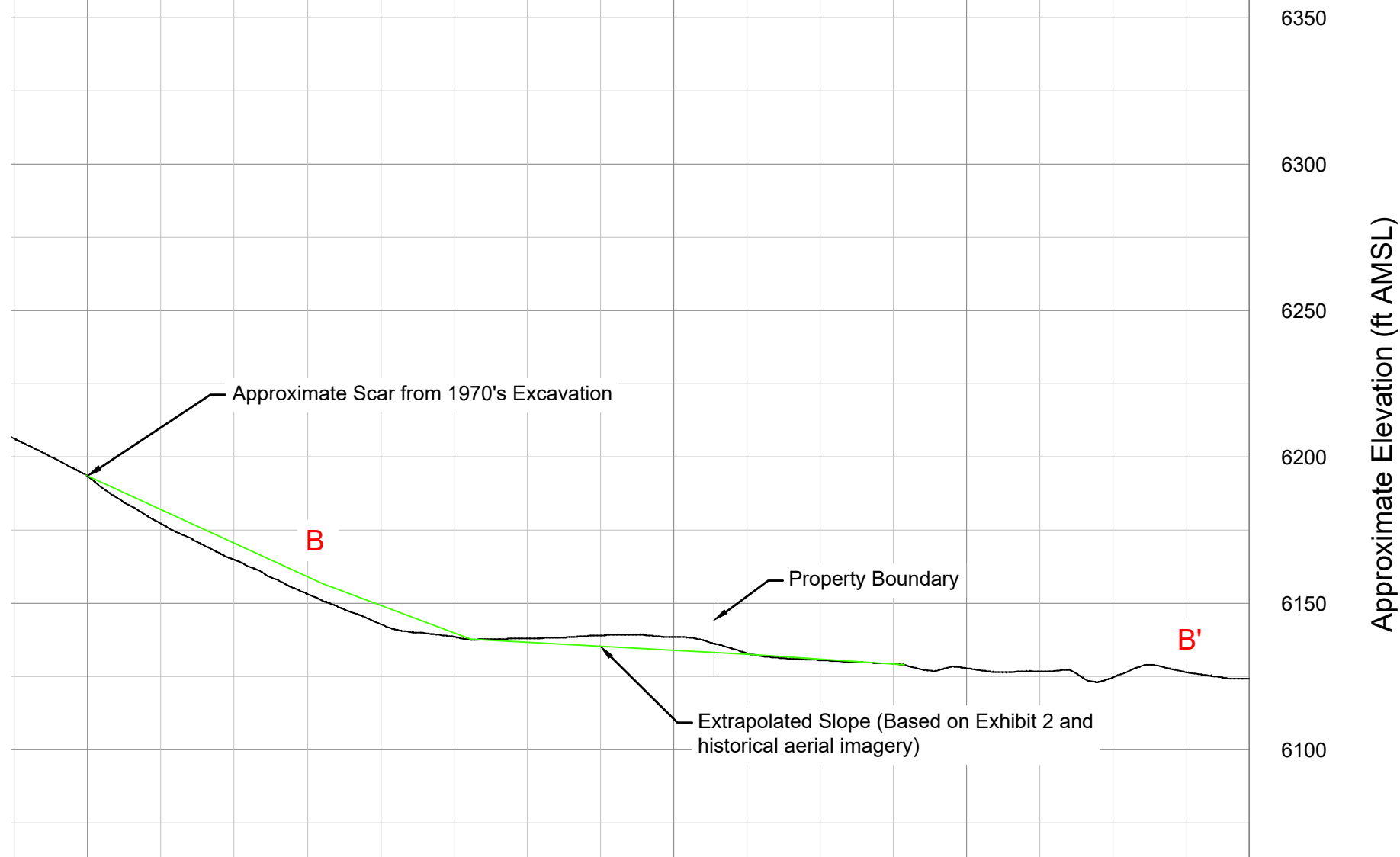
DRAFTED BY:	JWF
REVIEWED BY:	CHL
PROJECT NUMBER 21045	

SHEET TITLE:  
**Exhibit 2**  
**Cross Section A-A'**  
**Relatively Undisturbed Slope**

PROJECT TITLE:  
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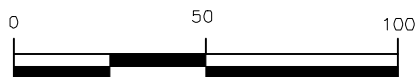
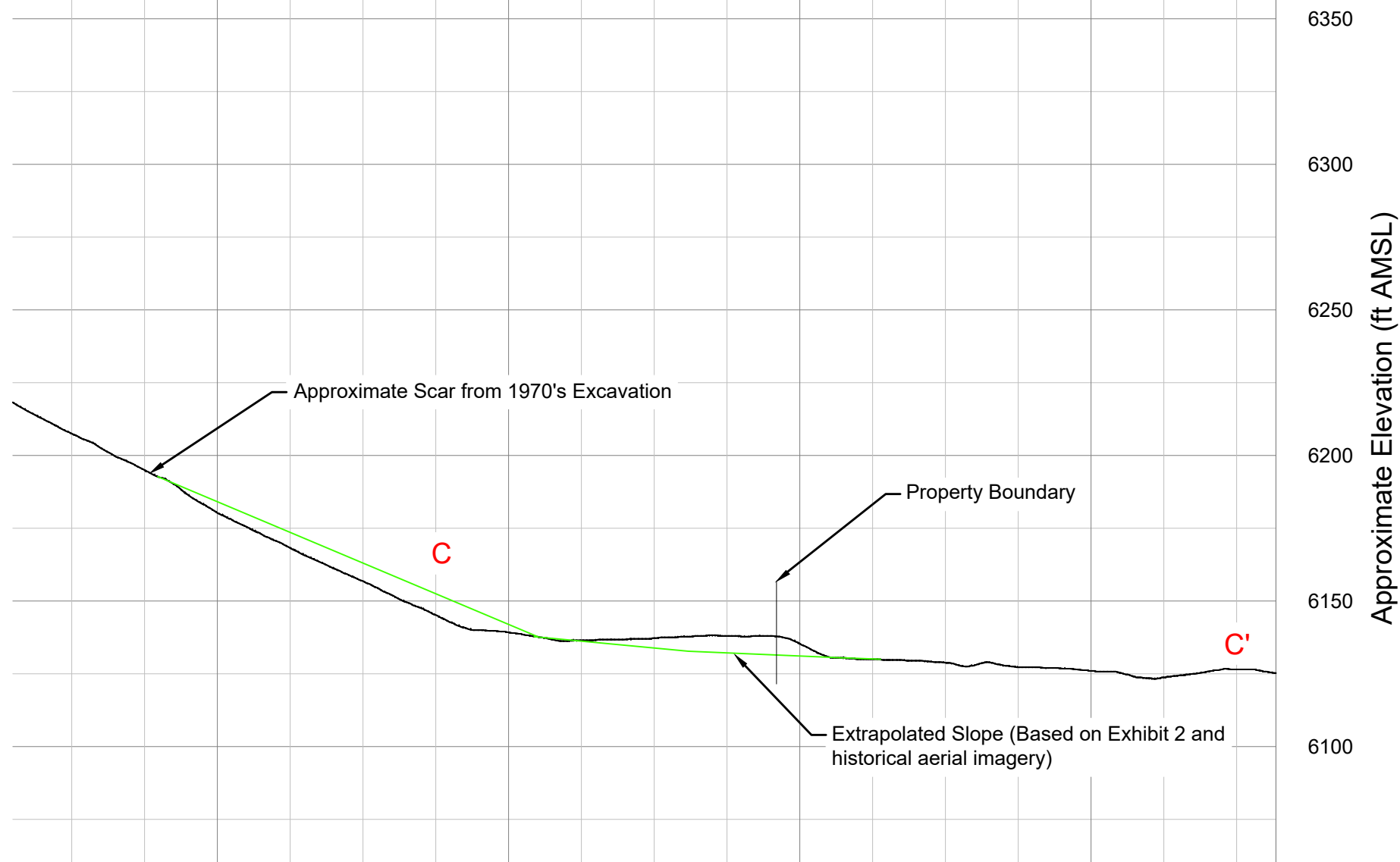
SCALE: 1 INCH = 50 FEET  
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

DRAFTED BY:	JWF	SHEET TITLE: <b>Exhibit 3</b> <b>Cross Section B-B'</b> <b>1060 South Park Loop Road</b>
REVIEWED BY:	CHL	
PROJECT NUMBER <b>21045</b>		

PROJECT TITLE:  
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SCALE: 1 INCH = 50 FEET  
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

DRAFTED BY:	JWF	SHEET TITLE: <b>Exhibit 4</b> <b>Cross Section C-C'</b> <b>1050 South Park Loop Road</b>
REVIEWED BY:	CHL	
PROJECT NUMBER <b>21045</b>		

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