



# 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: June 1, 2022 / Revised August 10, 2022

Item #: P22-141

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner:**

Mogul Hospitality Partners et al  
PO Box 998  
Midway, UT 84049

**Applicant:**

Jason MacKinnon / Design Assoc.  
PO Box 4615  
Jackson, WY 83001

**REQUESTS:**

The applicant is re-submitting a request for a Development Plan for a 206-unit apartment complex 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 & 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

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

**Please respond by:**

**August 25, 2022 (with Comments)**

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

# DEVELOPMENT PLAN APPLICATION FOR THE LOOP HOUSING PROJECT



## APPLICANT:



Mogul Hospitality Partners, LLC  
210 E Main St, Midway, Utah 84049  
435-654-5030

## PREPARED BY:

**FFKR ARCHITECTS**

730 Pacific Ave.  
Salt Lake City, Utah 84104  
801-521-6186

## SUBMITTED BY:



Project Architect  
O - 307-733-3600  
C - 307-264-9070  
Jason@dajh.com

## TOWN OF JACKSON

Submittal Date: Aug 13<sup>th</sup>, 2022  
FFKR Architects Project No. 21000-108  
TOJ #

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# SECTION ONE OVERVIEW

## PROJECT TEAM DIRECTORY

### OWNER / DEVELOPER:

**Mogul Hospitality Partners – Jackson, LLC**  
 PO BOX 998  
 Midway, Utah 84049  
[www.mogulcapital.com](http://www.mogulcapital.com)

**Rachel Lambert**  
 Vice President of Construction  
 Direct 602-885-2342  
[Rachell@mogulcapital.com](mailto:Rachell@mogulcapital.com)  
 Mogul Capital/TRCF

### OWNER REPRESENTATIVE:

**Standard Construction 2, LLC**

**Boyd Suemnick**  
 Owner's Representative  
 760-519-7821  
[boyd@udvs.net](mailto:boyd@udvs.net)

### ARCHITECTS:

**FFKR Architects**  
 730 Pacific Avenue  
 Salt Lake City, Utah 84104  
 801.521.6186  
 801.539.1916 fax  
[www.ffkr.com](http://www.ffkr.com)

**Jackson Ferguson AIA**  
 Principal | Architect  
 O - 801.520.5265  
[jferguson@ffkr.com](mailto:jferguson@ffkr.com)

**Kevin Haub, AIA**  
 Associate | Architect  
 C - 661.713.6362  
[khaub@ffkr.com](mailto:khaub@ffkr.com)

### PROJECT ARCHITECT:

**Design Associates Architects**  
 130 W. Broadway Suite A  
 PO Box 4615  
 Jackson, WY 83001  
[www.dajh.com](http://www.dajh.com)

**Jason MacKinnon**  
 Project Architect  
 O - 307-733-3600  
 C - 307-264-9070  
[Jason@dajh.com](mailto:Jason@dajh.com)

### CIVIL ENGINEER:

**Summit Consulting Group**  
 P.O. Box 6482  
 Jackson, WY 83002  
 307.413.4399

**Randy Schrauder**  
 Principal  
 PE & PHIUS Certified Builder  
 307.413.4399  
[randy@scgengineering.com](mailto:randy@scgengineering.com)

### STRUCTURAL ENGINEER:

**DCI Engineers**  
 523 W 6<sup>th</sup> Street, Suite 616  
 Los Angeles, CA 90014

**Mark D. Aden, PE, SE**  
 Principal  
 D - 213.298.3703  
 C - 509.991.3244  
[maden@dci-engineers.com](mailto:maden@dci-engineers.com)

**Nolan G. Lenahan, PE**  
 Associate Principal  
 916-337-1449

### MEP ENGINEER:

**Spectrum Engineers**  
 324 State Street - #400  
 Salt Lake City, Utah 84111  
 800-678-7077  
[spectrum-engineers.com](http://spectrum-engineers.com)

**David Hinckley**  
 Electrical Design  
 D - 801-201-8369  
[DGH@spectrum-engineers.com](mailto:DGH@spectrum-engineers.com)

**Rick Graham**  
 Plumbing Design  
 D - 801-401-8478  
[rlg@spectrum-engineers.com](mailto:rlg@spectrum-engineers.com)

### LANDSCAPE ARCHITECT:

**FFKR Architects**  
 730 Pacific Avenue  
 Salt Lake City, Utah 84104  
 801.521.6186  
 801.539.1916 fax  
[www.ffkr.com](http://www.ffkr.com)

**Matt Payne PLA**  
 Associate I Landscape Architect  
 801-534-4258  
[mpayne@ffkr.com](mailto:mpayne@ffkr.com)

# APPLICATION



## 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: **THE LOOP**  
Physical Address: **1050, 1060, 1080 SOUTH PARK LOOP ROAD**  
Lot, Subdivision: **PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116** PIDN: **22-40-16-06-1-00-010, 011 & 012**

### PROPERTY OWNER.

Name: **MIDWAY HOSPITALITY PARTNERS, LLC & MOGUL HOSPITALITY PARTNERS - JACKSON, LLC & CHRISTENSEN BROTHERS, LLC** Phone: **602.885.2342**  
Mailing Address: **PO BOX 998 MIDWAY, UT** ZIP: **84049-0998**  
E-mail: **RachelL@mogulcapital.com**

### APPLICANT/AGENT.

Name: **Jason MacKinnon** Phone: **307-264-9070**  
Mailing Address: **130 W. Broadway, Suite A Jackson, WY.** ZIP: **83001**  
E-mail: **jason@dajh.com**

### 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](http://www.townofjackson.com/200/Planning)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	<b>LDR Text Amendment</b>
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

## APPLICATION

**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 #: PAP 21-241 Environmental Analysis #: NA  
 Original Permit #: NA 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  
 Jason MacKinnon

Name Printed

7/05/22  
 Date  
 Project Architect  
 Title

## NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - DA)



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 in 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 )

) SS.

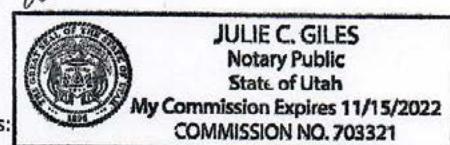
COUNTY OF Wasatch )

)

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



## NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - FFKR)



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/  
22-40-16-06-1-00-011/ 22-40-16-06-1-00-012  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson Ferguson and/or Kevin Haub/FFKR Architects

Mailing address of Applicant/agent: 730 Pacific Ave, Salt Lake City, UT, 84104

Email address of Applicant/agent: jferguson@ffkr.com and/or khaub@ffkr.com

Phone Number of Applicant/agent: 801-520-5265 and/or 661-713-6362

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 in 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.

Property Owner Signature

Bradley Waystaff  
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 Waystaff this 9  
day of May, 2022. WITNESS my hand and official seal.

Notary Public

Julie C. Giles

My commission expires:

11/15/2022



## NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - SCG)



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

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 addressers 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: Randy Schrauder/ Summit Consulting Group

Mailing address of Applicant/agent: PO Box 6482 Jackson WY 83002

Email address of Applicant/agent: randy@scgengineering.com

Phone Number of Applicant/agent: 307-413-4399

I am 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 in this/these application(s) at the premises listed above.

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit  Grading and Excavation Control Plan

Demolition Permit

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.

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.

Notary Public

My commission expires:

11/15/2022



## PREAPPLICATION CHECKLIST



### 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](http://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

## PREAPPLICATION CHECKLIST

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.

## PREAPPLICATION CHECKLIST

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
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.

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

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

### General Information

Requirement	Notes
<b>V</b> <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.	
<b>V</b> <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.
<b>V</b> <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.
<b>V</b> <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.	

## PREAPPLICATION CHECKLIST

<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<b>Digital Format.</b> All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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
<input checked="" type="checkbox"/>	<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.	
<input checked="" type="checkbox"/>	<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.	
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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.
<input type="checkbox"/>	<b>Neighborhood Meeting Summary.</b> See Section 8.2.3 for Neighborhood Meeting requirements.	Optional.
<input checked="" type="checkbox"/>	<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
<input checked="" type="checkbox"/> <b>Structure Location and Mass</b> (setbacks, height, FAR, etc.)	Show in CR-3 compliance summary table
<input type="checkbox"/> <b>Maximum Scale of Development</b> (individual building size)	

## PREAPPLICATION CHECKLIST

<input checked="" type="checkbox"/>	<b>Design Review</b> (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
<input checked="" type="checkbox"/>	<b>Site Development</b> (Driveway and Access limits)	
<input checked="" type="checkbox"/>	<b>Landscaping</b> (see Div. 5.5 for more information)	
<input checked="" type="checkbox"/>	<b>Fencing</b> (see Sec. 5.1.2 for more information)	
<input type="checkbox"/> N/A	<b>Environmental Standards</b> (see Div. 5.1 and 5.2 for more information)	
	<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>	
<input checked="" type="checkbox"/>	<b>Scenic Standards</b> (see Div. 5.3 for more information)	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>	
<input checked="" type="checkbox"/>	<b>Natural Hazards to Avoid</b> (see Div. 5.4 for more information)	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>	
<input type="checkbox"/> N/A	<b>Signs</b> (see Div. 5.6 for more information)	Signs approved separately.
<input checked="" type="checkbox"/>	<b>Grading, Erosion Control, Stormwater</b> (see Div. 5.7 for more information)	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
<input checked="" type="checkbox"/> <b>Allowed Uses</b> (see Div. 6.1 for more information)	
<input checked="" type="checkbox"/> <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.
<input checked="" type="checkbox"/> <b>Employee Housing</b> (see Div. 6.3 for more information)	
<input checked="" type="checkbox"/> <b>Maximum Scale of Use</b>	

## PREAPPLICATION CHECKLIST

<input checked="" type="checkbox"/>	<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.*

Requirement	Notes
-------------	-------

<input checked="" type="checkbox"/>	<b>Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)</b>
-------------------------------------	--

<input type="checkbox"/>	<b>Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information)</b>
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- School and Parks Exactions

<input checked="" type="checkbox"/>	<b>Infrastructure (see Div. 7.6 and 7.7 for more information)</b>
-------------------------------------	---

- Transportation Facilities
- Required Utilities

### OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
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<input type="checkbox"/>	<b>Division 1.9, Nonconformities</b>
--------------------------	--------------------------------------

- 1.9.2** Nonconforming Physical Development
- 1.9.3** Nonconforming Uses
- 1.9.4** Nonconforming Development Options and Subdivisions
- 1.9.5** Nonconforming Signs

## PREAPPLICATION CHECKLIST

### N/A      Division 7.3, Open Space Standards

- 7.3.3 Configuration and Location of Required Open Space
- 7.3.4 Use of Open Space
- 7.3.5 Physical Development Permitted in Open Space
- 7.3.6 Record of Restriction
- 7.3.7 Ownership of Open Space

### 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-bedroom 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 ligh 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.

## PREAPPLICATION CHECKLIST

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	

## PREAPPLICATION CHECKLIST - RESPONSES

### Pre-Application Checklist Responses

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.

**The design team has included overall plans, unit mix square footage calculations, and the housing mitigation calculator showing the breakdown and allocation of the market rate, market rate bonus, deed restricted workforce housing, and affordable workforce housing units required for the project. This new housing development will also provide future employee housing for another project being designed in the Town of Jackson.**

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.

**The design team has planned for additional storage area closets to be provided in the parking garages for all units in the facility. These storage areas will meet the minimum square footage requirements per the Housing Authority Livability Design Standards.**

3. Applicant must detail how the development complies with all standards for the 4th story allowance. Also, the 4th 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.

**All conditions will be met for the 4th story allowance per the CR-3 zoning requirements.**

**A. The additional floor area shown at floor level 2 for both buildings is shown to be designated deed restricted workforce housing for the project and will meet the livability design standards per the housing authority.**

**B. The project will support a mixture of market rate, market rate bonus, deed restricted, affordable workforce housing, and future designated employee housing. The housing mitigation calculator has indicated that there is a requirement of .822 affordable housing units for the project. The owner will be dedicating a 2-bedroom affordable workforce housing unit per the housing mitigation calculator to meet this requirement.**

**C. All 3 property sites combined add up to 2.09 acres which exceeds the 2-acre minimum requirement.**

**D. There is a START bus transit stop at South Park Loop Road and Gregory Lane which is within a 1/4 mile of our new development.**

**E. There are numerous commercial services within a 1/4 mile of our new development including Whole Foods, Maverik gas station, Leisure Sports, and many other commercial and retail operations within the 1/4 mile radius of our site.**

**F. The 4th floor does not exceed the floor area allowance and does not decrease the required open space for the project.**

4. The site plan will need to include multiple pedestrian connections from the building to the sidewalk in the right-of-way.

**The site design for both buildings show multiple pedestrian sidewalk connections to the right-of-way detached sidewalk from both buildings.**

## PREAPPLICATION CHECKLIST - RESPONSES

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.

**The design of both buildings will provide short term and long-term bike rack locations. These locations are shown near the main entrances to both buildings and in the 2 levels of the enclosed parking garage. The project will support over 300+ bike racks and additional storage areas for residents, staff, & guests.**

6. Applicant shall address pedestrian frontage requirements (see Brian Schilling's comments), transparency, story height, blank wall, etc. in LDR Section 2.2.1.

**The site design has provided a plan for the future development for the detached pedestrian sidewalk. There is also a plan to provide the design for bike lanes & landscape buffer zones in the right-of-way to be designed and constructed at a later date once confirmed it is feasible by the Town of Jackson and will be connected to surrounding properties on the South side of South Park Loop Road. The project frontage will also support additional landscaping for the project in the right-of-way for screening of the building and guest parking and will include trees in lawns where appropriate for the project.**

**Due to the nature of the 40-70 foot distance from the primary road to portions of the building, building site layout, and the step down of the existing site grades the design team did not see the need for a building step back. The project has been designed for the residential frontage neighborhood character which currently meets the entrance desired location off of the primary street, story height dimensions, transparency at all stories, blank wall area percentages, and pedestrian access requirements.**

**Parking has been designed for residents and staff to be provided in enclosed parking garage accessed from the middle drive aisle down to the South end of both buildings. The project also supports 9 resident and visitor parking stalls at west building entrances these areas will be screened with landscaping and or site walls around the North portion of the site.**

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.

**The plan for the irrigation ditch is to be fully buried in a concrete section of pipe that will span the entire site. There will be enough clearance per the direction of the water rights ownership around this new section of pipe to access for future maintenance & repairs.**

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-bedroom units from 1.5 spaces per unit to 1 space per unit. This would free up parking for guests.

**The site design now includes a total of 9 guest surface parking stalls for the main entrances at the West building.**

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.

**The design team explored this as an option but was not feasible with the overall design for the project.**

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.

**We are now currently showing a total of 267 parking stalls for the project (258 parking garage + 9 guest surface parking). The design will include a total of 11 ADA stalls placed near multiple entrances to the building at both the surface parking and parking garage.**

## PREAPPLICATION CHECKLIST - RESPONSES

11. Housing Credit: 0.131 units. 4 single family homes. There are some apartments, but apartments are not granted credits.

**This development submittal has included the housing mitigation calculator with the current allocation of market rate & deed restricted workforce housing in our submittal for your review.**

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?

**All required existing vehicular curb cuts needed to access surrounding properties will need to be maintained as a part of our new development. Currently we will be providing shared access for the neighboring property to the West along with an area planned for additional hardscape surface for that property owner to be able to back-up their cattle trailer onto their site.**

13. Planning and engineering recommend speaking with WYDOT (Darin Kaufman) regarding traffic impacts as the nearby light Highway 89 and SPL Road).

**We have included a traffic study for our project which has explored and has provided recommendations based on the overall traffic impacts for our new development.**

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY



## 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

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



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 SPRL were man-made or part of High School Butte's natural slope runoff. Jorgensen states that the slopes "...were a result of grading efforts for construction of SPRL 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 SPRL 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 SPRL, 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.

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



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, P.E." The signature is fluid and cursive.

**Randy Schrauder, P.E.**

Attachments:

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

**PLANNING PERMIT APPLICATION**

Planning &amp; 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 &amp; Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

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

Name/Description: THE LOOP  
 Physical Address: 1050, 1060, 1080 SOUTH PARK LOOP ROAD  
 Lot, Subdivision: PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116 PIDN: 22-40-16-06-1-00-010, 011 & 012

**PROPERTY OWNER.**

Name: MIDWAY HOSPITALITY PARTNERS, LLC & MOGUL HOSPITALITY PARTNERS - JACKSON, LLC & CHRISTENSEN BROTHERS, LLC Phone: 602.885.2342  
 Mailing Address: PO BOX 998 MIDWAY, UT ZIP: 84049-0998  
 E-mail: Rachell@mogulcapital.com

**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](http://www.townofjackson.com/200/Planning)

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

**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 #: PAP 21-241 Environmental Analysis #: NA  
 Original Permit #: NA 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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY



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: Randy Schrauder/ Summit Consulting GroupMailing address of Applicant/agent: PO Box 6482, Jackson WY 83002Email address of Applicant/agent: randy@scgengineering.comPhone Number of Applicant/agent: 307-413-4399

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 in 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.

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.

Notary Public

My commission expires:

11/15/2022

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Wyoming Title & Escrow - Jackson  
1110 Maple Way  
Jackson, Wyoming 83001

GRANTOR: CHERUBIM LLC  
GRANTEE: MIDWAY HOSPITALITY PARTNERS LLC ET AL  
Doc 1025534 Filed At 13:06 ON 10/05/21  
Maureen Murphy Teton County Clerk fees: 18.00  
By Corrina Dorman Deputy Clerk

## 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

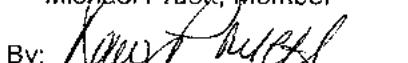
Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

Cherubim, LLC, a Wyoming limited liability company

By:   
Michael Pruett, Member

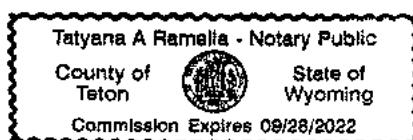
By:   
Dawn Pruett, Member

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 4th day of October, 2021.

WITNESS my hand and official seal.

(SEAL)



Signature of Notarial Officer Tatyana A Ramella  
Title and Rank Notary Public  
My Commission Expires 9/28/2022

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Order Number: W-25969

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 (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ), 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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Wyoming Title & Escrow - Jackson  
1110 Maple Way  
Jackson, Wyoming 83001

GRANTOR: CHERUBIM LLC  
GRANTEE: MOGUL HOSPITALITY PARTNERS - JACKSON LLC  
Doc 1025535 Filed At 13:08 ON 10/05/21  
Maureen Murphy Teton County Clerk fees: 21.00  
By Corrina Dorman Deputy Clerk

## 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.

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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  
Michael Pruett, Member

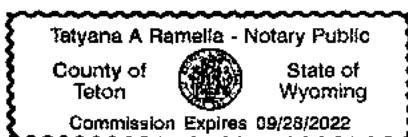
By: Dawn Pruett  
Dawn Pruett, Member

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 Notarial Officer  
Tatyana A. Ramella  
Title and Rank  
Notary Public  
My Commission Expires 9/28/2022

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Order Number: W-26031

### EXHIBIT "A" LEGAL DESCRIPTION

This tract of land may be described as being a portion of Lot 1, or the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 6, and a portion of Lot 2, or the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  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 NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 6, and a portion of Lot 2, or the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  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,

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Wyoming Title & Escrow - Jackson  
1110 Maple Way  
Jackson, Wyoming 83001

GRANTOR: MFD INDUSTRIAL I LLC  
GRANTEE: CHRISTENSEN BROTHERS LLC ET AL  
Doc 1025877 Filed At 13:52 ON 10/08/21  
Maureen Murphy Teton County Clerk fees: 18.00  
By Corrina Dorman Deputy Clerk

## 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:

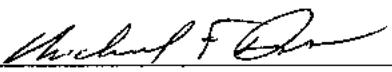
See attached Exhibit A

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.

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

MFD Industrial I, LLC, a Wyoming limited liability company

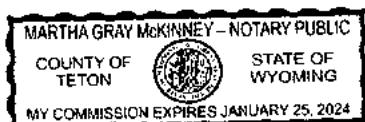
  
Michael F. Daus, Managing Member

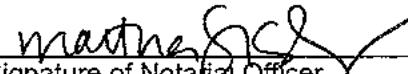
STATE OF Wyoming )  
COUNTY OF Teton ) ss.

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

WITNESS my hand and official seal.

(SEAL)



  
Signature of Notary Officer

Title and Rank

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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Order Number: W-25592

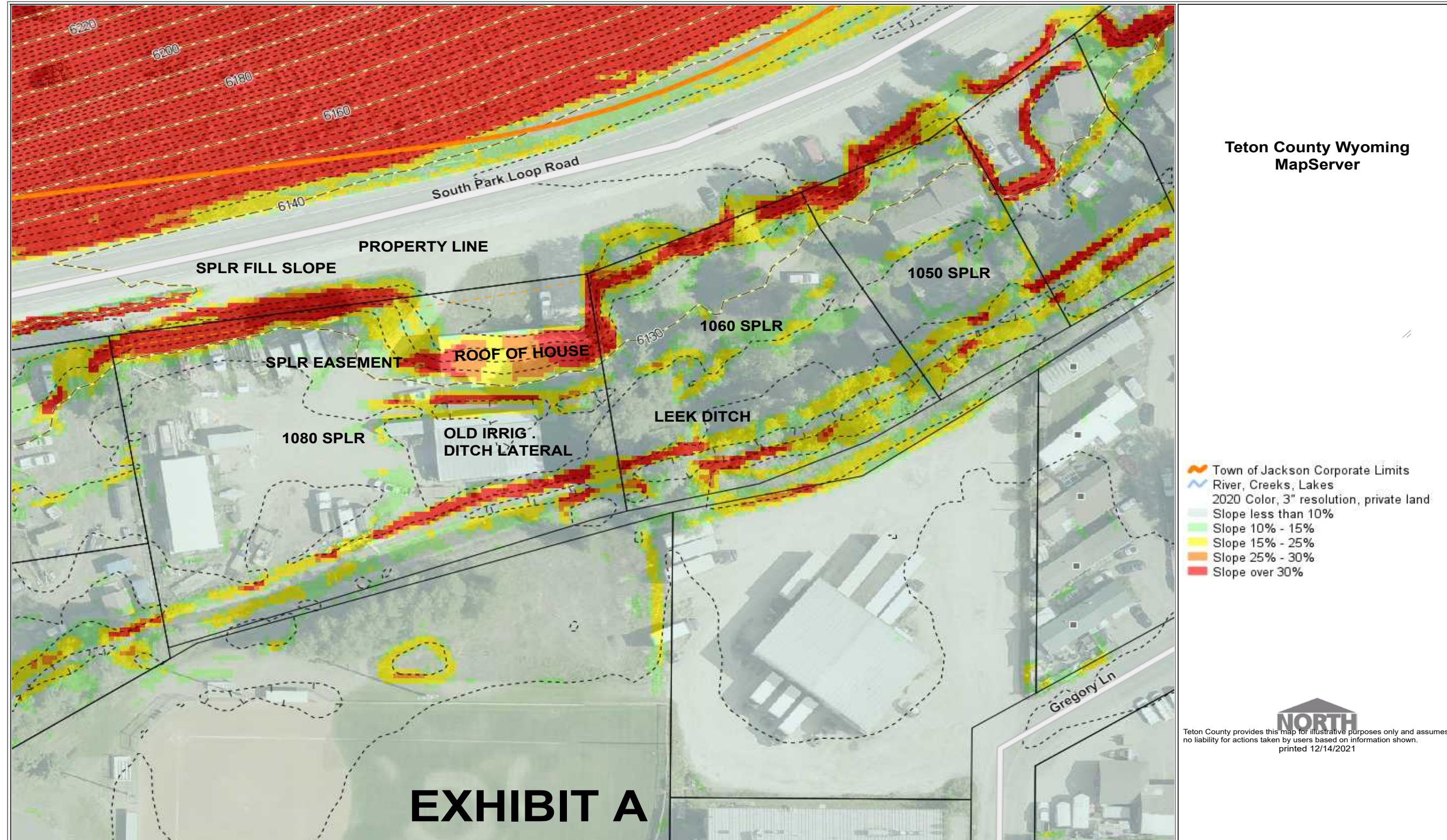
### EXHIBIT "A" LEGAL DESCRIPTION

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° 34' 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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY



# ZONING COMPLIANCE VERIFICATION (ZCV) COPY



## 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](http://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

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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.

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
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.

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

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

### General Information

Requirement	Notes
<b>V</b> <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.	
<b>V</b> <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.
<b>V</b> <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.
<b>V</b> <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.	

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<b>Digital Format.</b> All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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
<input checked="" type="checkbox"/>	<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.	
<input checked="" type="checkbox"/>	<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.	
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<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.
<input type="checkbox"/>	<b>Neighborhood Meeting Summary.</b> See Section 8.2.3 for Neighborhood Meeting requirements.	Optional.
<input checked="" type="checkbox"/>	<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
<input checked="" type="checkbox"/> <b>Structure Location and Mass</b> (setbacks, height, FAR, etc.)	Show in CR-3 compliance summary table
<input type="checkbox"/> <b>Maximum Scale of Development</b> (individual building size)	

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

<input checked="" type="checkbox"/>	<b>Design Review</b> (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
<input checked="" type="checkbox"/>	<b>Site Development</b> (Driveway and Access limits)	
<input checked="" type="checkbox"/>	<b>Landscaping</b> (see Div. 5.5 for more information)	
<input checked="" type="checkbox"/>	<b>Fencing</b> (see Sec. 5.1.2 for more information)	
<input type="checkbox"/> N/A	<b>Environmental Standards</b> (see Div. 5.1 and 5.2 for more information)	
	<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>	
<input checked="" type="checkbox"/>	<b>Scenic Standards</b> (see Div. 5.3 for more information)	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>	
<input checked="" type="checkbox"/>	<b>Natural Hazards to Avoid</b> (see Div. 5.4 for more information)	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>	
<input type="checkbox"/> N/A	<b>Signs</b> (see Div. 5.6 for more information)	Signs approved separately.
<input checked="" type="checkbox"/>	<b>Grading, Erosion Control, Stormwater</b> (see Div. 5.7 for more information)	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
<input checked="" type="checkbox"/> <b>Allowed Uses</b> (see Div. 6.1 for more information)	
<input checked="" type="checkbox"/> <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.
<input checked="" type="checkbox"/> <b>Employee Housing</b> (see Div. 6.3 for more information)	
<input checked="" type="checkbox"/> <b>Maximum Scale of Use</b>	

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

<input checked="" type="checkbox"/>	<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.*

Requirement	Notes
-------------	-------

**Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)**

**N/A Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information)**

- School and Parks Exactions

**Infrastructure (see Div. 7.6 and 7.7 for more information)**

- Transportation Facilities
- Required Utilities

### OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
-------------	--------

**N/A Division 1.9, Nonconformities**

- 1.9.2** Nonconforming Physical Development
- 1.9.3** Nonconforming Uses
- 1.9.4** Nonconforming Development Options and Subdivisions
- 1.9.5** Nonconforming Signs

## ZONING COMPLIANCE VERIFICATION (ZCV) COPY

### N/A Division 7.3, Open Space Standards

- 7.3.3 Configuration and Location of Required Open Space
- 7.3.4 Use of Open Space
- 7.3.5 Physical Development Permitted in Open Space
- 7.3.6 Record of Restriction
- 7.3.7 Ownership of Open Space

### 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-bedroom 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 ligh 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.

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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	

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## 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

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Jorgensen Geotechnical, LLC  
18147 – 1120 South Park Loop Road  
Due Diligence

January 11, 2019

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 runout 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.

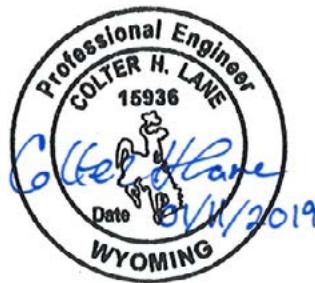
If you have any question about this memorandum, please contact us.

Respectfully submitted,

**JORGENSEN GEOTECHNICAL, LLC**



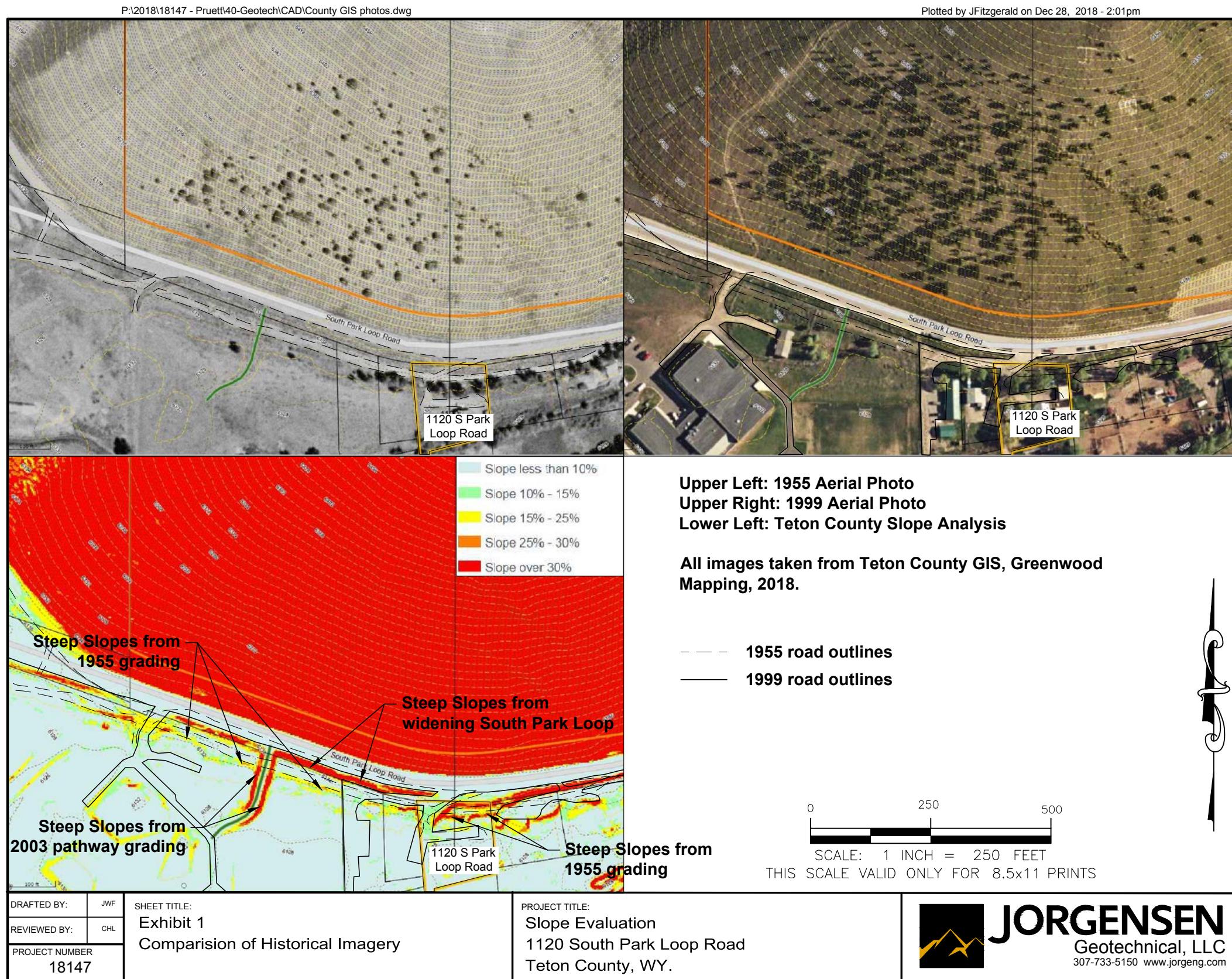
Jack Fitzgerald, E.I.



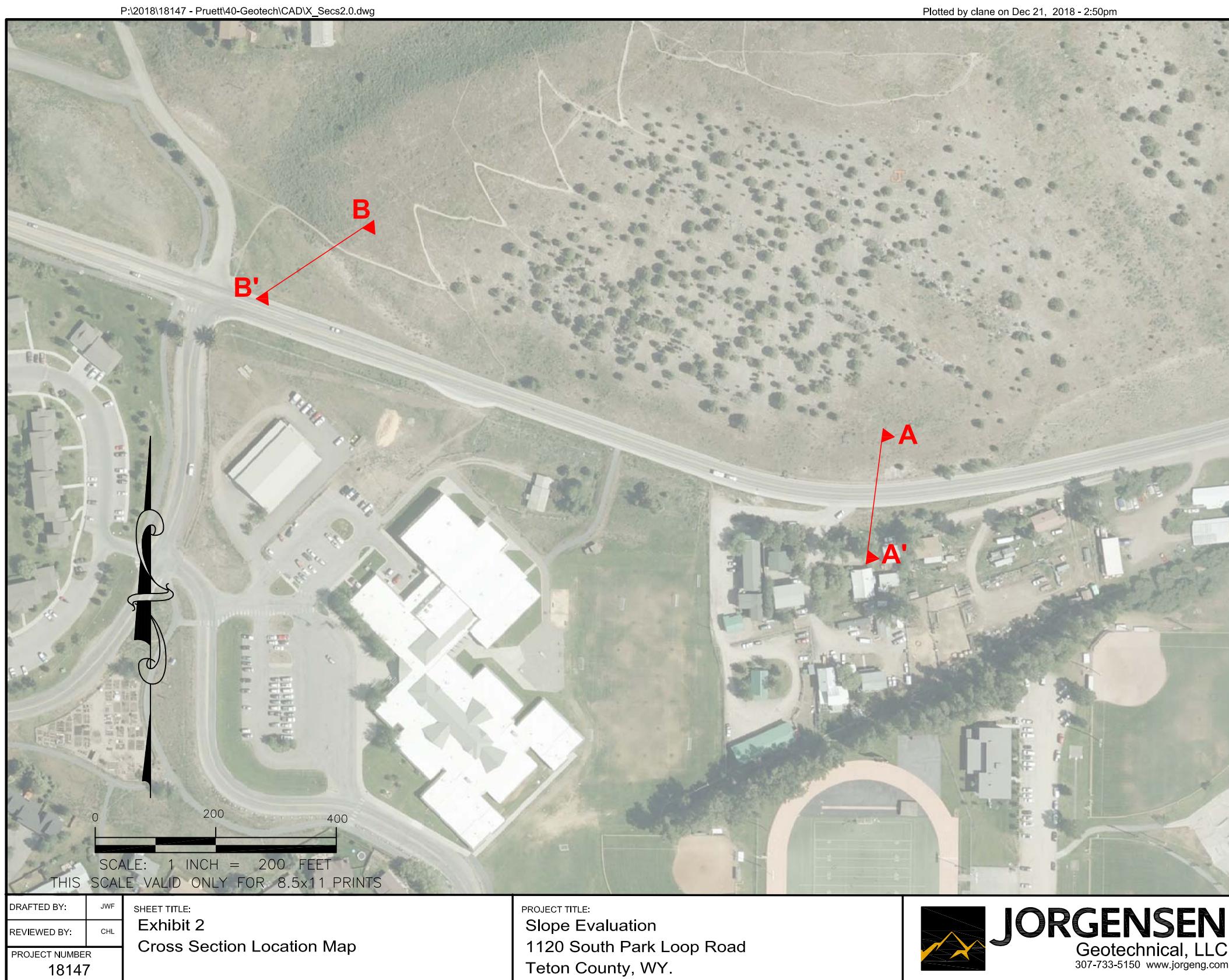
Colter H. Lane, P.E.

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

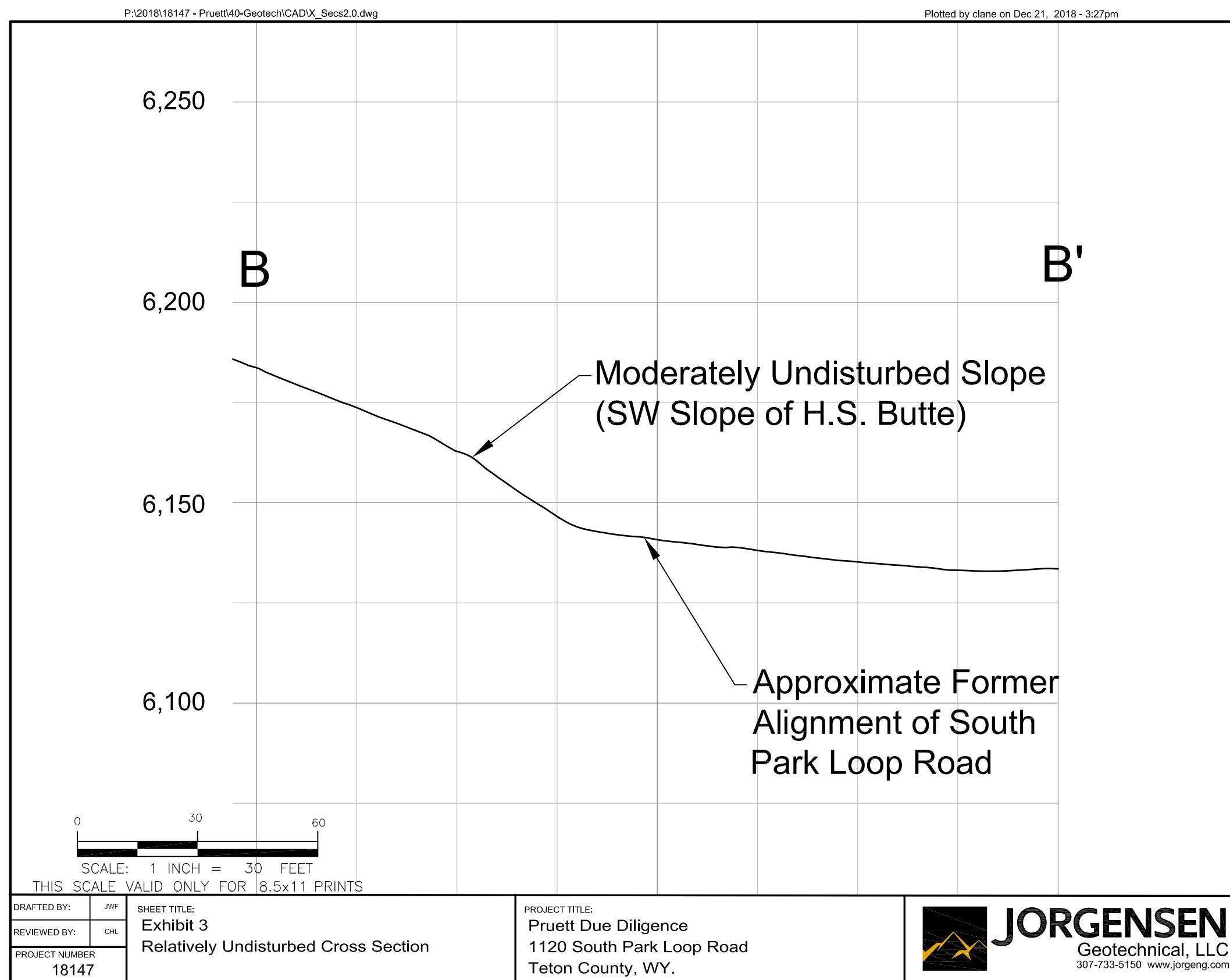
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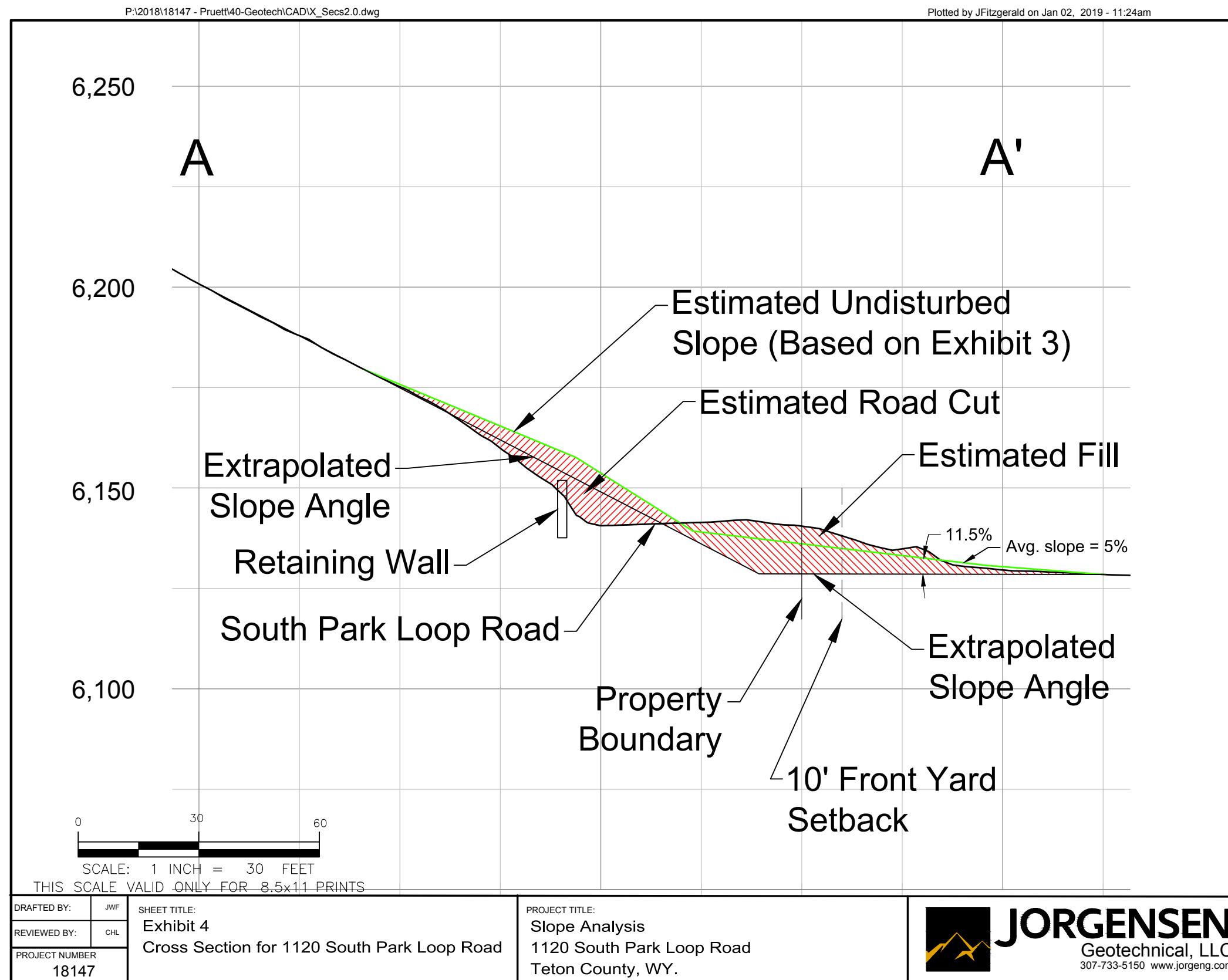
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## MEMORANDUM

**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 JH*

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

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Jorgensen Geotechnical, LLC  
21045- 1060 & 1050 South Park Loop Road

May 5, 2021

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

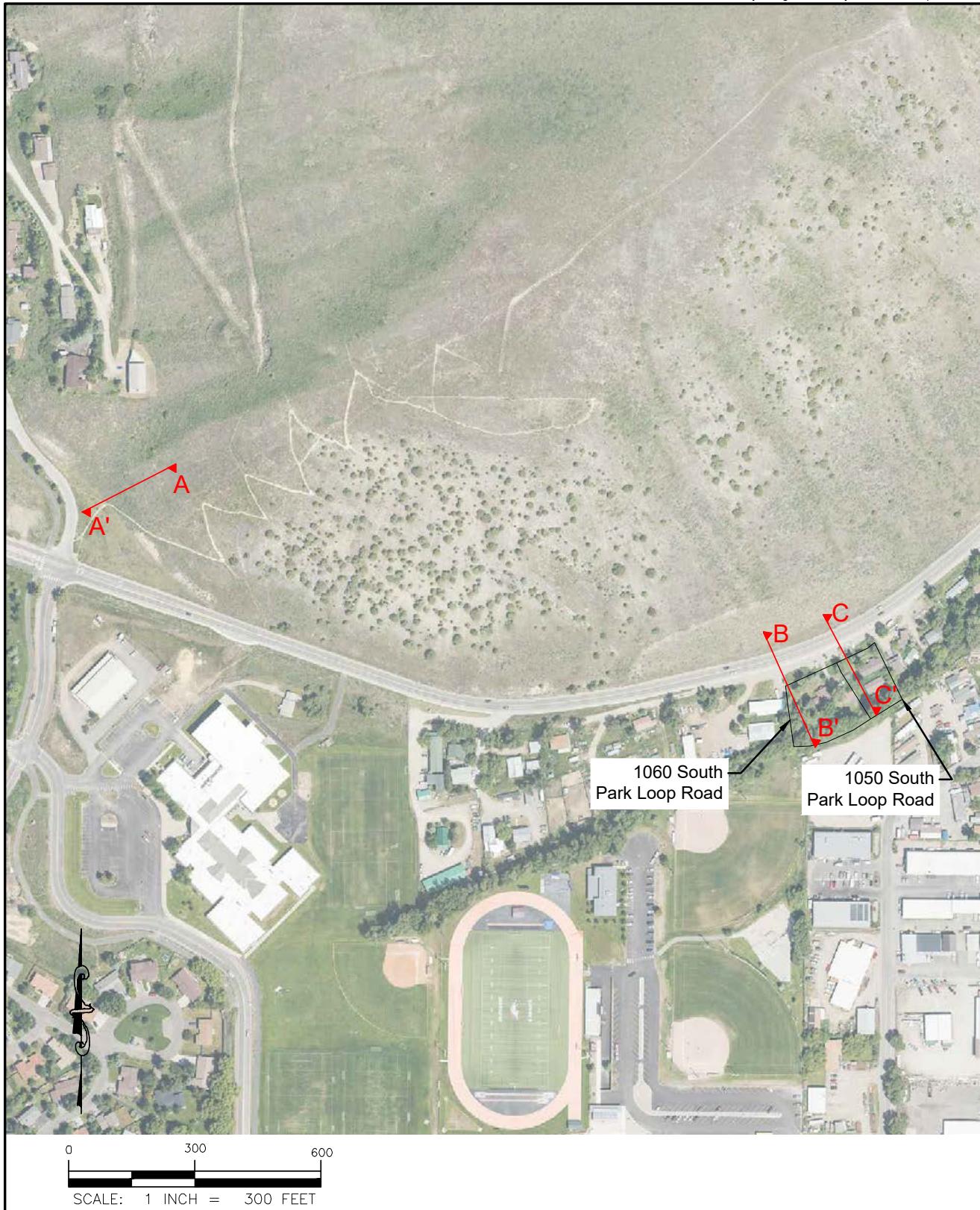
### ***References***

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')))

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Plotted by JFitzgerald on May 05, 2021 - 4:56pm



DRAFTED BY: JWF  
DEVELOPMENT PLAN APPLICATION | PROJECT NUMBER 21045

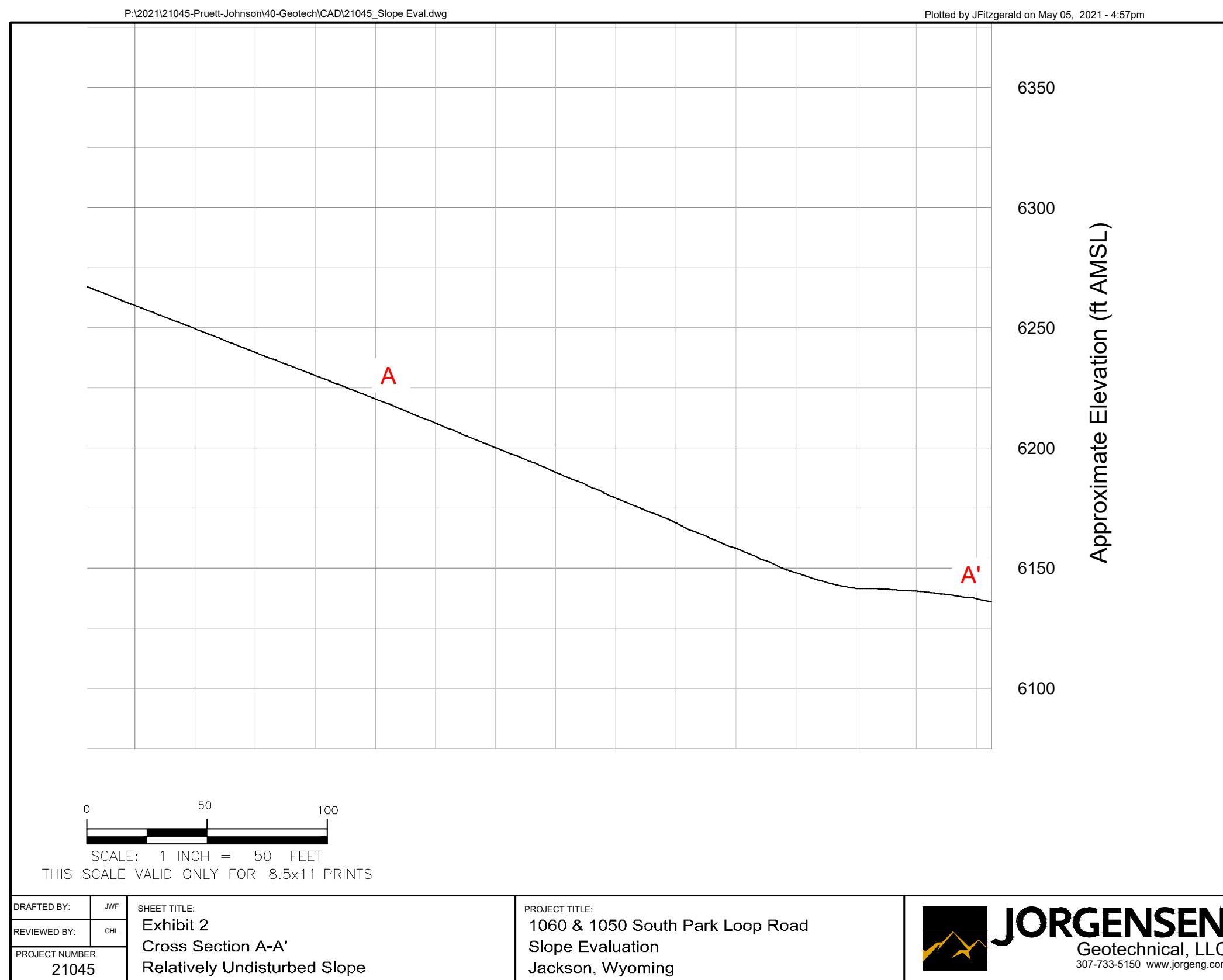
SHEET TITLE:  
Exhibit 1  
Cross Section Location Map

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

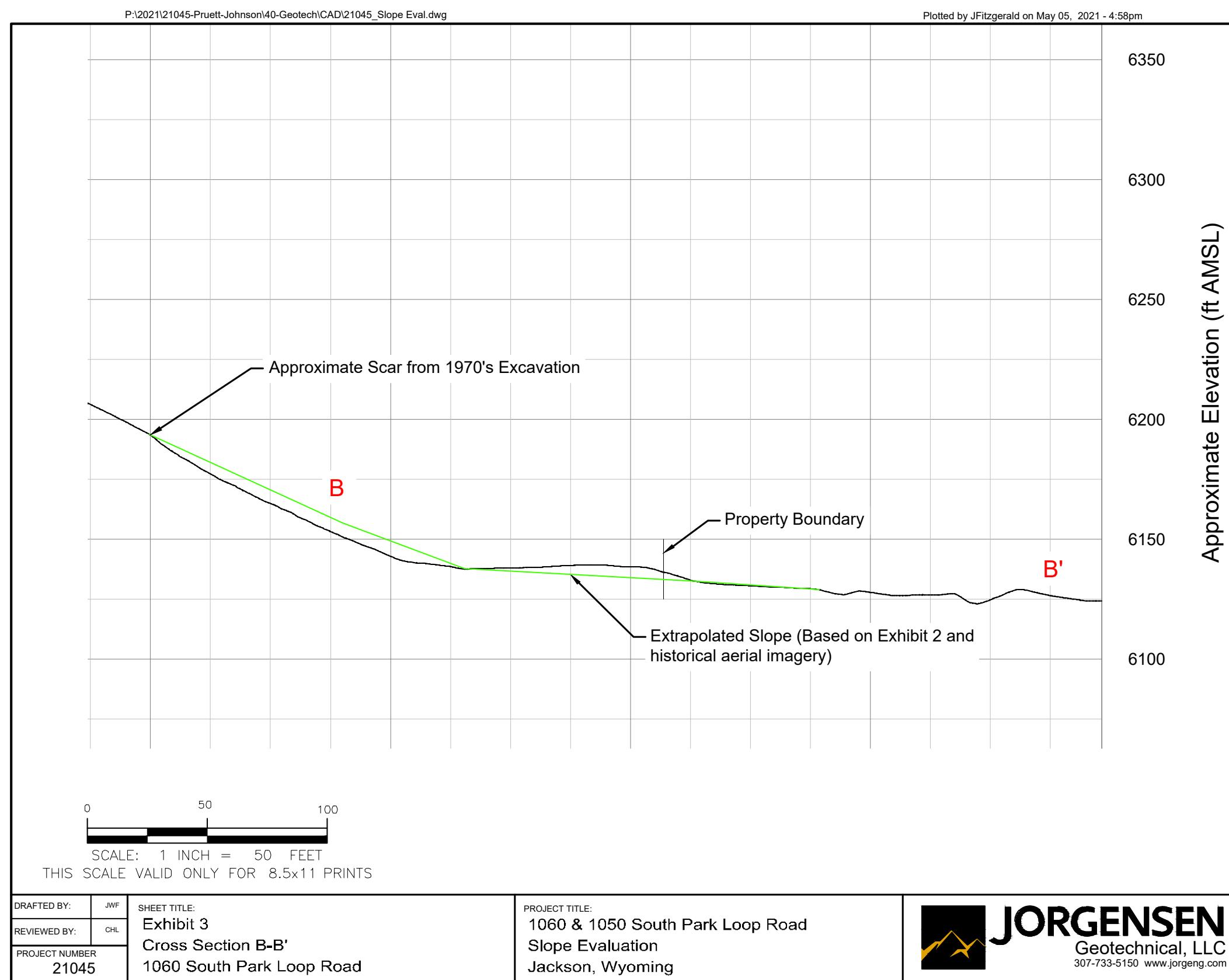


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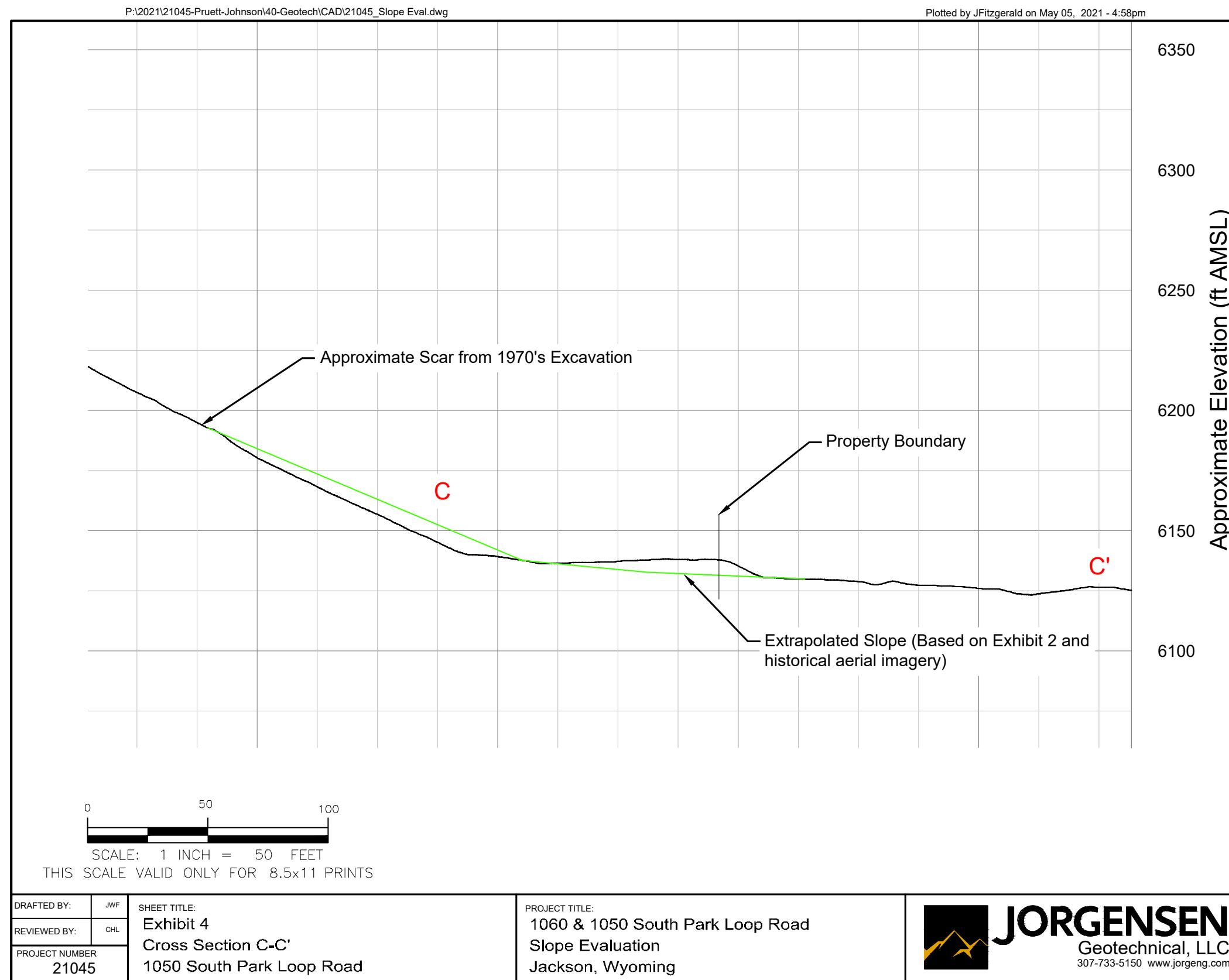
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## NARRATIVE

LDR Section 8.3.3 - Findings for Approval:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;

**Compliant, This development falls within the Comprehensive plan District 5: West Jackson – 5.3 High School Butte transitional subarea which includes a variety of housing types and forms including single family, duplex, triplex, and multifamily occupied primarily by the workforce community in Jackson. This new development design strives to provide a desirable and vibrant community neighborhood with a mixture of market rate and workforce housing and in a transitional subarea of town. The new development is compliant with the CR-3 zone and the comprehensive plan for allowing multifamily housing projects. The overall site design provides appealing walkable pedestrian access and future planning of bike lane access connections to the surrounding areas and local commercial services from our new housing development. With the amount of proposed landscaping and lawn trees in the right-of-way it will allow for a pleasant walking and biking experience at the pedestrian frontage of our development that will also provide screening and a large landscaped buffer zone between the edge of South Park Loop roadway and our building frontage at the North end of the site. The exterior design and choice of building materials for the project meets the town design guidelines for this subarea of town. The building layout and site design of this development have taken advantage of the existing site grades to allow for both buildings to step down the hill which will allow this project to maximize more housing, vehicle parking, and resident amenities for this community. We have also designed in supplemental visitor parking and areas for short term deliveries at both main entrances to both buildings which will be necessary for the operations of this new development.**

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; Not Applicable,

**This project is not located within the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO) and this finding is not applicable to our project.**

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;

**Compliant, The development falls within the Town of Jackson's corporate limits and is supported by public services, such as water, sewer, public street maintenance, law enforcement, fire protection, emergency services, library and school systems. St John's Hospital and associated healthcare services are available in close proximity. The properties are within a specified Town of Jackson zoned district, which anticipates a proposed build-out density that is commensurate with what is proposed. Significant impacts on such public services are not projected as they are already utilized in the area and not beyond the existing service range.**

4. Complies with the Town of Jackson Design Guidelines, if applicable;

**Compliant, The development complies with the Town Design Guidelines. This project will be submitted for Design Review Committee (DRC) and will run concurrent with the Development plan review process and the Zoning Compliance Verification.**

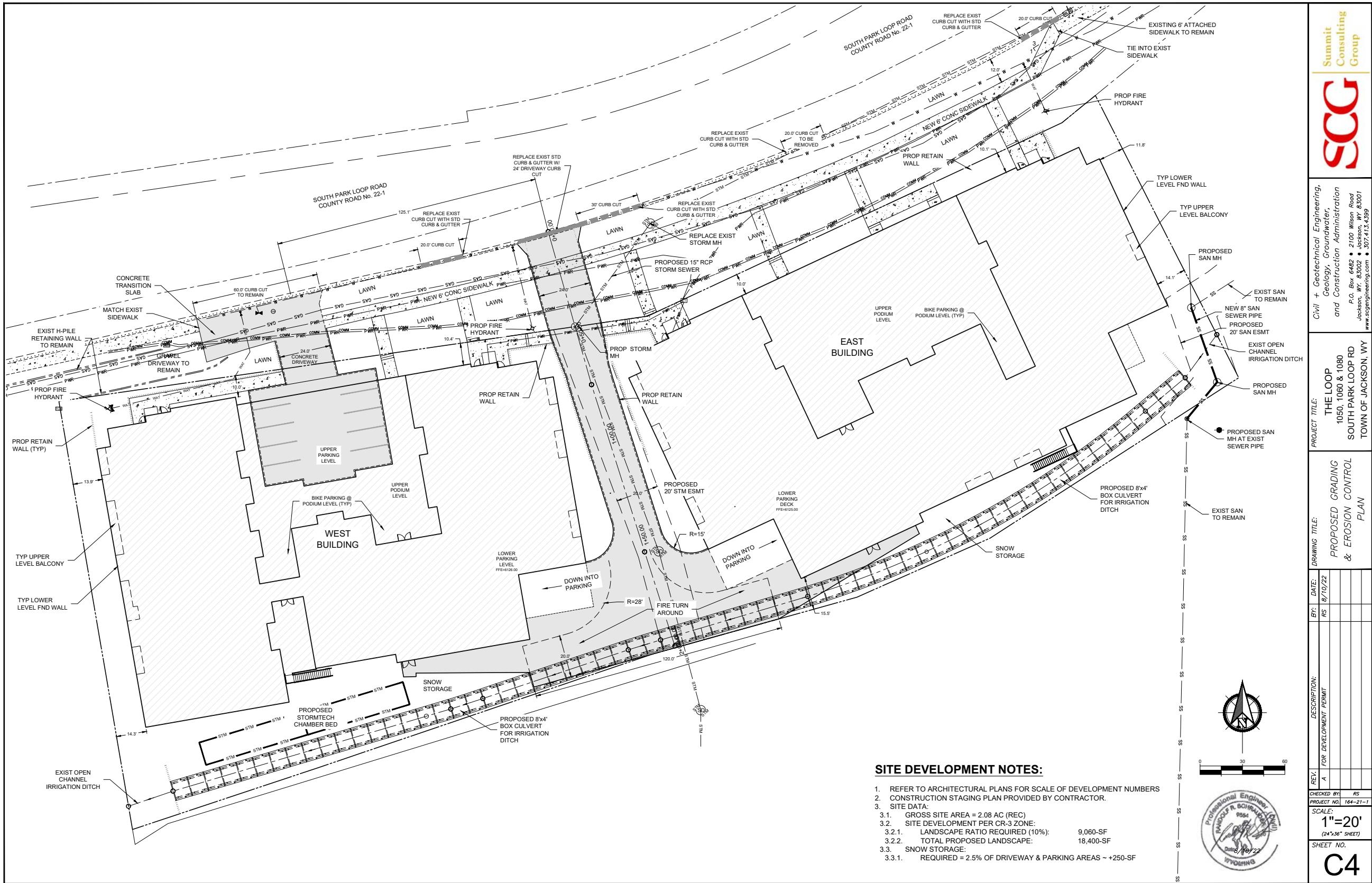
5. Complies with all relevant standards of these LDRs and other Town Ordinances;

**Compliant, the project design complies with all of the applicable Land Development Regulations and Town Ordinances.**

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

**Compliant, the development is in conformance with all standards and prior permits.**

## DEVELOPMENT PLAN - SITE PLAN



## NARRATIVE - PROGRAM - SQUARE FOOTAGE & ZONING

Loop Housing Project	East Building
August 10, 2022	Garage Levels 2 28,645 s.f.
DEVELOPMENT STATS & NARRATIVE	Garage Level 1 28,800 s.f.
Lot Info	Level 1 20,971 s.f.
Address: 1050, 1060, & 1080 South Park Loop Road	Level 2 20,297 s.f.
PIDN: 1050 South Park Loop Road - 22-40-16-06-1-00-010	Level 3 21,052 s.f.
	Level 4 20,340 s.f.
	Grand Total 140,105 s.f.
Area: 1050 South Park Loop Road - .34 acres	New Parking
1060 South Park Loop Road - .60 acres	Residential: 1/DU < 500 s.f., otherwise 1.5/DU
1080 South Park Loop Road - 1.15 acres	Parking Spots: 267 total parking stalls
Full Site 2.09 acres (91,040 s.f.),	257 covered parking stalls which includes 10 visitor parking at main entrance
Total Building footprint for both buildings at grade 1.22 acres (53,130 s.f.)	(260 residential parking required for this project)
Zoning: CR-3	Additional Unit Storage All units will be provided with additional storage that meets the Livability Standards minimum size requirements
Overlays: N/A	
Scale of Development	
FAR: 2.09 acres (91,040 s.f.)	Landscape Ratio
Allowed: .40 (36,416 s.f.)	Min: 10% (9,104 s.f.)
DEV Plan Threshold - (>30,000 s.f.)	Plant Units (min): 1/1,000 s.f. landscaped area + 1/12 parking spots
2:1 Bonus: 23,524 s.f. - all deed restricted workforce housing	Landscaped area provided: 24% (22,177 s.f.)
Site Development: .58 (East & West Parking Garage - 53,130 s.f.)	Building Height
Allowed: .90 (81,936 s.f.)	Max height: 48' (roof pitch < 5/12)
	Stories: 4 stories per item #4 in the Zone-Specific Standards for CR-3
Building Floor Area	
West Building	
Garage Levels 2 26,924 s.f.	
Garage Level 1 24,330 s.f.	
Level 1 21,126 s.f.	
Level 2 20,504 s.f.	
Level 3 21,255 s.f.	
Level 4 20,661 s.f.	
Grand Total 134,800 s.f.	

## NARRATIVE - PROGRAM - SQUARE FOOTAGE &amp; ZONING

WEST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
WEST BLDG - LEVEL 1	15	0	1	5	4	25
WEST BLDG - LEVEL 2	15	0	0	6	4	25
WEST BLDG - LEVEL 3	17	0	0	6	4	27
WEST BLDG - LEVEL 4	17	3	0	4	4	28
WEST BLDG - TOTAL UNITS	64	3	1	21	16	105 UNITS

PARKING RATIO	x1	x1	x1	x1.5	x1.5	
WEST PARKING REQUIRED	64	3	1	31.5	24	124 STALLS
WEST PARKING PROVIDED						119 STALLS
WEST GUEST PARKING PROVIDED						0 STALLS
TOTAL WEST PARKING PROVIDED						119 STALLS
WEST BICYCLE PARKING						150 SPACES

EAST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
EAST BLDG - LEVEL 1	23	0	1	3	3	30
EAST BLDG - LEVEL 2	23	0	0	4	3	30
EAST BLDG - LEVEL 3	25	0	0	4	3	32
EAST BLDG - LEVEL 4	22	3	0	4	2	31
EAST BLDG - TOTAL UNITS	93	3	1	15	11	123 UNITS

PARKING RATIO	x1	x1	x1	x1.5	x1.5	
EAST PARKING REQUIRED	93	3	1	22.5	16.5	136 STALLS
EAST PARKING PROVIDED						136 STALLS
EAST GUEST PARKING PROVIDED						2 STALLS
TOTAL EAST PARKING PROVIDED						138 STALLS
EAST BICYCLE PARKING						150 SPACES

WEST BUILDING UNIT STORAGE REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF	
WEST STORAGE REQUIRED	64 (3'x9')	3 (3'x9')	1 (3'x9')	20 (5'x9')	16 (5'-x10')	
WEST STORAGE PROVIDED	70 (3'x9')	3 (3'x9')	1 (3'x9')	27 (5'x9')	27 (5'-x10')	

EAST BUILDING UNIT STORAGE REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF	
EAST STORAGE REQUIRED	93 (3'x9')	3 (3'x9')	1 (3'x9')	15 (5'x9')	12 (5'-x10')	
EAST STORAGE PROVIDED	97 (3'x9')	3 (3'x9')	1 (3'x9')	22 (5'x9')	18 (5'-x10')	

## NARRATIVE - PROGRAM - EXISTING CONDITIONS

### Existing Property Conditions

- All 3 existing properties (1050,1060,1080) are along South Park Loop Road between the Middle School Road to the West and Gregory Lane to the East.
- Existing multiple single-family homes, apartments, and accessory use buildings to be demolished and removed from the site at 1050 & 1060 SPLR.
- Existing miscellaneous commercial and contractor storage & shop buildings at 1080 SPLR will be demolished and removed from the site.
- All existing landscaping and trees on all 3 properties will need to be removed onsite for the construction of the new development.
- All existing utilities/pedestals will need to be removed and upgraded onsite for the new development of both buildings.
- Existing storm water easement
  - There are steep slopes on the properties along northern edges. It was determined during a ZCV, that the slopes are manmade (from historic SPLR grading) and therefore not subject to a hillside CUP or Variance. Refer P22-130, dated July 6, 2022, from TOJ planning

## NARRATIVE - PROGRAM - PROPOSED DEVELOPMENT

### Proposed Development

- Project design includes (2) four story residential apartment buildings over 2 levels of underground covered parking below grade.
- 228 total resident apartments (rental units) including a total of 5 ADA units.
- The unit mix for both buildings includes a total of (157) studio units, (8) 1-bedroom units, (36) - 2-bedroom units, & (27) 3-bedroom units. Both buildings will provide a mixture of market rate, deed-restricted workforce housing, future employee housing, and affordable deed-restricted workforce housing rental apartments.
- All resident units for the project will be constructed as a prefabricated modular unit and will be fully assembled prior to being shipped onsite.
- 166,206 s.f. total habitable gross square feet on four levels for both the East and West Buildings, both buildings will include 2 levels of covered basement level parking (258 parking spots) 108,699 total S.F. of underground parking area and 18 resident & visitor surface parking stalls at both main entrances to each building.
- Resident amenities for the project will include outdoor community venues that will have fire tables and BBQ picnic designated areas, coffee terraces, outdoor playground, designated bike parking areas, game room, tech center, interior lounge areas, dog and bike wash rooms.
- The property is accessed directly off of SPLR. The project proposes two access curb cuts. The 24-feet wide western most access is for the West building podium level guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The driveway is 24-feet wide within the SPLR right-of-way and narrows down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the driveway.
- The western access also is for the western shared access to the adjacent property owner. To note, the 60-feet wide western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and has been included within this development plan.
- There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.
- The existing open irrigation ditch is shown to be relocated and buried in a concrete box culvert at the South property line.
- All new utility connections (buried electrical, sewer, water, fire line, storm sewer) will be provided for both East and West buildings.
- New internal pedestrian sidewalks will be provided around the site for accessibility and connection to the pedestrian walkways in the right-of-way at South Park Loop Road.
- The site design includes the future planning for bike lane pathways and additional landscape buffers in the right-of-way for the new development to eventually connect to surrounding properties to the East and West on the South side of South Park Loop Road.
- A mixture of 300+ total short-term and long-term bike parking stalls will be provided for residents, staff, and visitors at the main entrances and in the underground parking levels for both buildings.

## DRC 1ST ROUND COMMENTS

DRC 1st Round Comments – 6/8/2022

1. Applicant needs to address all LDR concerns as noted by staff and provide a full LDR compliance checklist upon re-submittal.

**See attached LDR compliance checklist submitted in this DRC package.**

2. Applicant needs to demonstrate compliance with all design guidelines in their narrative.

**See attached narrative regarding compliance with the design guidelines.**

3. The resolution on all renderings needs improvement as the previous visuals were blurry.

**See attached hi-resolution renderings for the project.**

4. Applicant needs to provide visuals of the development from the rear (south).

**See attached renderings for the project that highlight the South elevations for both buildings.**

5. The front elevation has too many large blank walls. The applicant should add more windows to this elevation.

**See attached renderings for the project that highlight the North elevations which now include additional window openings. See also the LDR compliance checklist that describes the project meets the LDR requirements.**

6. The 4th story step-down standard (Sec. 2.2.13.E.4) is not being met. This may require a reduction in units to reduce the size of the 4th story along the east and west sides.

**The East and West elevations have been revised to address the 4th story step back standard identified in the LDRs for both buildings at the East and West property lines. See attached revised design that demonstrates compliance of this requirement in the attached renderings and LDR compliance checklist.**

7. The site lacks adequate amenities in relation to the proposed density. Consider converting the front parking lots to open space.

**The site design now includes additional open space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, seating areas, outdoor bike racks, coffee terraces at both buildings, & outdoor playground.**

8. Applicant should consider the use of balconies to provide some private outdoor space.

**Both building designs have now included private unit balconies at the 4th floor step back units and also at some of the ground level units on the East and West elevations of both buildings.**

9. Applicant needs more contextual renderings.

**See attached additional renderings for the project that highlight surrounding properties and adjacent buildings for visual reference and scale.**

10. Applicant needs better renderings of the pedestrian frontage. It is recommended that a colored landscape plan be provided.

**See attached new renderings for the project that highlight the primary street views and pedestrian frontage along South Park Loop Road.**

11. Applicant should seek opportunities to create more variability in the fenestration.

**The new design has tried to incorporate variability in the fenestration with the additional material transitions, window openings, outdoor entrance canopies, the 4th story step-back on both the East and West property boundaries for both of the buildings, and the addition of balconies at the 1st and 4th level stories of the building.**

Design Guideline Compliance

A. Public Space:

**The site design now includes additional programmed open/public space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, covered seating areas, outdoor bike racks, coffee terraces at both buildings, outdoor playground, dog park, and outdoor exercise stations. Most of these spaces are configured and located so that these open space areas have direct connections to the main entrances to both buildings and the pedestrian frontage & future bike lane pathways along South Park Loop Road. The main entrance gathering spaces will be screened with landscape seating/planter walls and plantings that will help screen and buffer these site amenities from the vehicular traffic at South Park Loop Road.**

B. Composition:

**The project exterior design creates visual interest for both buildings through the use and mix of different forms, elements, details, materials, textures, and finishes that help to achieve a vibrant and welcoming residential scale project. The primary street elevations define a pedestrian connection with an energetic sense of place through the use of public gathering areas at our main entrances to both buildings. Both of the main entrances have exterior canopies with large expanses of glazing that help bring in natural light which help to achieve a more inviting space for the residents and visitors. The 4th floor step-down addresses smaller scale developments to East and West adjacent single-family properties.**

C. Massing:

**The new addition of the step-in balconies at the 4th story and the step out balconies at ground level on the East and West elevations of both buildings have created some additive and subtractive design features to the building facade. The main entrances have included more public space venues where large planter and landscape walls have been designed in that connect to the building and create more visual interest at these North exterior elevations. The building features angled metal kickers applied to the building as if they are holding up the roof overhangs. There are also small canopies applied to the exteriors scattered around the North elevations of the building. The materials on the building have been broken up in an effort to create a residential feel around the development. The roof design is flat and will be sloped away from the perimeter edge of the roof to help avoid any snow slides.**

D. Street Wall:

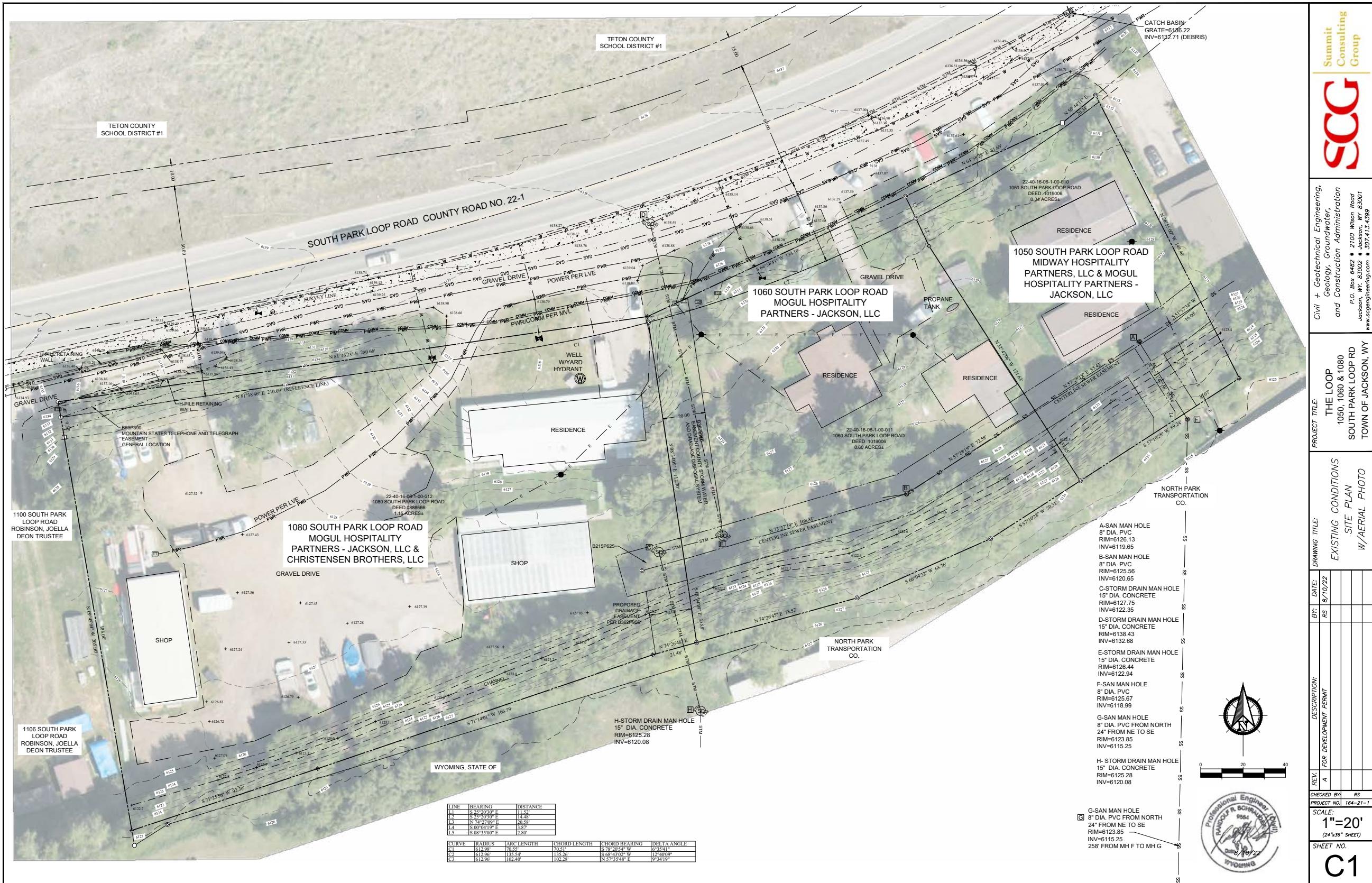
**The zone district does not allow the building to be built to the property line along the street frontage with the required setbacks and the current size of the right-of-way at South Park Loop Road. Both buildings are setback a range of 40'-60' from the primary street frontage. We have included programmed public space amenities in these areas along the primary street edge including gathering and seating areas, dog park, exercise stations, landscape walls and planters, fire pits, canopies over the main entrances, open space and pedestrian/bike lane pathway connections along South Park Loop Road. There are also landscape buffer areas between the primary street and the building that help screen these areas and any visitor parking from the roadway. The current building and site design provides vehicle and long-term bike parking at the South rear of the site in the 2-story underground parking garage.**

E. Materials:

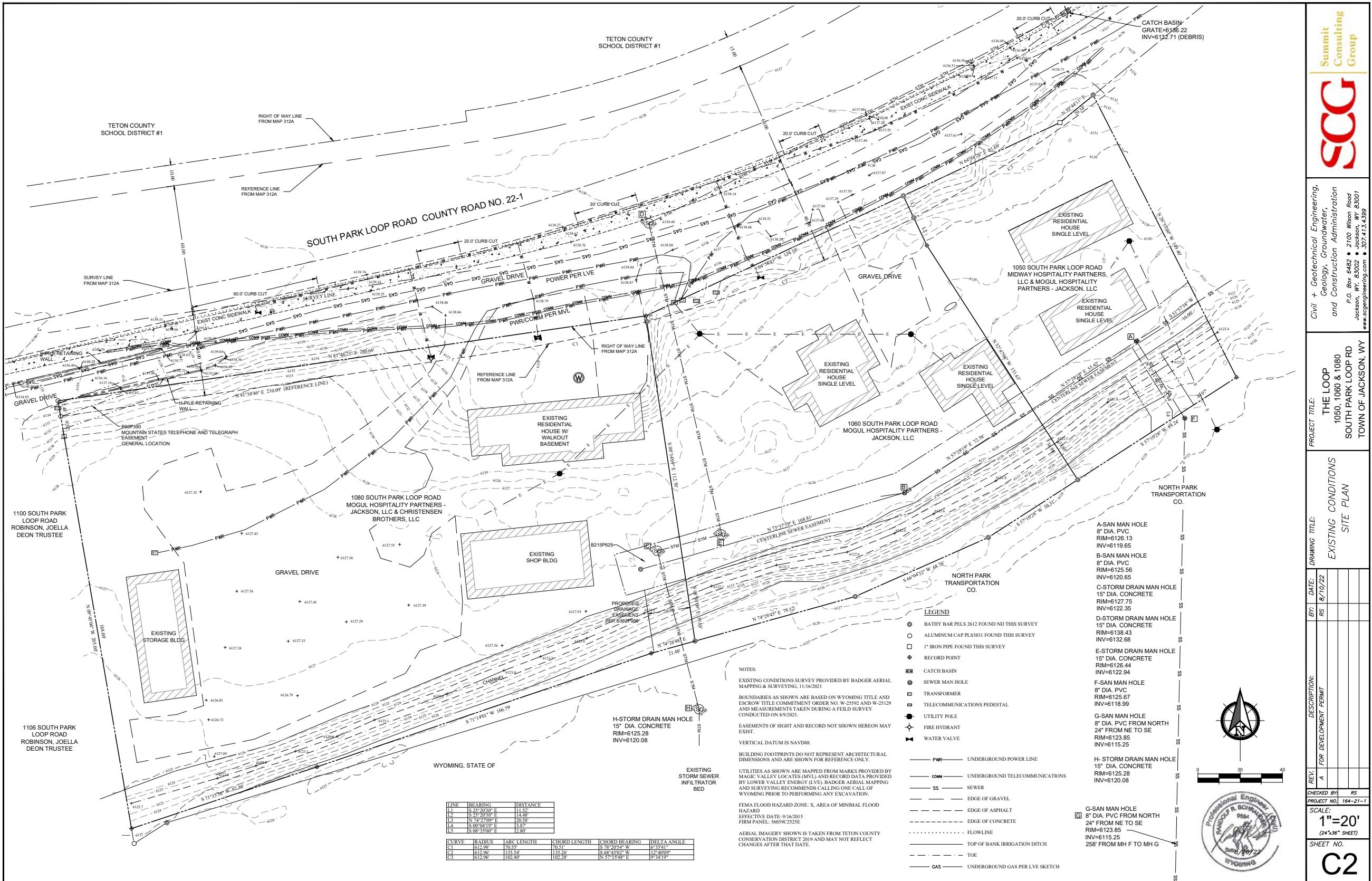
**The materials that have been selected for the exterior of these buildings are residential in nature and include cementitious siding, brick, metal panels, and fiberglass windows and doors. The selected colors and materials represent a modern residential palette that we feel mixes in well with the town of Jackson overall mountain and western character and culture.**

# SECTION TWO SITE

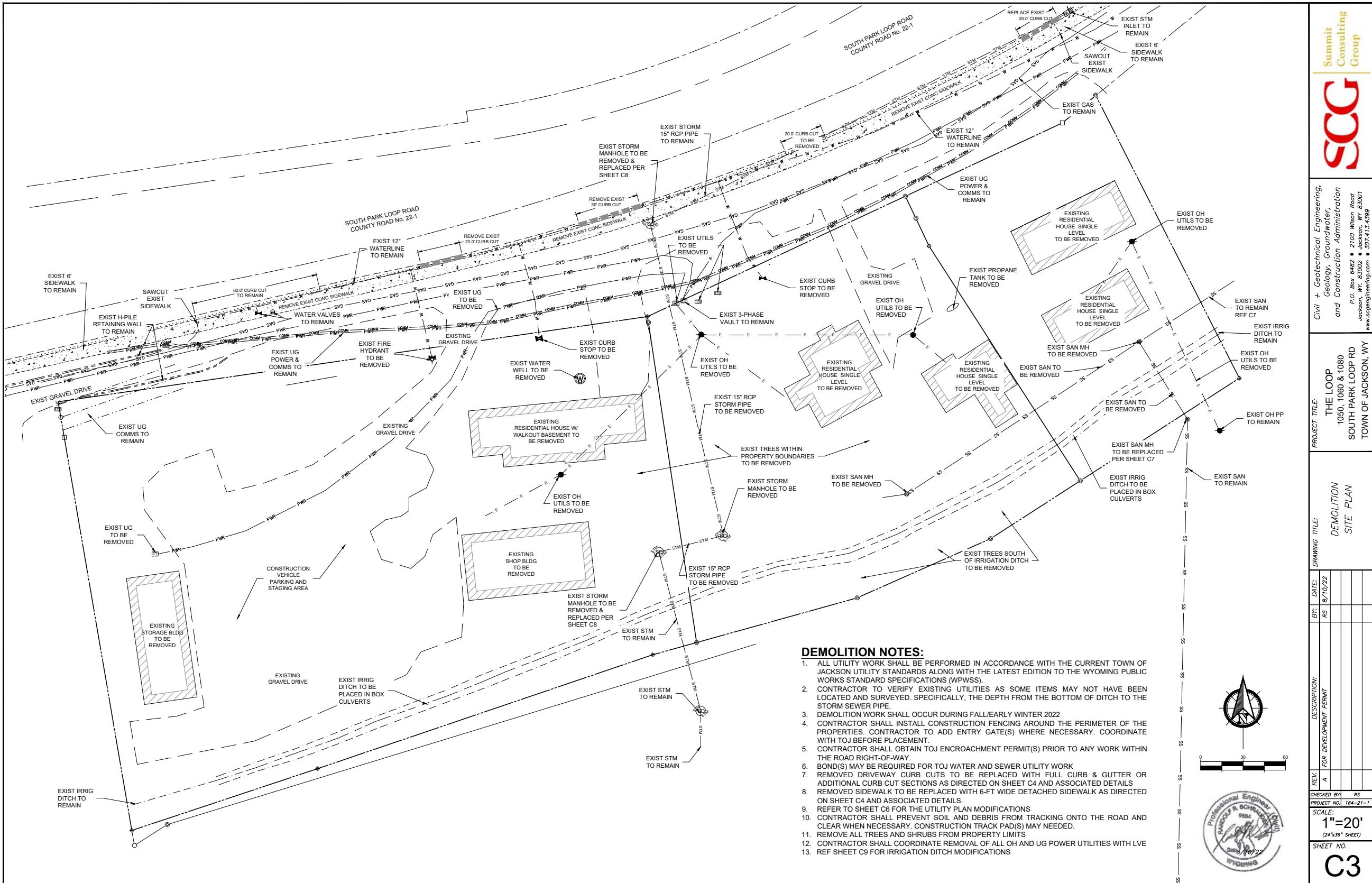
## SURVEY



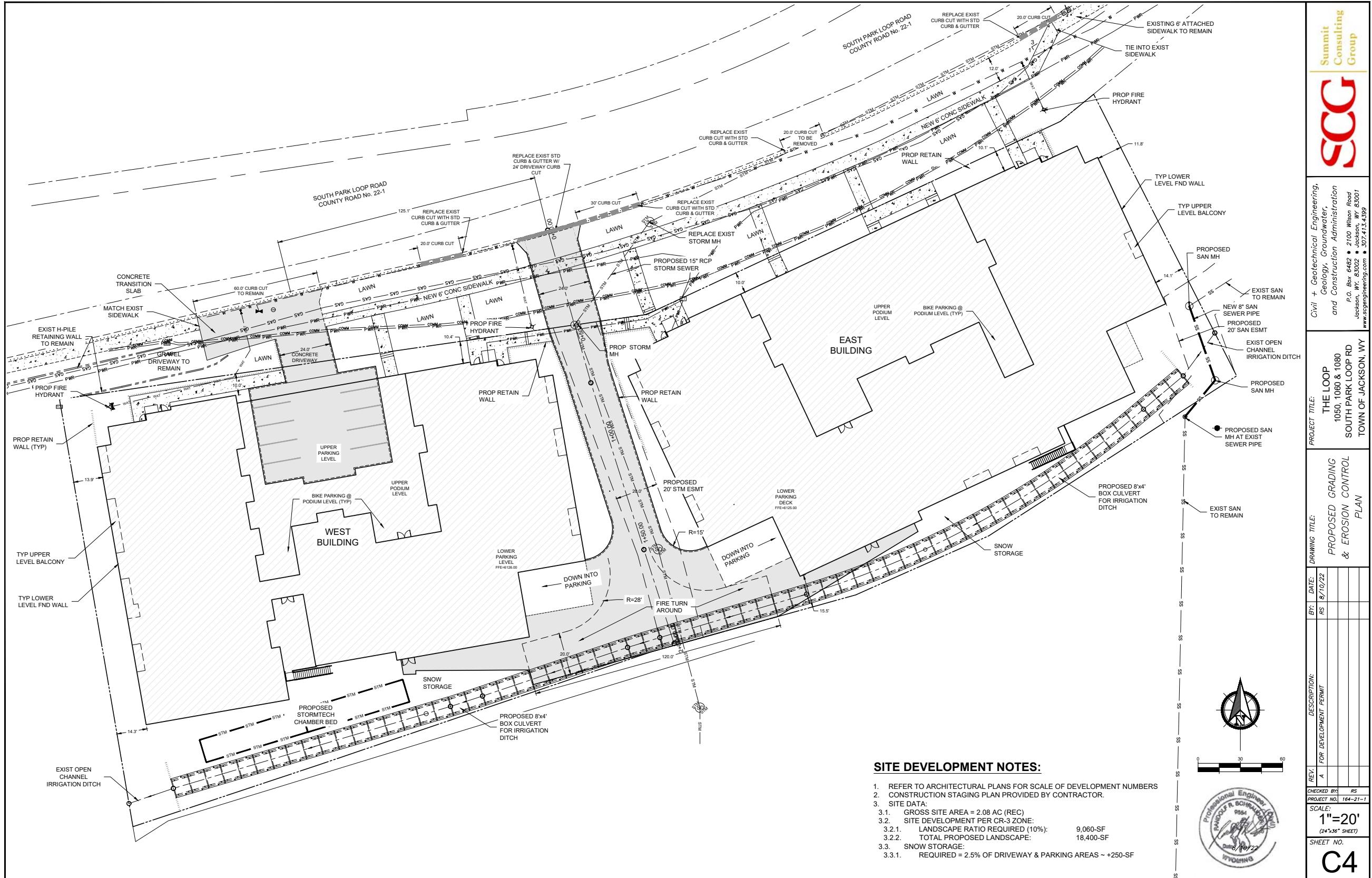
## SURVEY



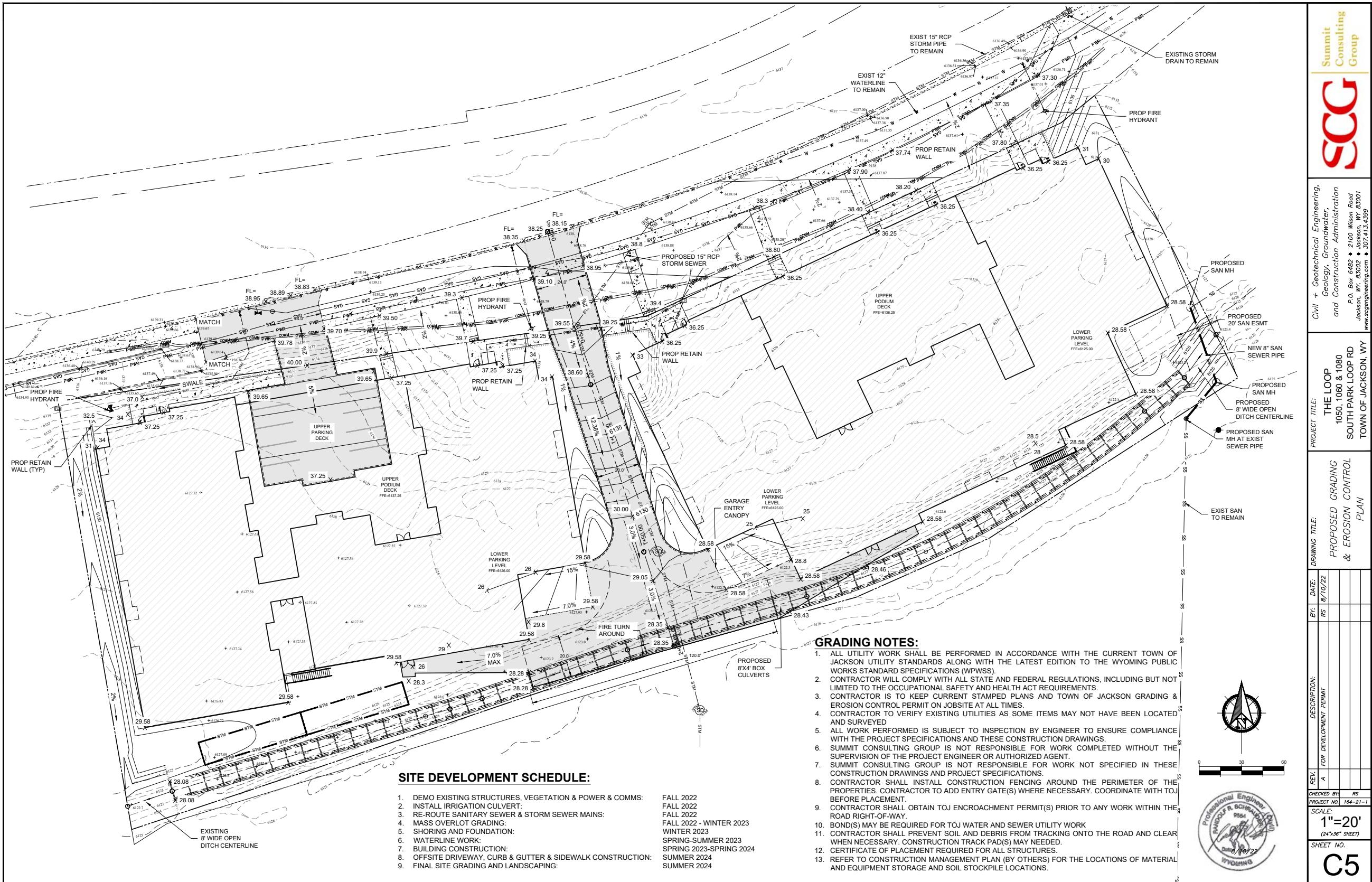
## SURVEY



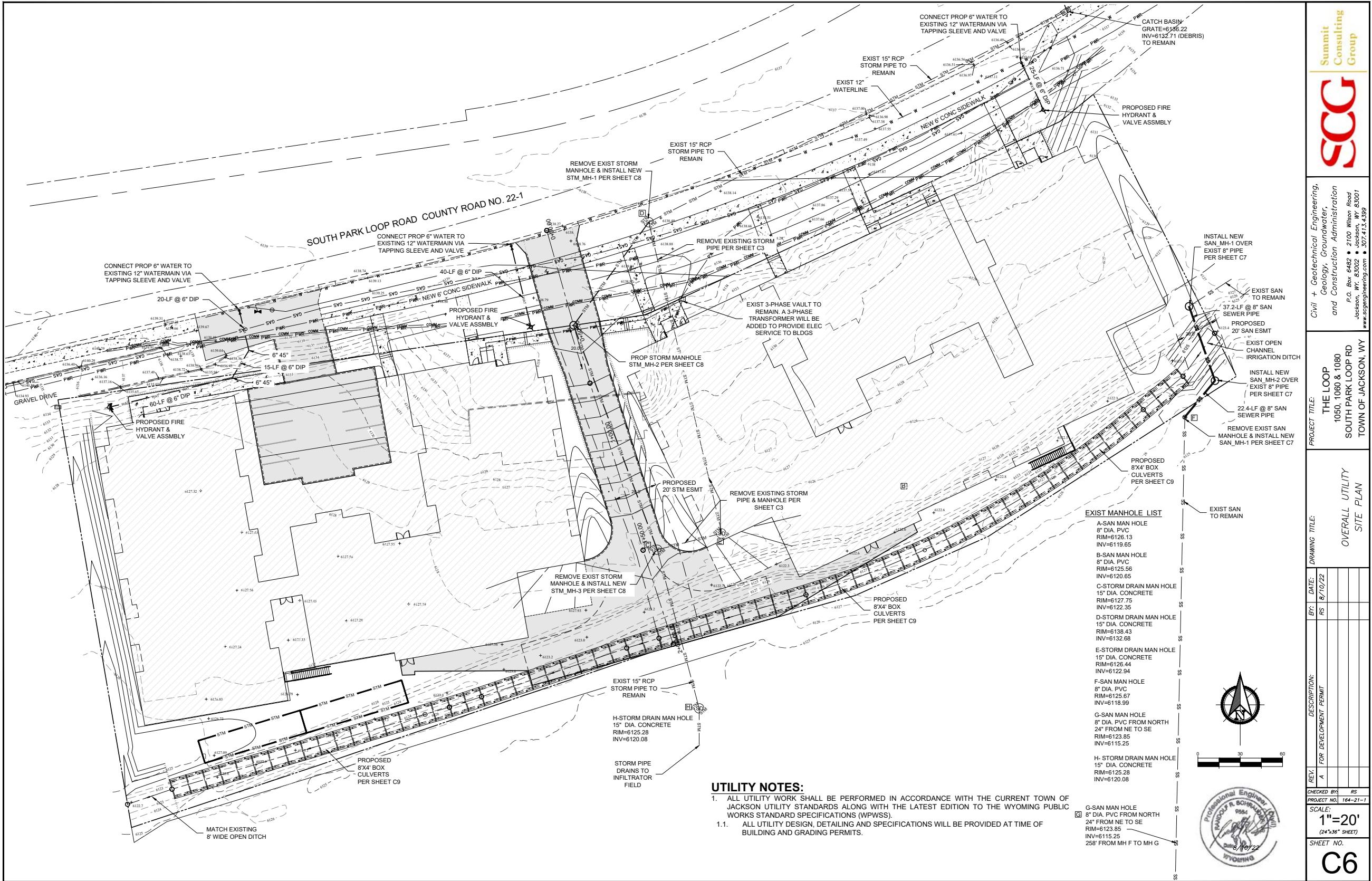
## SITE PLAN



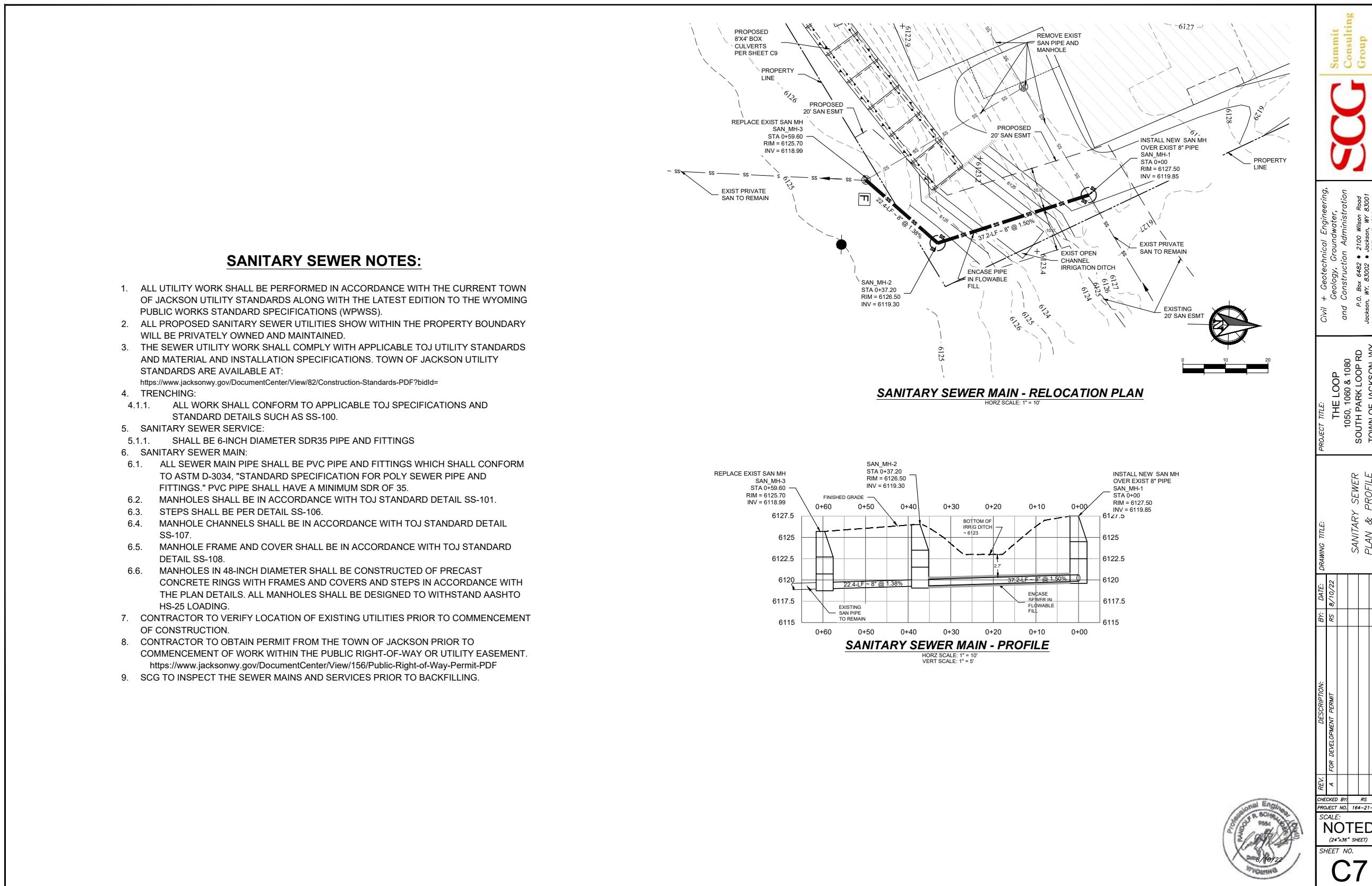
## GRADING



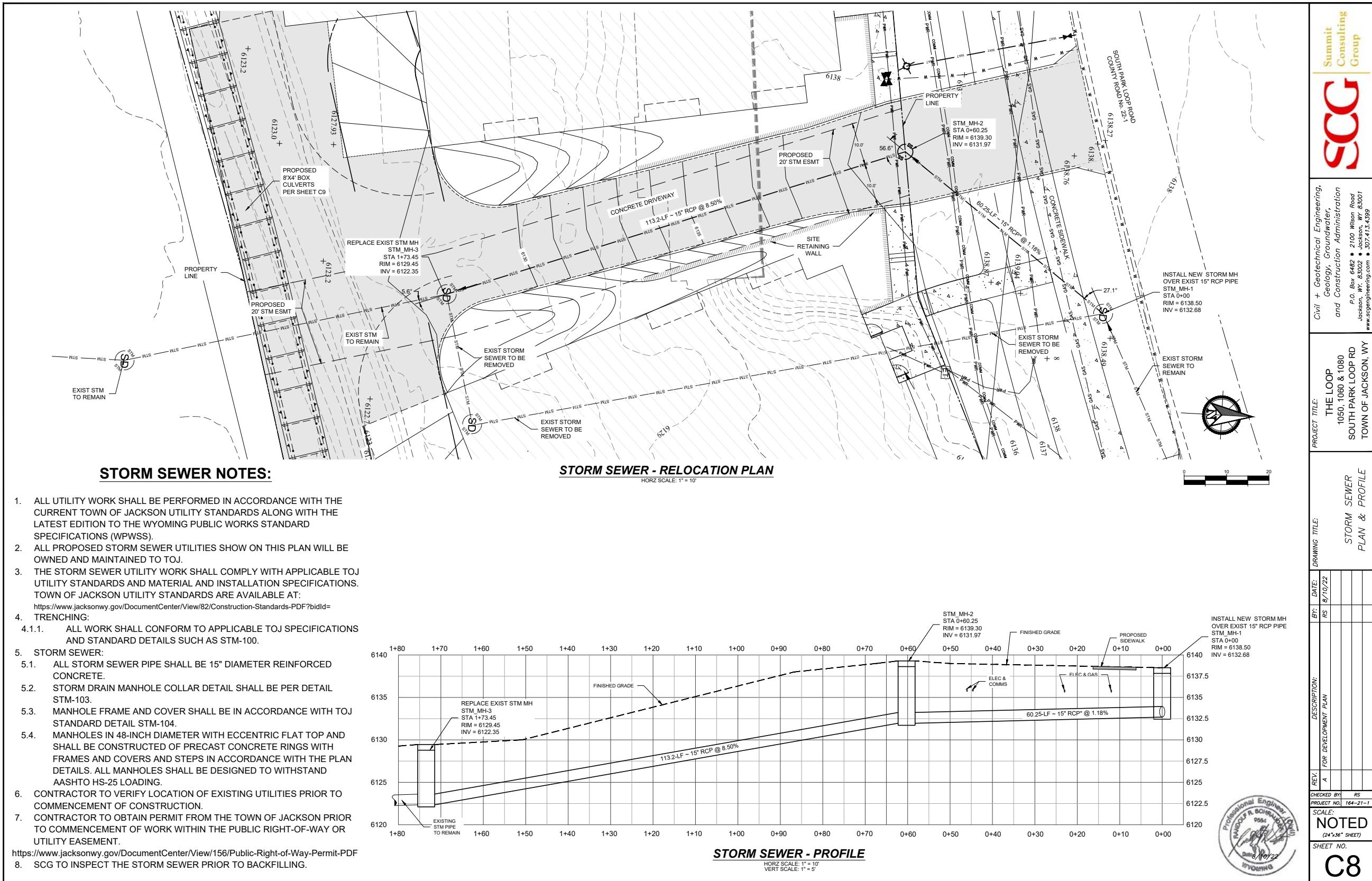
## OVERALL UTILITY SITE PLAN



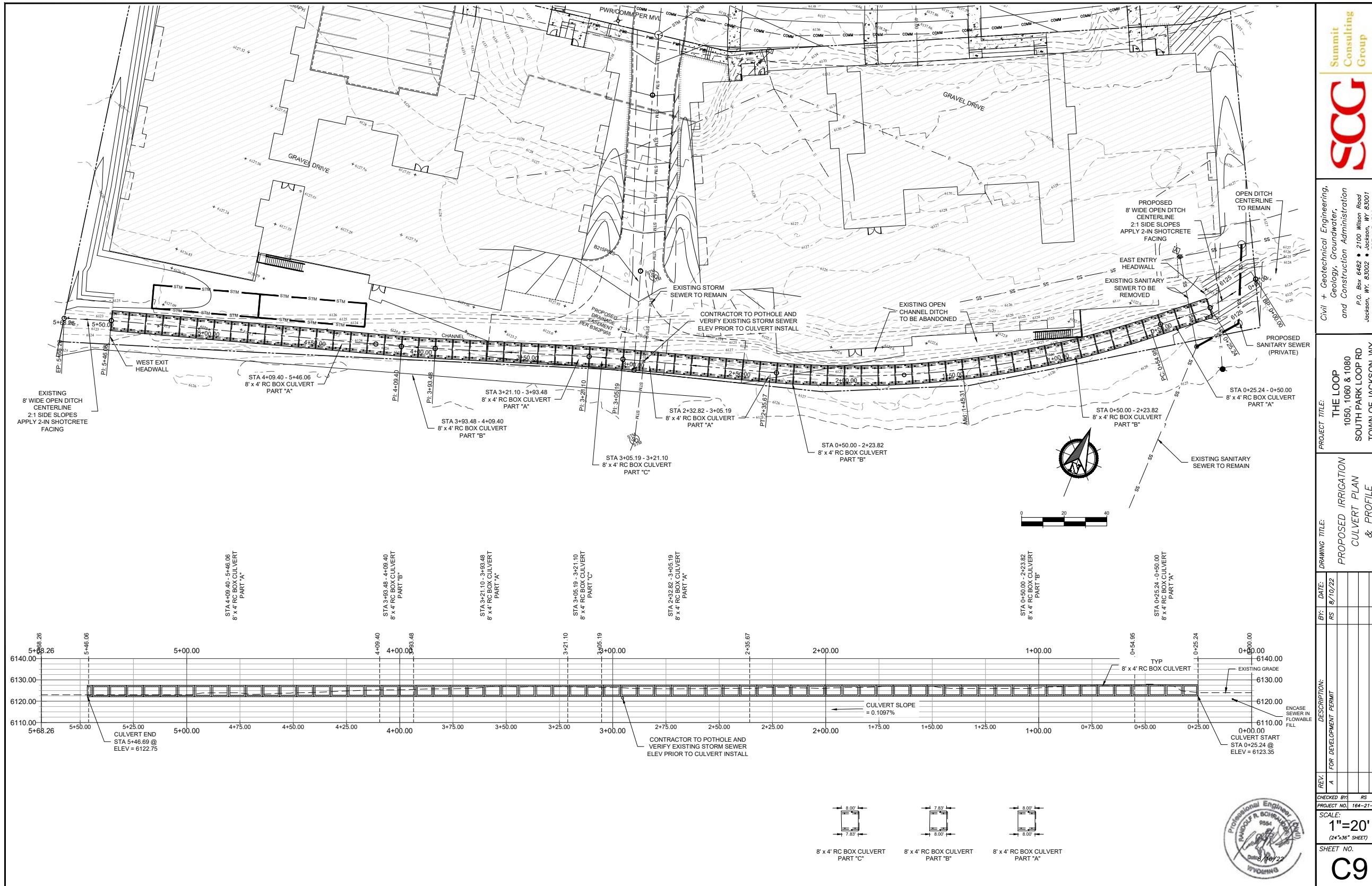
## SANITARY SEWER PLAN



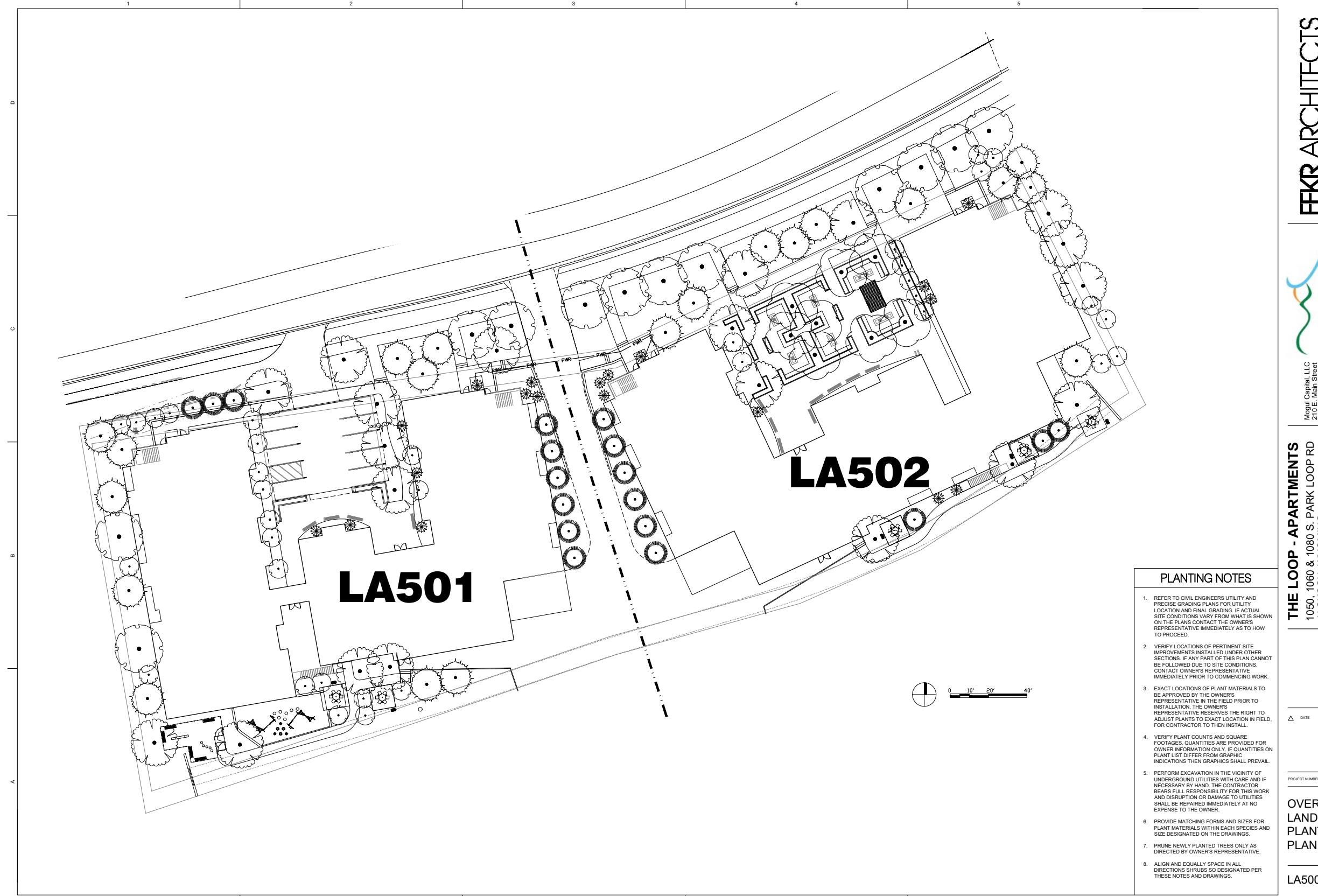
## STORM SEWER PLAN



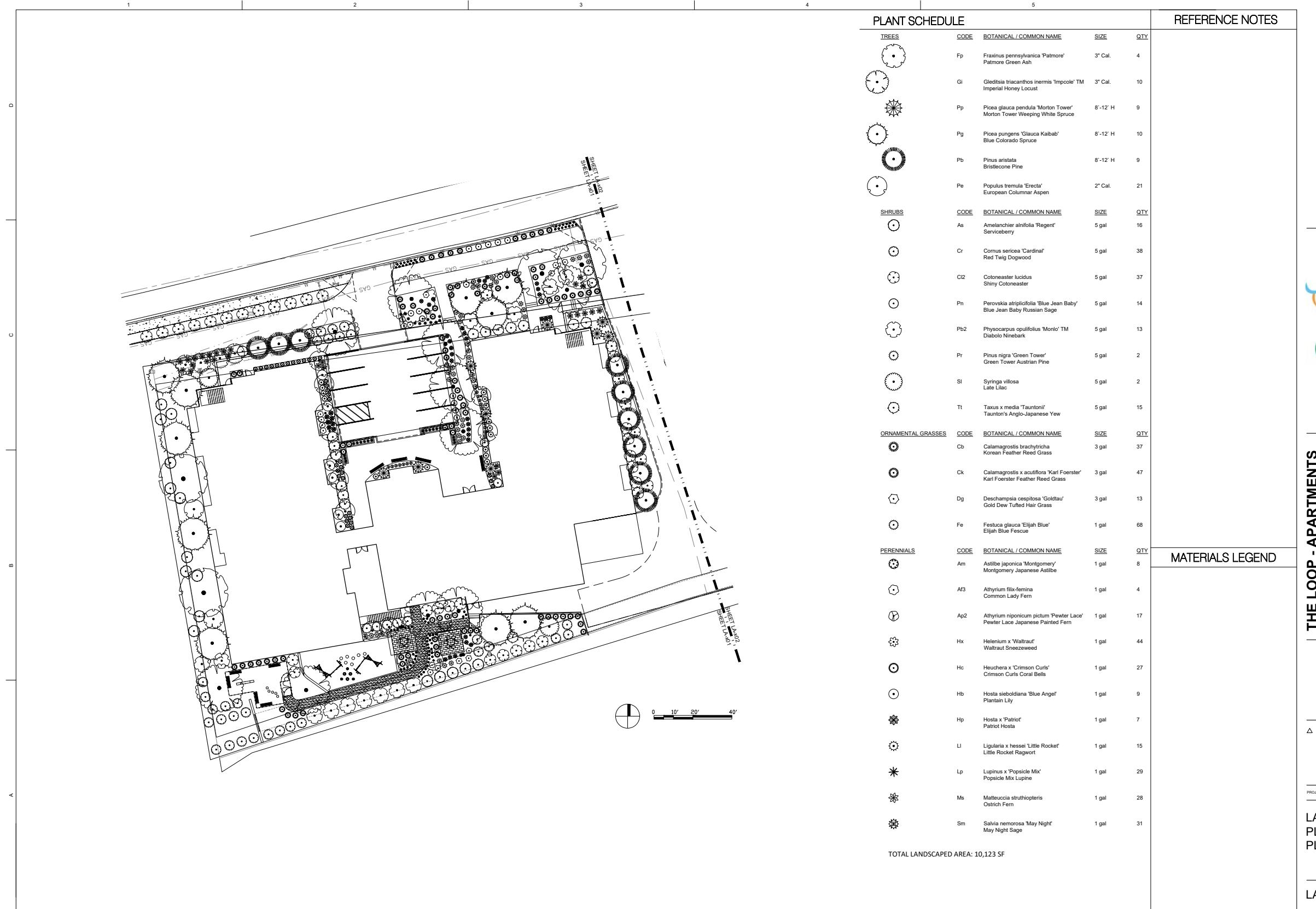
## PROPOSED IRRIGATION CULVERT PLAN







## SITE - ENGINEERS REPORT - LANDSCAPE PLANS



**FFKR ARCHITECTS**  
700 South Avenue, Salt Lake City, Utah 84104  
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 MOGUL CAPITAL

**THE LOOP - APARTMENTS**  
1050, 1060 & 1080 S. PARK LOOP RD  
JACKSON, WYOMING

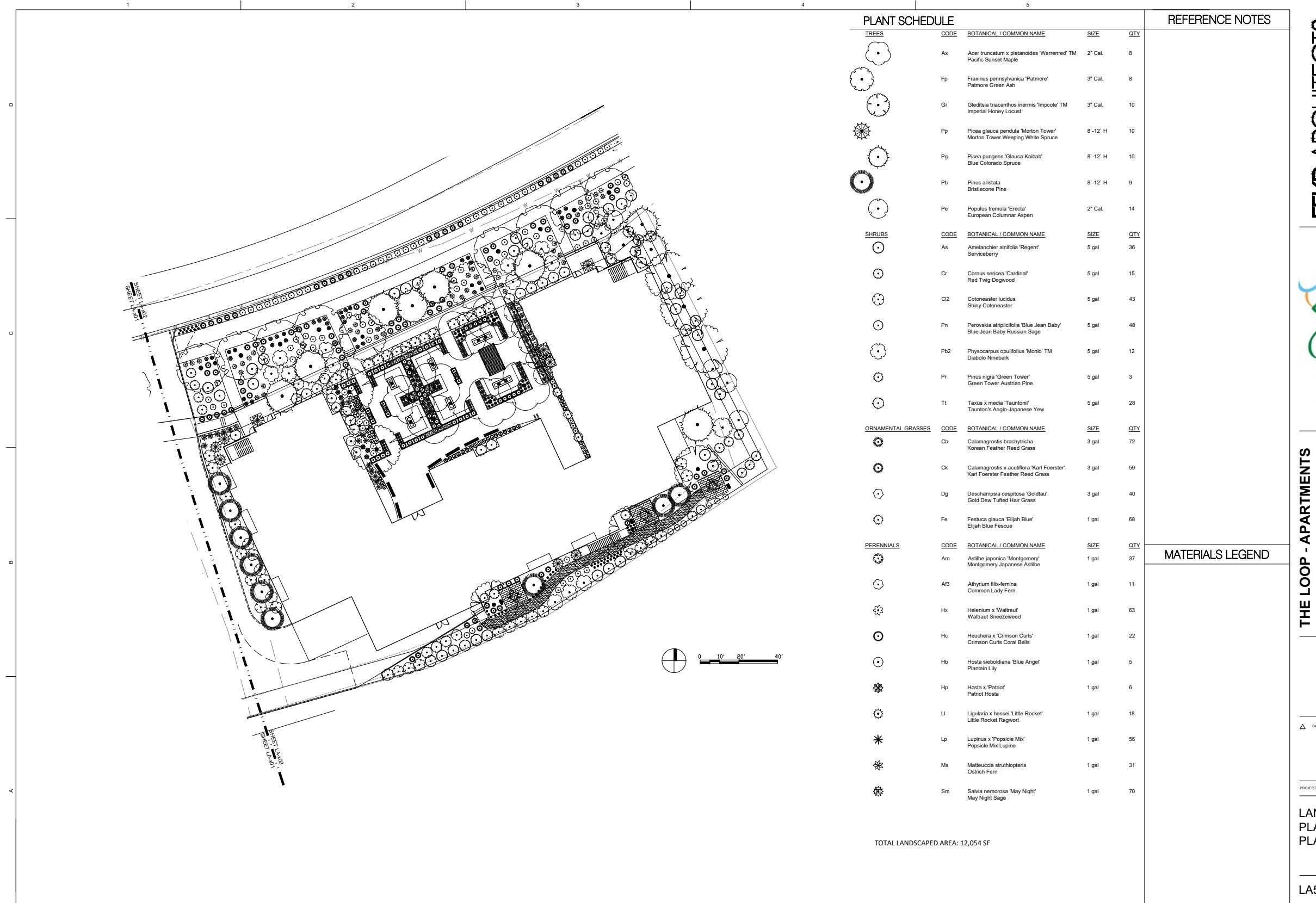
DATE: REVISION

PROJECT NUMBER: -

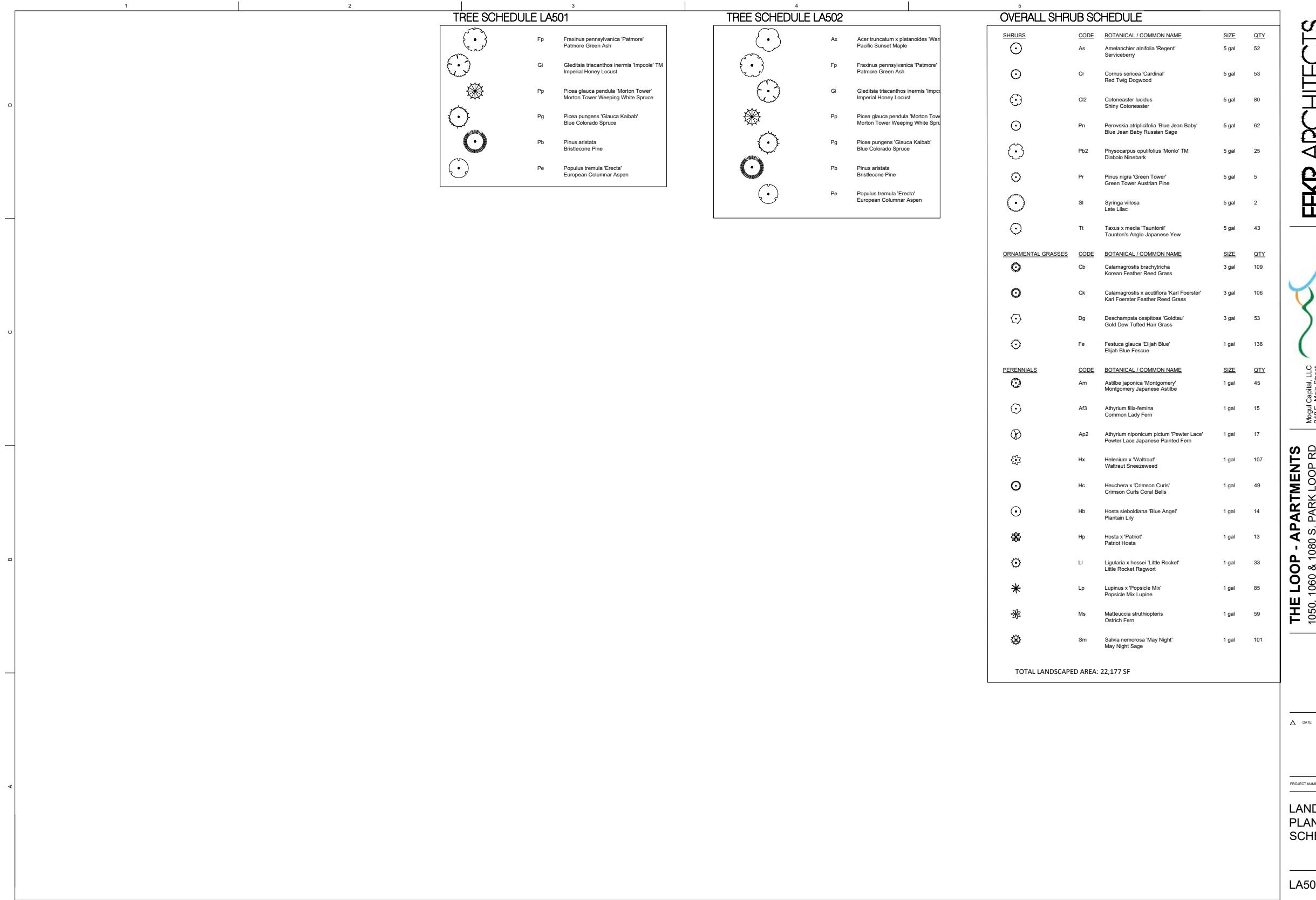
LANDSCAPE  
PLANTING  
PLAN

LA501

## SITE - ENGINEERS REPORT - LANDSCAPE PLANS

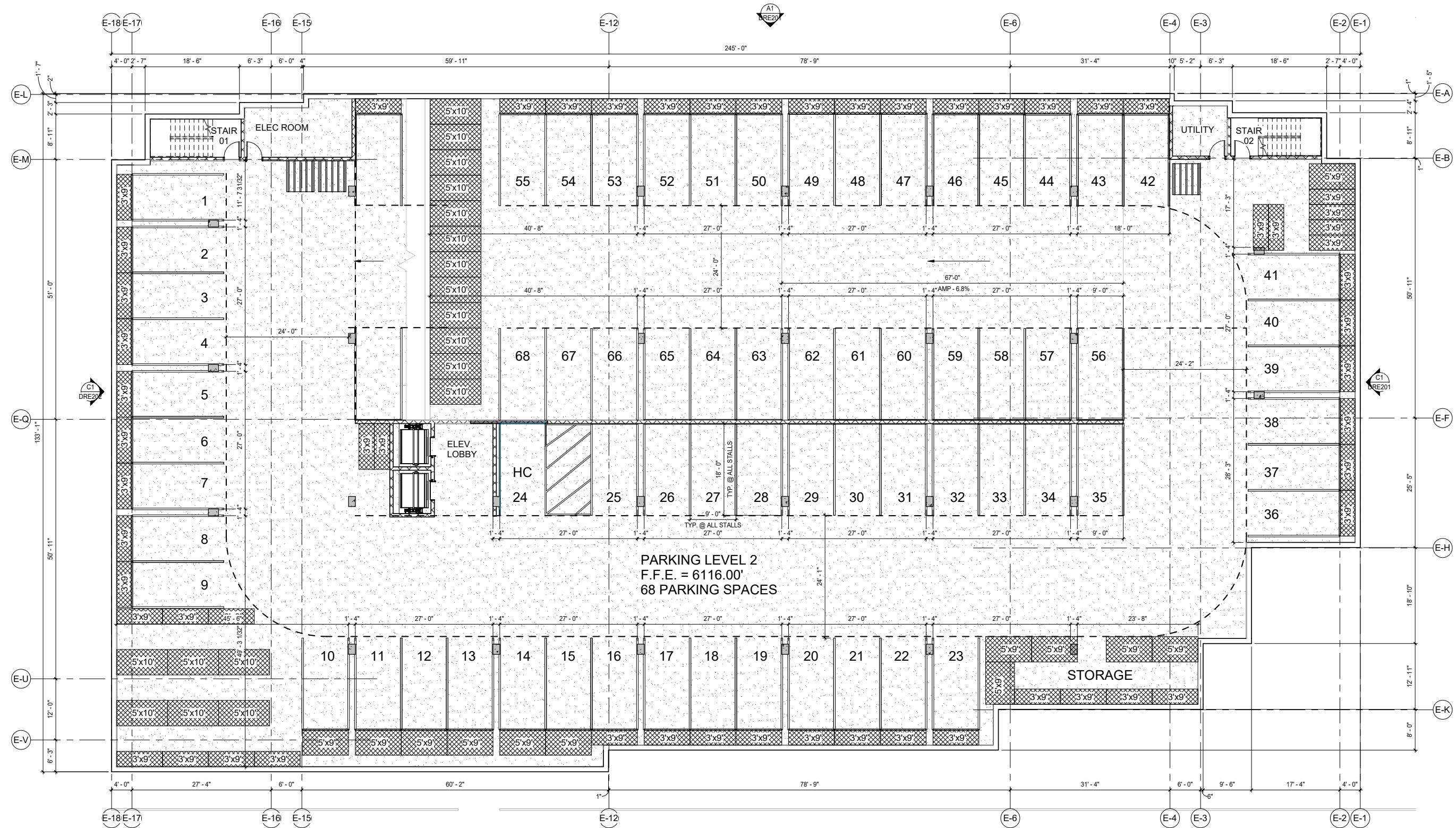


## SITE - ENGINEERS REPORT - LANDSCAPE PLANS

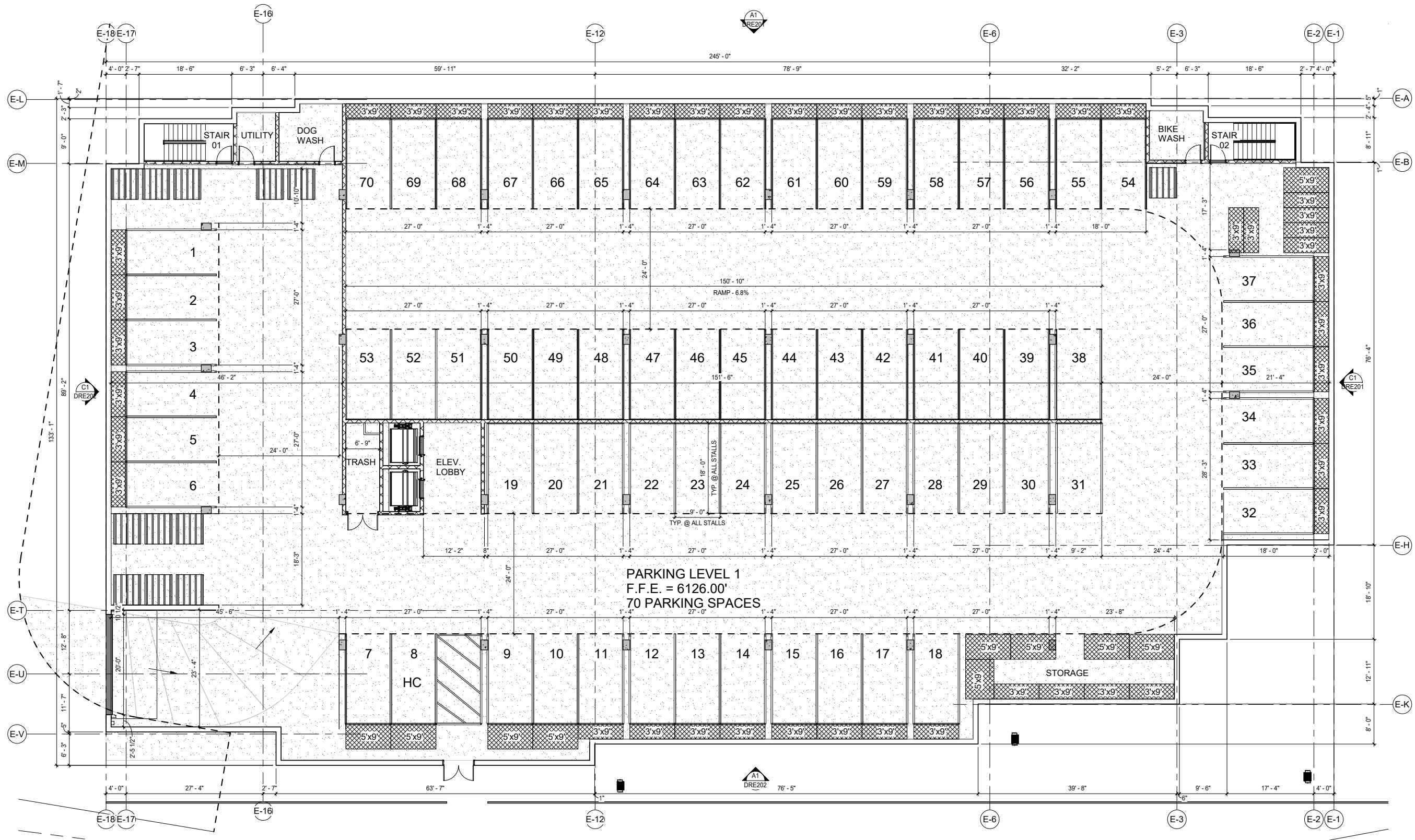


# SECTION THREE BUILDING

## BUILDING - PLANS - EAST GARAGE LEVEL 02



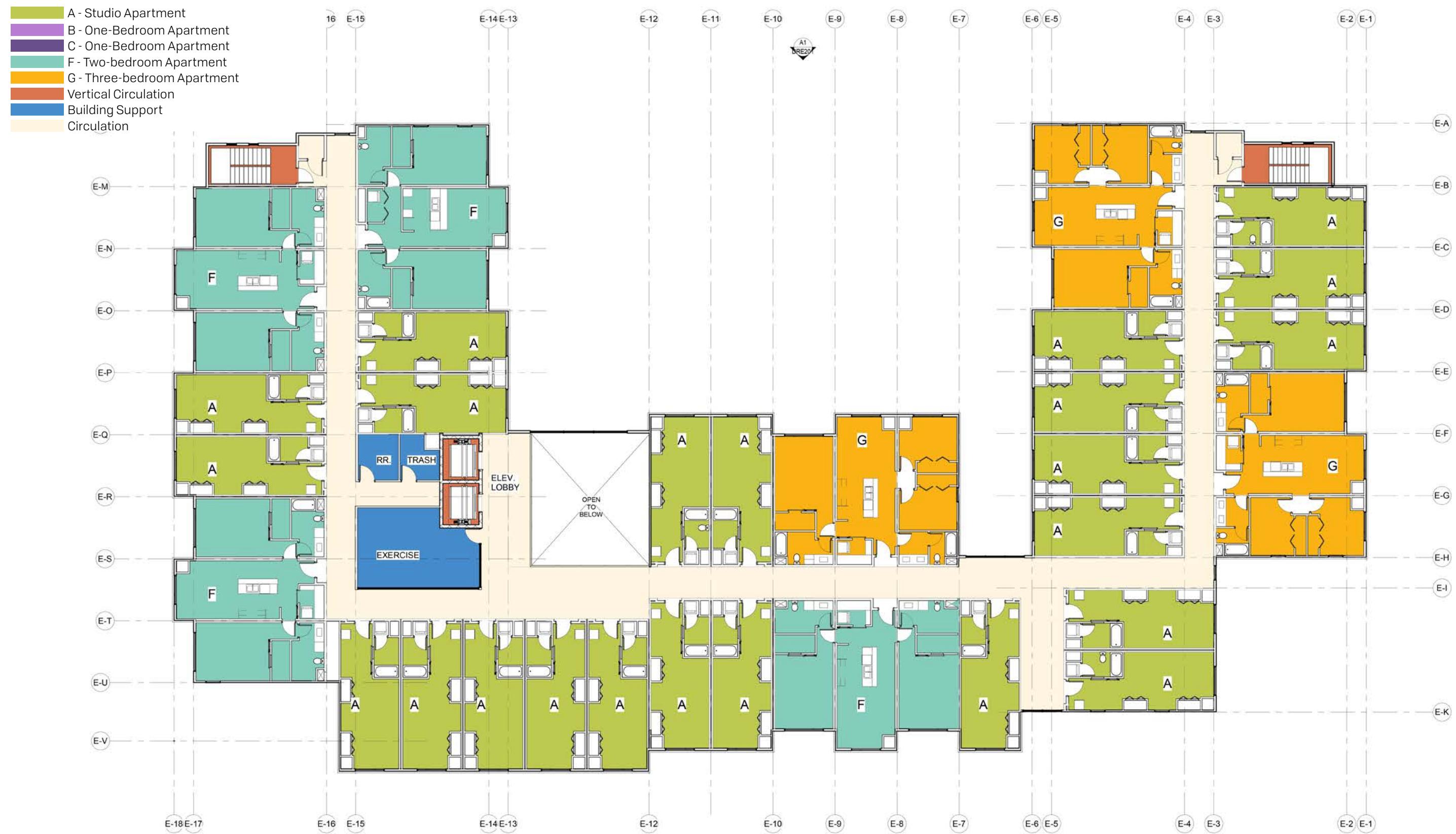
BUILDING - PLANS - EAST GARAGE LEVEL 01



## BUILDING - PLANS - EAST LEVEL 01 FLOOR PLAN



## BUILDING - PLANS - EAST LEVEL 02 FLOOR PLAN



## BUILDING - PLANS - EAST LEVEL 03 FLOOR PLAN



## **BUILDING - PLANS - EAST LEVEL 04 FLOOR PLAN**



## BUILDING - ELEVATIONS - EAST BUILDING - NORTH ELEVATION

## EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	ARCTIC WHITE	JAMES HARDIE
C	FIBER CEMENT	IRON GRAY	JAMES HARDIE
D	METAL	DESERT ORE	PAC-CLAD
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	VINYL	MATT BLACK	TBD
G	METAL	MATT GREY	TBD
H	CONCRETE	CONCRETE	NA



## BUILDING - ELEVATIONS - EAST BUILDING - SOUTH ELEVATION



## BUILDING - ELEVATIONS - EAST BUILDING - EAST ELEVATION



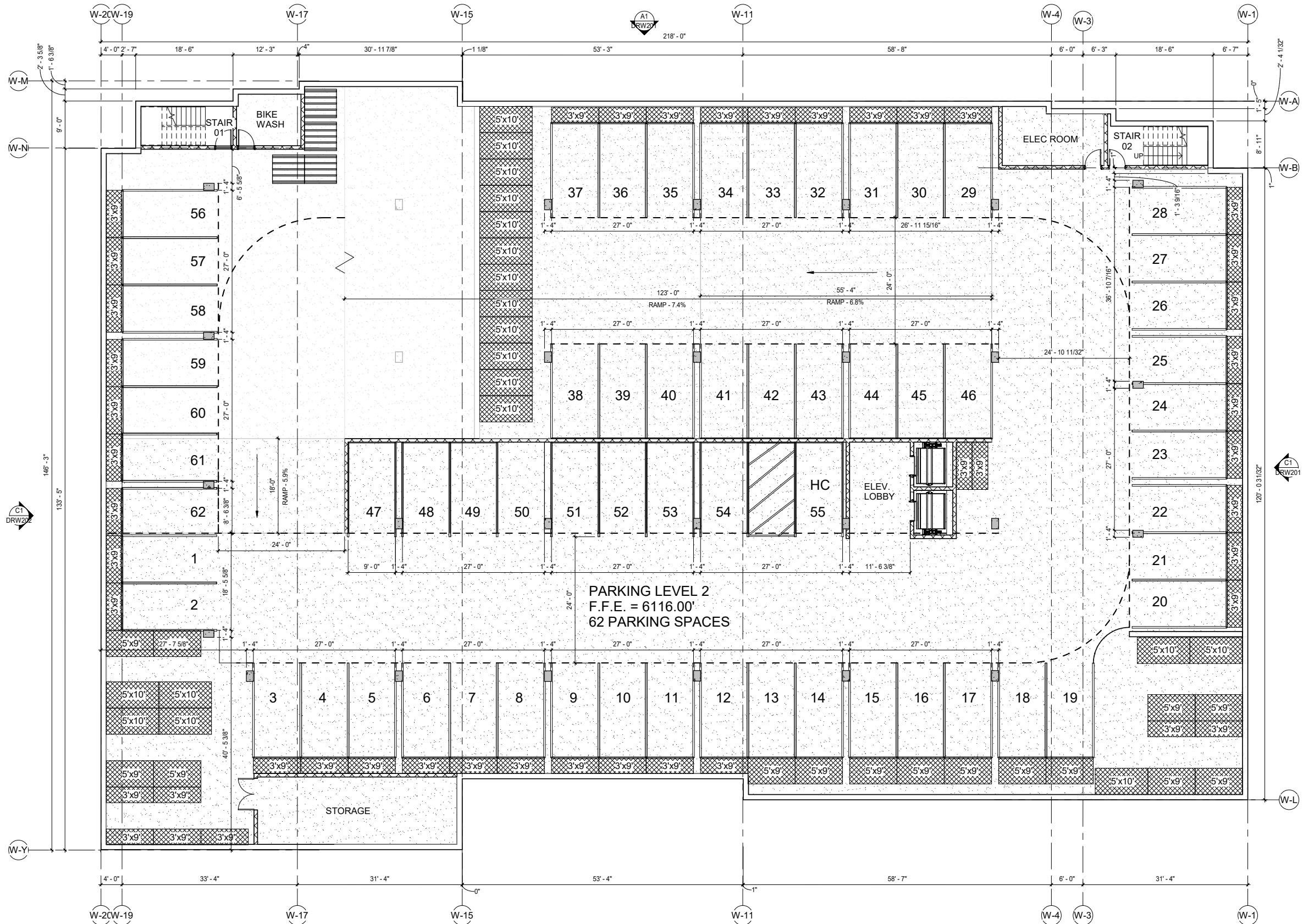
## BUILDING - ELEVATIONS - EAST BUILDING - WEST ELEVATION



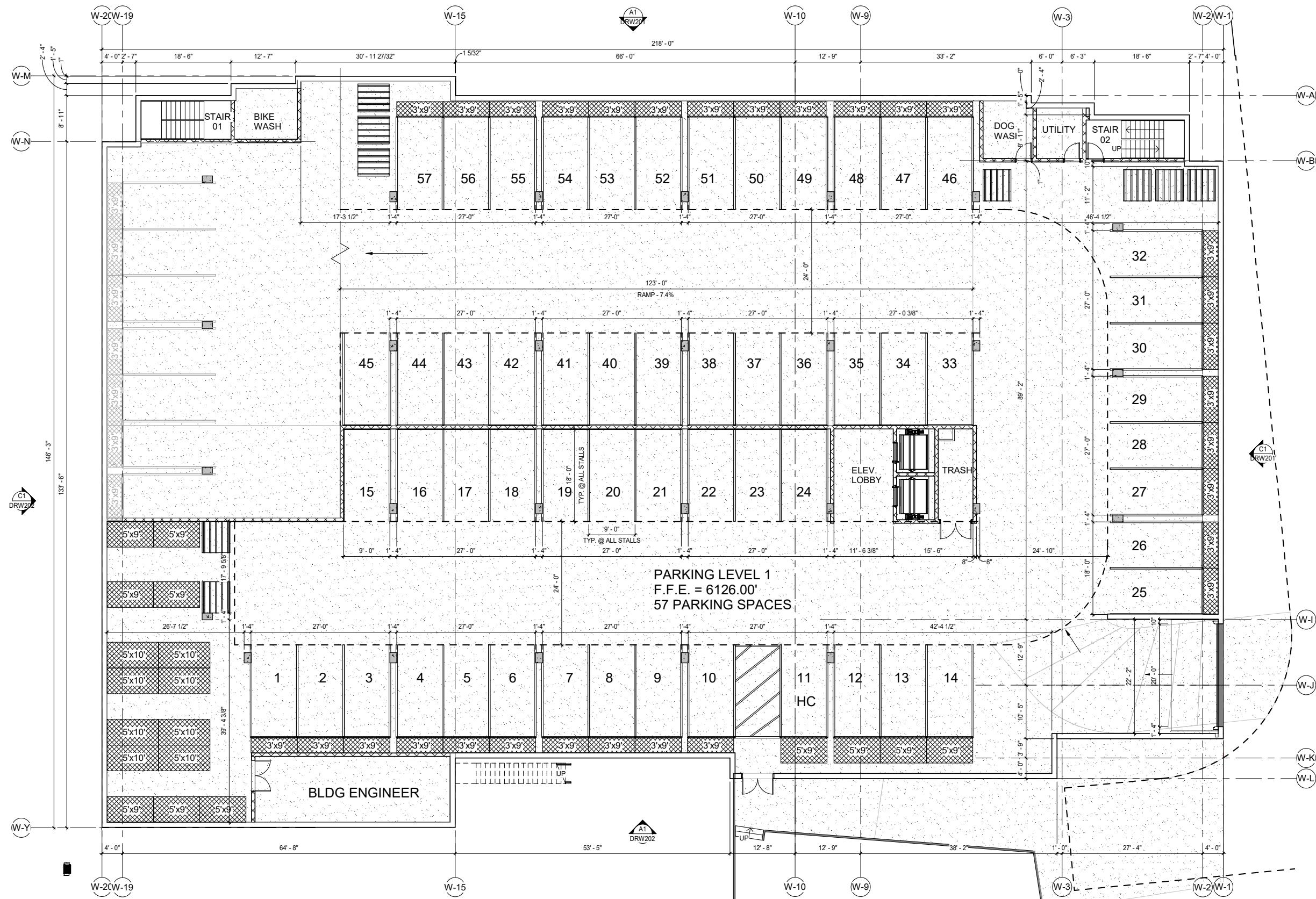
BUILDING - ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING



## BUILDING - PLANS - WEST GARAGE LEVEL 02



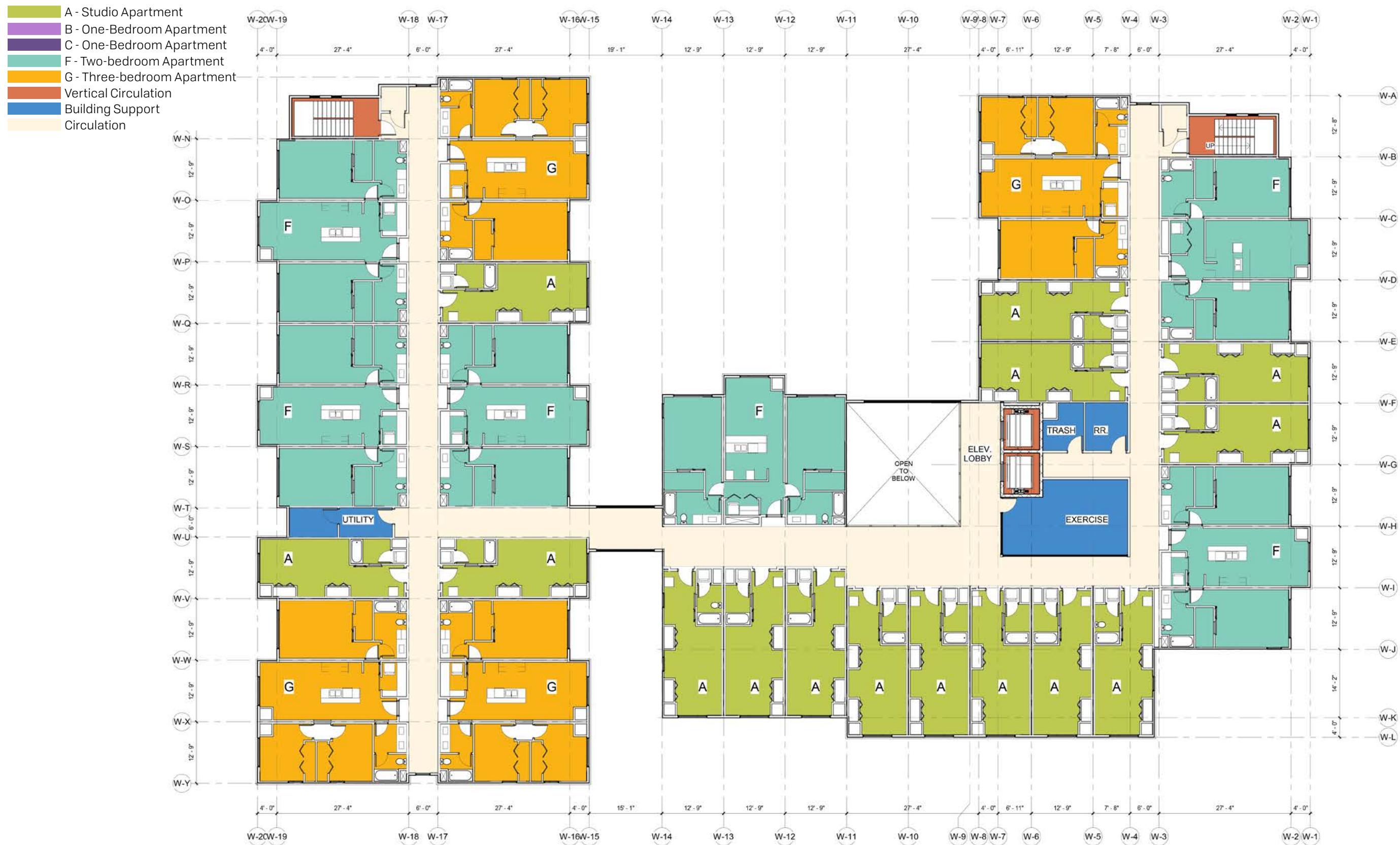
BUILDING - PLANS - WEST GARAGE LEVEL 01



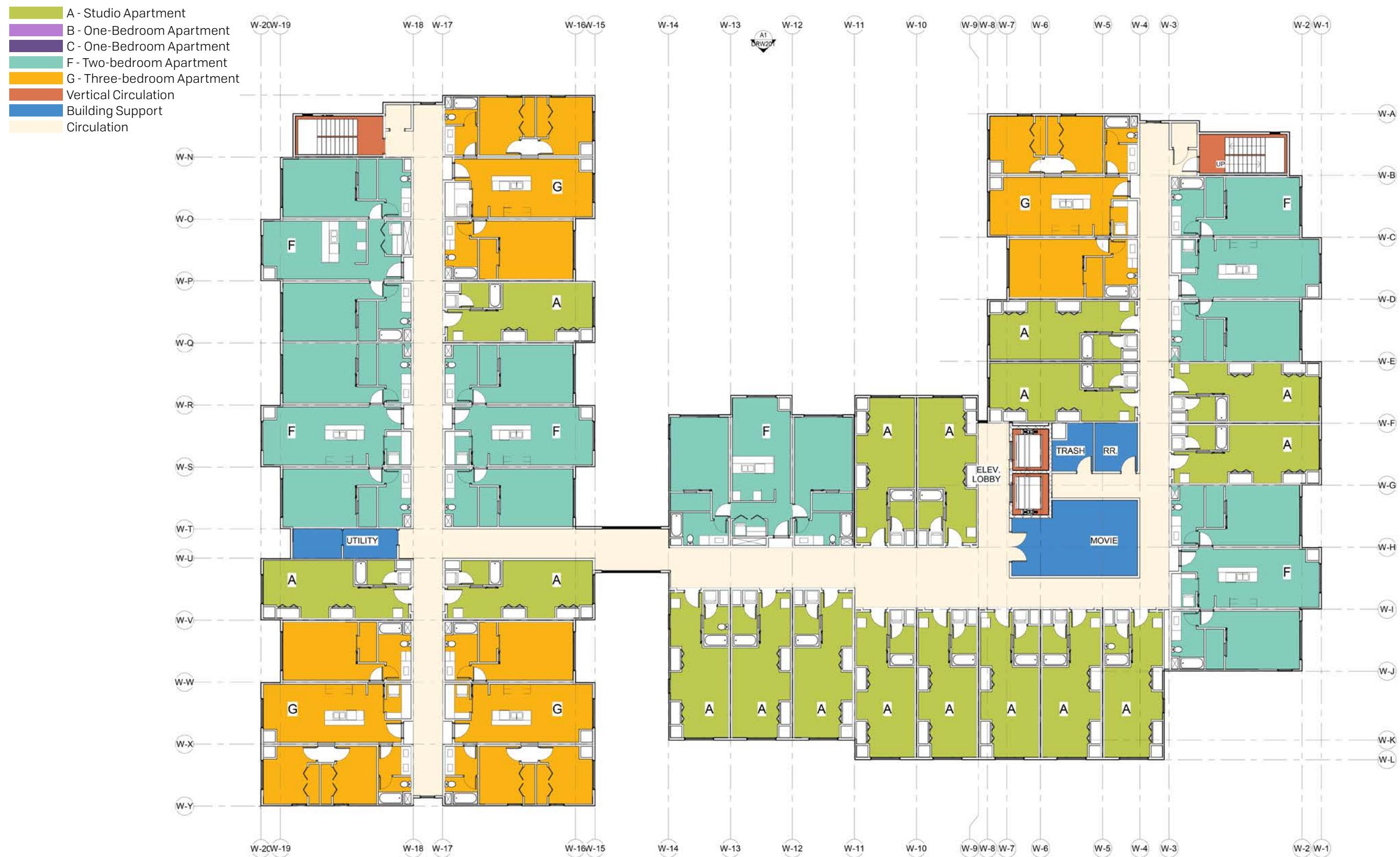
## BUILDING - PLANS - WEST LEVEL 01 FLOOR PLAN



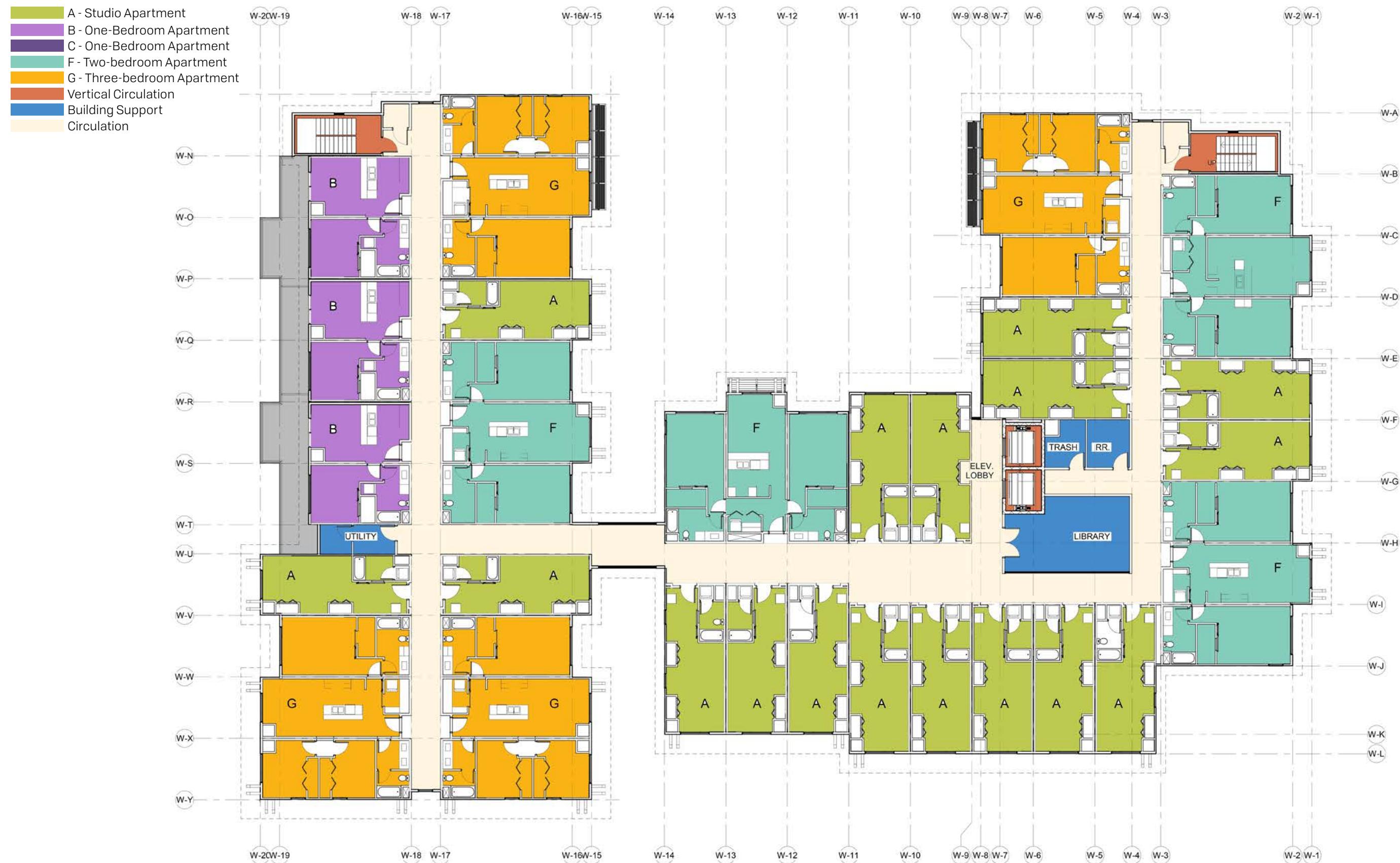
## BUILDING - PLANS - WEST LEVEL 02 FLOOR PLAN



## BUILDING - PLANS - WEST LEVEL 03 FLOOR PLAN



## BUILDING - PLANS - WEST LEVEL 04 FLOOR PLAN



## BUILDING - ELEVATIONS - WEST BUILDING - NORTH ELEVATION



## BUILDING - ELEVATIONS - WEST BUILDING - SOUTH ELEVATION



## BUILDING - ELEVATIONS - WEST BUILDING - EAST ELEVATION



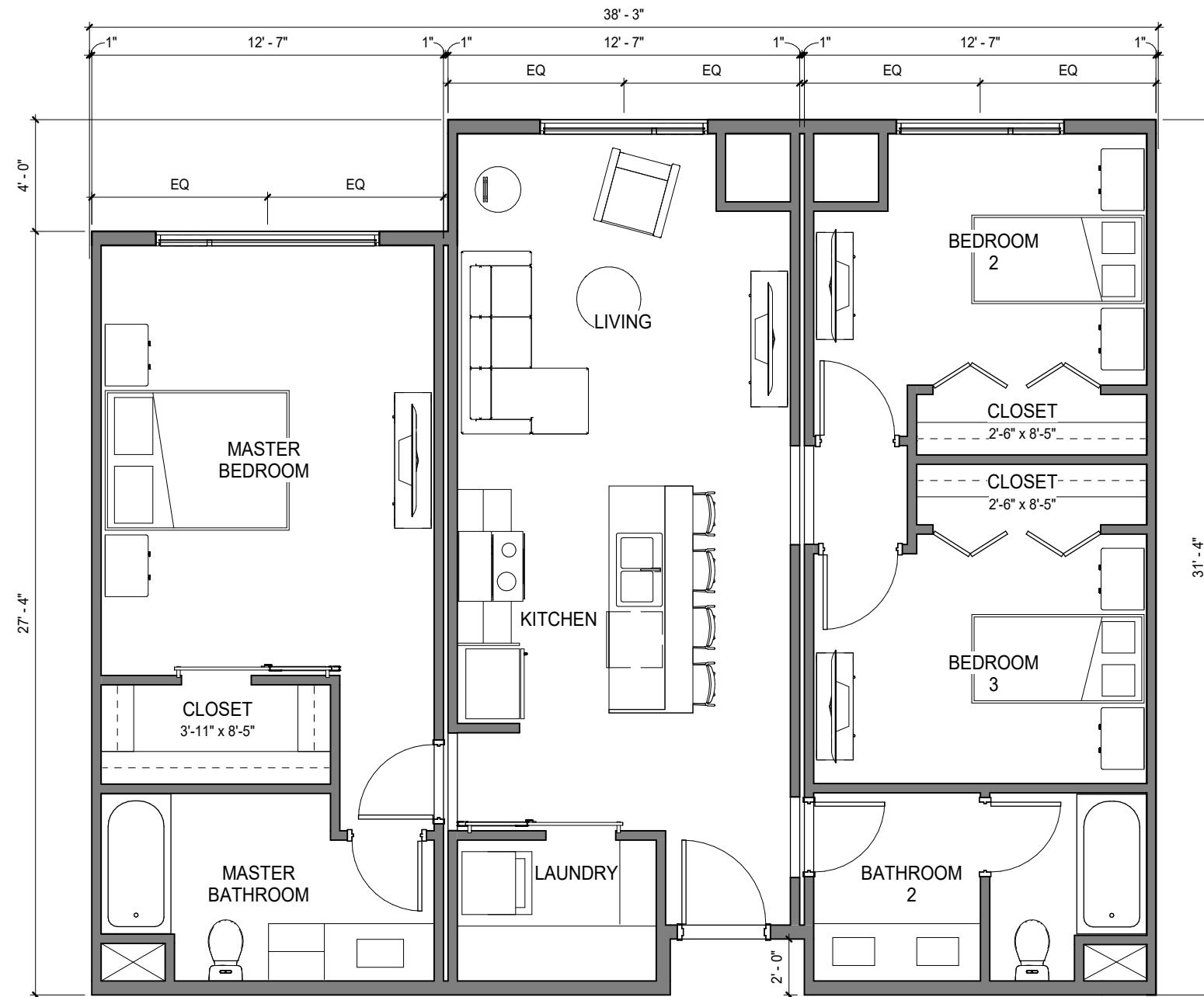
## BUILDING - ELEVATIONS - WEST BUILDING - WEST ELEVATION



## BUILDING - ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING

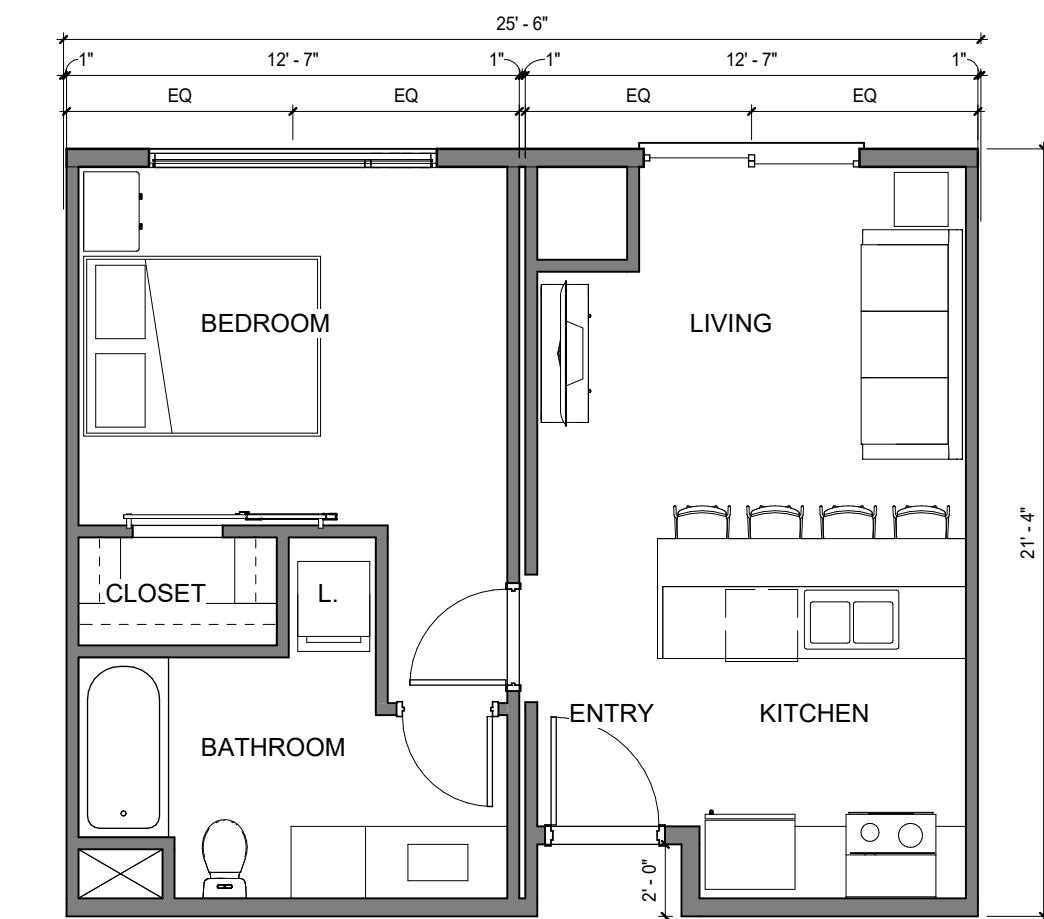


## BUILDING - PLANS - UNITS



ENLARGED UNIT TYPE "G" FLOOR PLAN

SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "B" FLOOR PLAN

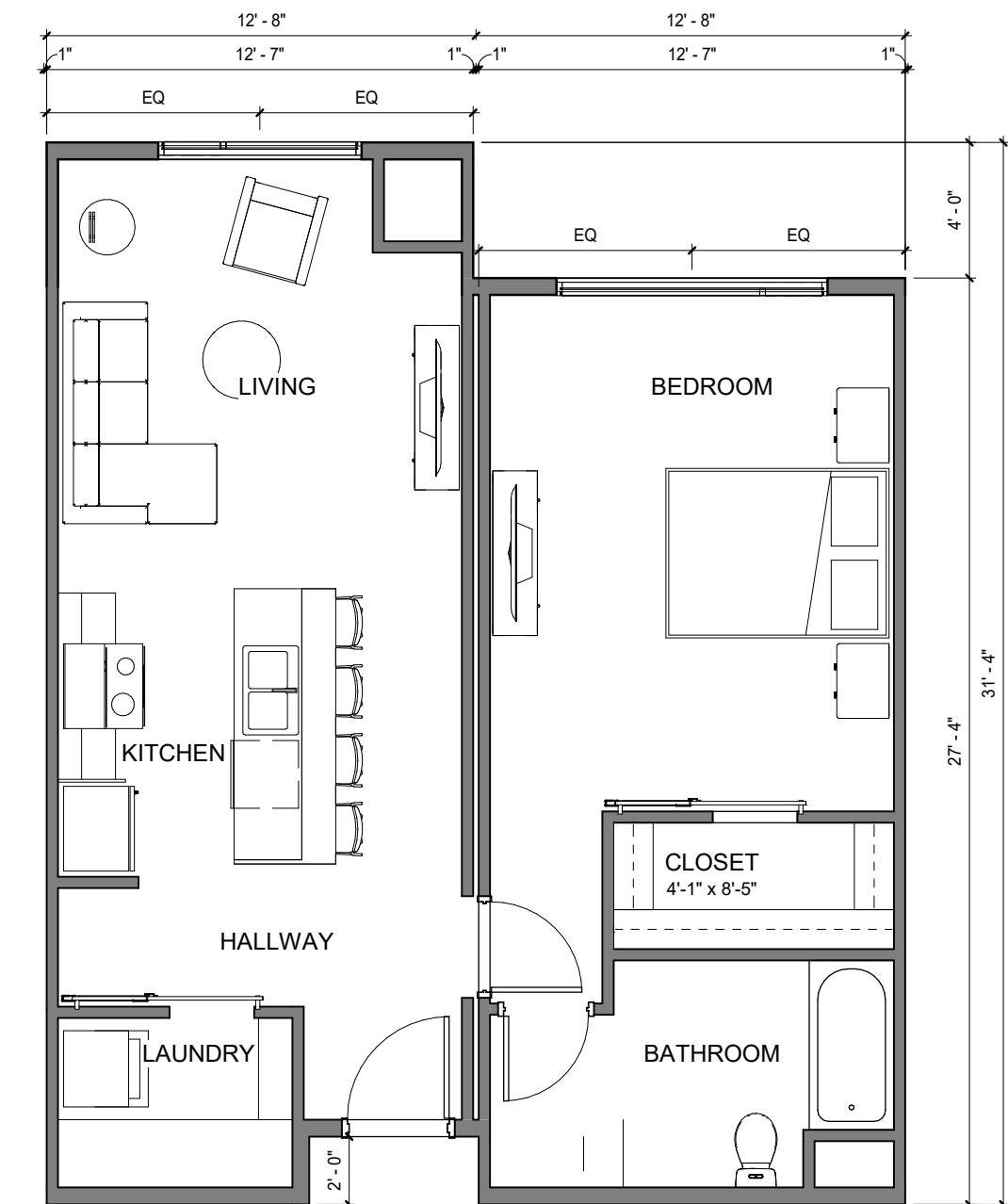
SCALE: 1/4" = 1'-0"

## BUILDING - PLANS - UNITS



ENLARGED UNIT TYPE "F" FLOOR PLAN

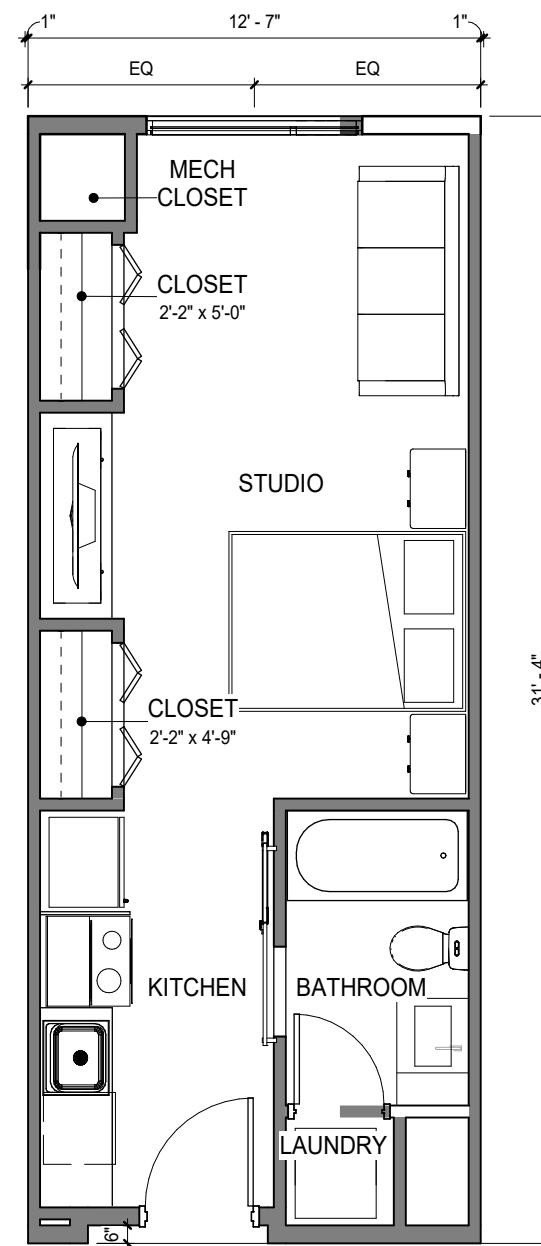
SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "C" FLOOR PLAN

SCALE: 1/4" = 1'-0"

## BUILDING - PLANS - UNITS



ENLARGED UNIT TYPE "A" FLOOR PLAN

SCALE: 1/4" = 1'-0"

## BUILDING - PLANS - SITE ADJACENCIES



## BUILDING - PLANS - RENDERINGS



1 2D CONCEPTUAL ELEVATION AT SOUTH PARK LOOP ROAD  
SCALE: 1/32" = 1'-0"

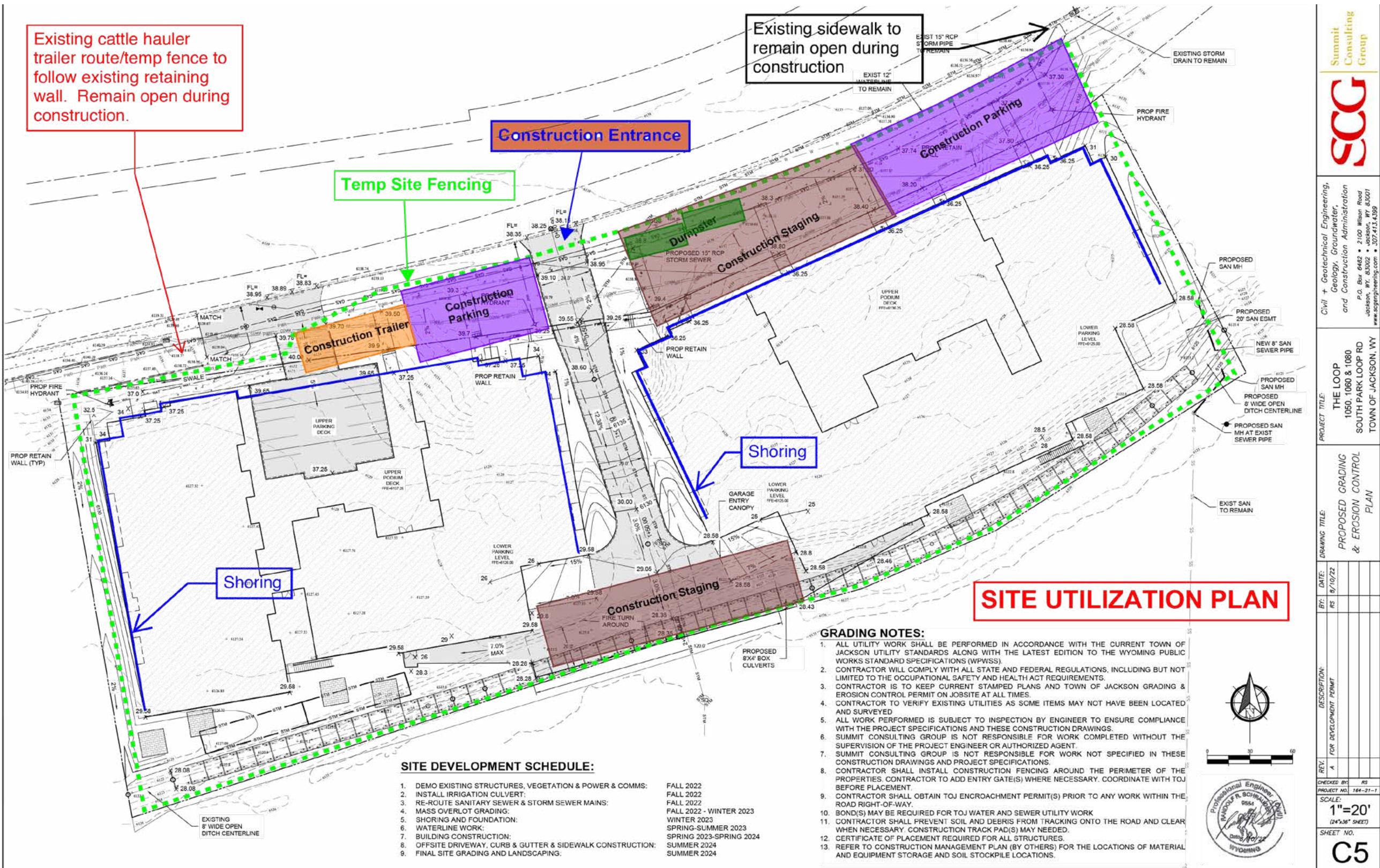
## BUILDING - BUILDING HEIGHT



A1

## BUILDING HEIGHT - SECTION AT DRIVEWAY

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



## ENGINEERS REPORT - TRAFFIC IMPACTS

**THE FOLLOWING TRAFFIC IMPACT STUDY IS AN  
EXECUTIVE SUMMARY ONLY**

**SEE APPENDIX FOR THE FULL REPORT**



# The Loop

## Traffic Impact Study



## Jackson, Wyoming

April 26, 2022

UT21-2075



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1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343  
www.halesengineering.com

## ENGINEERS REPORT - TRAFFIC IMPACTS



**Jackson - The Loop**  
Traffic Impact Study

### EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed The Loop development located in Jackson, Wyoming. The Loop development is located on the south side of Park Loop Road, just west of the Gregory Lane / Park Loop Road intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for Existing (2022) background and Future (2023) conditions, with and without the proposed project, and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

**Table ES-1: Peak Hour Level of Service Results**

Intersection	Level of Service					
	Existing (2022)		Future (2023)			
	Background		Background		Plus Project	
	AM	PM	AM	PM	AM	PM
1 South Park Loop Road / U.S. 89	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
2 Gregory Lane / South Park Loop Road	<b>b</b>	<b>b</b>	<b>c</b>	<b>b</b>	<b>c</b>	<b>c</b>
3 Access 1 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>
4 Access 2 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>
5 Access 3 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)  
 2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, April 2022

**Table ES-2: Recommended Storage Length**

Intersection	Recommended Storage Lengths (feet)											
	Northbound				Southbound				Eastbound		Westbound	
	LT		RT		LT		RT		LT		RT	
	E	P	E	P	E	P	E	P	E	P	E	P
1 South Park Loop Road / U.S. 89	100	-	-	-	165	<b>200</b>	150	<b>200</b>	150	<b>275</b>	-	-
2 Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	75	<b>100</b>

1. Storage lengths are based on 2023 95th percentile queue lengths and do not include required deceleration / taper distances  
 2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2022

## ENGINEERS REPORT - TRAFFIC IMPACTS



**Jackson - The Loop**  
Traffic Impact Study

### SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

#### Project Conditions

- The development will consist of 206 residential apartment units.
- The project is anticipated to generate approximately 936 weekday daily trips, including 80 trips in the morning peak hour, and 82 trips in the evening peak hour.

2022	Background	
Findings	<ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> </ul>	
2023 (Opening Day)	Background	Plus Project
Findings	<ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> </ul>	<ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> <li>• The City could consider adding a westbound left-turn lane to turn into the middle project access if South Park Loop Road is widened at a future date. However, this turn lane was not assumed for the analysis, and the LOS at each intersection was acceptable as-is.</li> </ul>

# SECTION FOUR APPENDICES



## APPENDICES TABLE OF CONTENTS

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119	HOUSING MITIGATION AND CALCULATIONS
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160	LIVABILITY STANDARDS - STUDIO

## HOUSING MITIGATION AND CALCULATIONS

### Housing Mitigation Plan

This development plan submittal has included overall unit mix plans, unit mix square footage calculations, and the housing mitigation calculator showing the breakdown and allocation of the market rate, market rate bonus, deed restricted workforce housing, and affordable workforce housing units required for the project. This new housing development will also provide future employee housing for another new development being designed and proposed in the Town of Jackson.

	CR-3	PROPOSED	COMPLIES?
<b>FAR</b>	0.4 (36,416 SF) (2:1 WORKFORCE HOUSING BONUS ALLOWED)	2:1 WORKFORCE HOUSING BONUS USED TOTAL FAR USED - 35,870 SF BONUS MARKET HOUSING - 48,563 SF WFH DEED RESTRICTED - 24,585 SF 4TH FLOOR EXEMPTION - 33,879 SF TOTAL HABITABLE - 165,680 SF	YES
<b>LSR</b>	10% SITE AREA (9,060 SF)	24% SITE AREA (22,177 SF)	YES
<b>PLANT UNITS</b>	1/1,000 SF OF LANDSCAPE AREA & 1/12 PARKING SPACES	REQUIRED PLANT UNITS - 24 ALTERNATE 'A' PROVIDED - 27 3" Caliper Canopy Trees: 31/1 = 31 6'-8' Large Shrubs: 162/6 = 27 #5 Container Shrubs: 146/4 = 36.5	YES
<b>MINIMUM LOT SIZE</b>	N/A FOR APARTMENTS	N/A FOR APARTMENTS	YES
<b>HEIGHT</b>	48' W/ 4TH FLOOR INCENTIVE	48'	YES
<b>PARKING</b>	1/DU IF < 2 BEDROOMS AND < 500 SF; OTHERWISE, 1.5/DU	REQUIRED - 261 PARKING STALLS PROVIDED - 267 PARKING STALLS 258 COVERED PARKING STALLS & 9 SURFACE PARKING STALLS PROVIDED	YES
<b>PRIMARY STREET SETBACK (NORTH)</b>	10'-65' FROM PROPERTY LINE	10' FROM PROPERTY LINE	YES
<b>SIDE INTERIOR SETBACK (EAST &amp; WEST)</b>	5'	10'	YES
<b>REAR SETBACK (SOUTH)</b>	10'	20'-40'	YES
<b>STREET FAÇADE WIDTH</b>	50% PRIMARY STREET	100% AT PRIMARY STREET	YES
<b>3RD STORY STEPBACK</b>	10' W/ 60% ENCROACHMENT ALLOWED	10' W/ 40% ENCROACHMENT AT EAST AND WEST PROPERTY LINES	YES
<b>PEDESTRIAN FRONTAGE</b>	TREES IN GRATES & TREES IN LAWN	TREES IN LAWN (SOUTH PARK LOOP ROAD)	YES
<b>RESIDENTIAL MINIMUM STORY HEIGHT</b>	GROUND STORY - 9' MIN UPPER STORY HEIGHT - 9' MIN GROUND FLOOR ELEVATION - 0'-5'	GROUND STORY - 10' UPPER STORY - 10' GROUND FLOOR ELEVATION - 0'	YES
<b>RESIDENTIAL TRANSPARENCY</b>	GROUND STORY PRIMARY - 20% GROUND STORY SECONDARY - 20% UPPER STORY PRIMARY & SECONDARY - 20%	GROUND STORY - 28% GROUND STORY SECONDARY - N/A UPPER STORY PRIMARY & SECONDARY - 21%	YES
<b>RESIDENTIAL BLANK WALL AREA</b>	BLANK WALL AREA PRIMARY STREET - 35' MAX BLANK WALL SECONDARY STREET - 50' MAX	BLANK WALL AREA PRIMARY STREET - 22' MAX AT BOTH BUILDINGS BLANK WALL SECONDARY STREET - N/A	YES
<b>RESIDENTIAL PEDESTRIAN ACCESS</b>	ENTRANCE FACING PRIMARY STREET REQUIRED FOR EACH GROUND FLOOR UNIT	ENTRANCES TO BOTH EAST AND WEST BUILDINGS FACE TOWARDS THE PRIMARY STREET	YES

## HOUSING MITIGATION AND CALCULATIONS

### Housing Mitigation Plan

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

### Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location **Town of Jackson**

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

### Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Detached Single-Family Unit (Unre)	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		2557	1	0.066
Detached Single-Family Unit (Unre)	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		968	1	0.021
Detached Single-Family Unit (Unre)	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		941	1	0.021
Detached Single-Family Unit (Unre)	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1022	1	0.023

Existing Workforce Housing Credit 0.131

### Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	398	39	0.436
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	1	499	6	0.089
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	2	1087	4	0.161
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	3	1138	6	0.256
Workforce Housing Bonus Unit	exempt	1	398	35	0.000
Workforce Housing Bonus Unit	exempt	1	731	2	0.000
Workforce Housing Bonus Unit	exempt	3	1138	11	0.000
Workforce Housing Bonus Unit	exempt	2	1087	19	0.000
Workforce Housing Unit	exempt	1	398	83	0.000
Workforce Housing Unit	exempt	3	1138	9	0.000
Workforce Housing Unit	exempt	2	1087	14	0.000

Affordable Workforce Housing Required: **0.811 units**

Fee-in-Lieu Amount: **\$ 220,624.29**

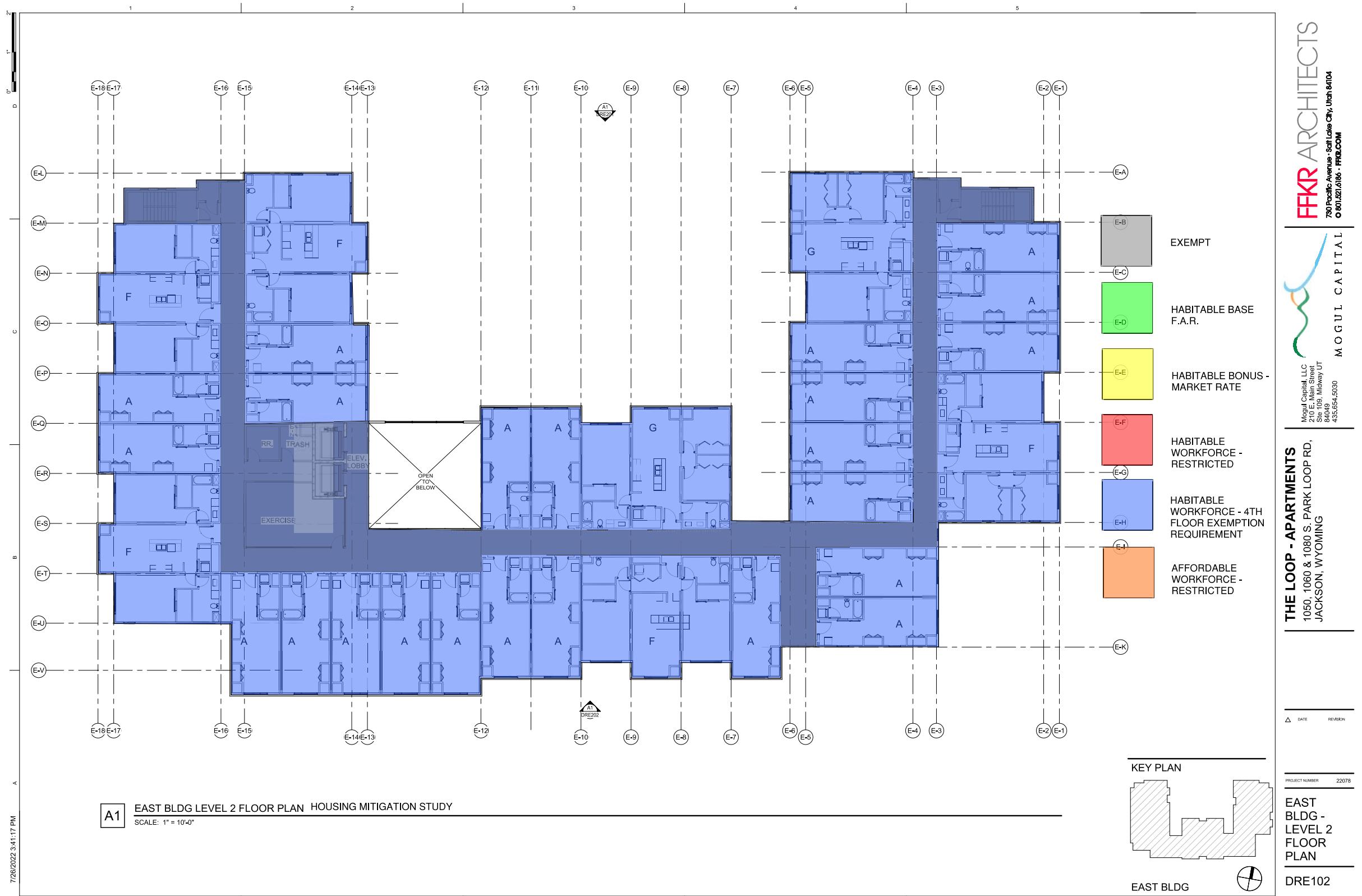
If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

LOOP - HOUSING UNIT MIX			
STORY	ZONE	HABITABLE AREA	UNIT MIX
WEST BUILDING PARKING LEVELS			
EXEMPT	BOH	51,270	BASEMENT EXEMPTION
	TOTAL	51,270	
EAST BUILDING PARKING LEVELS			
EXEMPT	BOH	55,780	BASEMENT EXEMPTION
	TOTAL	55,780	
WEST BUILDING FIRST FLOOR PLAN			
	APT (BONUS)	9,794	(6) 'A' UNITS, (1) 'C' UNIT, (3) 'G' UNITS, (3) 'F' UNITS
EXEMPT	APT (WFH)	6,894	(9) 'A' UNITS, (1) 'G' UNITS, (2) 'F' UNITS
EXEMPT	CIRC (WFH)	3,532	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	20,820	
EAST BUILDING FIRST FLOOR PLAN			
	APT (BONUS)	9,452	(8) 'A' UNITS, (1) 'C' UNIT, (2) 'G' UNITS, (3) 'F' UNITS
EXEMPT	APT (WFH)	7,108	(15) TYPE 'A' UNITS, (1) 'G' UNIT
EXEMPT	CIRC (WFH)	3,420	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	20,580	
WEST BUILDING SECOND FLOOR PLAN - 4TH FLOOR EXEMPT REQ.			
EXEMPT	APT (WFH)	17,014	(15) 'A' UNITS, (4) 'G' UNITS, (6) 'F' UNITS
EXEMPT	CIRC (WFH)	2,966	NO STAIRS & ELEV
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	20,580	
EAST BUILDING SECOND FLOOR PLAN - 4TH FLOOR EXEMPT REQ.			
EXEMPT	APT (WFH)	16,865	(23) 'A' UNITS, (2) 'G' UNITS, (5) 'F' UNITS
EXEMPT	CIRC (WFH)	2,815	
EXEMPT	BOH (WFH)	600	
	TOTAL	20,280	
WEST BUILDING THIRD FLOOR PLAN			
	APT (BONUS)	11,635	(7) 'A' UNITS, (3) 'G' UNITS, (5) 'F' UNITS
EXEMPT	APT (WFH)	6,205	(10) 'A' UNITS, (1) 'G' UNITS, (1) 'F' UNITS
EXEMPT	CIRC (WFH)	2,870	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	21,310	
EAST BUILDING THIRD FLOOR PLAN			
	APT (BONUS)	13,334	(14) 'A' UNITS, (3) 'G' UNITS, (4) 'F' UNITS
EXEMPT	APT (WFH)	4,378	(11) TYPE 'A' UNITS
EXEMPT	CIRC (WFH)	2,738	
EXEMPT	BOH (WFH)	600	
	TOTAL	21,050	
WEST BUILDING FOURTH FLOOR PLAN			
	APT (FAR)	15,088	(17) 'A' UNITS, (3) 'B' UNITS, (4) 'G' UNITS, (2) 'F' UNITS
	APT (BONUS)	2,174	(2) 'F' UNITS
	CIRC (FAR)	2,376	ELEV & STAIRS
EXEMPT	CIRC (BONUS)	482	14% BONUS UNITS @ LEVEL 1
	AMENITIES (FAR)	600	
	TOTAL	20,720	
EAST BUILDING FOURTH FLOOR PLAN			
	APT (FAR)	14,802	(22) 'A' UNITS, (3) 'B' UNITS, (2) 'G' UNITS, (2) 'F' UNITS
	APT (BONUS)	2,174	(2) 'F' UNITS
	CIRC (FAR)	2,404	ELEV & STAIRS
EXEMPT	CIRC (BONUS)	360	13% BONUS UNITS @ LEVEL 1
	AMENITIES (FAR)	600	
	TOTAL	20,340	
ALLOWED PROJECT			
2.09 ACRES (91,040 SF) BASE FAR (DE)		36,416	<b>35,870</b>
			WEST (17) 'A' UNITS, (3) 'B' UNITS, (4) 'G' UNITS, (2) 'F' UNITS
			EAST (22) 'A', (1) 'C' UNIT, (3) 'B' UNITS, (2) 'G' UNITS, (2) 'F' UNITS
BONUS HOUSING ONLY			48,563
			WEST (13) 'A' UNITS, (1) 'C' UNIT, (6) 'G' UNITS, (10) 'F' UNITS
			EAST (26) 'A', (1) 'C' UNIT, (5) 'G' UNITS, (9) 'F' UNITS
WORKFORCE HOUSING ONLY			24,585
			WEST (19) 'A' UNITS, (2) 'G' UNITS, (3) 'F' UNITS
4TH FLOOR EXEMPTION REQUIREMENT			33,879
			EAST (23) 'A' UNITS, (2) 'G' UNITS, (5) 'F' UNITS
FAR+BONUS+WFH TOTAL SF.			142,897
			228 TOTAL UNITS
GRAND TOTAL SF.			165,680
			NOT INCLUDING PARKING AREAS, EXCLUDING STAIRS AT LEVELS P1, 2, 3, & 4

## HOUSING MITIGATION AND CALCULATIONS



## HOUSING MITIGATION AND CALCULATIONS



## HOUSING MITIGATION AND CALCULATIONS



## HOUSING MITIGATION AND CALCULATIONS



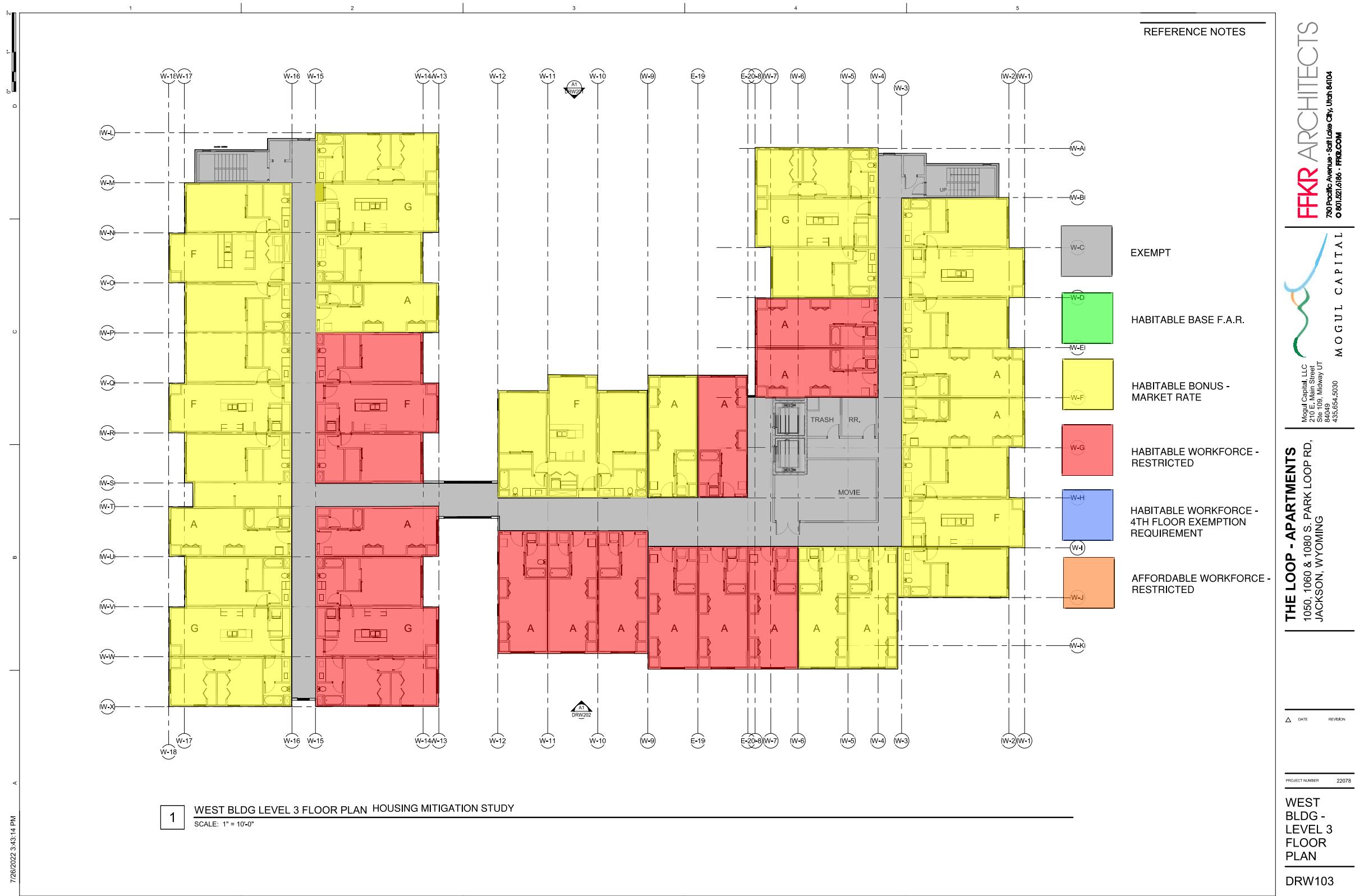
## HOUSING MITIGATION AND CALCULATIONS



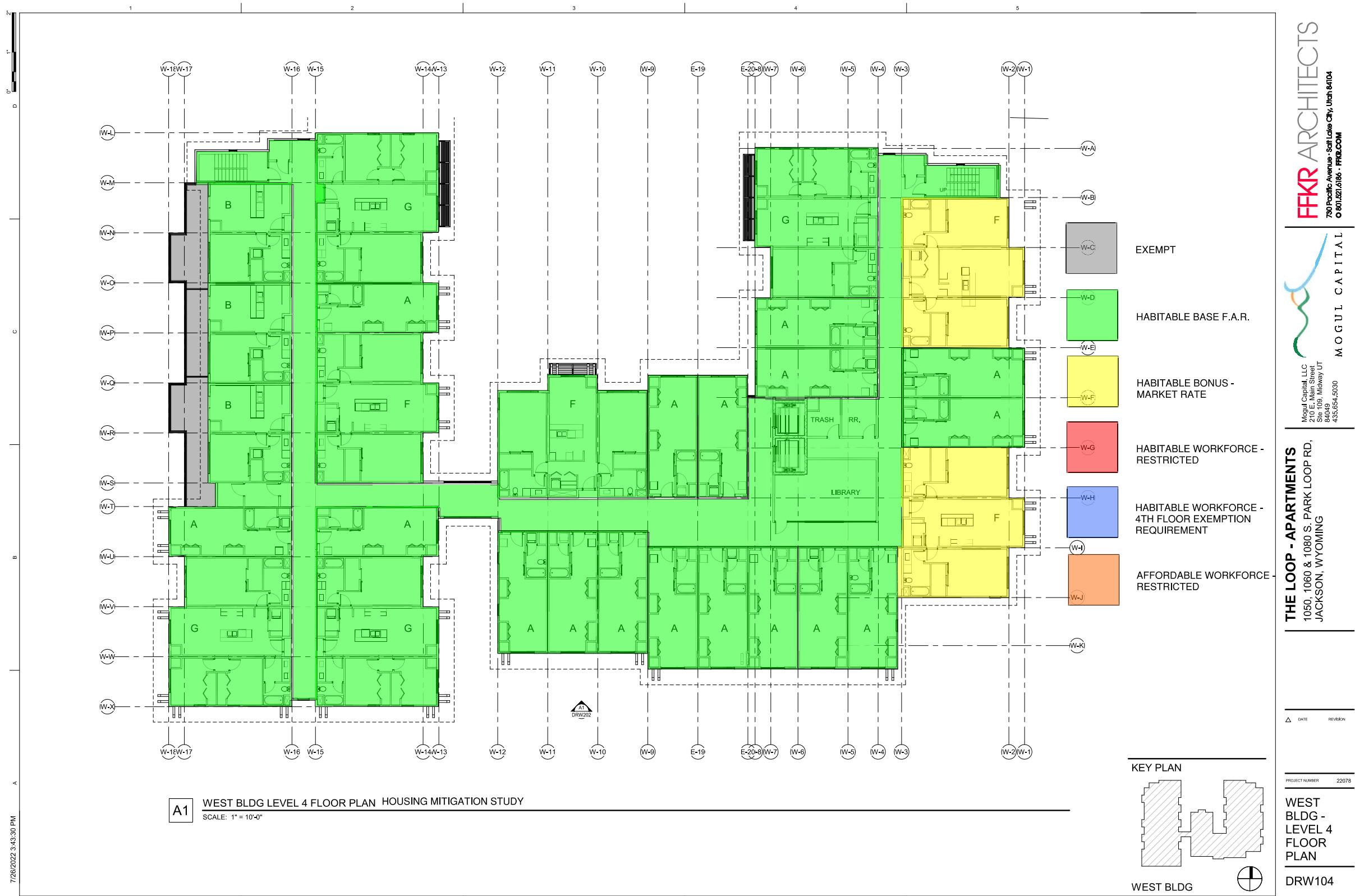
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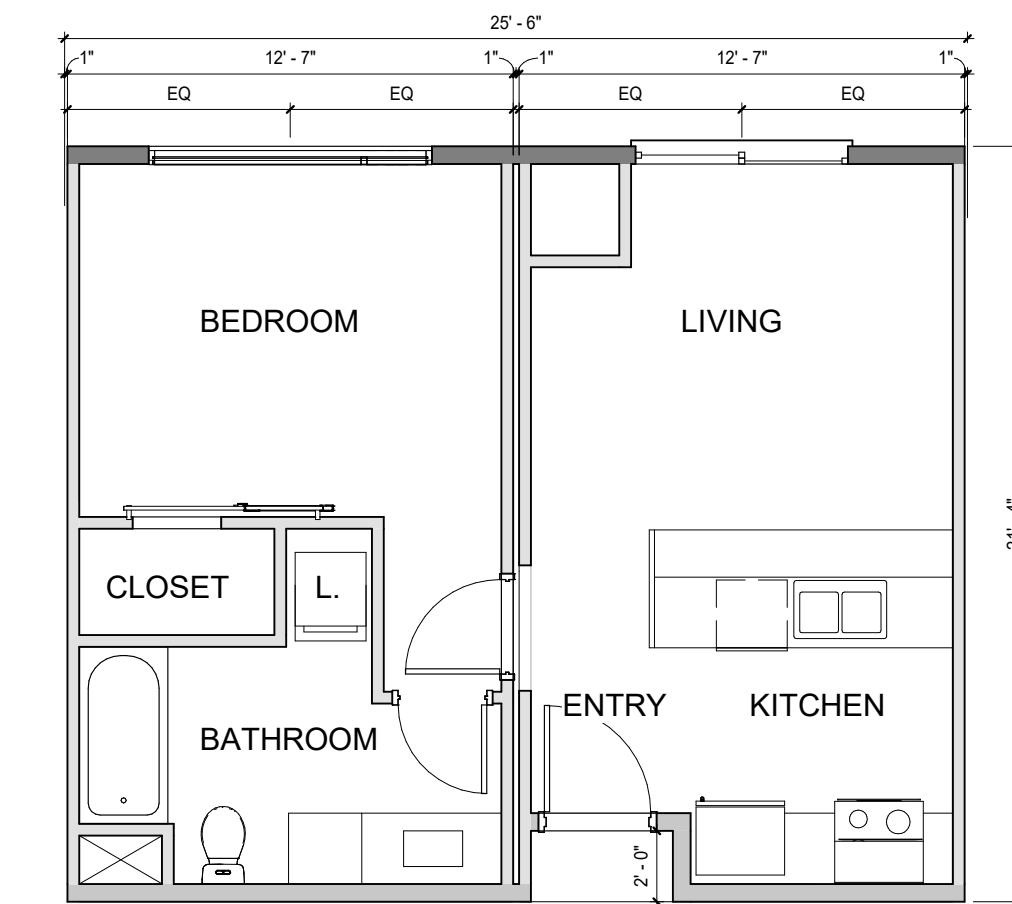
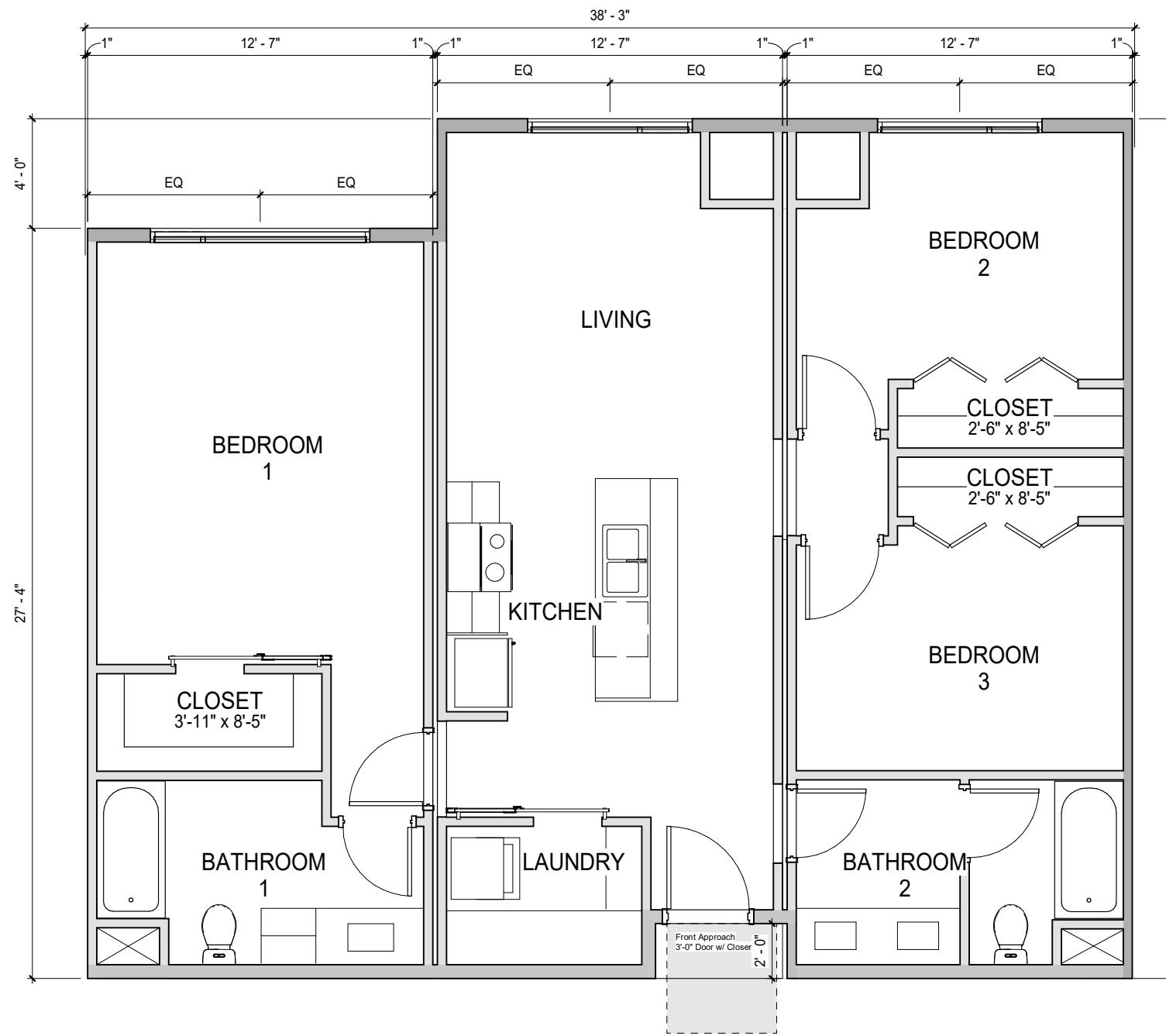
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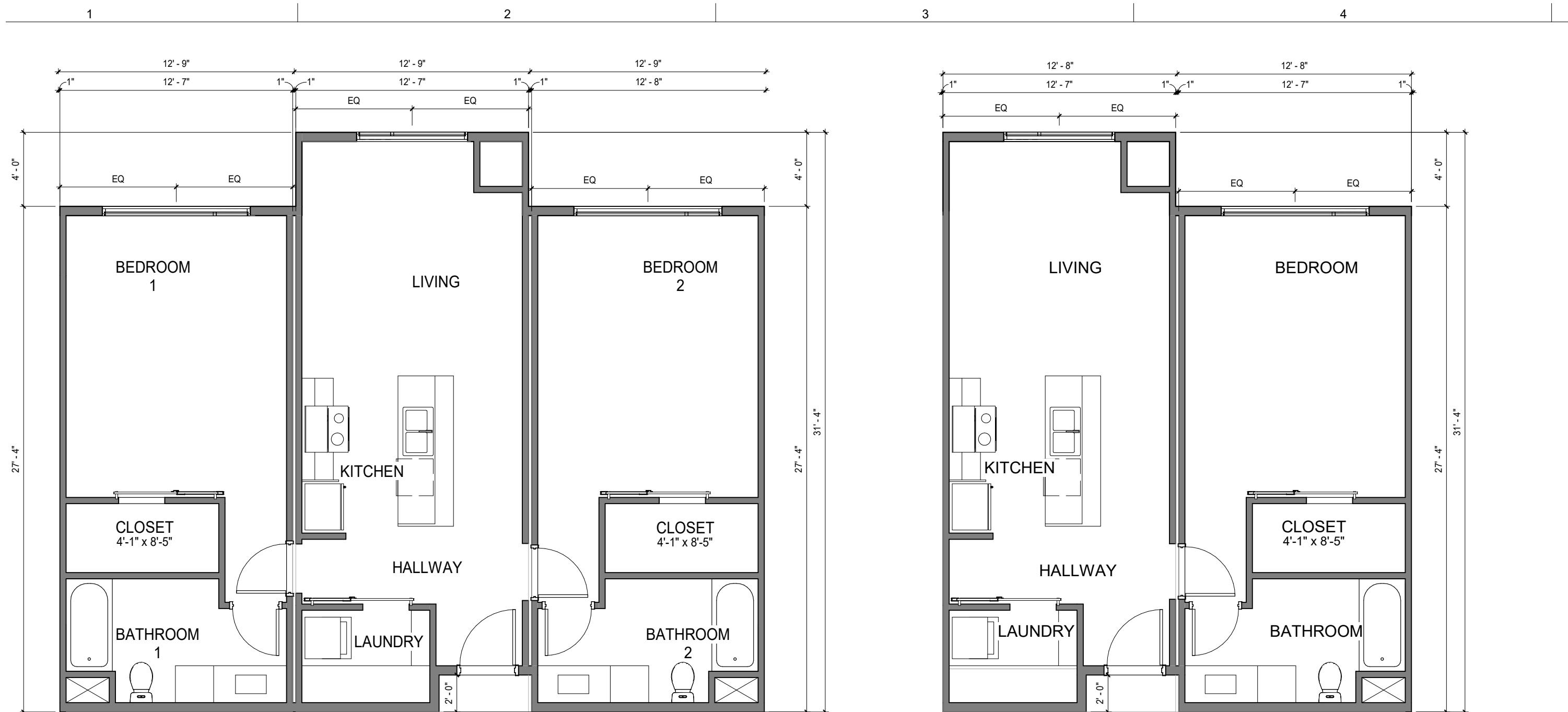
## HOUSING MITIGATION AND CALCULATIONS



## BUILDING - PLANS - UNITS



## BUILDING - PLANS - UNITS



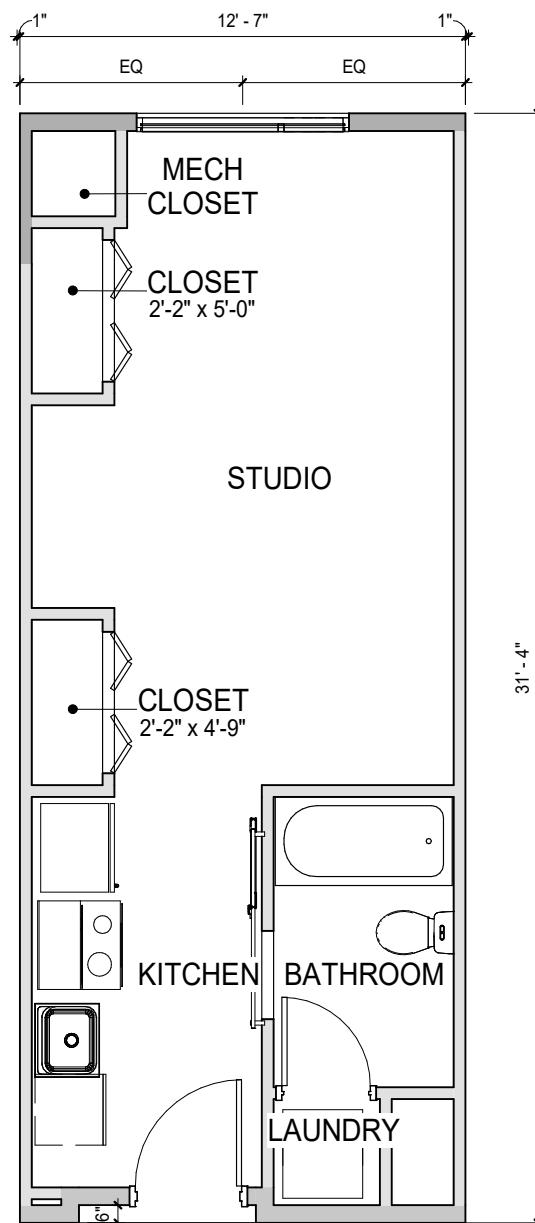
ENLARGED UNIT TYPE "F" FLOOR PLAN

SCALE: 1/4" = 1'-0"

ENLARGED UNIT TYPE "C" FLOOR PLAN

SCALE: 1/4" = 1'-0"

## BUILDING - PLANS - UNITS

ENLARGED UNIT TYPE "A" FLOOR PLAN

SCALE: 1/4" = 1'-0"

## LETTERS - NO SHORT TERM RENTAL



4/29/2022

Tyler Valentine  
Principal Planner  
Town of Jackson  
150 E Pearl Avenue  
Jackson, WY 83001  
tvalentine@jacksonwy.gov

RE: Livability Standards Questionnaire

Dear Mr. Valentine,

Please accept this letter as part of our Development Plan Application, we are in receipt of the Livability Standards Questionnaire required by the Housing Department for the Workforce Development units included in this project. At the time of this Development Plan application to the Town, we do not have enough information to complete the questionnaire. However, our design team has reviewed the Livability Standards and are planning accordingly. The questionnaires will be completed and sent to you for review prior to finalizing our building plans.

Should you have further questions or need additional clarification we would be happy to discuss this topic further.

Thank you,

*Rachel Lambert*

Rachel Lambert  
Vice President of Construction  
602-885-2342

cc: Brad Wagstaff, Scott McAllister

## LETTERS - LIVABILITY STANDARDS



4/29/2022

Tyler Valentine  
 Principal Planner  
 Town of Jackson  
 150 E Pearl Avenue  
 Jackson, WY 83001  
 tvalentine@jacksonwy.gov

RE: Livability Standards Questionnaire

Dear Mr. Valentine,

Please accept this letter as part of our Development Plan Application, we are in receipt of the Livability Standards Questionnaire required by the Housing Department for the Workforce Development units included in this project. At the time of this Development Plan application to the Town, we do not have enough information to complete the questionnaire. However, our design team has reviewed the Livability Standards and are planning accordingly. The questionnaires will be completed and sent to you for review prior to finalizing our building plans.

Should you have further questions or need additional clarification we would be happy to discuss this topic further.

Thank you,

*Rachel Lambert*

Rachel Lambert  
 Vice President of Construction  
 602-885-2342

cc: Brad Wagstaff, Scott McAllister

# The Loop

## Traffic Impact Study



**Jackson, Wyoming**

April 26, 2022

UT21-2075



1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343  
www.halesengineering.com

### EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed The Loop development located in Jackson, Wyoming. The Loop development is located on the south side of Park Loop Road, just west of the Gregory Lane / Park Loop Road intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for Existing (2022) background and Future (2023) conditions, with and without the proposed project, and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

**Table ES-1: Peak Hour Level of Service Results**

Intersection	Level of Service					
	Existing (2022)		Future (2023)			
	Background		Background		Plus Project	
	AM	PM	AM	PM	AM	PM
1 South Park Loop Road / U.S. 89	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
2 Gregory Lane / South Park Loop Road	<b>b</b>	<b>b</b>	<b>c</b>	<b>b</b>	<b>c</b>	<b>c</b>
3 Access 1 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>
4 Access 2 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>
5 Access 3 / South Park Loop Road	-	-	-	-	<b>a</b>	<b>a</b>

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)  
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, April 2022

**Table ES-2: Recommended Storage Length**

Intersection	Recommended Storage Lengths (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
1 South Park Loop Road / U.S. 89	100	-	-	165	<b>200</b>	150	<b>200</b>	150
2 Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	75

1. Storage lengths are based on 2023 95th percentile queue lengths and do not include required deceleration / taper distances  
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2022

## TRAFFIC STUDY - FULL


**Jackson - The Loop**  
 Traffic Impact Study
**SUMMARY OF KEY FINDINGS & RECOMMENDATIONS****Project Conditions**

- The development will consist of 206 residential apartment units.
- The project is anticipated to generate approximately 936 weekday daily trips, including 80 trips in the morning peak hour, and 82 trips in the evening peak hour.

2022	Background
Findings	<ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> </ul>
2023 (Opening Day)	Background
Findings	<ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> </ul> <p><b>Plus Project</b></p> <ul style="list-style-type: none"> <li>• Acceptable LOS at all study intersections</li> <li>• The City could consider adding a westbound left-turn lane to turn into the middle project access if South Park Loop Road is widened at a future date. However, this turn lane was not assumed for the analysis, and the LOS at each intersection was acceptable as-is.</li> </ul>


**Jackson - The Loop**  
 Traffic Impact Study
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**I. INTRODUCTION**
**A. Purpose**

This study addresses the traffic impacts associated with the proposed development located in Jackson, Wyoming. The proposed project is located on the south side of Park Loop Road, west of the Gregory Lane / Park Loop Road intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) background and future (2023) conditions, with and without the proposed project, and to recommend mitigation measures as needed.



**Figure 1: Vicinity map showing the project location in Jackson, Wyoming**

## TRAFFIC STUDY - FULL



### Jackson - The Loop Traffic Impact Study

#### B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- South Park Loop Road / U.S. 89
- Gregory Lane / South Park Loop Road
- Project Accesses (3) / South Park Loop Road

#### C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95<sup>th</sup> percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

#### D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.



### Jackson - The Loop Traffic Impact Study

**Table 1: Level of Service Description**

LOS	Description of Traffic Conditions	Average Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A		≤ 10	≤ 10
B		> 10 to 20	> 10 to 15
C		> 20 to 35	> 15 to 25
D		> 35 to 55	> 25 to 35
E		> 55 to 80	> 35 to 50
F		> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 Methodology (Transportation Research Board)

## II. EXISTING (2022) BACKGROUND CONDITIONS

### A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

### B. Roadway System

The primary roadways that will provide access to the project site are described below:

South Park Loop Road – is a city-maintained roadway which is classified by the Town of Jackson GIS maps as an “other road.” South Park Loop Road functions as a collector with a connection to the state highway (U.S. 89). The roadway has one travel lane in each direction with left-turn lanes at intersections. The posted speed limit is 30 mph in the study area.

### C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed by Teton County at the following intersections:

- South Park Loop Road / U.S. 89
- Gregory Lane / South Park Loop Road

Teton County collected counts at both study intersections during both summer and winter peak hour conditions. These counts were collected on Tuesday, July 23, 2019, and on Tuesday, February 25, 2020, respectively. The single highest peak hours were determined to be during the morning and evening peak hours in the summer. Hales Engineering decided to utilize the summer counts for this analysis as a worst-case scenario. The morning peak hour was determined to be between 8:00 and 9:00 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The evening peak hour volumes were approximately 15% higher than the morning peak hour volumes. Based on discussions with WYDOT and Teton County, it was determined that both morning and evening peak hour conditions would be analyzed. Detailed count data are included in Appendix A.

Hales Engineering evaluated seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby WYDOT automatic traffic recorder (ATR) on U.S. 191 (ATR #84). In recent years, traffic volumes in July have been equal to approximately 183% of average traffic volumes. July has also been observed to be the highest month for traffic at that traffic recorder. The observed traffic volumes were therefore not adjusted for seasonality accordingly to remain conservative and provide a worst-case scenario.

Since the counts were collected in July of 2019 and February of 2020, traffic volumes were increased using a historical growth rate of 3.8% per year to bring the traffic volumes up to a 2022 background scenario.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

### D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

**Table 2: Existing (2022) Background Peak Hour LOS**

Intersection	LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>			
	Description	Control	Morning Peak	Evening Peak
South Park Loop Road / U.S. 89	Signal		B (14.3)	B (14.8)
Gregory Lane / South Park Loop Road	NW Stop		b (13.8) / NWL	b (12.6) / NWL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWS/SC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2022

### E. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours.

### F. Mitigation Measures

No mitigation measures are recommended.

## TRAFFIC STUDY - FULL

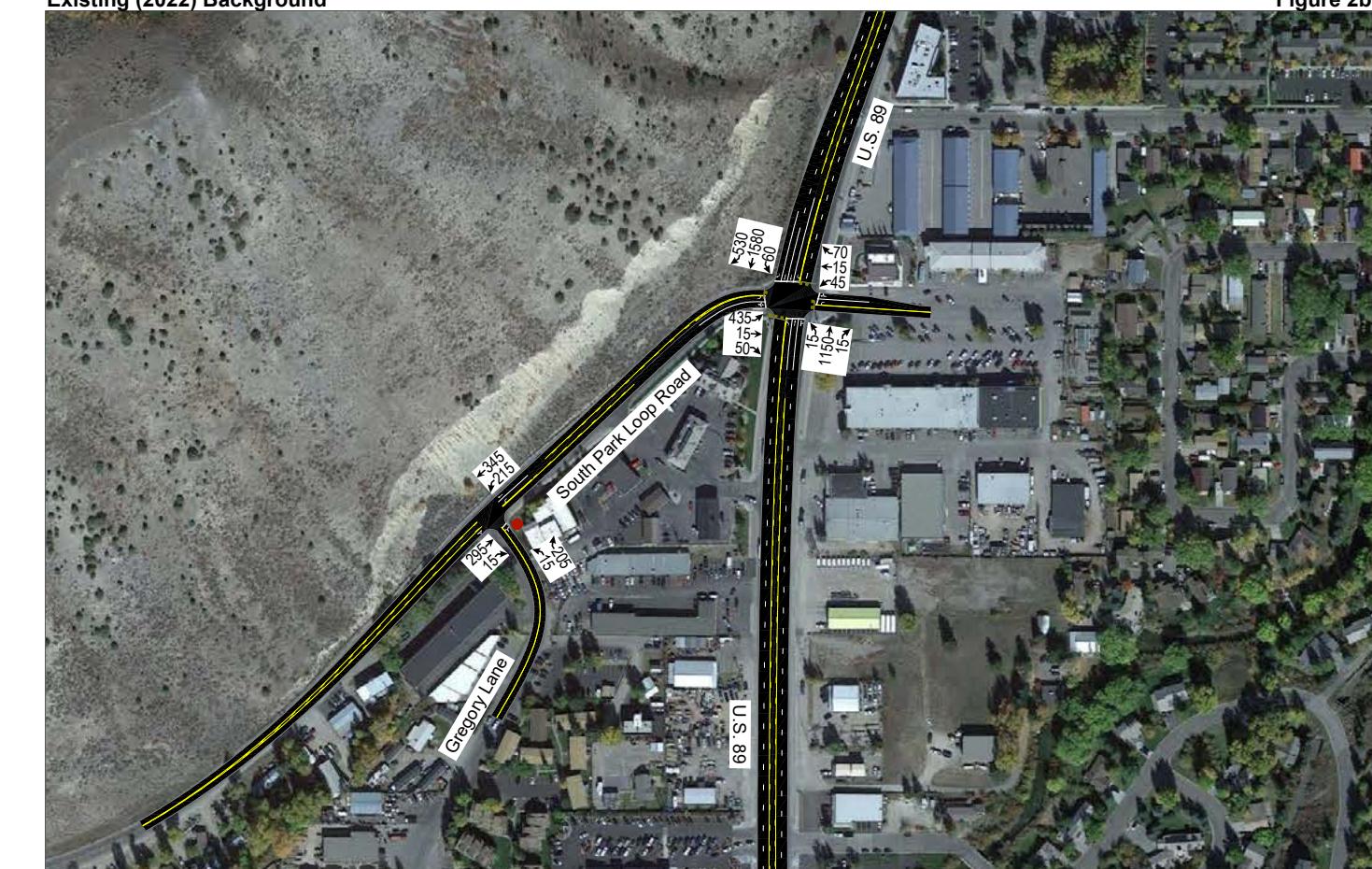
## WY Jackson - The Loop TIS Existing (2022) Background



**Hales Engineering**  
**1220 North 500 West Ste 202, Lehi, UT, 84043**

801.766.43  
04/22/20

WY Jackson - The Loop TH  
Existing (2022) Background



Hales Engineering  
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343  
04/22/2022

## TRAFFIC STUDY - FULL



### Jackson - The Loop Traffic Impact Study

### III. FUTURE (2023) BACKGROUND CONDITIONS

#### A. Purpose

The purpose of the Future (2023) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions, prior to opening day for the project. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

#### B. Roadway Network

According to the discussions with the Town of Jackson, WYDOT, and Teton County there are no projects planned before 2023 in the study area. Therefore, no changes were made to the roadway network for the Future (2023) analysis.

#### C. Traffic Volumes

Hales Engineering estimated future (2023) peak hour turning movement volumes using a historic growth rate 3.8% per year to bring the traffic volumes up to a 2023 background scenario. This growth rate is based off of available ATR data near Jackson. Future (2023) morning and evening peak hour turning movement volumes are shown in Figure 3.

#### D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in Future (2023) background conditions, as shown in Table 3. These results serve as a baseline condition for the impact analysis of the proposed development for Future (2023) conditions.

#### E. Queuing Analysis

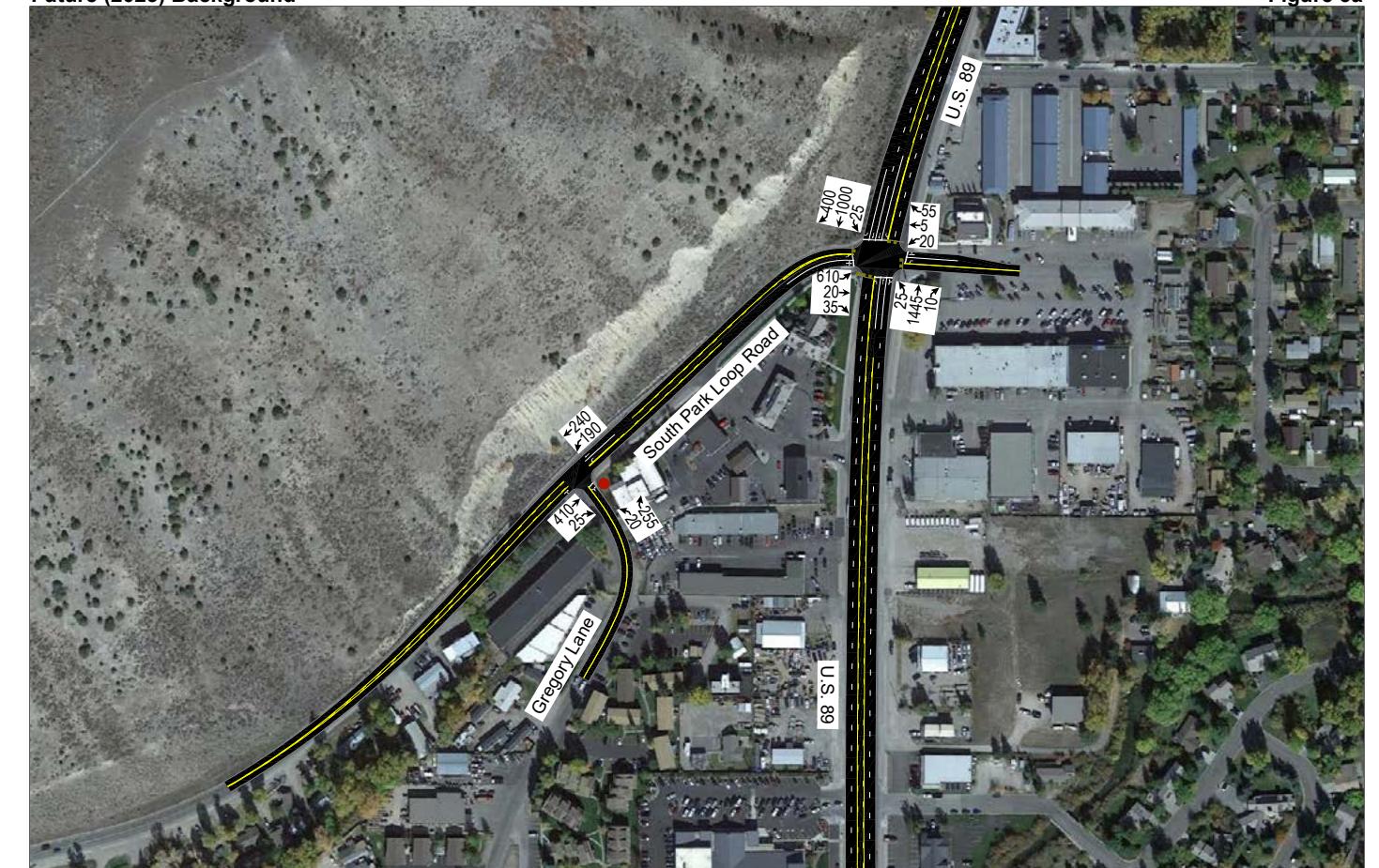
Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours.

#### F. Mitigation Measures

No mitigation measures are recommended.

WY Jackson - The Loop TIS  
Future (2023) Background

Morning Peak Hour  
Figure 3a

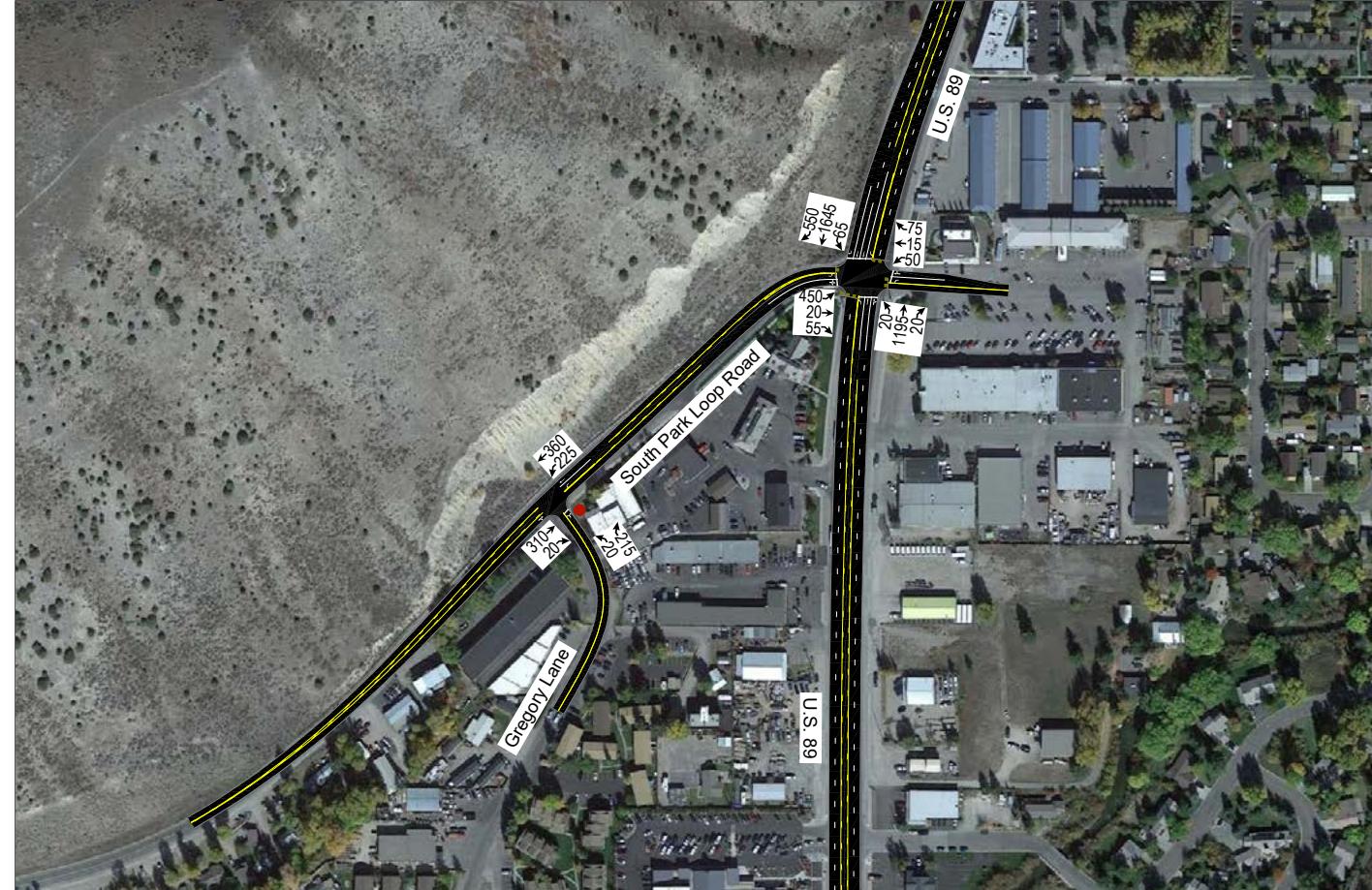


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## TRAFFIC STUDY - FULL

WY Jackson - The Loop TIS  
Future (2023) Background



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Table 3: Future (2023) Background Peak Hour LOS

Intersection	LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>			
	Description	Control	Morning Peak	Evening Peak
South Park Loop Road / U.S. 89	Signal		B (15.0)	B (16.7)
Gregory Lane / South Park Loop Road	NW Stop		c (16.6) / NWL	b (14.3) / NWL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2022

## IV. PROJECT CONDITIONS

### A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

### B. Project Description

The proposed The Loop development is located on the south side of Park Loop Road, just west of the Gregory Lane / Park Loop Road intersection. The development will consist of residential multifamily dwelling units. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 4.

**Table 4: Project Land Uses**

Land Use	Intensity
Apartments	206 Units

### C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11<sup>th</sup> Edition, 2021. Trip generation for the proposed project is included in Table 5.

The total trip generation for the development is as follows:

- Daily Trips: 936
- Morning Peak Hour Trips: 80
- Evening Peak Hour Trips: 82

**Table 5: Trip Generation**

Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
<b>Weekday Daily</b>								
Multifamily Housing (Mid-Rise) (221)	206	DU	936	50%	50%	468	468	936
<b>TOTAL</b>			<b>936</b>			<b>468</b>	<b>468</b>	<b>936</b>
<b>AM Peak Hour</b>								
Multifamily Housing (Mid-Rise) (221)	206	DU	80	23%	77%	18	62	80
<b>TOTAL</b>			<b>80</b>			<b>18</b>	<b>62</b>	<b>80</b>
<b>PM Peak Hour</b>								
Multifamily Housing (Mid-Rise) (221)	206	DU	82	61%	39%	50	32	82
<b>TOTAL</b>			<b>82</b>			<b>50</b>	<b>32</b>	<b>82</b>

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11<sup>th</sup> Edition, 2021.

SOURCE: Hales Engineering, April 2022

### D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 6.

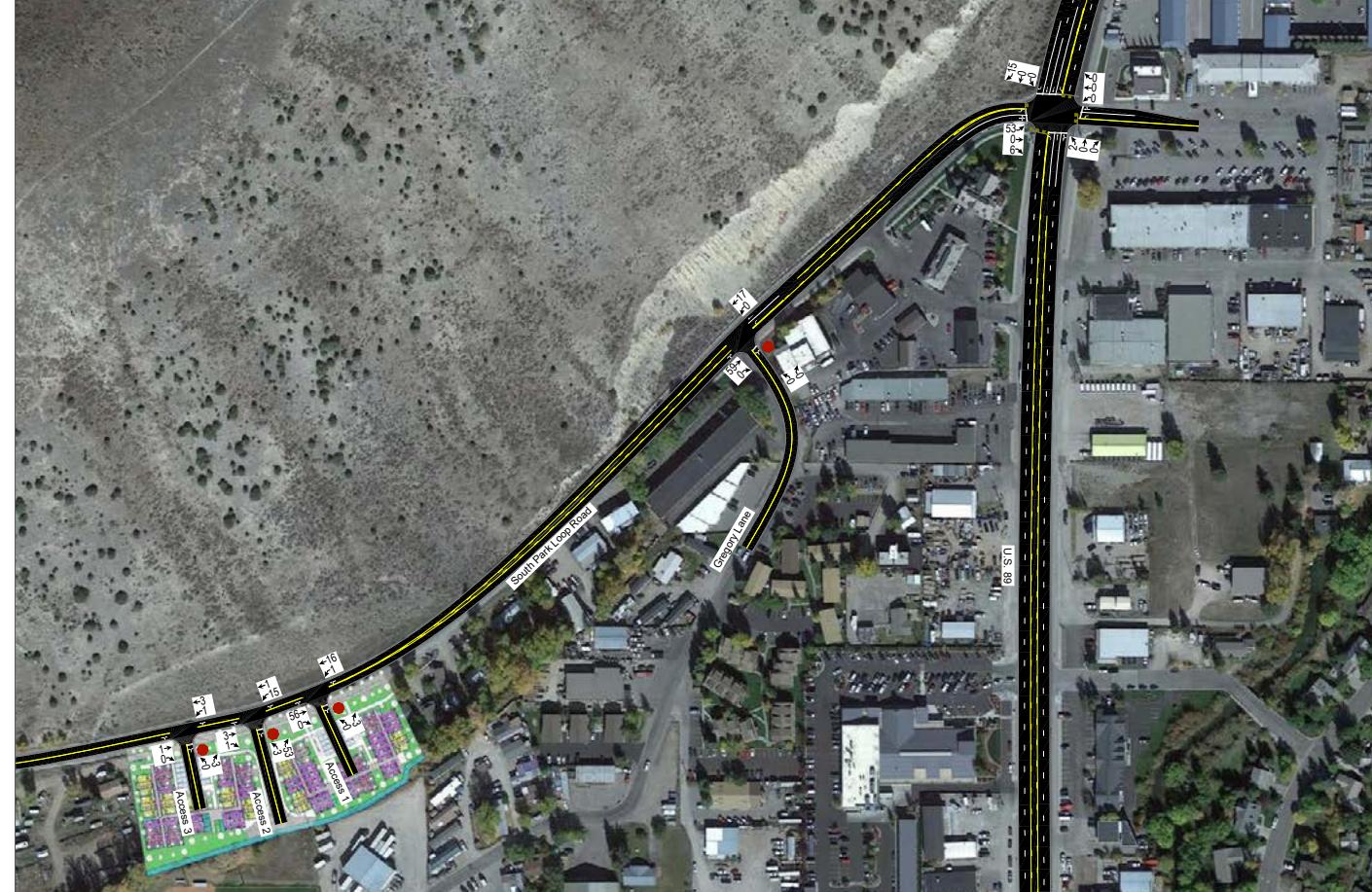
**Table 6: Trip Distribution**

Direction	% To/From Project
North	85%
South	10%
West	5%

These trip distribution assumptions were used to assign the morning and evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 4.

## TRAFFIC STUDY - FULL

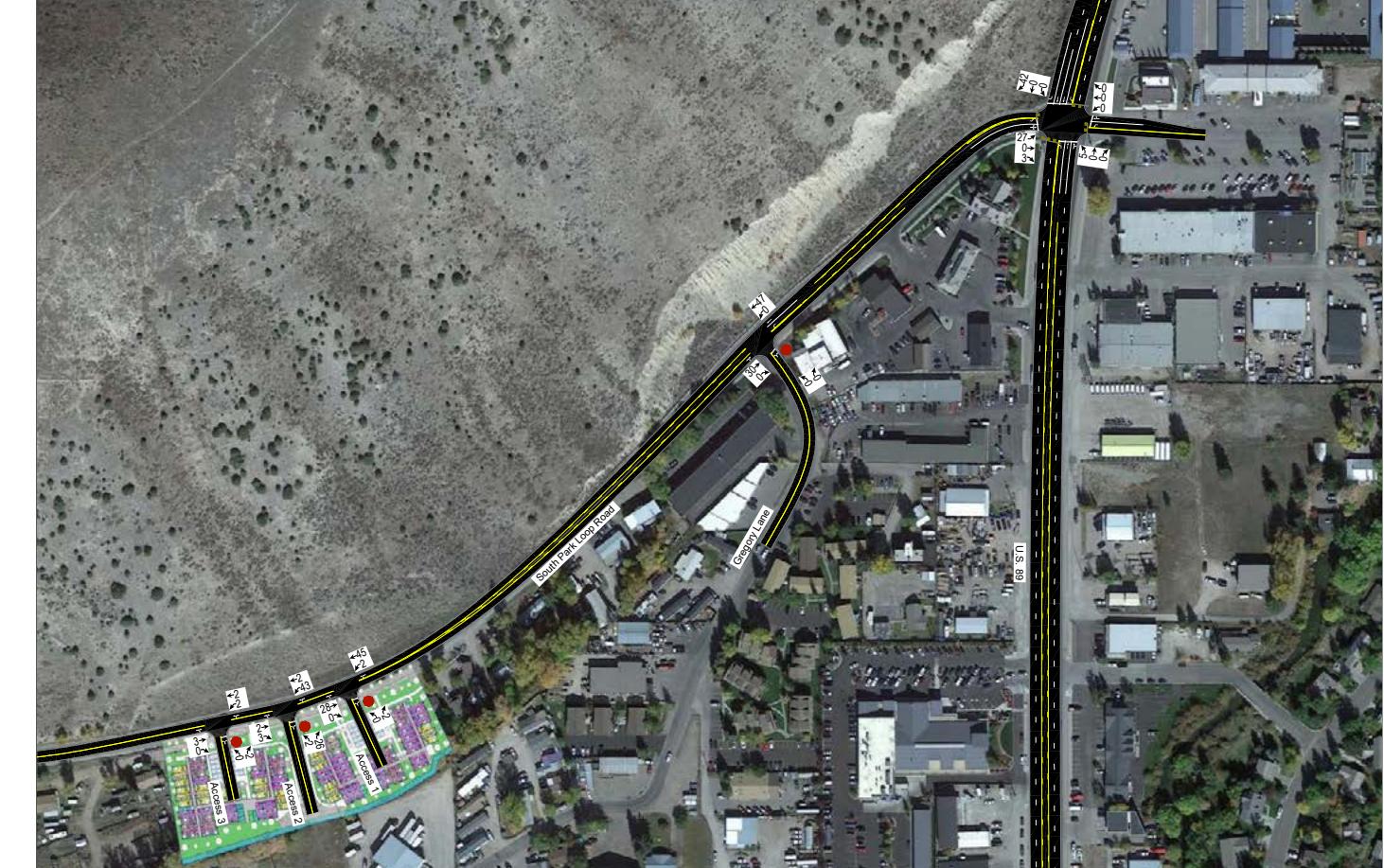
WY Jackson - The Loop TIS  
Trip Assignment



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Morning Peak Hour  
Figure 4a

WY Jackson - The Loop TIS  
Trip Assignment



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Evening Peak Hour  
Figure 4b

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04/21/2022

## E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

South Park Loop Road:

- Access 1 will be located approximately 1,030 feet southwest of the Gregory Lane / South Park Loop Road intersection. It will access the project on the south side of South Park Loop Road. It is anticipated that the access will be stop-controlled.
- Access 2 will be located approximately 1,150 feet southwest of the Gregory Lane / South Park Loop Road intersection. It will access the project on the south side of South Park Loop Road. It is anticipated that the access will be stop-controlled.
- Access 3 will be located approximately 1,270 feet southwest of the Gregory Lane / South Park Loop Road intersection at the existing curb cut. It will access the project on the south side of South Park Loop Road. It is anticipated that the access will be stop-controlled.

## F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress), or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadway in the study area.

The City could consider adding a westbound left-turn lane to turn into the middle project access if South Park Loop Road is widened at a future date based on the westbound left-turn volume at the access. However, this turn lane was not assumed for the analysis.

## V. FUTURE (2023) PLUS PROJECT CONDITIONS

### A. Purpose

The purpose of the Future (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development on opening day. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

### B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the Future (2023) background traffic volumes to predict turning movement volumes for Future (2023) plus project conditions. Future (2023) plus project morning and evening peak hour turning movement volumes are shown in Figure 5.

### C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in Future (2023) plus project conditions, as shown in Table 7.

### D. Queuing Analysis

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

### E. Mitigation Measures

No mitigation measures are recommended.

## TRAFFIC STUDY - FULL

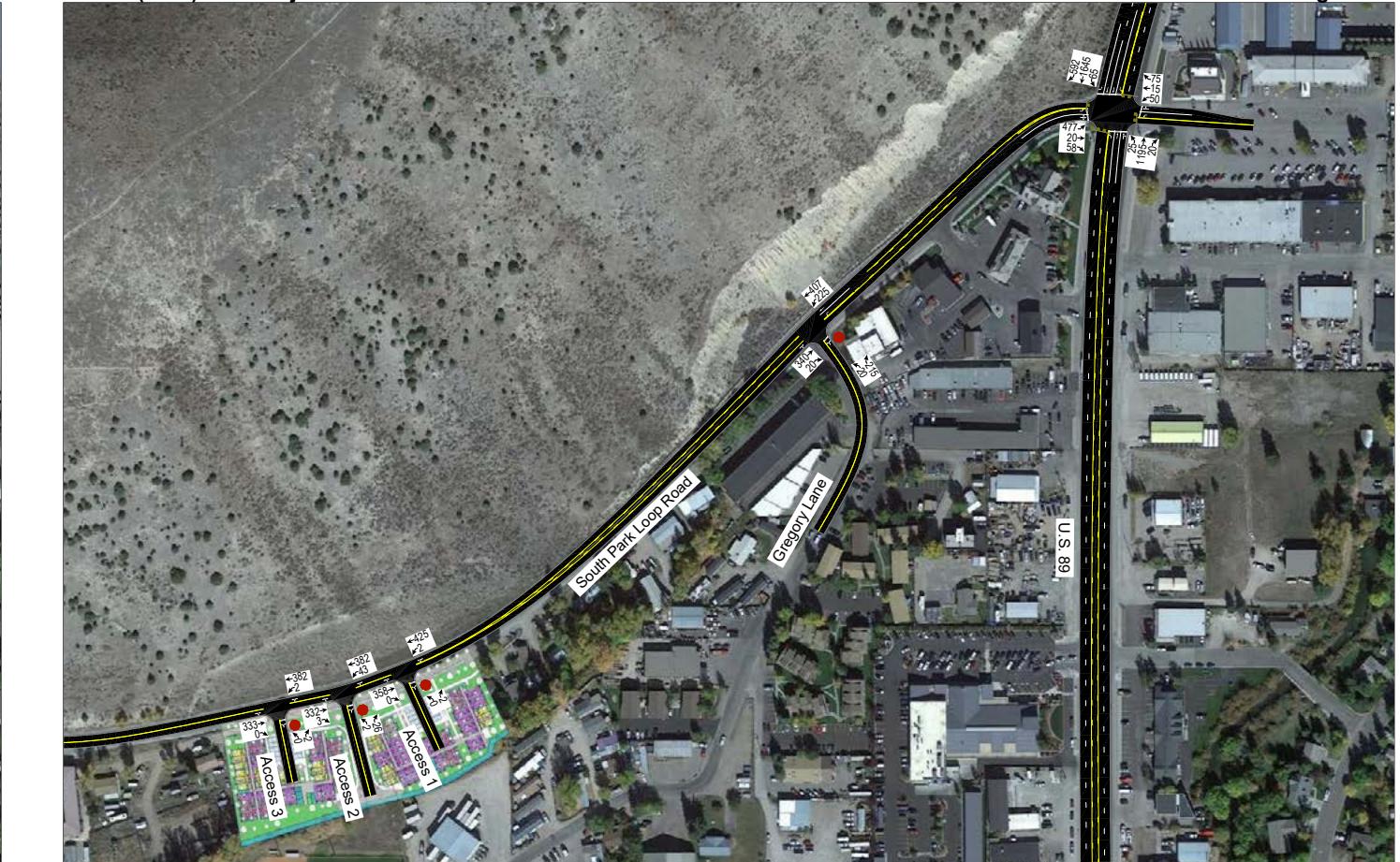
WY Jackson - The Loop TIS  
Future (2023) Plus Project



Hales Engineering  
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Morning Peak Hour  
Figure 5a

WY Jackson - The Loop TIS  
Future (2023) Plus Project



Evening Peak Hour  
Figure 5b

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04/22/2022

## TRAFFIC STUDY - FULL


**Jackson - The Loop**  
 Traffic Impact Study

**Jackson - The Loop**  
 Traffic Impact Study
**Table 7: Future (2023) Plus Project Peak Hour LOS**

Intersection		LOS (Sec. Delay / Veh.) / Movement <sup>1</sup>		
Description	Control	Morning Peak	Evening Peak	
South Park Loop Road / U.S. 89	Signal	B (16.3)	B (17.2)	
Gregory Lane / South Park Loop Road	NW Stop	c (21.2) / NWL	c (17.8) / NWL	
Access 1 / South Park Loop Road	NB Stop	a (4.7) / NBR	a (3.6) / NBR	
Access 2 / South Park Loop Road	NB Stop	a (6.8) / NBL	a (8.7) / NBL	
Access 3 / South Park Loop Road	NB Stop	a (3.8) / NBR	a (4.2) / NBR	

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2022

**F. Recommended Storage Lengths**

Hales Engineering determined recommended storage lengths based on the 95<sup>th</sup> percentile queue lengths given in the future (2023) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 8. Intersections shown in Table 8 include new intersections and existing intersections that have recommended storage length changes.

**Table 8: Recommended Storage Lengths**

Intersection	Recommended Storage Lengths (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
	E	P	E	P	E	P	E	P
1 South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200
2 Gregory Lane / South Park Loop Road	-	-	-	-	-	-	75	100

1. Storage lengths are based on 2023 95th percentile queue lengths and do not include deceleration / taper distances  
 2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2022

# APPENDIX A

## Turning Movement Counts

## TRAFFIC STUDY - FULL

Peak Rolling Hour Flow Rates																						
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total					
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
Articulated Trucks	0	0	1	1	0	0	1	0	0	0	0	0	0	4	0	0	0	0	0	0	7	
Lights	0	0	317	16	0	1	160	195	0	0	0	10	0	201	0	0	0	0	0	0	900	
Mediums	0	0	7	1	0	0	5	3	0	0	0	0	0	11	0	0	0	0	0	0	27	
Total	0	0	325	18	0	1	166	198	0	0	0	10	0	216	0	0	0	0	0	0	934	
Bicycles on Crosswalk	0				0				6				0				6					
Heavy Vehicle Percentage	2.9%				2.5%				6.6%				3.6%				3.6%					
Heavy Vehicle Percentage	0.0%	0.0%	2.5%	11.1%	0.0%	0.0%	3.6%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%	0.0%	3.6%				3.6%		
Peak Hour Factor (PHF)	0.77				0.77				0.77				0.77				0.82				0.82	
Peak Hour Factor (PHF)	0.00	0.00	0.80	0.75	0.00	0.50	0.66	0.88	0.00	0.00	0.00	0.63	0.00	0.77	0.00	0.82				0.82		

Lights	6:30 AM	0	0	39	0	0	0	16	16	0	0	0	1	0	13	0	0	0	0	0	0	85
	6:45 AM	0	0	69	4	0	0	31	32	0	0	0	1	0	22	0	0	0	0	0	0	159
	7:00 AM	0	0	40	3	0	0	28	29	0	0	0	1	0	26	0	0	0	0	0	0	127
	7:15 AM	0	0	44	3	0	0	38	36	0	0	0	1	0	29	0	0	0	0	0	0	151
	7:30 AM	0	0	72	2	0	0	32	31	0	0	0	1	0	38	0	0	0	0	0	0	176
	7:45 AM	0	0	102	8	0	0	66	52	0	0	0	3	0	49	0	0	0	0	0	0	280
	8:00 AM	0	0	76	1	0	0	37	55	0	0	0	4	0	63	0	0	0	0	0	0	236
	8:15 AM	0	0	72	4	0	0	24	43	0	0	0	2	0	52	0	0	0	0	0	0	197
	8:30 AM	0	0	67	3	0	1	33	45	0	0	0	1	0	37	0	0	0	0	0	0	187
	8:45 AM	0	0	95	7	0	0	35	45	0	0	0	3	0	38	0	0	0	0	0	0	223
	9:00 AM	0	0	72	8	0	1	34	39	0	0	0	2	0	45	0	0	0	0	0	0	201
	9:15 AM	0	0	60	3	0	0	28	47	0	0	0	1	0	39	0	0	0	0	0	0	178
Mediums	6:30 AM	0	0	1	0	0	0	2	0	0	0	0	0	0	2	0	0	0	0	0	0	5
	6:45 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	7:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	4
	7:15 AM	0	0	1	0	0	0	1	0	0	0	0	0	0	6	0	0	0	0	0	0	8
	7:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	6
	7:45 AM	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	4
	8:00 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	6	0	0	0	0	0	0	8
	8:15 AM	0	0	4	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	6
	8:30 AM	0	0	1	1	0	0	3	2	0	0	0	0	0	2	0	0	0	0	0	0	9
	8:45 AM	0	0	2	0	0	0	3	4	0	0	0	0	0	5	0	0	0	0	0	0	14
	9:00 AM	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	4

Bicycles on Crosswalk			Eastbound			Westbound			Northbound			Southbound			
Time	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

---

Eastbound      Westbound      Northbound      Southbound

---

Time	CCW	CW	Total									
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	1	1	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	1	1	0	0	0
			0			0			2			0
												2
												9
6:30:00	0	0	0	0	0	0	0	0	0	0	0	0
6:45:00	0	0	0	0	0	0	0	0	0	0	0	0
7:00:00	0	0	0	0	0	0	0	0	0	0	0	0
7:15:00	0	0	0	0	0	0	0	0	0	0	0	0
7:30:00	0	0	0	0	0	0	0	0	0	0	0	0
7:45:00	0	0	0	0	0	0	0	12	0	0	0	0
8:00:00	0	0	0	0	0	0	0	16	0	0	0	0
8:15:00	0	0	0	0	0	0	0	0	0	0	0	0
8:30:00	0	0	0	0	0	0	0	0	0	0	0	0
8:45:00	0	0	0	0	0	0	0	4	0	0	0	0
9:00:00	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00	0	0	0	0	0	0	0	4	0	0	0	0

## TRAFFIC STUDY - FULL

All Traffic Data Services		July 2019 - Week 1																							
5 GREGORY LN & S PARK LOOP RD PM		5 GREGORY LN & S PARK LOOP RD PM																							
Tuesday, July 23, 2019		Tuesday, July 23, 2019																							
<b>Peak Hour</b>																									
04:30 PM - 05:30 PM																									
Peak 15-Minutes																									
05:15 PM - 05:30 PM																									
Traffic Counts - All Vehicles		49	50	51	52	53	54	55	56	57	58	59	60												
		S PARK LOOP RD			S PARK LOOP RD			GREGORY LN																	
		Eastbound				Westbound				Northbound															
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	RTOR	Total	Rolling Hour									
3:00 PM	0	0	57	8	0	0	36	54	0	0	0	3	0	34	0	0	192 798								
3:15 PM	0	0	62	3	0	0	29	72	0	0	0	4	0	34	0	0	204 819								
3:30 PM	0	0	59	3	0	0	46	57	0	0	0	2	0	40	0	0	0 840								
3:45 PM	0	0	43	4	0	0	43	54	0	0	0	3	0	48	0	0	0 860								
4:00 PM	0	0	76	5	0	0	33	50	0	0	0	2	0	47	0	0	0 877								
4:15 PM	0	0	59	3	0	0	33	70	0	0	0	5	0	55	0	0	0 886								
4:30 PM	0	0	50	8	0	0	46	76	0	0	0	4	0	43	0	0	0 907								
4:45 PM	0	0	61	3	0	0	52	49	0	0	0	4	0	43	0	0	0 900								
5:00 PM	0	0	57	1	0	0	49	60	0	0	0	3	0	52	0	0	0 895								
5:15 PM	0	0	58	1	0	0	42	97	0	0	0	3	0	45	0	0	0 246 0								
5:30 PM	0	0	63	4	0	0	40	77	0	0	0	2	0	34	0	0	0 220 0								
5:45 PM	0	0	70	3	0	0	21	74	0	0	0	5	0	34	0	0	0 207 0								
															2,570	984									

Peak Rolling Hour Flow Rates																						
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total					
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1		
Lights	0	0	220	13	0	0	179	282	0	0	0	14	0	179	0	0	0	0	0	887		
Mediums	0	0	6	0	0	0	10	0	0	0	0	0	3	0	0	0	0	0	0	19		
Total	0	0	226	13	0	0	189	282	0	0	0	14	0	183	0	0	0	0	0	907		
Bicycles on Crosswalk	0				0				4				0				4					
Heavy Vehicle Percentage	2.5%				2.1%				2.0%				2.2%				2.2%					
Heavy Vehicle Percentage	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	2.2%				2.2%		
Peak Hour Factor (PHF)	0.82				0.85				0.87				0.92				0.92				0.92	
Peak Hour Factor (PHF)	0.00	0.00	0.89	0.63	0.00	0.00	0.91	0.79	0.00	0.00	0.80	0.00	0.88	0.00	0.92				0.92			

0	0	10	0
10	0	0	0

## TRAFFIC STUDY - FULL

### All Traffic Data Services

17 W BROADWAY & S PARK LOOP RD AM

Tuesday, July 23, 2019

Peak Hour

08:00 AM - 09:00 AM

Peak 15-Minutes

08:45 AM - 09:00 AM

Traffic Counts - All Vehicles

	193	194	195	196	197	198	199	200	201	202	203	204					
Time	Eastbound				Westbound				Northbound				Southbound				Rolling Hour
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total	Hour
6:30 AM	0	66	1	3	0	0	2	0	2	0	0	1	146	0	0	362	1,903
6:45 AM	0	88	3	2	0	0	3	1	4	0	0	1	199	0	0	507	2,222
7:00 AM	0	75	4	1	0	0	2	3	10	0	0	4	187	3	0	465	2,539
7:15 AM	0	91	1	4	0	0	2	0	12	0	0	4	231	1	0	569	2,854
7:30 AM	0	97	1	4	0	0	2	4	10	0	0	6	314	0	0	681	3,001
7:45 AM	0	167	4	7	0	0	6	1	10	0	0	0	318	1	0	824	3,015
8:00 AM	0	143	3	8	0	0	4	0	12	0	0	5	295	1	0	780	3,072
8:15 AM	0	129	7	4	0	0	6	2	6	0	0	3	297	2	0	618	3,024
8:30 AM	0	115	1	12	0	0	2	2	12	0	0	1	278	0	0	4184	84
8:45 AM	0	134	3	4	0	0	2	0	13	0	0	5	372	2	0	7266	73
9:00 AM	0	119	6	8	0	0	3	3	18	0	0	2	293	1	0	12190	77
9:15 AM	0	106	1	6	0	0	10	4	16	0	0	6	252	2	0	7217	67
																7,906	3524
																	12

### Peak Rolling Hour Flow Rates

	Eastbound				Westbound				Northbound				Southbound					
Vehicle Type	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total		
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	13	0	0	0	24	
Lights	0	503	14	25	0	0	0	14	4	42	0	0	14	1,167	5	0	21	785
Mediums	0	17	0	3	0	0	0	0	1	0	0	0	62	0	0	0	160	
Total	0	521	14	28	0	0	14	4	43	0	0	14	1,242	5	0	0	3,072	
Bicycles on Crosswalk	0					7						7				0	14	
Heavy Vehicle Percentage	3.7%					1.6%						5.9%				7.3%	6.0%	
Heavy Vehicle Percentage	0.0%	3.5%	0.0%	10.7%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	8.6%	4.2%	
Peak Hour Factor (PHF)	0.84					0.71						0.83				0.86	0.87	
Peak Hour Factor (PHF)	0.00	0.83	0.61	0.65	0.00	0.00	0.75	0.56	0.82	0.00	0.00	0.63	0.83	0.42	0.00	0.63	0.81	

### Traffic Counts by Vehicle Type

	Eastbound				Westbound				Northbound				Southbound				
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
7:30 AM	0	1	0	0	0	0	1	3	0	0	0	2	0	0	0	0	9
7:45 AM	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	8
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	6
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	5
Lights	0	59	1	3	0	0	1	0	2	0	0	1	140	0	0	6	91
6:30 AM	0	86	3	2	0	0	3	1	4	0	0	1	196	0	0	1	137
6:45 AM	0	71	4	1	0	0	2	3	10	0	0	4	179	2	0	3	110
7:00 AM	0	86	1	4	0	0	2	0	10	0	0	4	218	1	0	4	142
7:15 AM	0	90	1	4	0	0	2	3	6	0	0	6	299	0</			

## TRAFFIC STUDY - FULL

## All Traffic Data Services

17 W BROADWAY &amp; S PARK LOOP RD PM

Tuesday, July 23, 2019

Peak Hour

04:30 PM - 05:30 PM

Peak 15-Minutes

05:15 PM - 05:30 PM

## Traffic Counts - All Vehicles

		193	194	195	196		197	198	199		200	201	202		203	204		Rolling Hour						
		Eastbound				Westbound				Northbound				Southbound										
Time		U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total	Rolling Hour						
3:00 PM		0	88	6	10	0	0	5	4	12	0	0	1	240	2	0	12	317	82	0	779	3,211	13	
3:15 PM		0	87	3	5	0	0	15	1	13	0	0	6	220	6	0	0	14	297	107	0	774	3,302	14
3:30 PM		0	77	5	14	0	0	4	3	11	0	0	3	251	5	0	0	10	320	110	0	813	3,423	15
3:45 PM		0	91	4	7	0	0	5	5	15	0	0	1	272	4	0	0	7	329	105	0	845	3,505	16
4:00 PM		0	100	6	10	0	0	7	1	19	0	0	1	287	5	0	0	11	302	95	0	870	3,484	17
4:15 PM		0	100	6	7	0	0	9	4	23	0	0	2	266	8	0	0	25	339	106	0	895	3,502	18
4:30 PM		0	84	7	8	0	0	6	3	17	0	0	5	265	2	0	0	18	356	124	0	895	3,536	19
4:45 PM		0	97	2	10	0	0	16	3	13	0	0	1	235	5	0	0	12	323	107	0	824	3,485	20
5:00 PM		0	107	2	16	0	0	6	3	18	0	0	2	257	2	0	0	8	356	111	0	888	3,450	21
5:15 PM		0	99	3	10	0	0	10	2	12	0	0	4	268	1	0	0	14	377	129	0	929	0	22
5:30 PM		0	89	2	4	0	0	5	2	11	0	0	4	255	3	0	0	7	349	113	0	844	0	23
5:45 PM		0	103	2	6	0	0	3	3	4	0	0	3	239	1	0	0	4	321	100	0	789	0	24
																	10,145	3716						

## Peak Rolling Hour Flow Rates

		Eastbound				Westbound				Northbound				Southbound								
Vehicle Type		U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total					
Articulated Trucks		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Lights		0	377	13	42	0	0	36	11	60	0	0	12	997	10	0	51	1,359	460	0	3,428	
Mediums		0	10	1	2	0	0	2	0	0	0	0	0	24	0	0	0	50	11	0	100	
Total		0	387	14	44	0	0	38	11	60	0	0	12	1,025	10	0	0	52	1,412	471	0	3,536
Bicycles on Crosswalk		0						12					13		0			25				
Heavy Vehicle Percentage		0.0%	2.6%	7.1%	4.5%	0.0%	0.0%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	1.9%	3.8%	2.3%	0.0%	3.1%	
Peak Hour Factor (PHF)		0.00	0.82	0.72	0.69	0.00	0.00	0.59	0.65	0.80	0.00	0.00	0.81	0.95	0.69	0.00	0.00	0.66	0.94	0.91	0.00	0.95

## Traffic Counts by Vehicle Type

		Eastbound				Westbound				Northbound				Southbound				
Time		U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total	
Articulated Trucks		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
3:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
3:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
3:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
4:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
4:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
4:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
4:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:15 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:30 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:45 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Lights		0	87	4	8	0	0	5	3	12	0	0	1	223	2			

# APPENDIX B

## LOS Results

### *SimTraffic LOS Report*

Project: **WY Jackson - The Loop TIS**  
 Analysis Period: **Existing (2022) Background**  
 Time Period: **Morning Peak Hour**  
 Project #: **UT21-2075**

Intersection: **U.S. 89 & South Park Loop Road**  
 Type: **Signalized**

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	100	35.8	D
	T	1,390	1,386	100	12.0	B
	R	10	10	98	7.7	A
	Subtotal	1,420	1,416	100	12.3	B
SB	L	25	24	95	38.3	D
	T	960	967	101	9.4	A
	R	385	382	99	3.2	A
	Subtotal	1,370	1,373	100	8.2	A
EB	L	585	577	99	30.9	C
	T	21	22	104	32.7	C
	R	30	29	96	29.4	C
	Subtotal	636	628	99	30.9	C
WB	L	15	15	102	38.0	D
	T	5	6	114	37.6	D
	R	50	51	101	16.6	B
	Subtotal	70	72	103	22.8	C
<b>Total</b>		<b>3,498</b>	<b>3,489</b>	<b>100</b>	<b>14.3</b>	<b>B</b>

Intersection: **South Park Loop Road & Gregory Lane**  
 Type: **Unsignalized**

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	15	16	108	13.8	B
	R	245	241	98	7.9	A
	Subtotal	260	257	99	8.3	A
NE	T	390	391	100	1.2	A
	R	20	21	105	0.7	A
	Subtotal	410	412	100	1.2	A
SW	L	185	184	99	4.9	A
	T	226	224	99	0.9	A
	Subtotal	411	408	99	2.7	A
<b>Total</b>		<b>1,082</b>	<b>1,077</b>	<b>100</b>	<b>3.5</b>	<b>A</b>

## TRAFFIC STUDY - FULL

**HALES**  **ENGINEERING**  
innovative transportation solutions

**HALES**  **ENGINEERING**  
innovative transportation solutions

**SimTraffic LOS Report**

**Project:** WY Jackson - The Loop TIS  
**Analysis Period:** Existing (2022) Background  
**Time Period:** Evening Peak Hour  
**Project #:** UT21-2075

**Intersection:** U.S. 89 & South Park Loop Road  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	18	118	88.4	F
	T	1,150	1,147	100	10.0	A
	R	15	14	92	6.6	A
	Subtotal	1,180	1,179	100	11.2	B
SB	L	60	57	95	29.9	C
	T	1,580	1,566	99	11.8	B
	R	530	535	101	4.7	A
	Subtotal	2,170	2,158	99	10.5	B
EB	L	435	419	96	37.7	D
	T	16	20	123	40.9	D
	R	50	50	100	34.2	C
	Subtotal	501	489	98	37.5	D
WB	L	45	39	87	50.4	D
	T	15	16	105	51.6	D
	R	70	67	95	19.2	B
	Subtotal	130	122	94	33.4	C
<b>Total</b>		3,982	3,948	99	14.8	B

**SimTraffic LOS Report**

**Project:** WY Jackson - The Loop TIS  
**Analysis Period:** Future (2023) Background  
**Time Period:** Morning Peak Hour  
**Project #:** UT21-2075

**Intersection:** U.S. 89 & South Park Loop Road  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	25	24	95	35.2	D
	T	1,445	1,466	101	13.3	B
	R	10	11	107	8.0	A
	Subtotal	1,480	1,501	101	13.6	B
SB	L	25	26	103	43.1	D
	T	1,000	1,001	100	9.7	A
	R	400	393	98	3.4	A
	Subtotal	1,425	1,420	100	8.6	A
EB	L	610	587	96	31.2	C
	T	20	19	95	35.6	D
	R	35	38	109	29.2	C
	Subtotal	665	644	97	31.2	C
WB	L	20	20	100	34.1	C
	T	5	5	95	40.1	D
	R	55	59	108	19.1	B
	Subtotal	80	84	105	23.9	C
<b>Total</b>		3,650	3,649	100	15.0	B

**Intersection:** South Park Loop Road & Gregory Lane  
**Type:** Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	15	15	98	12.6	B
	R	205	205	100	5.2	A
	Subtotal	220	220	100	5.7	A
NE	T	295	287	97	0.9	A
	R	15	14	92	0.4	A
	Subtotal	310	301	97	0.9	A
SW	L	215	219	102	4.3	A
	T	346	351	101	1.1	A
	Subtotal	561	570	102	2.3	A
<b>Total</b>		1,092	1,091	100	2.6	A

**Intersection:** South Park Loop Road & Gregory Lane  
**Type:** Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	20	19	95	16.6	C
	R	255	248	97	8.9	A
	Subtotal	275	267	97	9.4	A
NE	T	410	402	98	1.3	A
	R	25	25	99	0.6	A
	Subtotal	435	427	98	1.3	A
SW	L	190	188	99	5.3	A
	T	240	232	97	0.9	A
	Subtotal	430	420	98	2.9	A
<b>Total</b>		1,141	1,114	98	3.8	A

## TRAFFIC STUDY - FULL

**HALES**  **ENGINEERING**  
innovative transportation solutions

**HALES**  **ENGINEERING**  
innovative transportation solutions

**SimTraffic LOS Report**

**Project:** WY Jackson - The Loop TIS  
**Analysis Period:** Future (2023) Background  
**Time Period:** Evening Peak Hour  
**Project #:** UT21-2075

**Intersection:** U.S. 89 & South Park Loop Road  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	21	104	104.8	F
	T	1,195	1,213	102	11.8	B
	R	20	18	89	7.7	A
	Subtotal	1,235	1,252	101	13.3	B
SB	L	65	66	102	36.8	D
	T	1,645	1,669	101	14.6	B
	R	550	560	102	5.4	A
	Subtotal	2,260	2,295	102	13.0	B
EB	L	450	446	99	36.8	D
	T	21	19	90	35.8	D
	R	55	57	104	34.9	C
	Subtotal	526	522	99	36.6	D
WB	L	50	52	104	47.1	D
	T	15	13	85	49.5	D
	R	75	78	104	18.1	B
	Subtotal	140	143	102	31.5	C
<b>Total</b>		4,162	4,212	101	16.7	B

**SimTraffic LOS Report**

**Project:** WY Jackson - The Loop TIS  
**Analysis Period:** Future (2023) Plus Project  
**Time Period:** Morning Peak Hour  
**Project #:** UT21-2075

**Intersection:** U.S. 89 & South Park Loop Road  
**Type:** Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	27	27	99	44.2	D
	T	1,445	1,457	101	13.8	B
	R	10	10	98	9.2	A
	Subtotal	1,482	1,494	101	14.3	B
SB	L	25	22	87	44.7	D
	T	1,000	1,010	101	10.5	B
	R	415	407	98	3.5	A
	Subtotal	1,440	1,439	100	9.0	A
EB	L	663	665	100	33.5	C
	T	21	19	92	33.0	C
	R	41	39	95	32.5	C
	Subtotal	725	723	100	33.4	C
WB	L	20	18	90	36.8	D
	T	5	6	114	44.4	D
	R	55	55	100	20.8	C
	Subtotal	80	79	99	26.2	C
<b>Total</b>		3,727	3,735	100	16.3	B

**Intersection:** South Park Loop Road & Gregory Lane  
**Type:** Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	20	21	104	14.3	B
	R	215	213	99	7.2	A
	Subtotal	235	234	100	7.8	A
NE	T	310	312	101	1.0	A
	R	20	21	104	0.5	A
	Subtotal	330	333	101	1.0	A
SW	L	225	230	102	4.5	A
	T	361	366	101	1.1	A
	Subtotal	586	596	102	2.4	A
<b>Total</b>		1,152	1,163	101	3.1	A

**Intersection:** South Park Loop Road & Gregory Lane  
**Type:** Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	20	16	80	21.2	C
	R	255	257	101	11.5	B
	Subtotal	275	273	99	12.1	B
NE	T	469	470	100	1.7	A
	R	25	25	99	1.1	A
	Subtotal	494	495	100	1.7	A
SW	L	190	190	100	5.5	A
	T	258	251	97	1.0	A
	Subtotal	448	441	98	2.9	A
<b>Total</b>		1,218	1,209	99	4.5	A

## TRAFFIC STUDY - FULL

**SimTraffic LOS Report**

Project: WY Jackson - The Loop TIS  
 Analysis Period: Future (2023) Plus Project  
 Time Period: Morning Peak Hour  
 Project #: UT21-2075

Intersection: Access 1 & South Park Loop Road  
 Type: Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	R	3	2	67	4.7	A
	Subtotal	3	2	67	4.7	A
<b>EB</b>	T	491	492	100	0.2	A
	Subtotal	491	492	100	0.2	A
<b>WB</b>	L	1	1	100	2.9	A
	T	276	263	95	0.7	A
	Subtotal	277	264	95	0.7	A
<b>Total</b>		771	758	98	0.4	A

Intersection: Access 2 & South Park Loop Road  
 Type: Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	L	3	3	100	6.8	A
	R	53	52	99	4.4	A
	Subtotal	56	55	98	4.5	A
<b>EB</b>	T	438	439	100	0.2	A
	R	1	2	200	0.0	A
	Subtotal	439	441	100	0.2	A
<b>WB</b>	L	15	14	95	3.2	A
	T	262	250	96	0.2	A
	Subtotal	277	264	95	0.4	A
<b>Total</b>		771	760	99	0.6	A

**SimTraffic LOS Report**

Project: WY Jackson - The Loop TIS  
 Analysis Period: Future (2023) Plus Project  
 Time Period: Morning Peak Hour  
 Project #: UT21-2075

Intersection: Access 3 & South Park Loop Road  
 Type: Unsigned

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	R	3	3	100	3.8	A
	Subtotal	3	3	100	3.8	A
<b>EB</b>	T	436	438	101	0.3	A
	Subtotal	436	438	100	0.3	A
<b>WB</b>	L	1	1	100	2.0	A
	T	264	252	96	0.1	A
	Subtotal	265	253	95	0.1	A
<b>Total</b>		704	694	99	0.3	A

## TRAFFIC STUDY - FULL

**HALES**  **ENGINEERING**  
innovative transportation solutions

**HALES**  **ENGINEERING**  
innovative transportation solutions

SimTraffic LOS Report						
Project:		WY Jackson - The Loop TIS				
Analysis Period:		Future (2023) Plus Project				
Time Period:		Evening Peak Hour				
		Project #: UT21-2075				
Intersection:		U.S. 89 & South Park Loop Road				
Type:		Signalized				

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	25	24	95	131.7	F
	T	1,195	1,208	101	11.8	B
	R	20	23	114	7.7	A
	Subtotal	1,240	1,255	101	14.0	B
SB	L	65	65	100	35.8	D
	T	1,645	1,647	100	15.0	B
	R	592	588	99	5.4	A
	Subtotal	2,302	2,300	100	13.1	B
EB	L	477	478	100	37.1	D
	T	20	18	89	40.8	D
	R	58	56	97	35.8	D
	Subtotal	555	552	99	37.1	D
WB	L	50	49	98	46.8	D
	T	15	16	105	50.6	D
	R	75	71	94	17.9	B
	Subtotal	140	136	97	32.2	C
Total		4,239	4,243	100	17.2	B

SimTraffic LOS Report						
Project:		WY Jackson - The Loop TIS				
Analysis Period:		Future (2023) Plus Project				
Time Period:		Evening Peak Hour				
		Project #: UT21-2075				
Intersection:		Access 1 & South Park Loop Road				
Type:		Unsignalized				

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	R	2	2	100	3.6	A
	Subtotal	2	2	100	3.6	A
	T	358	360	100	0.1	A
EB	R	358	360	101	0.1	A
	Subtotal	358	360	101	0.1	A
	T	426	429	101	1.1	A
WB	R	428	431	101	1.1	A
	Subtotal	428	431	101	1.1	A
	T	788	793	101	0.7	A
Total		788	793	101	0.7	A

South Park Loop Road & Gregory Lane						
Type:		Unsignalized				
Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	20	20	99	17.8	C
	R	215	213	99	7.2	A
	Subtotal	235	233	99	8.1	A
NE	T	340	342	101	1.4	A
	R	20	21	104	0.8	A
	Subtotal	360	363	101	1.4	A
SW	L	225	217	96	4.6	A
	T	408	412	101	1.1	A
	Subtotal	633	629	99	2.3	A
Total		1,229	1,225	100	3.1	A

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	2	100	8.7	A
	R	26	27	103	4.1	A
	Subtotal	28	29	104	4.4	A
EB	T	332	332	100	0.1	A
	R	3	3	100	0.0	A
	Subtotal	335	335	100	0.1	A
WB	L	43	45	105	2.6	A
	T	382	383	100	0.5	A
	Subtotal	425	428	101	0.7	A
Total		788	792	100	0.6	A

***SimTraffic LOS Report***

**Project:** WY Jackson - The Loop TIS  
**Analysis Period:** Future (2023) Plus Project  
**Time Period:** Evening Peak Hour **Project #:** UT21-2075

**Intersection:** Access 3 & South Park Loop Road  
**Type:** Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
<b>NB</b>	<b>R</b>	<b>2</b>	<b>1</b>	<b>50</b>	<b>4.2</b>	<b>A</b>
	Subtotal	2	1	50	4.2	A
<b>EB</b>	<b>T</b>	<b>333</b>	<b>334</b>	<b>100</b>	<b>0.2</b>	<b>A</b>
	Subtotal	333	334	100	0.2	A
<b>WB</b>	<b>L</b>	<b>2</b>	<b>2</b>	<b>100</b>	<b>2.5</b>	<b>A</b>
	<b>T</b>	<b>382</b>	<b>382</b>	<b>100</b>	<b>0.2</b>	<b>A</b>
	Subtotal	384	384	100	0.2	A
<b>Total</b>		<b>719</b>	<b>719</b>	<b>100</b>	<b>0.2</b>	<b>A</b>

# APPENDIX C

## Site Plan

## TRAFFIC STUDY - FULL



**HALES**  **ENGINEERING**  
innovative transportation solutions

**Jackson - The Loop**  
Traffic Impact Study

# APPENDIX D

## 95<sup>th</sup> Percentile Queue Length Reports

## LIVABILITY STANDARDS - 2 BEDROOM



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop ApartmentsPhysical Address 1050, 1060, & 1080 South Park Loop RoadOwner Name Mogul CapitalOwner Phone 602-885-2342 E-mail RachelL@mogulcapital.comApplicant/Agent Name Jackson FergusonApplicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.comPrimary Contact:        Owner       X       Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

## Unit Type:

Number of bedrooms 2 Square Feet 1087 Ownership  Rental 

## Kitchen

Lineal feet of base cabinets 10' Lineal Feet of upper cabinets 8'Continuous Lineal feet of countertops 4' Countertop Material graniteSink width 3' Range/Oven width 30" Refrigerator cubic feet 25Dishwasher width 24" Garbage Disposal? Yes  No List other appliances provided Microwave above rangeList Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1Garbage Disposal  Other \_\_\_\_\_

## Bathrooms

Number of bathrooms \_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink 

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

## Closets and Storage Areas

Does each bedroom have a closet? Yes  No Does each bedroom closet contain a shelf and rod? Yes  No Bedroom closet width: bedroom 1 8' bedroom 2 8' bedroom 3 8'Bedroom closet height: bedroom 1 8' bedroom 2 8' bedroom 3 8'

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided entryway closet combined with laundry room

Linen closet width: Linen closet 1 30" Linen closet 2       Additional storage square feet 40 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Barn DoorsAre all closets a minimum of 26 inches deep? Yes  No 

## Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVTKitchen LVT Bathroom(s) LVTWarranty for each flooring type 1 year

## Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 10x12 Dining 10x12Bedroom 1 12x15 Bedroom 2 12x15 Bedroom 3       Functional Furniture Placement diagram attached? Yes  No

## LIVABILITY STANDARDS - 2 BEDROOM

### Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, floor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

### Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

### Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

### Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above, additional shelving storage

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.

## LIVABILITY STANDARDS - 3 BEDROOM



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop ApartmentsPhysical Address 1050, 1060, & 1080 South Park Loop RoadOwner Name Mogul CapitalOwner Phone 602-885-2342 E-mail RachelL@mogulcapital.comApplicant/Agent Name Jackson FergusonApplicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.comPrimary Contact:        Owner       X       Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

## Unit Type:

Number of bedrooms 3 Square Feet 1138 Ownership  Rental 

## Kitchen

Lineal feet of base cabinets 10' Lineal Feet of upper cabinets 8'Continuous Lineal feet of countertops 4' Countertop Material graniteSink width 3' Range/Oven width 30" Refrigerator cubic feet 25Dishwasher width 24" Garbage Disposal? Yes  No List other appliances provided Microwave above rangeList Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1Garbage Disposal  Other \_\_\_\_\_

## Bathrooms

Number of bathrooms \_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink 

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

## Closets and Storage Areas

Does each bedroom have a closet? Yes  No Does each bedroom closet contain a shelf and rod? Yes  No Bedroom closet width: bedroom 1 8' bedroom 2 8' bedroom 3 8'Bedroom closet height: bedroom 1 8' bedroom 2 8' bedroom 3 8'

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided entryway closet combined with laundry room

Linen closet width: Linen closet 1 3' Linen closet 2 \_\_\_\_\_Additional storage square feet 50 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Barn Doors & Bi-fold DoorsAre all closets a minimum of 26 inches deep? Yes  No 

## Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVTKitchen LVT Bathroom(s) LVTWarranty for each flooring type 1 year

## Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 8x8 Dining 5x8Bedroom 1 12x15 Bedroom 2 9x12 Bedroom 3 9x12Functional Furniture Placement diagram attached? Yes  No

## LIVABILITY STANDARDS - 3 BEDROOM

### Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, floor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

### Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

### Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

### Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above, additional shelving storage

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.

## LIVABILITY STANDARDS - STUDIO



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop ApartmentsPhysical Address 1050, 1060, & 1080 South Park Loop RoadOwner Name Mogul CapitalOwner Phone 602-885-2342 E-mail RachelL@mogulcapital.comApplicant/Agent Name Jackson FergusonApplicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.comPrimary Contact:        Owner       X       Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

## Unit Type:

Number of bedrooms 1 Square Feet 398 Ownership  Rental 

## Kitchen

Lineal feet of base cabinets 4' Lineal Feet of upper cabinets 11'Continuous Lineal feet of countertops 3' Countertop Material graniteSink width 2' Range/Oven width 30" Refrigerator cubic feet 18Dishwasher width 18" Garbage Disposal? Yes  No List other appliances provided Microwave above rangeList Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1Garbage Disposal  Other \_\_\_\_\_

## Bathrooms

Number of bathrooms \_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink 

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

## Closets and Storage Areas

Does each bedroom have a closet? Yes  No Does each bedroom closet contain a shelf and rod? Yes  No Bedroom closet width: bedroom 1 6' bedroom 2 \_\_\_\_\_ bedroom 3 \_\_\_\_\_Bedroom closet height: bedroom 1 8' bedroom 2 \_\_\_\_\_ bedroom 3 \_\_\_\_\_

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided 2' combined with bedroom closet and linen closet

Linen closet width: Linen closet 1 2' Linen closet 2 \_\_\_\_\_Additional storage square feet 25 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Bifold DoorsAre all closets a minimum of 26 inches deep? Yes  No 

## Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVTKitchen LVT Bathroom(s) LVTWarranty for each flooring type 1 year

## Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 6x11 Dining 10x10Bedroom 1 10x12 Bedroom 2 \_\_\_\_\_ Bedroom 3 \_\_\_\_\_Functional Furniture Placement diagram attached? Yes  No

## LIVABILITY STANDARDS - STUDIO

### Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, filloor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

### Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

### Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

### Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.

## LIVABILITY STANDARDS - QUESTIONNAIRE



## LIVABILITY STANDARDS - QUESTIONNAIRE



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop ApartmentsPhysical Address 1050, 1060, & 1080 South Park Loop RoadOwner Name Mogul CapitalOwner Phone 602-885-2342 E-mail RachelL@mogulcapital.comApplicant/Agent Name Jackson FergusonApplicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.comPrimary Contact:    Owner X Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

## Unit Type:

Number of bedrooms 1 Square Feet 398 Ownership  Rental 

## Kitchen

Lineal feet of base cabinets 4' Lineal Feet of upper cabinets 11'Continuous Lineal feet of countertops 3' Countertop Material graniteSink width 2' Range/Oven width 30" Refrigerator cubic feet 18Dishwasher width 18" Garbage Disposal? Yes  No List other appliances provided Microwave above rangeList Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1Garbage Disposal  Other \_\_\_\_\_

## Bathrooms

Number of bathrooms \_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink 

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

## Closets and Storage Areas

Does each bedroom have a closet? Yes  No Does each bedroom closet contain a shelf and rod? Yes  No Bedroom closet width: bedroom 1 6' bedroom 2 \_\_\_\_\_ bedroom 3 \_\_\_\_\_Bedroom closet height: bedroom 1 8' bedroom 2 \_\_\_\_\_ bedroom 3 \_\_\_\_\_

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided 2' combined with bedroom closet and linen closet

Linen closet width: Linen closet 1 2' Linen closet 2 \_\_\_\_\_Additional storage square feet 25 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Bifold DoorsAre all closets a minimum of 26 inches deep? Yes  No 

## Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVTKitchen LVT Bathroom(s) LVTWarranty for each flooring type 1 year

## Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 6x11 Dining 10x10Bedroom 1 10x12 Bedroom 2 \_\_\_\_\_ Bedroom 3 \_\_\_\_\_Functional Furniture Placement diagram attached? Yes  No

## LIVABILITY STANDARDS - QUESTIONNAIRE

## Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, floor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

## Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

## Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

## Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop Apartments

Physical Address 1050, 1060, & 1080 South Park Loop Road

Owner Name Mogul Capital

Owner Phone 602-885-2342 E-mail Rachell@mogulcapital.com

Applicant/Agent Name Jackson Ferguson

Applicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.com

Primary Contact:  Owner  Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

## Unit Type:

Number of bedrooms 2 Square Feet 1087 Ownership  Rental

## Kitchen

Lineal feet of base cabinets 10' Lineal Feet of upper cabinets 8'

Continuous Lineal feet of countertops 4' Countertop Material granite

Sink width 3' Range/Oven width 30" Refrigerator cubic feet 25

Dishwasher width 24" Garbage Disposal? Yes  No

List other appliances provided \_\_\_\_\_

## Microwave above range

List Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1

Garbage Disposal  Other \_\_\_\_\_

## Bathrooms

Number of bathrooms \_\_\_\_\_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink

## LIVABILITY STANDARDS - QUESTIONNAIRE

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

### Closets and Storage Areas

Does each bedroom have a closet? Yes  No

Does each bedroom closet contain a shelf and rod? Yes  No

Bedroom closet width: bedroom 1 8' \_\_\_\_\_ bedroom 2 8' \_\_\_\_\_ bedroom 3 \_\_\_\_\_

Bedroom closet height: bedroom 1 8' \_\_\_\_\_ bedroom 2 8' \_\_\_\_\_ bedroom 3 \_\_\_\_\_

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided entryway closet combined with laundry room

Linen closet width: Linen closet 1 30" \_\_\_\_\_ Linen closet 2 \_\_\_\_\_

Additional storage square feet 40 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Barn Doors

Are all closets a minimum of 26 inches deep? Yes  No

### Floor Coverings

Describe floor covering material:

Living room LVT \_\_\_\_\_ Bedroom(s) LVT \_\_\_\_\_

Kitchen LVT \_\_\_\_\_ Bathroom(s) LVT \_\_\_\_\_

Warranty for each flooring type 1 year

### Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 10x12 \_\_\_\_\_ Dining 10x12 \_\_\_\_\_

Bedroom 1 12x15 \_\_\_\_\_ Bedroom 2 12x15 \_\_\_\_\_ Bedroom 3 \_\_\_\_\_

Functional Furniture Placement diagram attached? Yes  No

### Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, floor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

### Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

### Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

### Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above, additional shelving storage

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.

## LIVABILITY STANDARDS - QUESTIONNAIRE



## Livability Standards Questionnaire

## Housing Mitigation Plan

Development Name Loop ApartmentsPhysical Address 1050, 1060, & 1080 South Park Loop RoadOwner Name Mogul CapitalOwner Phone 602-885-2342 E-mail RachelL@mogulcapital.comApplicant/Agent Name Jackson FergusonApplicant/Agent Phone 801-520-5265 E-mail jferguson@ffkr.comPrimary Contact:    Owner X Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

**Unit Type:**Number of bedrooms 3 Square Feet 1138 Ownership  Rental **Kitchen**Lineal feet of base cabinets 10' Lineal Feet of upper cabinets 8'Continuous Lineal feet of countertops 4' Countertop Material graniteSink width 3' Range/Oven width 30" Refrigerator cubic feet 25Dishwasher width 24" Garbage Disposal? Yes  No List other appliances provided Microwave above rangeList Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1Garbage Disposal  Other \_\_\_\_\_**Bathrooms**

Number of bathrooms \_ Does at least one bathroom contain the following?

Toilet  Bathtub  Shower  Sink 

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Base cabinet below the bathroom sink.

**Closets and Storage Areas**Does each bedroom have a closet? Yes  No Does each bedroom closet contain a shelf and rod? Yes  No Bedroom closet width: bedroom 1 8' bedroom 2 8' bedroom 3 8'Bedroom closet height: bedroom 1 8' bedroom 2 8' bedroom 3 8'

Does the entryway have a closet? Yes  No  If no, describe how adequate storage for coats, shoes/boots is being provided entryway closet combined with laundry room

Linen closet width: Linen closet 1 3' Linen closet 2 \_\_\_\_\_Additional storage square feet 50 sf

Describe how additional storage requirement is being met Storage closet in the garage  
bike storage will also be provided

Closet door type (doors not required on interior storage) Barn Doors & Bi-fold DoorsAre all closets a minimum of 26 inches deep? Yes  No **Floor Coverings**

Describe floor covering material:

Living room LVT Bedroom(s) LVTKitchen LVT Bathroom(s) LVTWarranty for each flooring type 1 year**Room Sizes and Shape**

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 8x8 Dining 5x8Bedroom 1 12x15 Bedroom 2 9x12 Bedroom 3 9x12Functional Furniture Placement diagram attached? Yes  No

## OUTDOOR SPACES AND AMENITIES

### Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes  No

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Double 2x4 wall w/ acoustical batt insulation, 1" air gap, and gypsum board drywall, floor ceilings will have acoustical batt insulation, gypcrete, sound mat, & gypsum board drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28 STC rating

Are blinds being provided? Yes  No  If yes, on which windows and what type? Horizontal 1" blinds

### Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes  No

### Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) 5 Years

Size of hot water heater 50 Gallon

### Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. \_\_\_\_\_

Describe creative shelving \_\_\_\_\_

Describe laundry area Stackable washer and dryer, w/ hot water heater above, additional shelving storage

Describe extra storage for recreational equipment bike storage being provided in parking garage

Describe extra cabinetry \_\_\_\_\_

Describe extra closets \_\_\_\_\_

Please attach additional pages if needed.