



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

Teton County

- ☐ Planning Division

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

State of Wyoming

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

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: June 1, 2022 / Revised August 10, 2022</p> <p>Item #: P22-141</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner: Mogul Hospitality Partners et al PO Box 998 Midway, UT 84049</p> <p>Applicant: Jason MacKinnon / Design Assoc. PO Box 4615 Jackson, WY 83001</p>	<p>REQUESTS:</p> <p>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</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by:</p> <p>August 25, 2022 (with Comments)</p>	

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

DEVELOPMENT PLAN APPLICATION FOR THE LOOP HOUSING PROJECT



APPLICANT:



MOGUL CAPITAL

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 13th, 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 Rachel Lambert Vice President of Construction Direct 602-885-2342 RachelL@mogulcapital.com Mogul Capital/TRCF	ARCHITECTS: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Jackson Ferguson AIA Principal Architect O - 801.520.5265 jferguson@ffkr.com Kevin Haub, AIA Associate Architect C -661.713.6362 khaub@ffkr.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	MEP ENGINEER: Spectrum Engineers 324 State Street - #400 Salt Lake City, Utah 84111 800-678-7077 spectrum-engineers.com David Hinckley Electrical Design D - 801-201-8369 DGH@spectrum-engineers.com Rick Graham Plumbing Design D - 801-401-8478 rlg@spectrum-engineers.com
OWNER REPRESENTATIVE: Standard Construction 2, LLC Boyd Suemnick Owner's Representative 760-519-7821 boyd@udvs.net	PROJECT ARCHITECT: Design Associates Architects 130 W. Broadway Suite A PO Box 4615 Jackson, WY 83001 www.dajh.com Jason MacKinnon Project Architect O - 307-733-3600 C - 307-264-9070 Jason@dajh.com	STRUCTURAL ENGINEER: DCI Engineers 523 W 6 th Street, Suite 616 Los Angeles, CA 90014 Mark D. Aden, PE, SE Principal D - 213.298.3703 C - 509.991.3244 maden@dc-engineers.com Nolan G. Lenahan, PE Associate Principal 916-337-1449	LANDSCAPE ARCHITECT: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Matt Payne PLA Associate I Landscape Architect 801-534-4258 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
 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/200/Planning

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

APPLICATION

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

Pre-application Conference #: 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 and select the relevant application type for submittal requirements.

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **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>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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



 Signature of Property Owner or Authorized Applicant/Agent

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/

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: Jason MacKinnon/ Design Associates Architects

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

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

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

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

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

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

Bradley Wagstaff
Property Owner Signature

Managing Partner

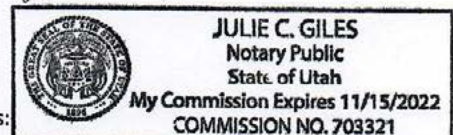
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah)
) 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

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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 is this(these) application(s) at the premises listed above:

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

Notary Public

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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

Date: 04/29/2022

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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 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

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

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
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☒ 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.

Brady W. W. St.
Property Owner Signature

Managing Partner

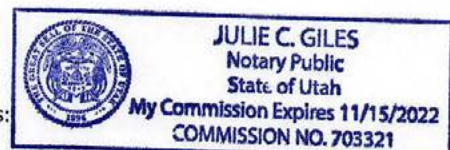
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

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



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

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 nd Wednesday of each month
Partial Vacation without Replat	14 days	Town Council	60 days from sufficiency
Grading Pre-App	1 week	Town Engineer	2-3 weeks
Demo Permit		Staff (however, the Town Council issue a 90 day stay on demolition depending on the recommendation of the Historic Preservation Board)	30-90 days
Building Permit		Building Official	First round review is typically 4 weeks.
Subdivision Plat	14 days	Town Council	90 days from sufficiency

Checklist Key.

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

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

General Information

Requirement

Notes

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

PREAPPLICATION CHECKLIST

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

PREAPPLICATION CHECKLIST

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

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

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

PREAPPLICATION CHECKLIST

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

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

Requirement

Notes

<u>✓</u>	Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)
<u>N/A</u>	Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) <ul style="list-style-type: none"> • School and Parks Exactions
<u>✓</u>	Infrastructure (see Div. 7.6 and 7.7 for more information) <ul style="list-style-type: none"> • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

<u>N/A</u>	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

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 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.
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 ligl 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 parking 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
rachel@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

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

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

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

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

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", is written over a light gray, textured background.

Randy Schrauder, P.E.

Attachments:

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

ZONING COMPLIANCE VERIFICATION (ZCV) COPY



PLANNING PERMIT APPLICATION Planning & Building Department

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

For Office Use Only	
Fees Paid _____	Date & Time Received _____
Application #s _____	
Please note: Applications received after 3 PM will be processed the next business day.	

PROJECT.

Name/Description: 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/200/Planning

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **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>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent _____ 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 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

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:

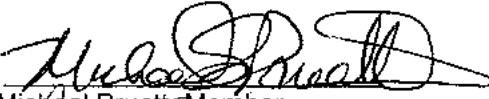
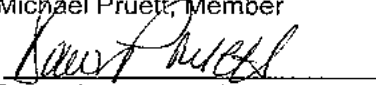
See attached Exhibit A

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

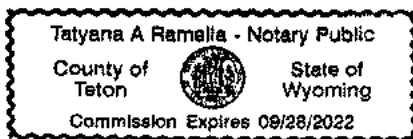
By: 
Michael Pruett, Member
By: 
Dawn Pruett, Member


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
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 (NE¼NE¼), Section 6, T40N, R116W, 6th P.M. of said County described as follows from notes taken during an actual survey;

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

THENCE S26°-55'-00"E, 149.39 feet to a point on the south line of said tract, identical with the south line of the tract of record in said Book 8;
THENCE S57°-10'-28"W, 89.24 feet along said south line to a point for the southwest corner of the tract of record in said Book 42;
THENCE N32°-47'-06"W, 33.85 feet along the west line of said tract to an one inch diameter iron pipe;
THENCE continuing N32°-47'-06"W, 97.78 feet along said west line to an angle point;
THENCE N25°-20'-30"W, 26.00 feet along said west line to a point on said right-of-way line for the northwest corner of said tract;
THENCE N64°-58'-28"E, 81.69 feet along the north line of said tract and said right-of-way line to an angle point marked by an one inch diameter iron pipe;
THENCE N50°-44'-11"E, 20.34 feet along said north line to the POINT OF BEGINNING.

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

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 4th
day of October, 2021.

Cherubim, LLC, a Wyoming limited liability company

By: 
Michael Pruett, Member

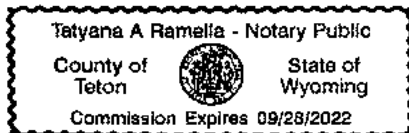
By: 
Dawn Pruett, Member

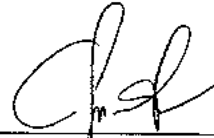
STATE OF Wyoming)
COUNTY OF Teton) ss.

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 Notary Public
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 NE¼ of the NE¼ of Section 6, and a portion of Lot 2, or the NW¼ of the NE¼ of Section 6, all in Township 40 North, Range 116 West of the Sixth Principal Meridian, in Teton County, Wyoming.

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

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

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

...AND...

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

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

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

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

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:

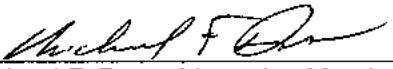
See attached Exhibit A

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 6th
day of October, 2021.

MFD Industrial I, LLC, a Wyoming limited liability
company

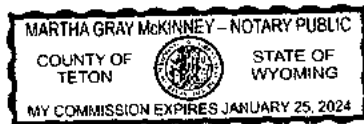

Michael F. Daus, Managing Member


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
6th 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

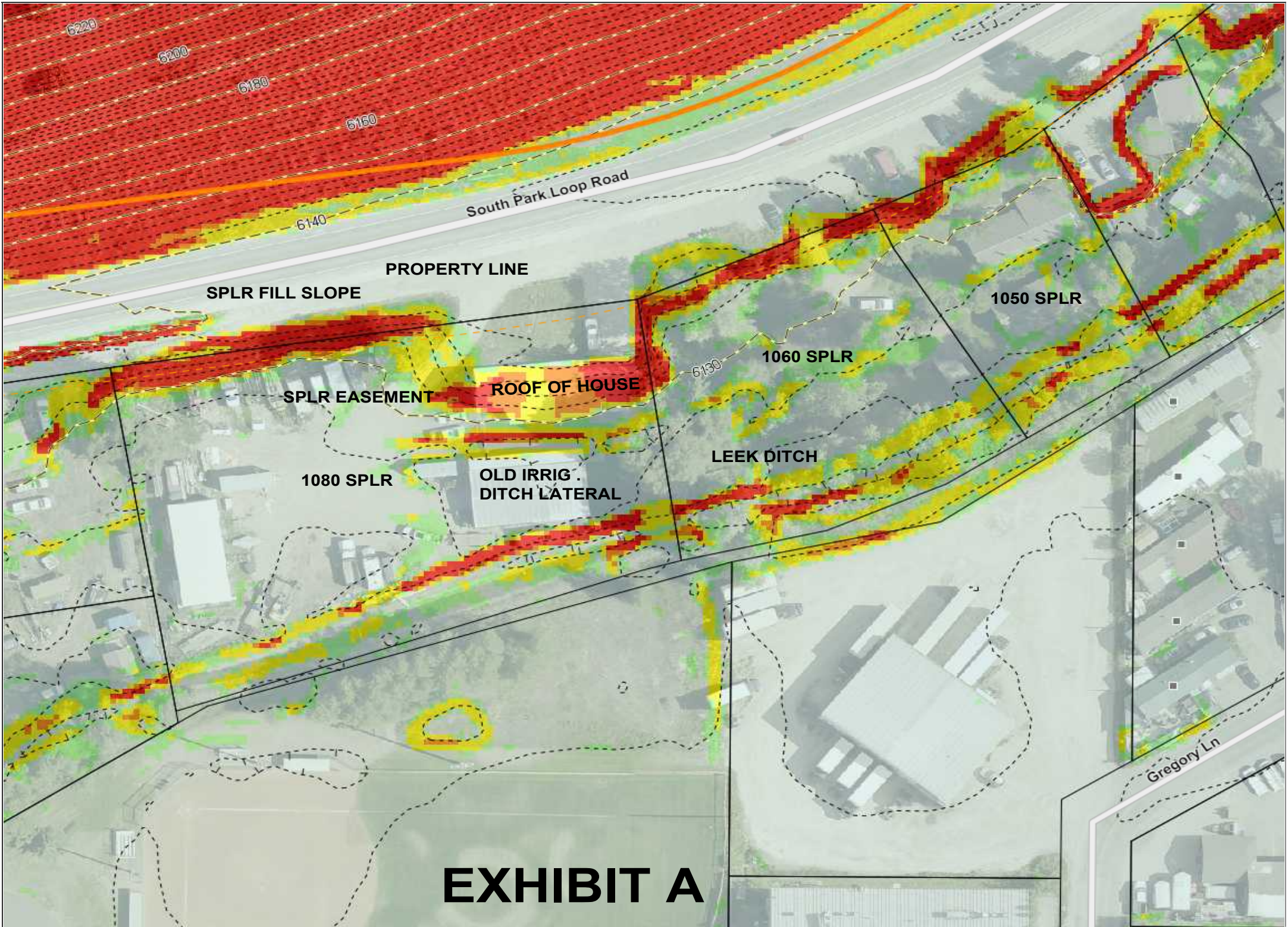
Order Number: W-25592

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° 14' 01"W, 166.79 feet to a point;
 Thence S71° 35' 56"W, 92.30 feet to a point;
 Thence N09° 45' 04"W, 188.00 feet to a point monumented by a 1 inch diameter iron pipe;
 Thence continuing N09° 45' 04"W, 9.52 feet to a point;
 Thence continuing N09° 45' 04"W, 7.48 feet to a point;
 Thence N81° 46' 23"E, 280.66 feet to the Point of Beginning.

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



Teton County Wyoming
MapServer

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



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

EXHIBIT A

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

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

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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 nd Wednesday of each month
Partial Vacation without Replat	14 days	Town Council	60 days from sufficiency
Grading Pre-App	1 week	Town Engineer	2-3 weeks
Demo Permit		Staff (however, the Town Council issue a 90 day stay on demolition depending on the recommendation of the Historic Preservation Board)	30-90 days
Building Permit		Building Official	First round review is typically 4 weeks.
Subdivision Plat	14 days	Town Council	90 days from sufficiency

Checklist Key.

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

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

General Information

Requirement

Notes

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

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

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

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

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

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<u>✓</u>	Operational Standards (see Div. 6.4 for more information) <ul style="list-style-type: none"> • Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity 	Refuse and recycling enclosure req'd. Please show on site plan.
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DEVELOPMENT OPTIONS. Please see Subsection D in applicable Zone District for specific standards.

Requirement

Notes

<u>✓</u>	Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)
<u>N/A</u>	Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) <ul style="list-style-type: none"> • School and Parks Exactions
<u>✓</u>	Infrastructure (see Div. 7.6 and 7.7 for more information) <ul style="list-style-type: none"> • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

<u>N/A</u>	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

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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 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.
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 ligl 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.*

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

	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	

ZONING COMPLIANCE VERIFICATION (ZCV) COPY



JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 • 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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



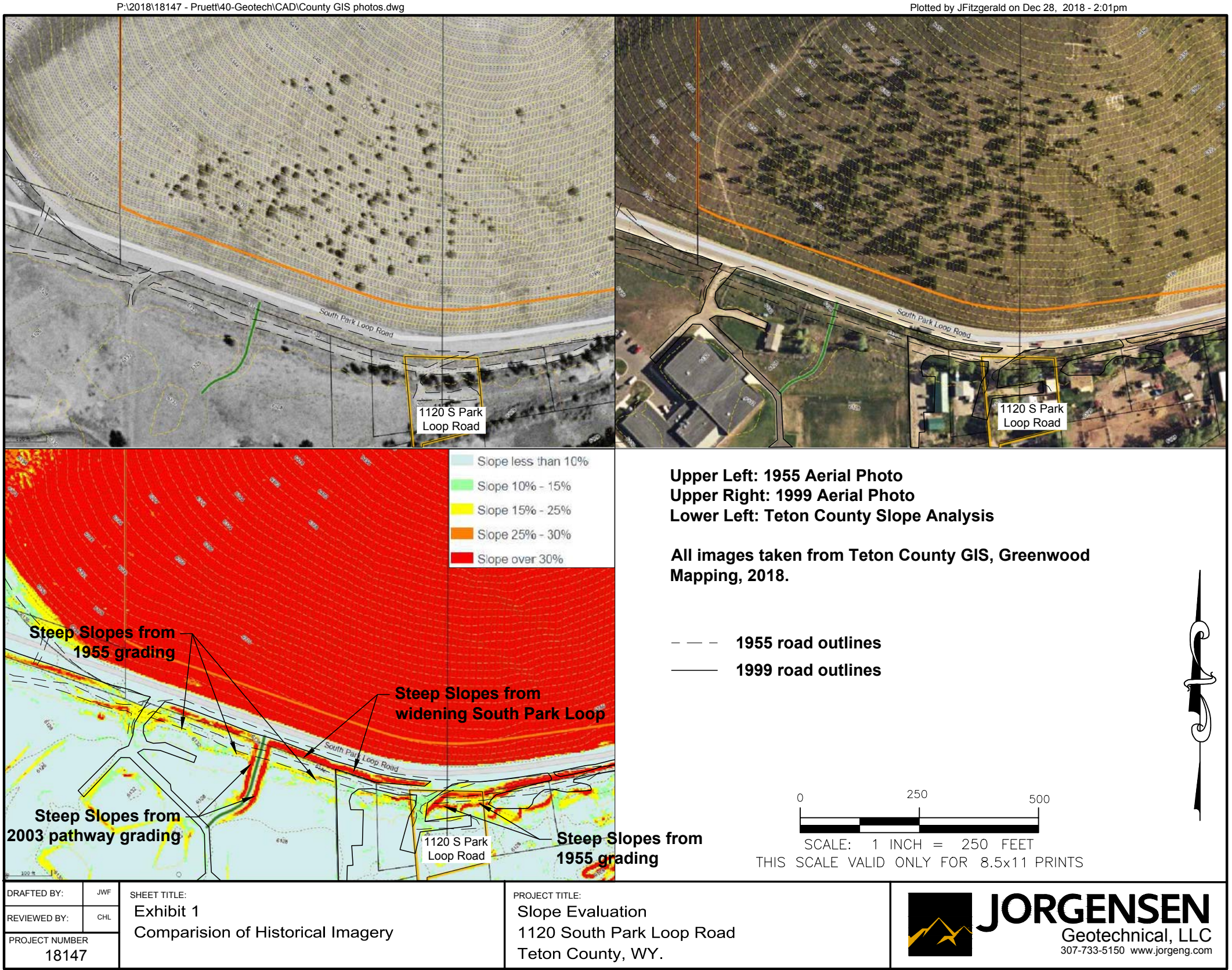
Jack Fitzgerald, E.I.



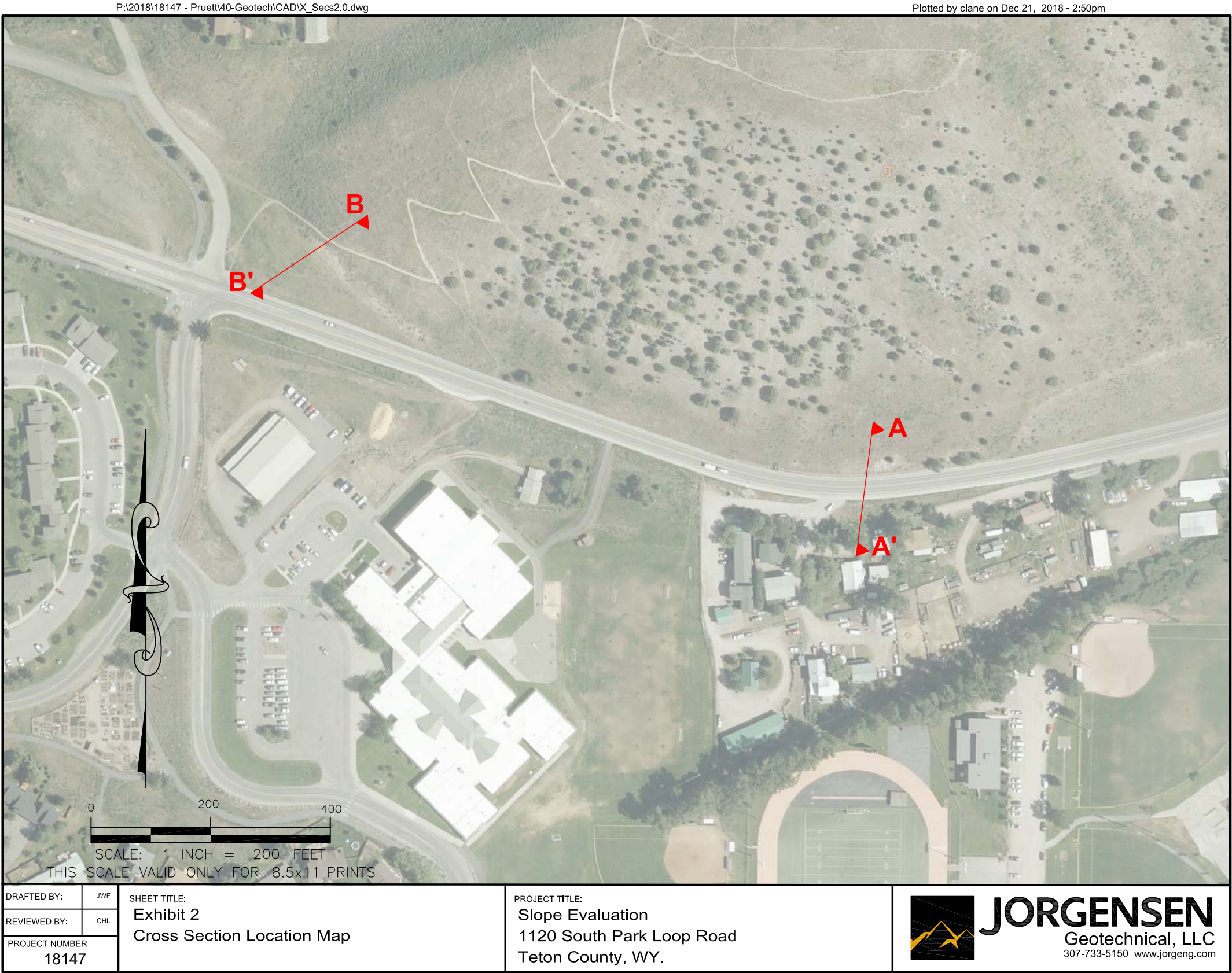
Colter H. Lane, P.E.

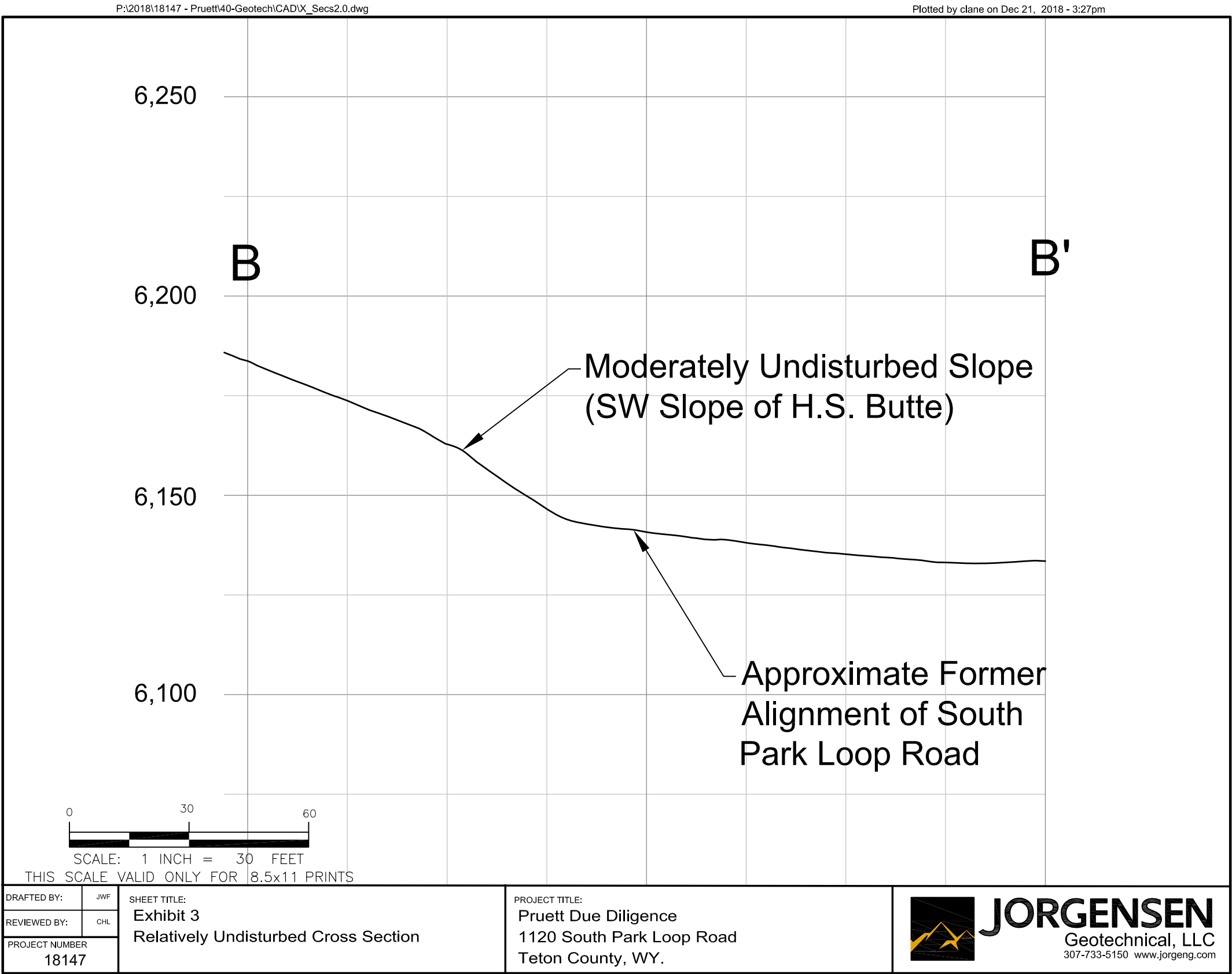
Attached: Exhibit 1: Comparison of Historical Imagery
 Exhibit 2: Cross Section Location Map
 Exhibit 3: Relatively Undisturbed Cross Section
 Exhibit 4: Cross Section for 1120 South Park Loop Road

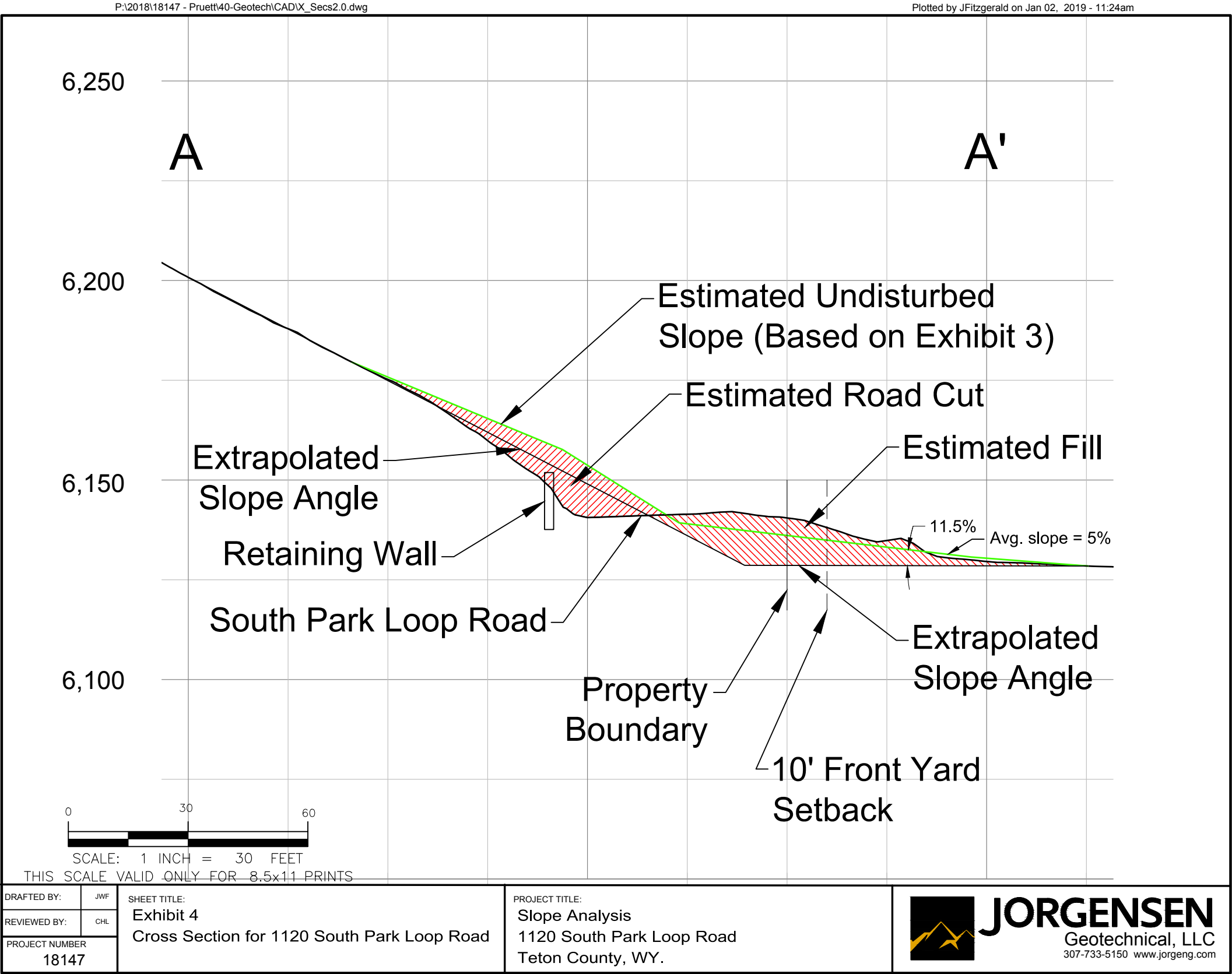
ZONING COMPLIANCE VERIFICATION (ZCV) COPY



ZONING COMPLIANCE VERIFICATION (ZCV) COPY







ZONING COMPLIANCE VERIFICATION (ZCV) COPY



JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

MEMORANDUM

TO: Michael Pruett

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

DATE: May 6, 2021

SUBJECT: 1060 and 1050 South Park Loop Road Slope Evaluation

PROJECT NO.: 21045

JWF CHL JAL

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

Methodology

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

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

Exhibit 1: Cross Section Location Map

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

Exhibit 2: Relatively Undisturbed Cross Section

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

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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



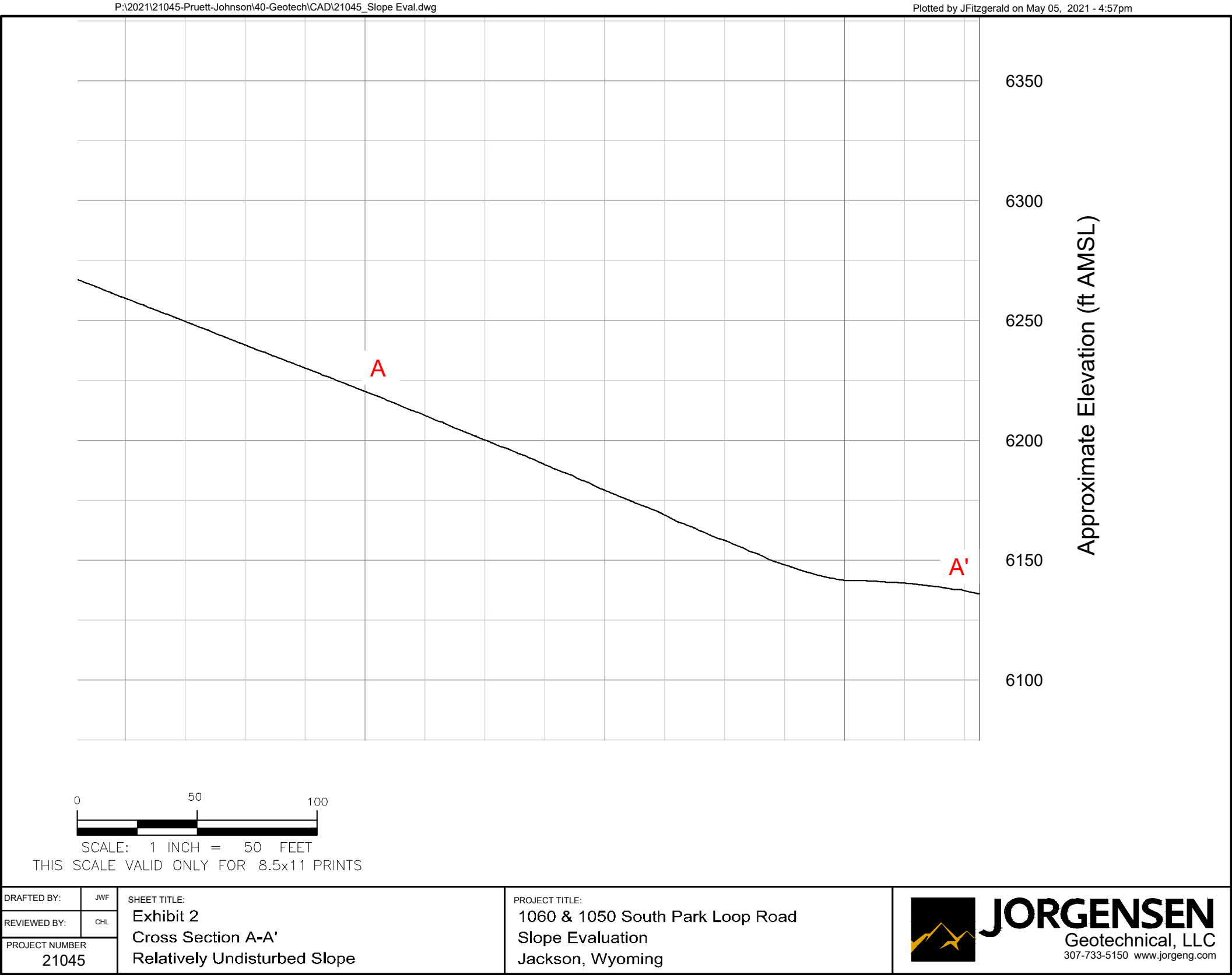
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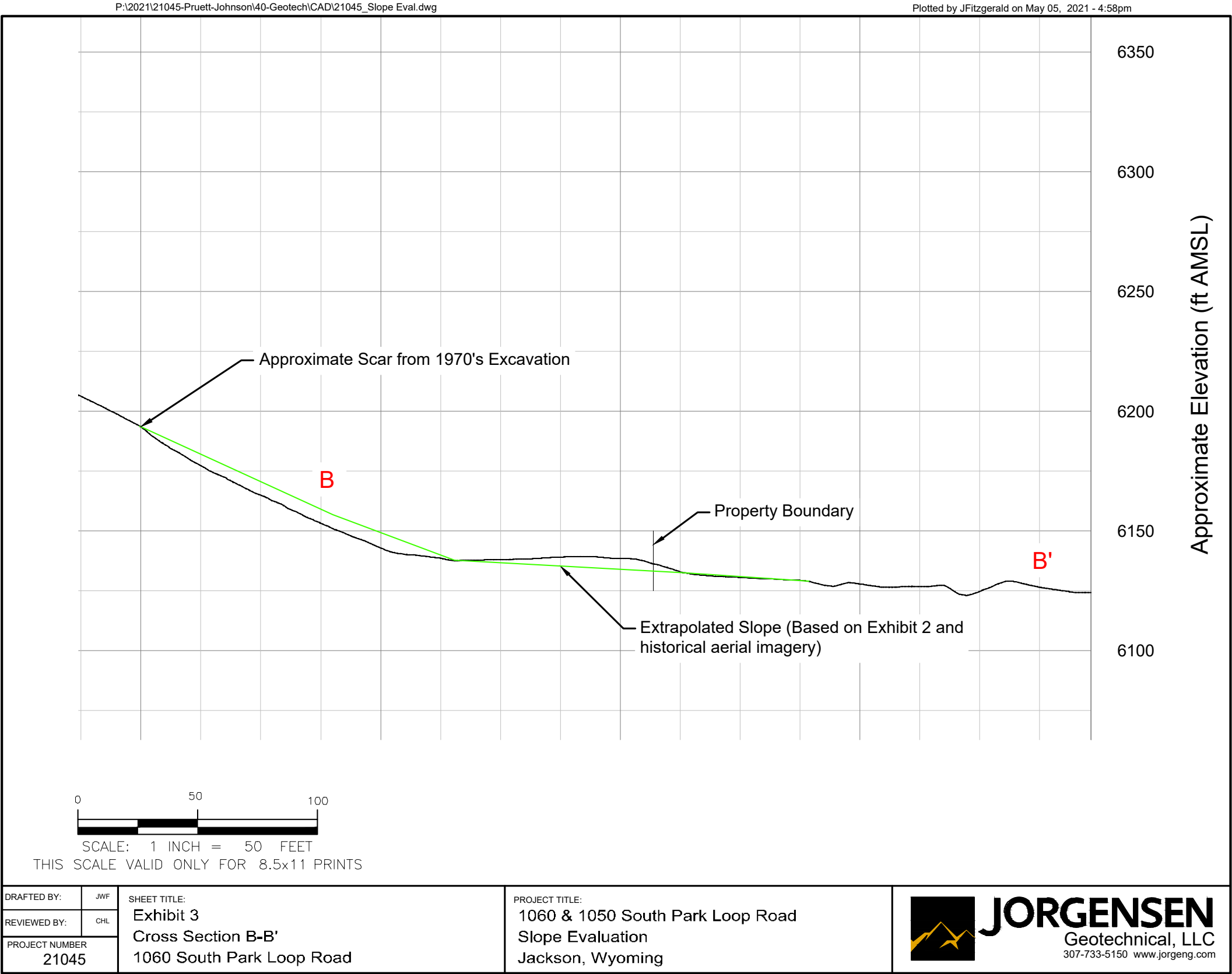
DRAFTED BY:	JWF	SHEET TITLE:	PROJECT TITLE:
DEVELOPMENT PLAN APPLICATION	Exhibit 1	1060 & 1050 South Park Loop Road	1060 & 1050 South Park Loop Road
PROJECT NUMBER	Cross Section Location Map	Slope Evaluation	Slope Evaluation
21045		Jackson, Wyoming	Jackson, Wyoming

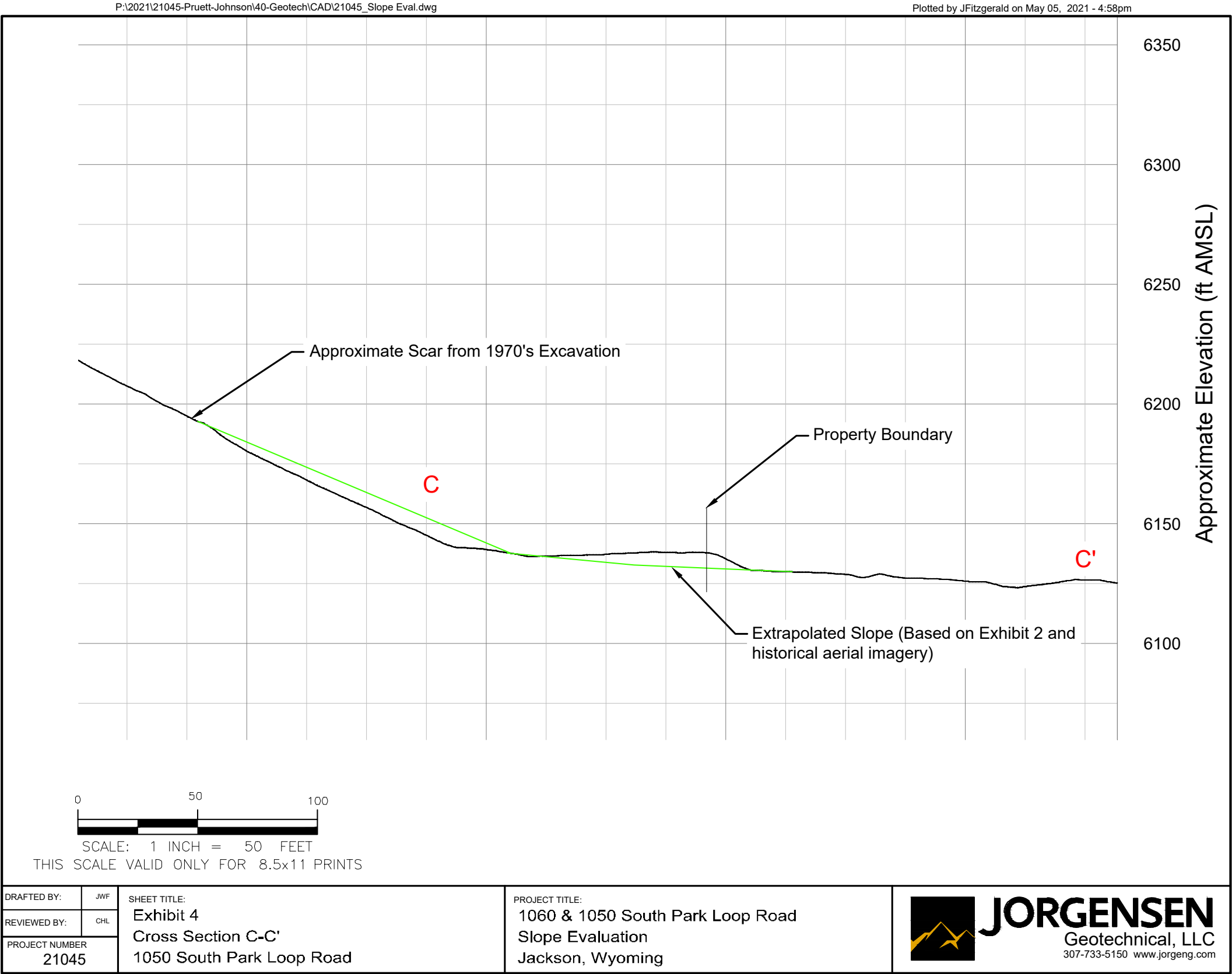


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NARRATIVE

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.

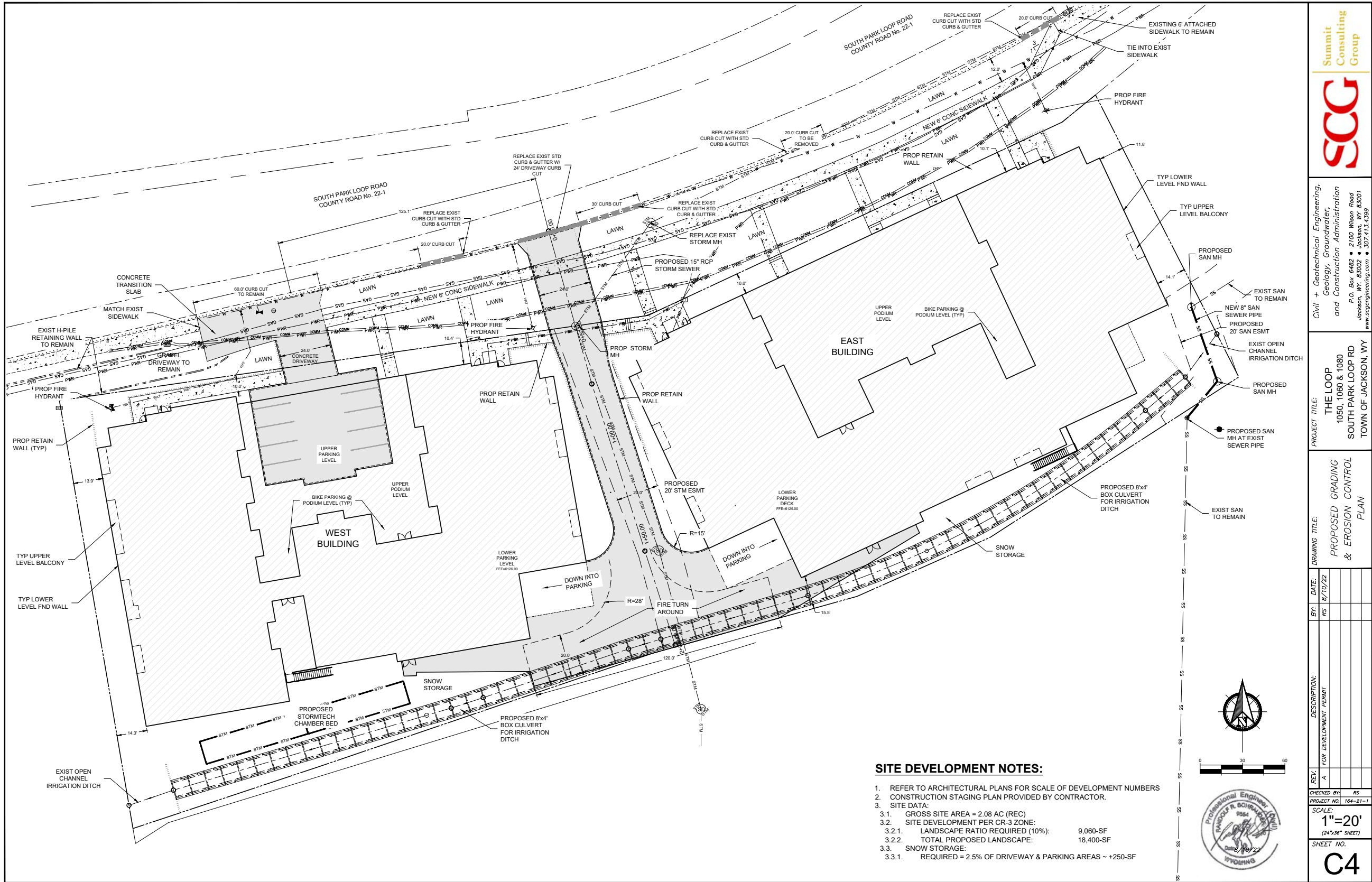
5. Complies with all relevant standards of these LDRs and other Town Ordinances;

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

August 10, 2022

DEVELOPMENT STATS & NARRATIVE

Lot Info

Address:	1050, 1060, & 1080 South Park Loop Road
PIDN:	1050 South Park Loop Road – 22-40-16-06-1-00-010
	1060 South Park Loop Road – 22-40-16-06-1-00-011
	1080 South Park Loop Road – 22-40-16-06-1-00-012

Area:	1050 South Park Loop Road – .34 acres
	1060 South Park Loop Road – .60 acres
	1080 South Park Loop Road – 1.15 acres
	Full Site 2.09 acres (91,040 s.f.),
	Total Building footprint for both buildings at grade1.22 acres (53,130 s.f.)

Zoning: CR-3

Overlays: N/A

Scale of Development

FAR: 2.09 acres (91,040 s.f.)

Allowed: .40 (36,416 s.f.)

DEV Plan Threshold – (>30,000 s.f.)

2:1 Bonus: 23,524 s.f. - all deed restricted workforce housing

Site Development: .58 (East & West Parking Garage – 53,130 s.f.)

Allowed: .90 (81,936 s.f.)

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.

East Building

Garage Levels 2	28,645 s.f.
Garage Level 1	28,800 s.f.
Level 1	20,971 s.f.
Level 2	20,297 s.f.
Level 3	21,052 s.f.
Level 4	20,340 s.f.
Grand Total	140,105 s.f.

New Parking

Residential: 1/DU < 500 s.f., otherwise 1.5/DU

Parking Spots: 267 total parking stalls
257 covered parking stalls which includes 10 visitor parking at main entrance
(260 residential parking required for this project)

Additional Unit Storage All units will be provided with additional storage that meets the Livability
Standards minimum size requirements

Landscape Ratio

Min: 10% (9,104 s.f.)

Plant Units (min): 1/1,000 s.f. landscaped area + 1/12 parking spots

Landscaped area provided: 24% (22,177 s.f.)

Building Height

Max height: 48’ (roof pitch < 5/12)

Stories: 4 stories per item #4 in the Zone-Specific Standards for CR-3

NARRATIVE - PROGRAM - SQUARE FOOTAGE & 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

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 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

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-foot 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-foot wide within the SPLR right-of-way and necks 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-foot 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.

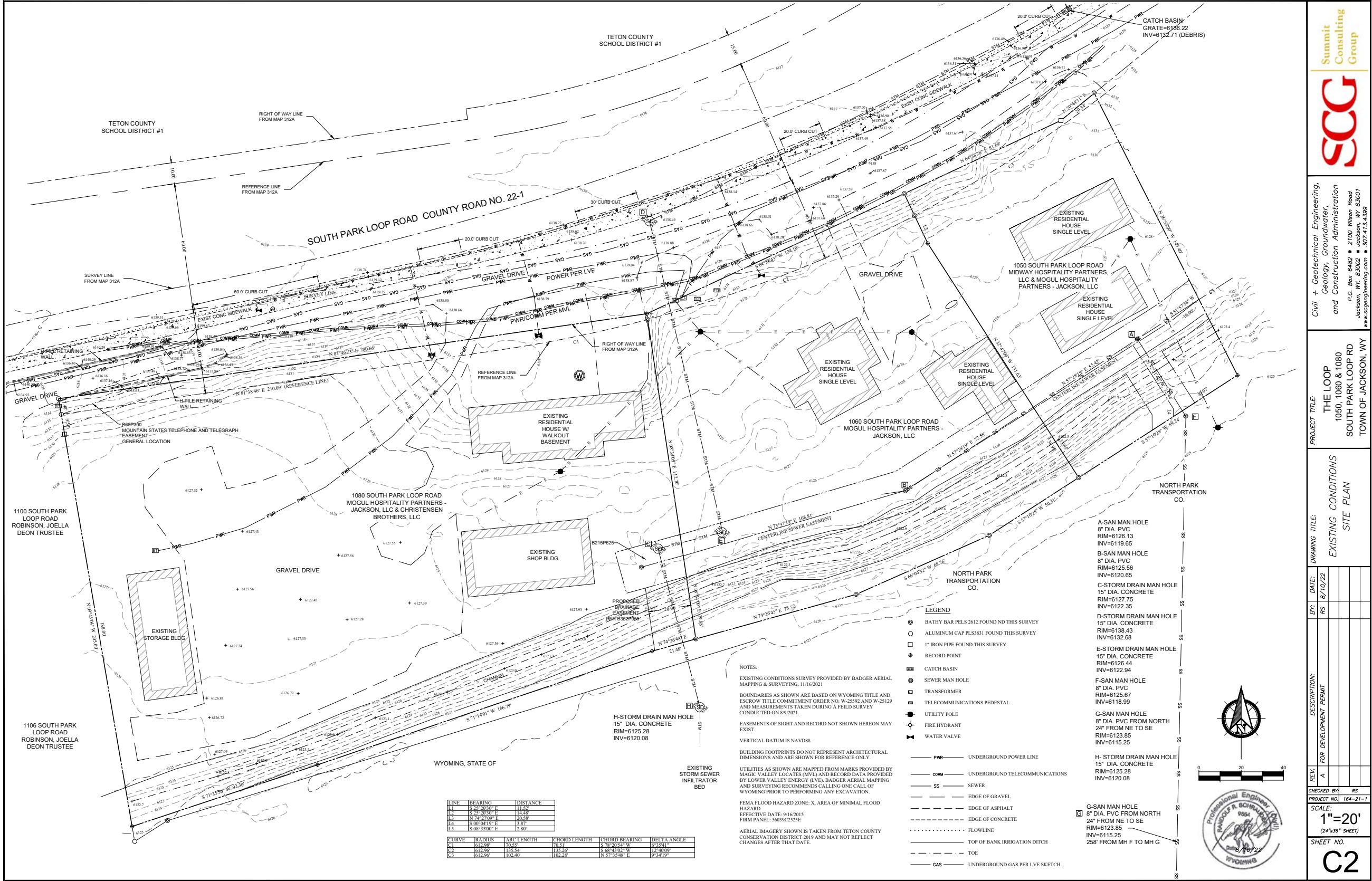
E. Materials

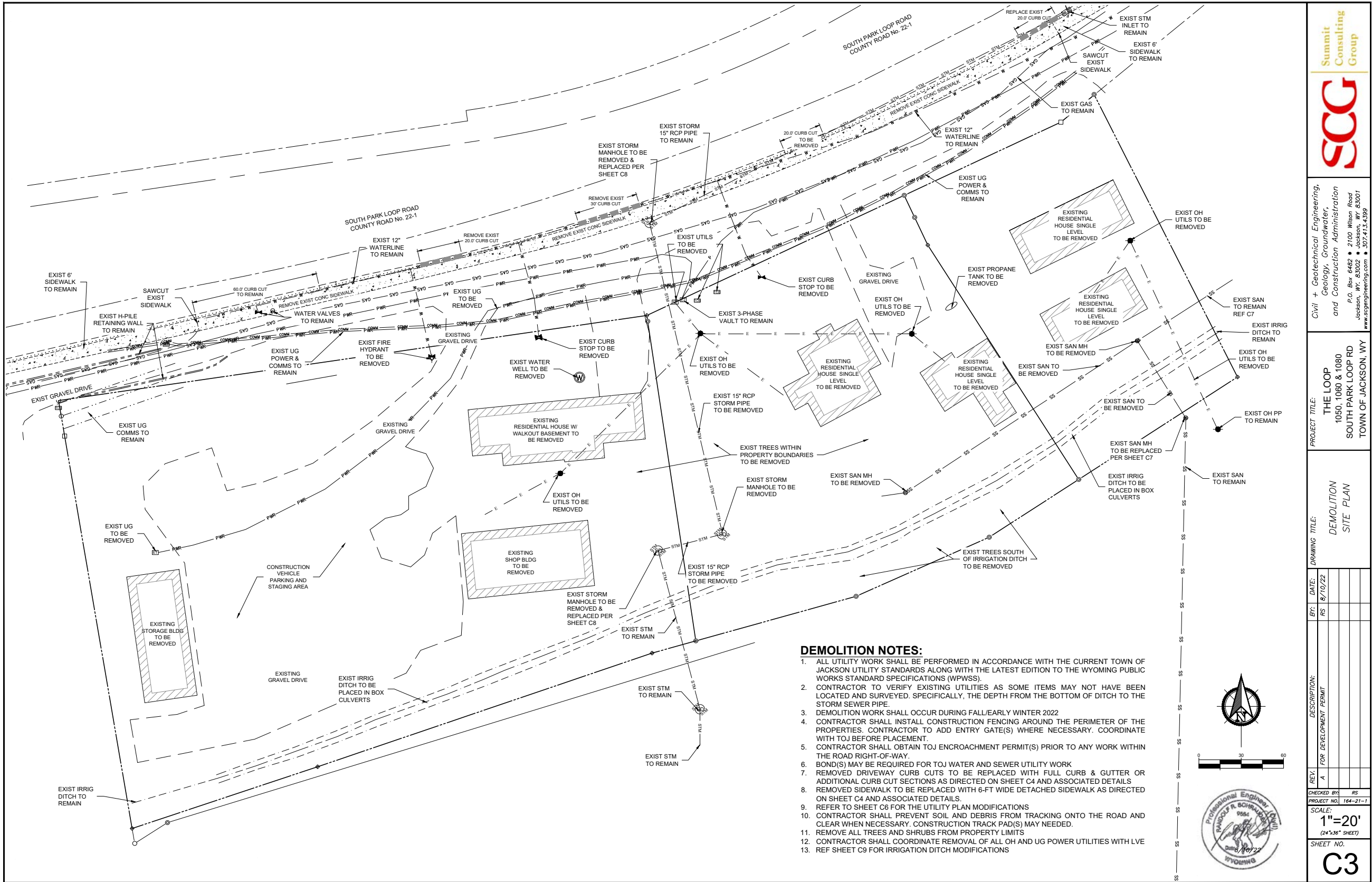
The materials that have been selected for the exterior of these buildings are residential in nature and include cementitious siding, brick, metal panels, and fiberglass windows and doors. The selected colors and materials represent a modern residential palette that we feel mixes in well with the town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

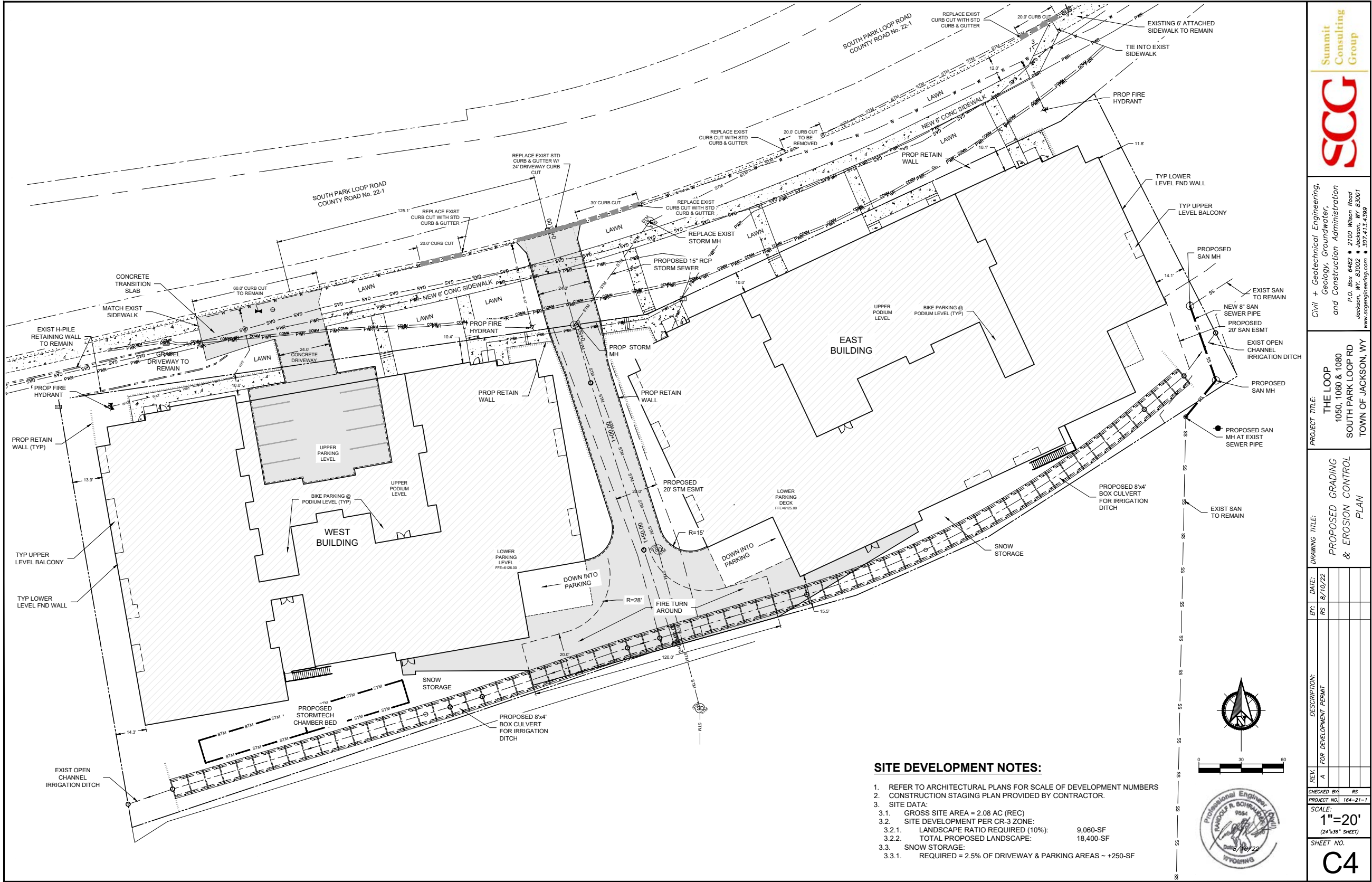


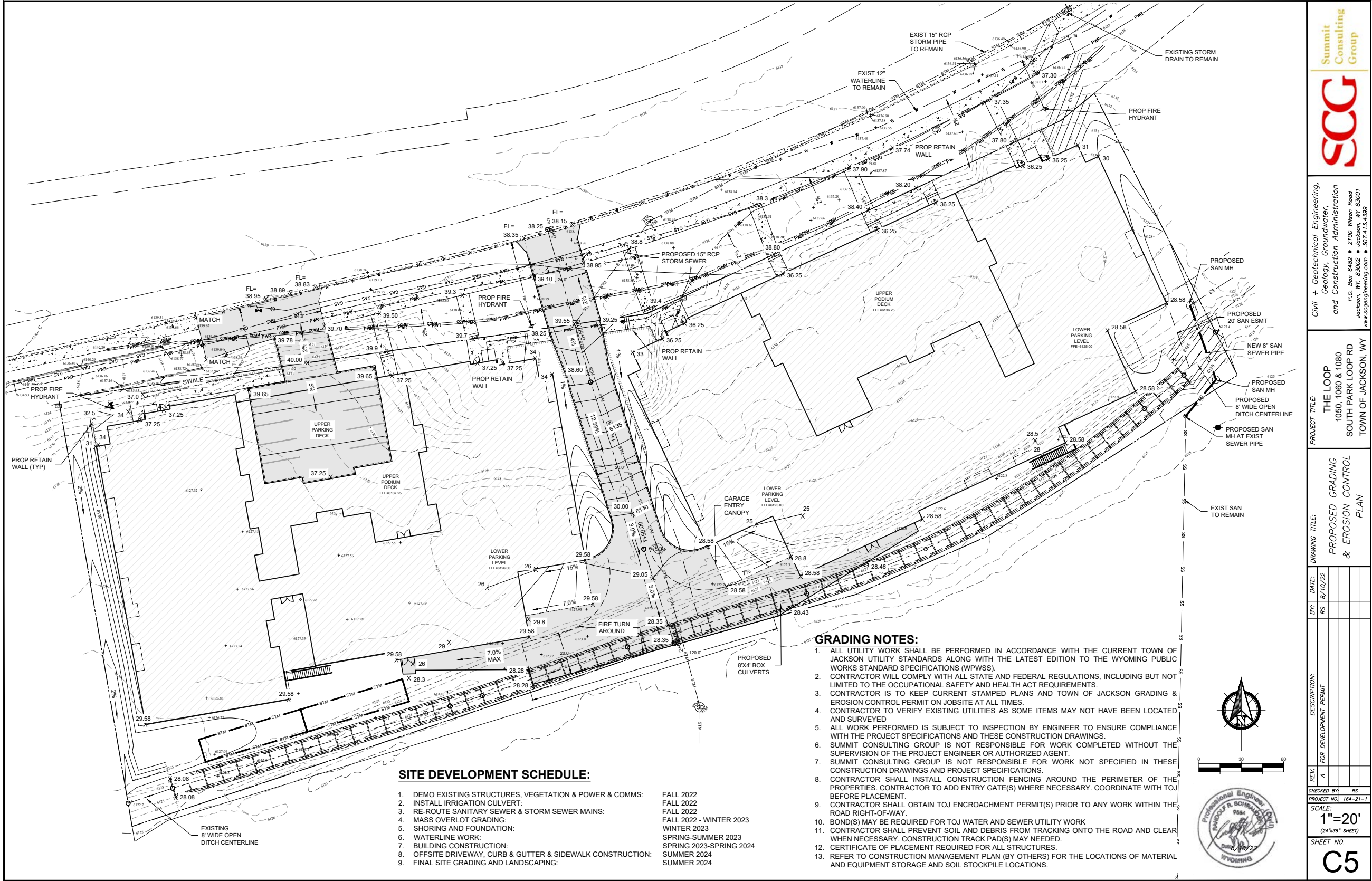
SECTION TWO SITE











SITE DEVELOPMENT SCHEDULE:

- | | |
|---|-------------------------|
| 1. DEMO EXISTING STRUCTURES, VEGETATION & POWER & COMMS: | FALL 2022 |
| 2. INSTALL IRRIGATION CULVERT: | FALL 2022 |
| 3. RE-ROUTE SANITARY SEWER & STORM SEWER MAINS: | FALL 2022 |
| 4. MASS OVERLOT GRADING: | FALL 2022 - WINTER 2023 |
| 5. SHORING AND FOUNDATION: | WINTER 2023 |
| 6. WATERLINE WORK: | SPRING-SUMMER 2023 |
| 7. BUILDING CONSTRUCTION: | SPRING 2023-SPRING 2024 |
| 8. OFFSITE DRIVEWAY, CURB & GUTTER & SIDEWALK CONSTRUCTION: | SUMMER 2024 |
| 9. FINAL SITE GRADING AND LANDSCAPING: | SUMMER 2024 |

GRADING NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED
5. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
7. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
8. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
9. CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
10. BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK
11. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY NEEDED.
12. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
13. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.



Civil + Geotechnical Engineering,
Geology, Groundwater,
and Construction Administration
P.O. Box 6462 • 2100 Wilson Road
Jackson, WY 83002 • Jackson, WY 83001
www.scgengineering.com • 307.473.5439

PROJECT TITLE:
THE LOOP
1050, 1080 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
**PROPOSED GRADING
& EROSION CONTROL
PLAN**

BY: DATE:
RS 8/10/22

DESCRIPTION:
FOR DEVELOPMENT PERMIT

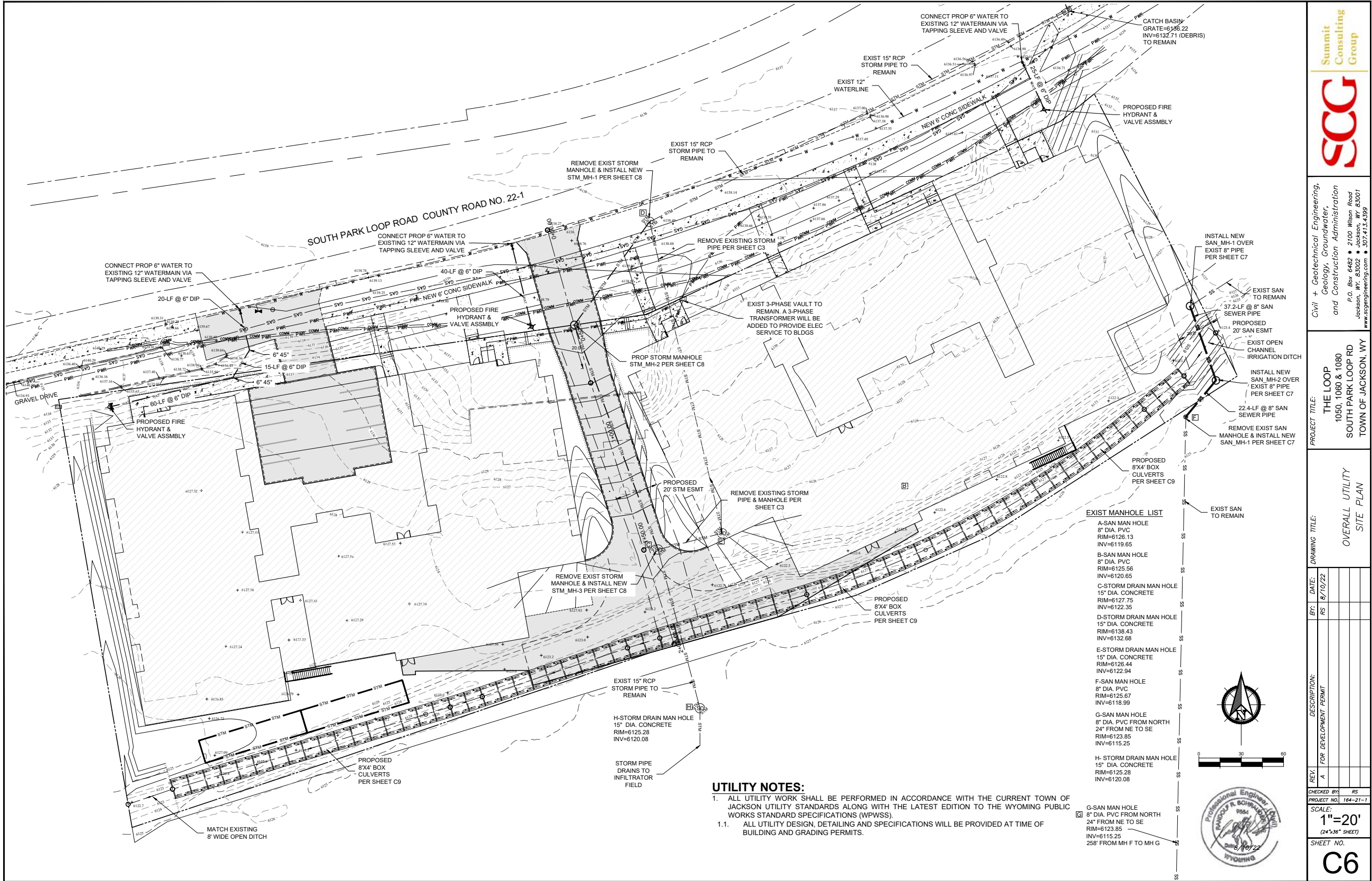
REV: A

CHECKED BY: RS
PROJECT NO. 164-21-1

SCALE:
1"=20'
(24"x36" SHEET)

SHEET NO.
C5

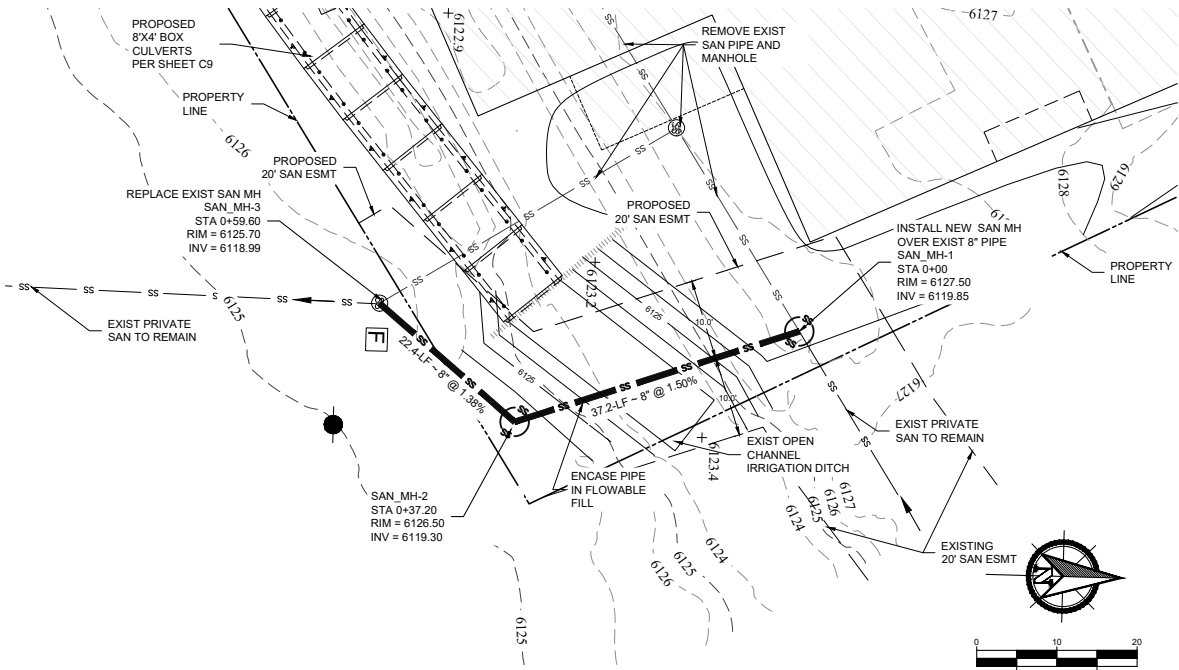
OVERALL UTILITY SITE PLAN



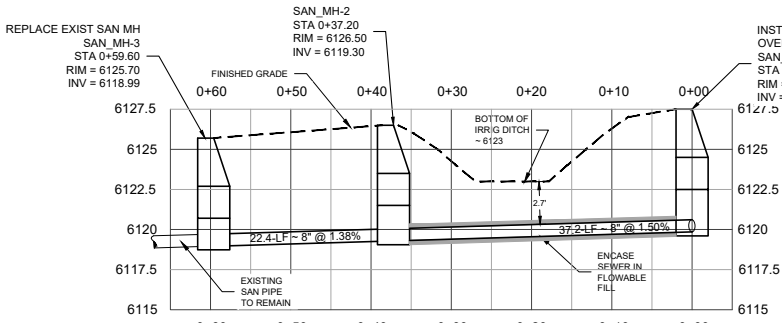
SANITARY SEWER PLAN

SANITARY SEWER NOTES:

- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
- ALL PROPOSED SANITARY SEWER UTILITIES SHOW WITHIN THE PROPERTY BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE SEWER UTILITY WORK SHALL COMPLY WITH APPLICABLE TOJ UTILITY STANDARDS AND MATERIAL AND INSTALLATION SPECIFICATIONS. TOWN OF JACKSON UTILITY STANDARDS ARE AVAILABLE AT:
<https://www.jacksonwy.gov/DocumentCenter/View/82/Construction-Standards-PDF?bidId=>
- TRENCHING:
 - ALL WORK SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100.
- SANITARY SEWER SERVICE:
 - SHALL BE 6-INCH DIAMETER SDR35 PIPE AND FITTINGS
- SANITARY SEWER MAIN:
 - ALL SEWER MAIN PIPE SHALL BE PVC PIPE AND FITTINGS WHICH SHALL CONFORM TO ASTM D-3034, "STANDARD SPECIFICATION FOR POLY SEWER PIPE AND FITTINGS." PVC PIPE SHALL HAVE A MINIMUM SDR OF 35.
 - MANHOLES SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-101.
 - STEPS SHALL BE PER DETAIL SS-106.
 - MANHOLE CHANNELS SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-107.
 - MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-108.
 - MANHOLES IN 48-INCH DIAMETER SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS WITH FRAMES AND COVERS AND STEPS IN ACCORDANCE WITH THE PLAN DETAILS. ALL MANHOLES SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 LOADING.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO OBTAIN PERMIT FROM THE TOWN OF JACKSON PRIOR TO COMMENCEMENT OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.
<https://www.jacksonwy.gov/DocumentCenter/View/156/Public-Right-of-Way-Permit-PDF>
- SCG TO INSPECT THE SEWER MAINS AND SERVICES PRIOR TO BACKFILLING.



SANITARY SEWER MAIN - RELOCATION PLAN
HORZ SCALE: 1" = 10'



SANITARY SEWER MAIN - PROFILE
HORZ SCALE: 1" = 10'
VERT SCALE: 1" = 5'



Summit
Consulting
Group



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Jackson, WY 83002 • Jackson, WY 83001
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TOWN OF JACKSON, WY

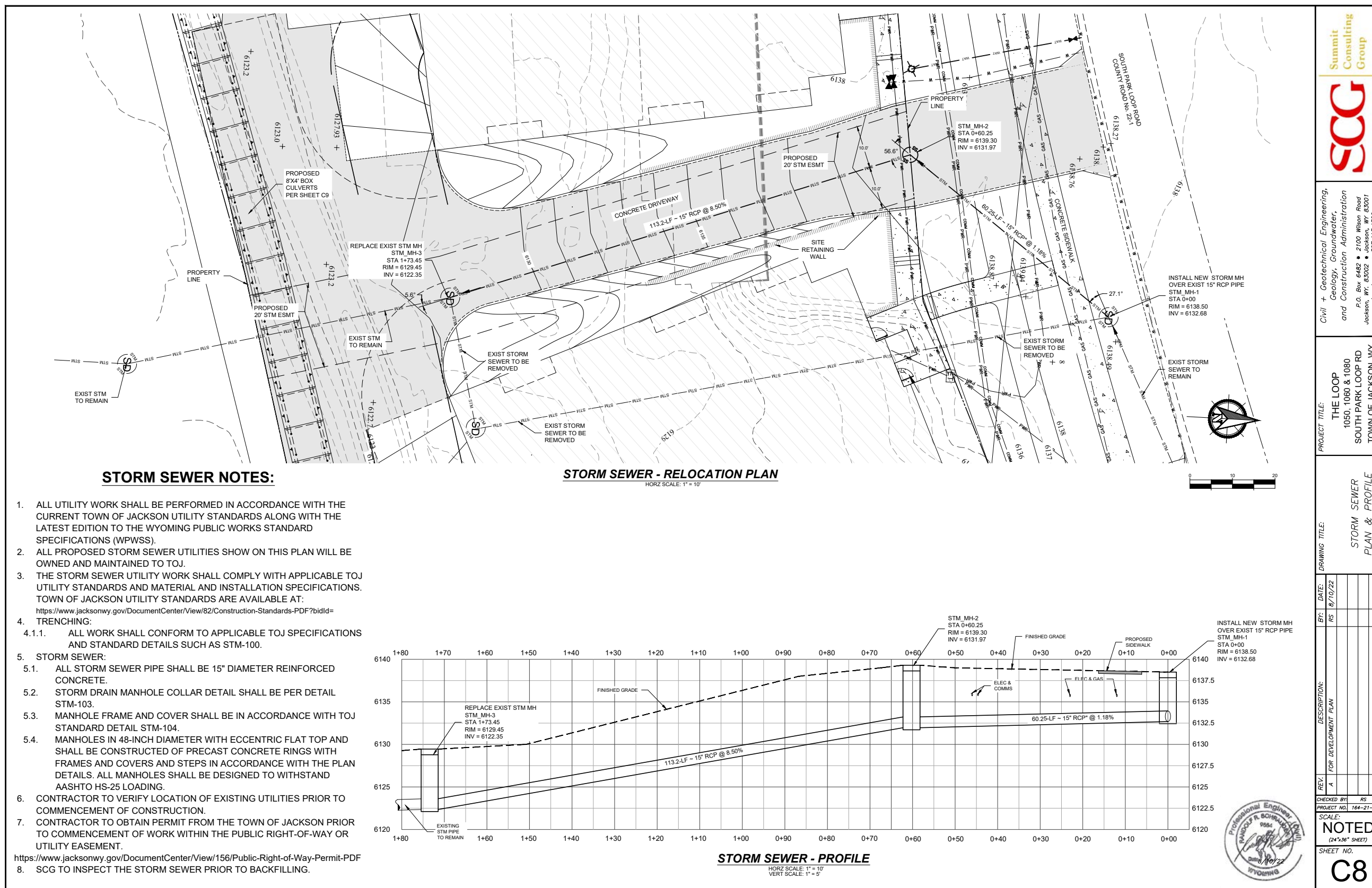
DRAWING TITLE:
SANITARY SEWER
PLAN & PROFILE

REV.	DESCRIPTION:	DATE:	BY:
A	FOR DEVELOPMENT PERMIT	8/10/22	RS

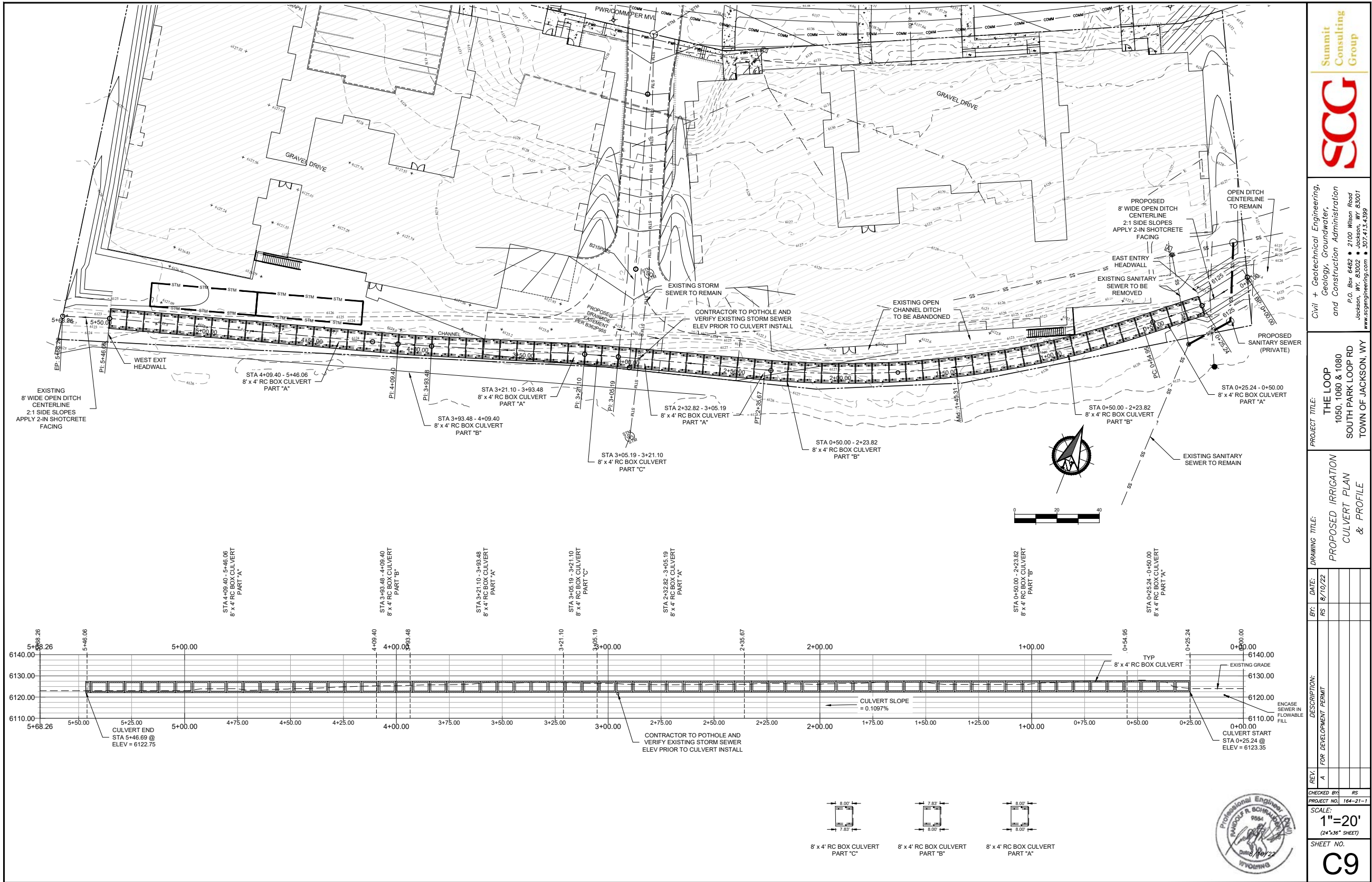
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PROJECT NO. 164-21-1

SCALE:
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(24"x36" SHEET)

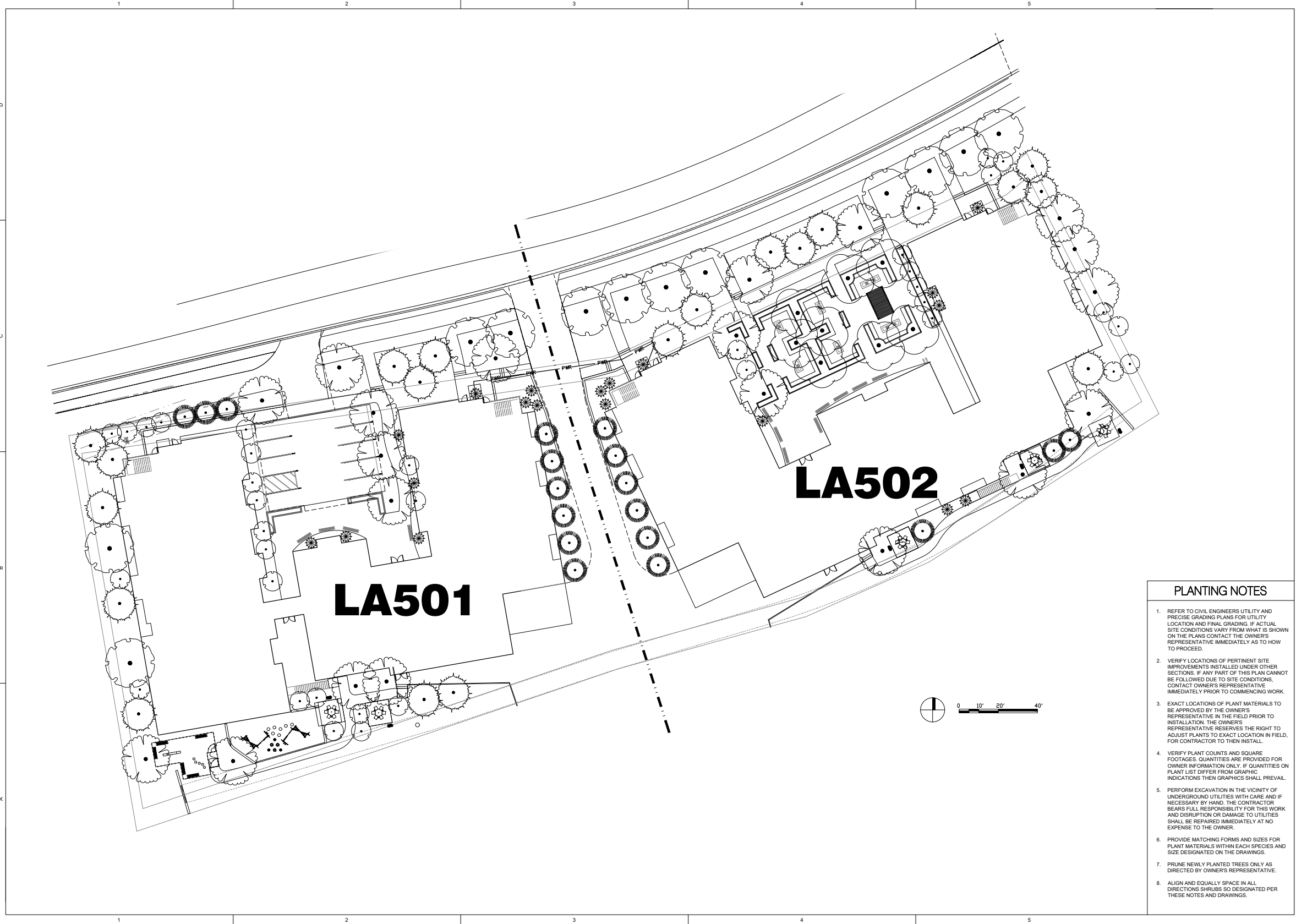
SHEET NO.
C7



PROPOSED IRRIGATION CULVERT PLAN







PLANTING NOTES	
1.	REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2.	VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3.	EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4.	VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5.	PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6.	PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7.	PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8.	ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

FFKR ARCHITECTS
750 Redwood Avenue / Salt Lake City, Utah 84104
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MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Ste 109, Midway UT
84049
435.654.5030

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

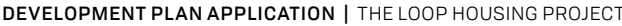
DATE REVISION

PROJECT NUMBER

**OVERALL
LANDSCAPE
PLANTING
PLAN**

LA500



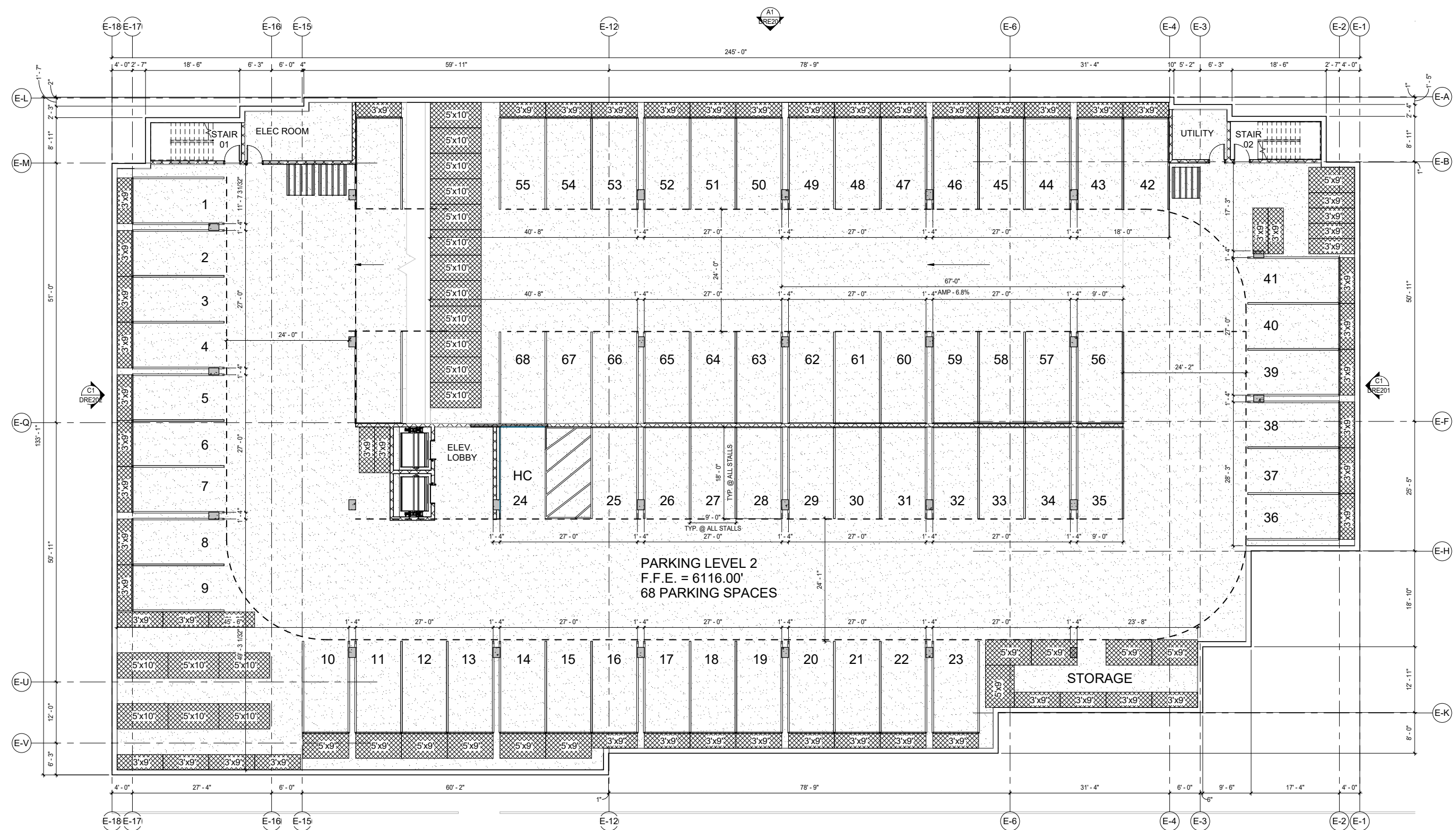


DEVELOPMENT PLAN APPLICATION | THE LOOP HOUSING PROJECT

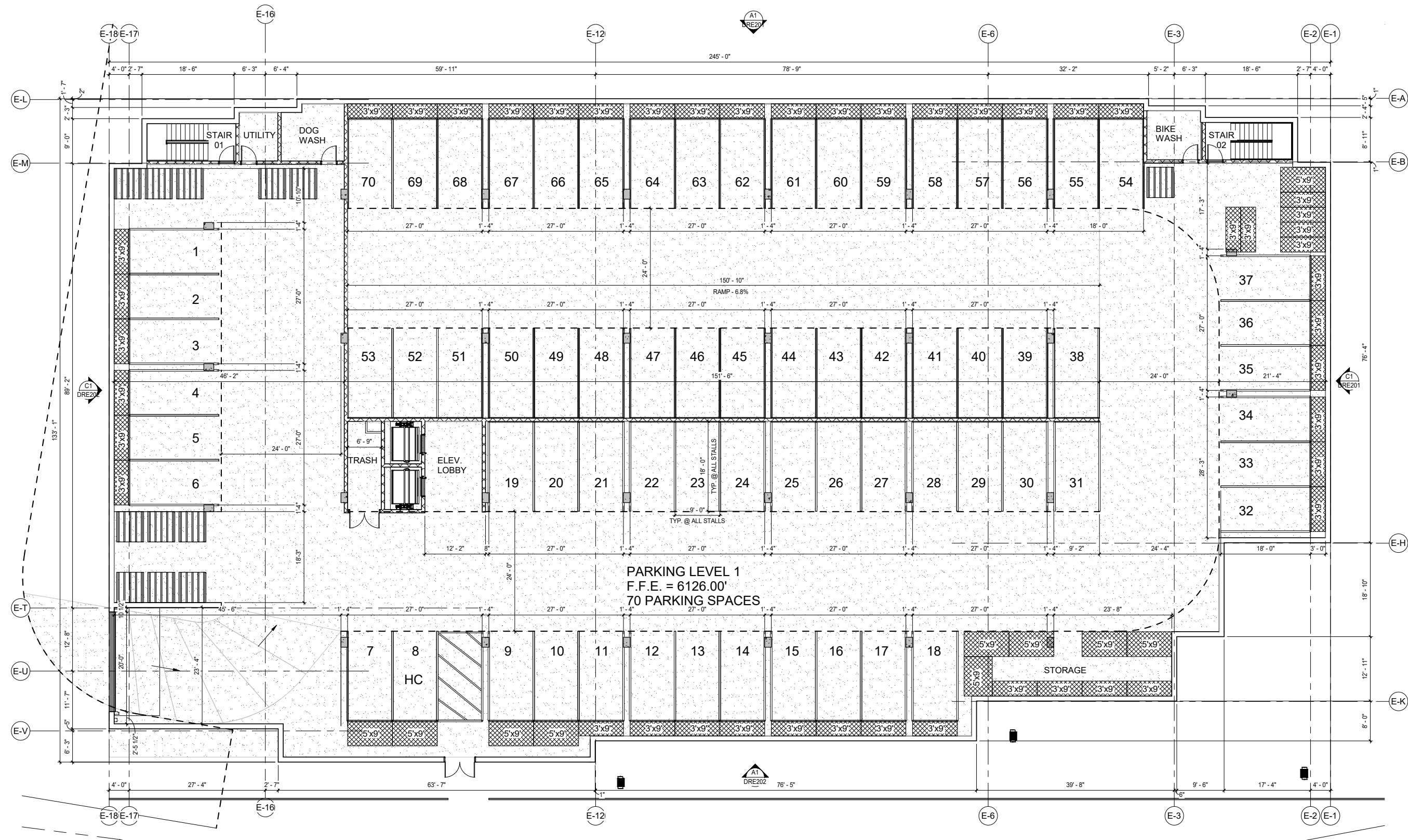
An architectural rendering of a modern residential street scene. The image shows a wide street with a yellow center line and a white curb. On the left, there are multi-story buildings with a mix of wood and light-colored siding. A black car is parked on the left side of the street. In the foreground, a black car is driving away from the viewer. On the right, there are more trees and a red car parked. Pedestrians are walking on the sidewalks, and a person is riding a bicycle. The sky is blue with some clouds.

SECTION THREE BUILDING

BUILDING - PLANS - EAST GARAGE LEVEL 02



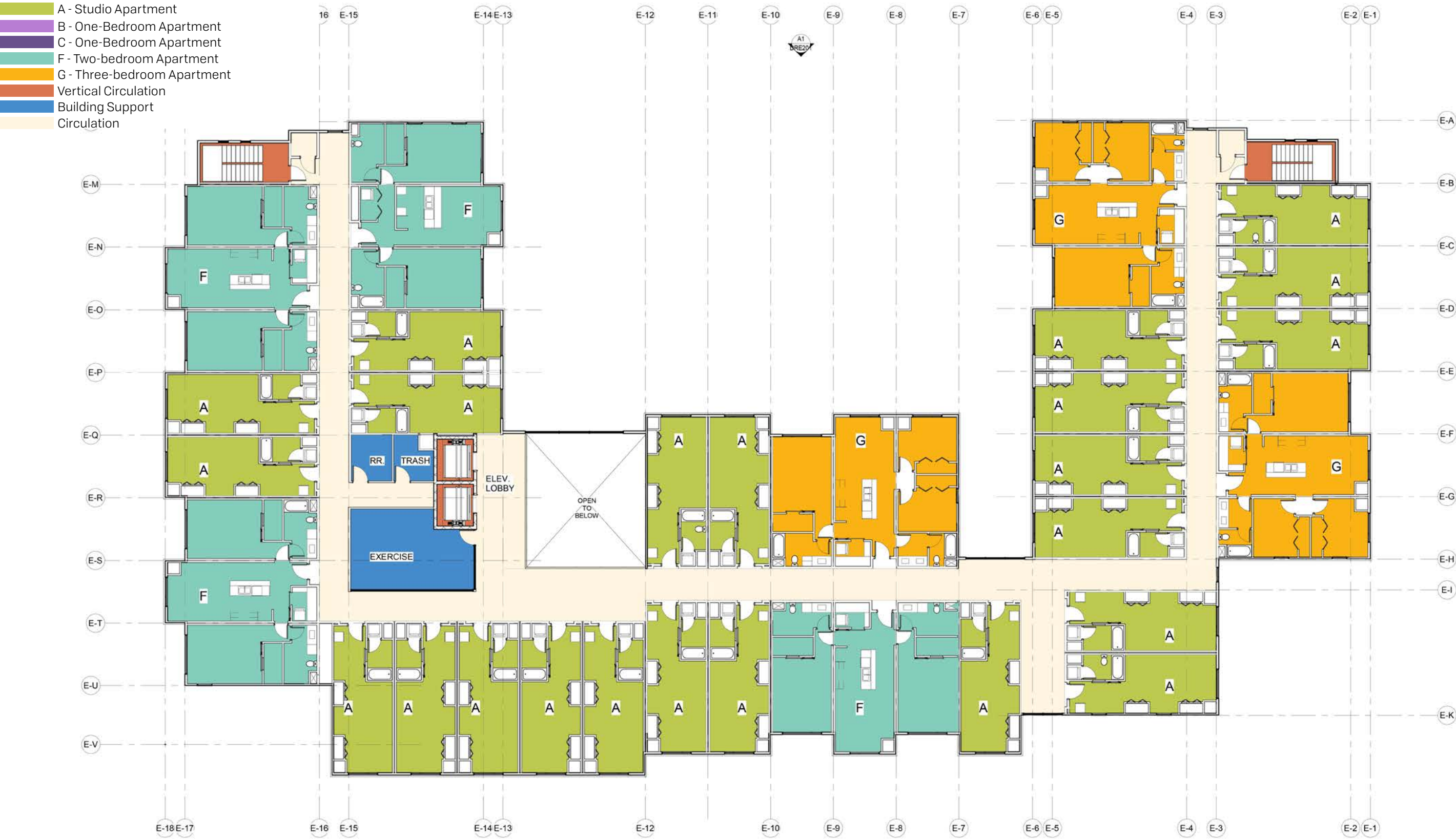
BUILDING - PLANS - EAST GARAGE LEVEL 01



BUILDING - PLANS - EAST LEVEL 01 FLOOR PLAN



BUILDING - PLANS - EAST LEVEL 02 FLOOR PLAN



BUILDING - PLANS - EAST LEVEL 03 FLOOR PLAN

- A - Studio Apartment
- B - One-Bedroom Apartment
- C - One-Bedroom Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation



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

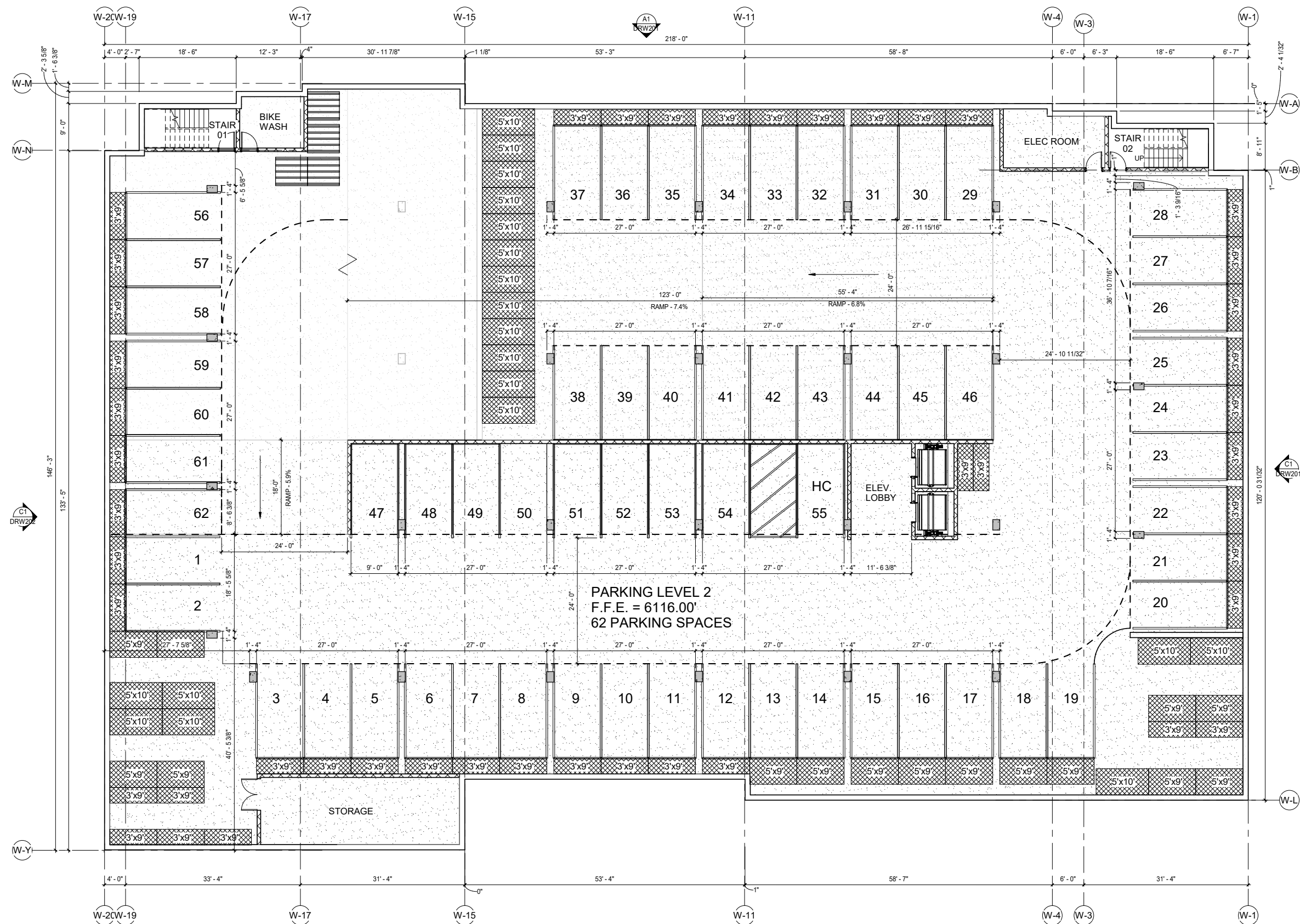


BUILDING - ELEVATIONS - EAST BUILDING - WEST ELEVATION

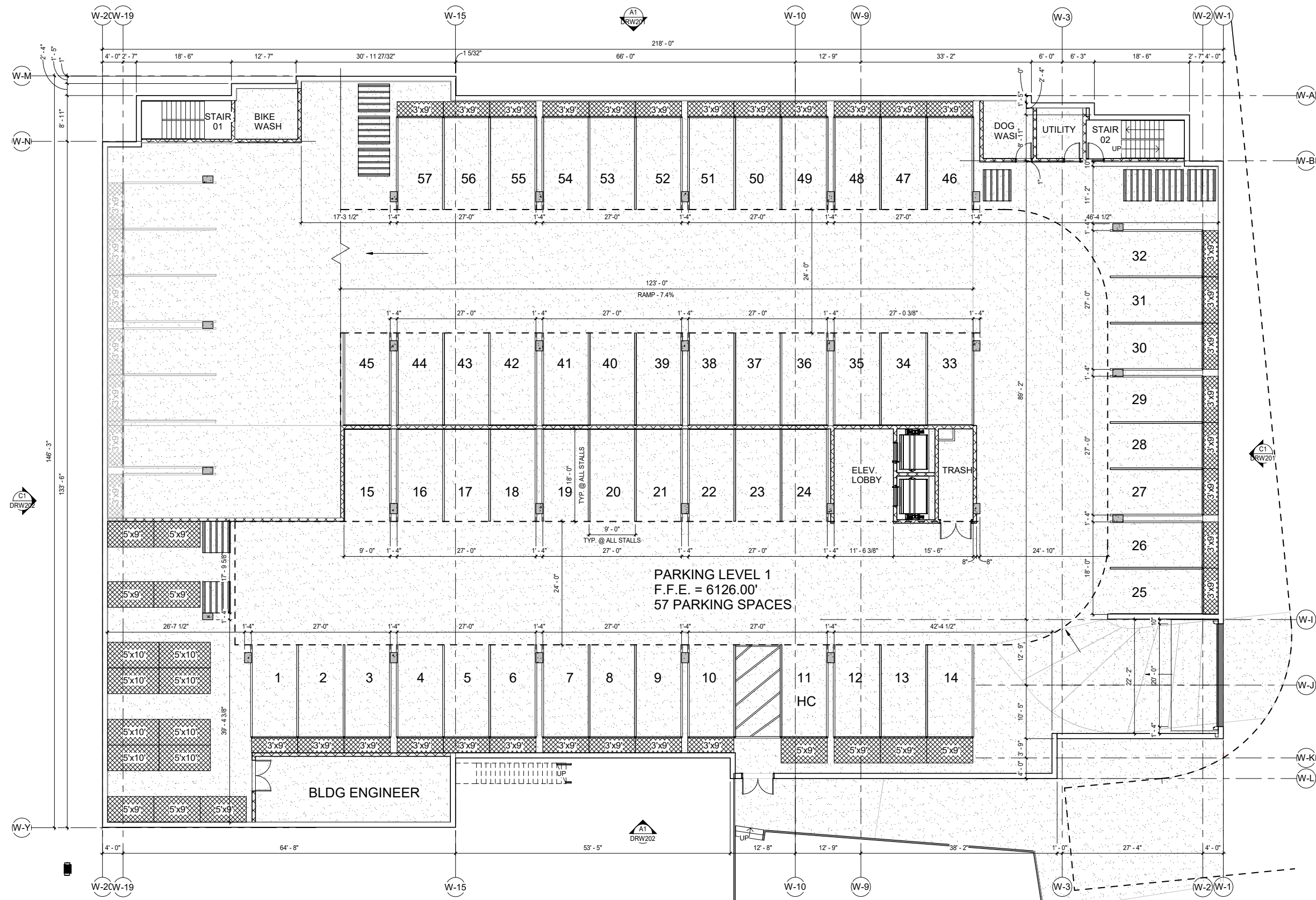


BUILDING - ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING





BUILDING - PLANS - WEST GARAGE LEVEL 01

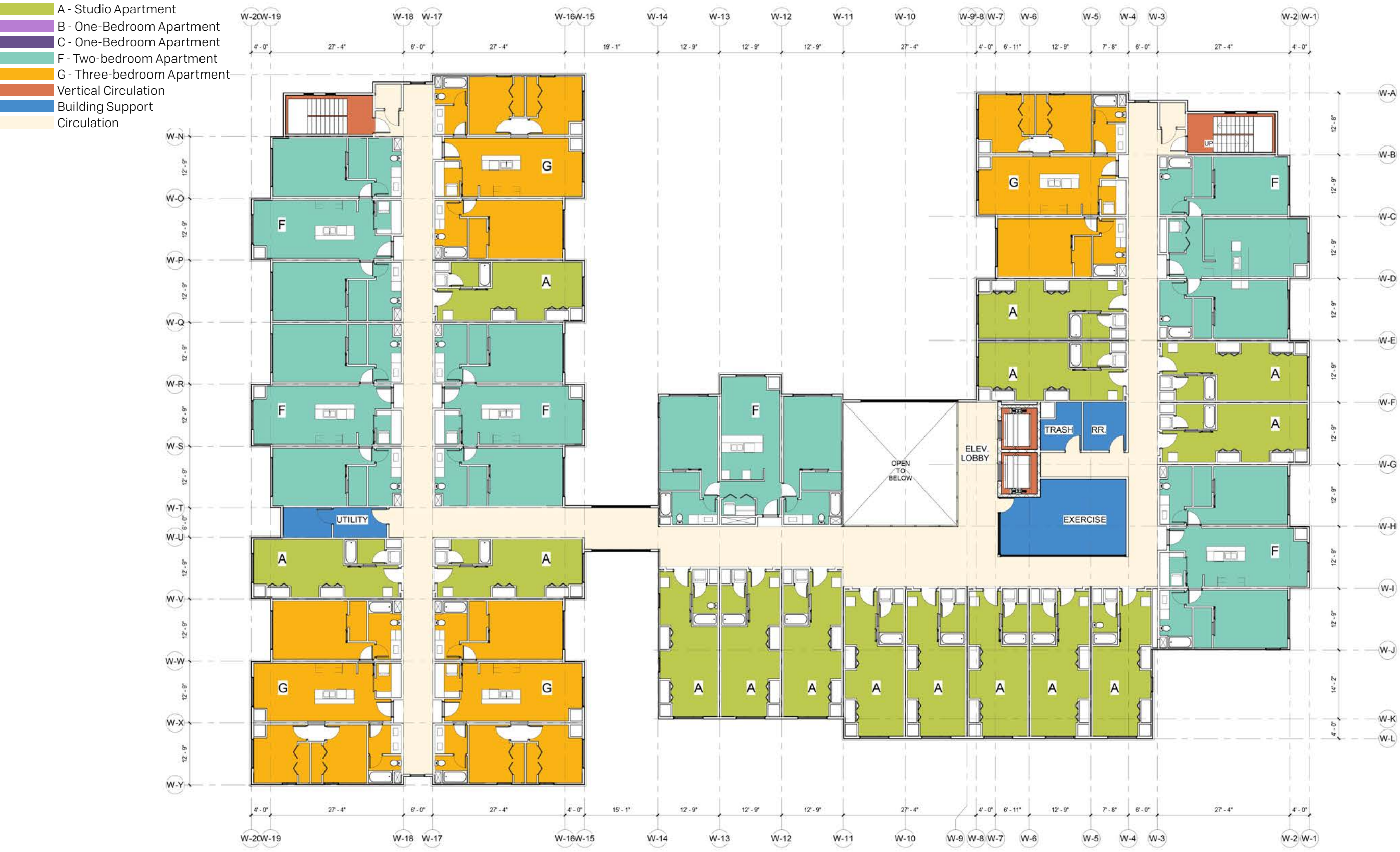


BUILDING - PLANS - WEST LEVEL 01 FLOOR PLAN

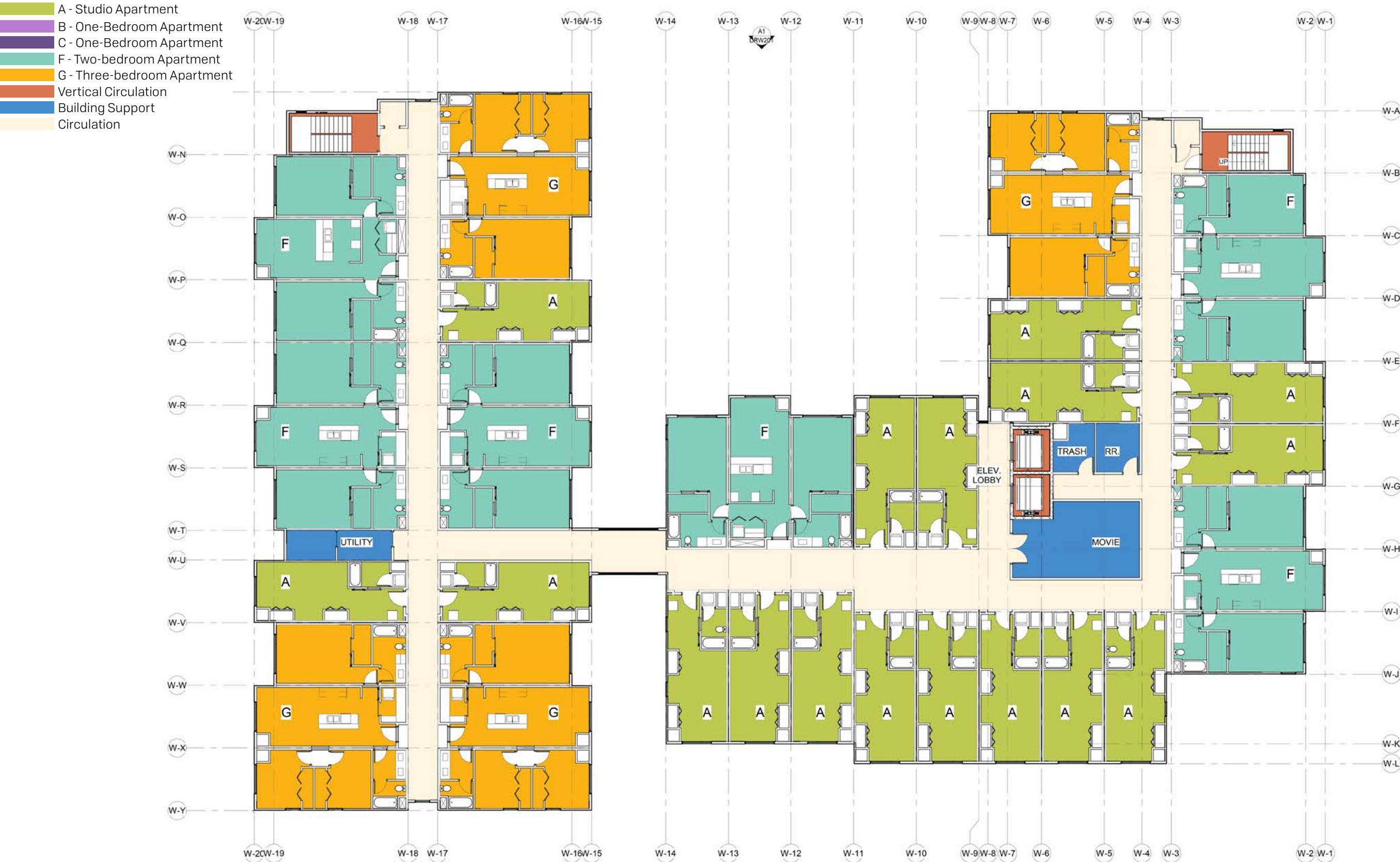
- A - Studio Apartment
- B - One-Bedroom Apartment
- C - One-Bedroom Apartment
- F - Two-bedroom Apartment
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- Building Support
- Circulation



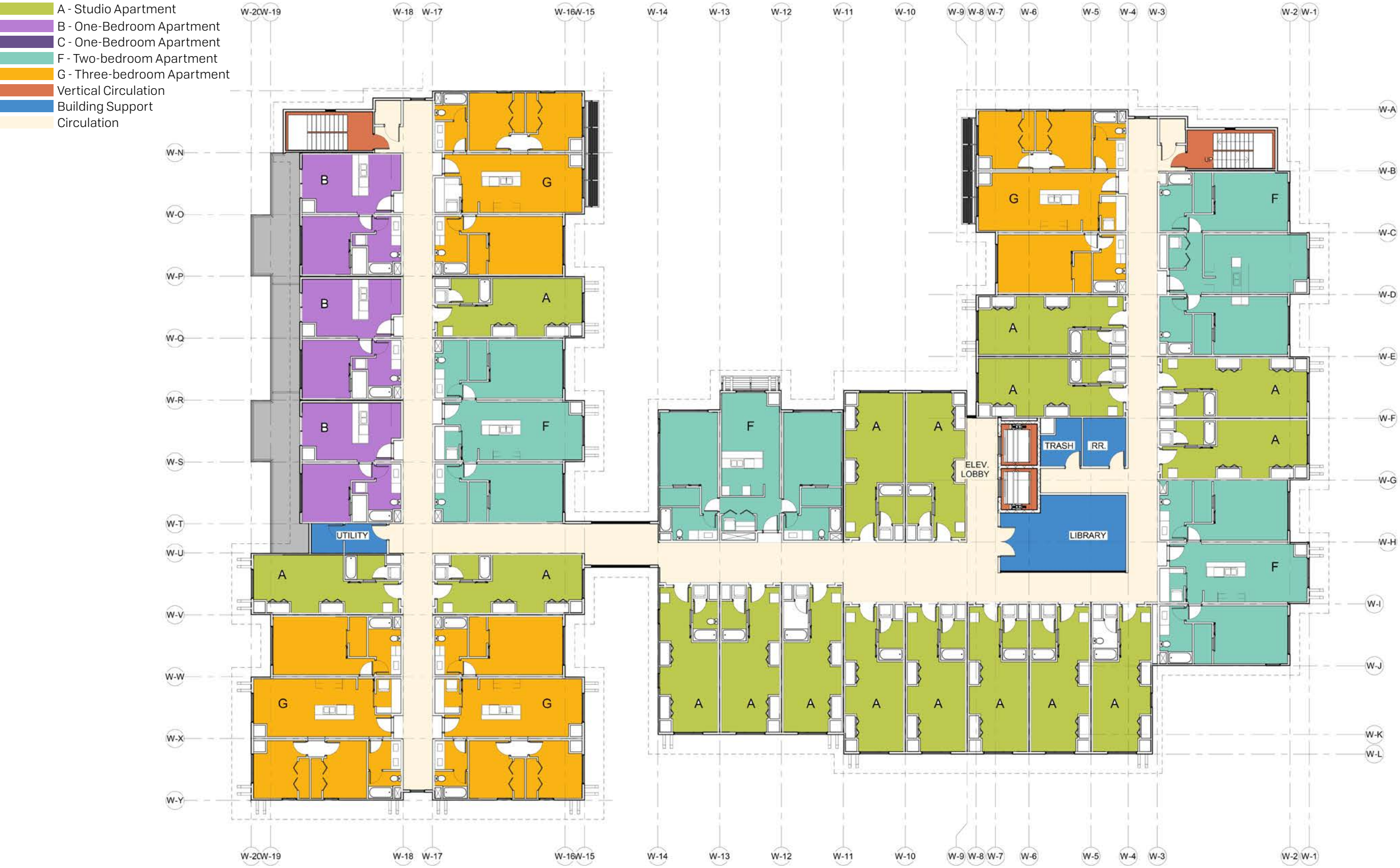
BUILDING - PLANS - WEST LEVEL 02 FLOOR PLAN



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

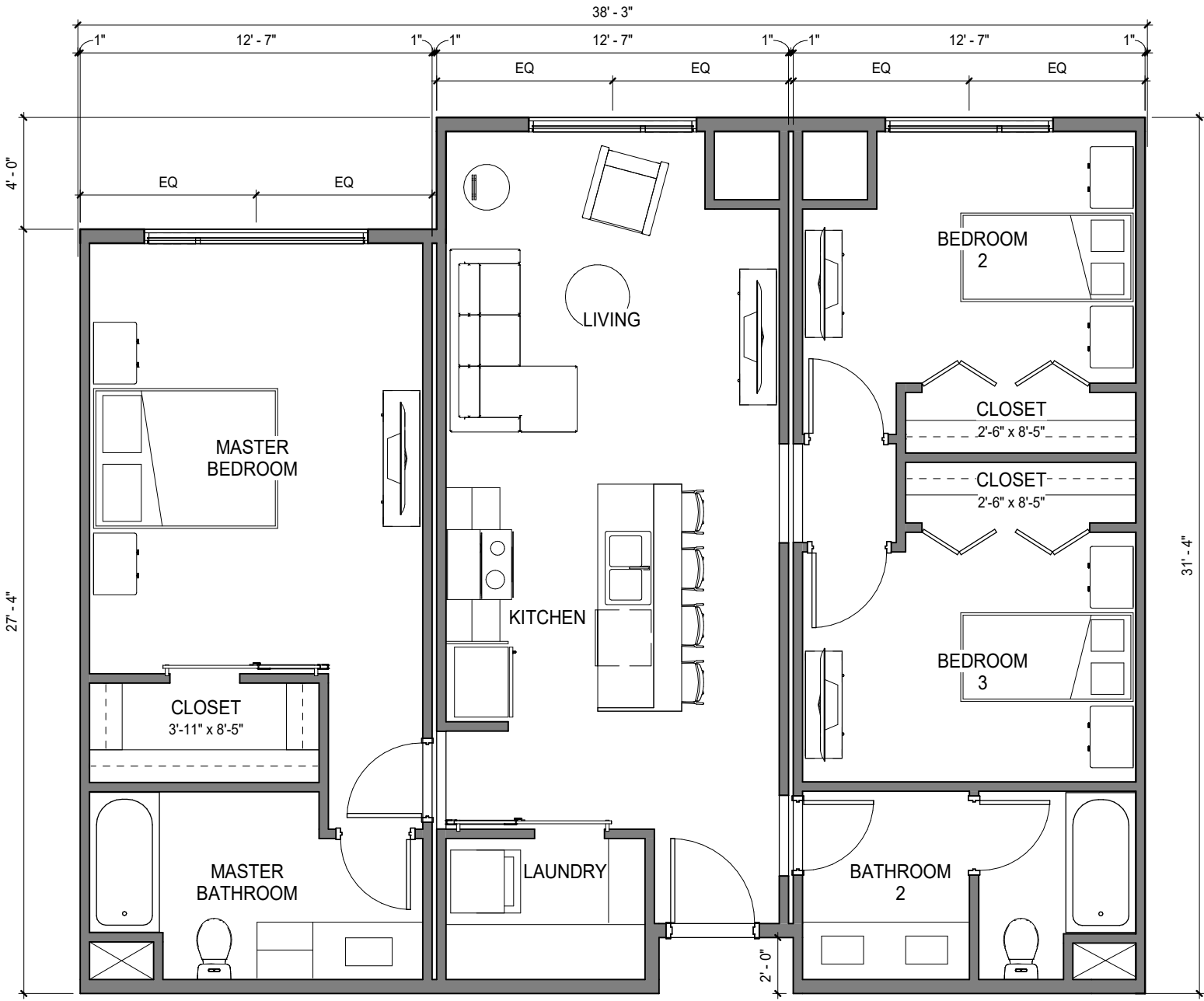


BUILDING - ELEVATIONS - WEST BUILDING - WEST ELEVATION



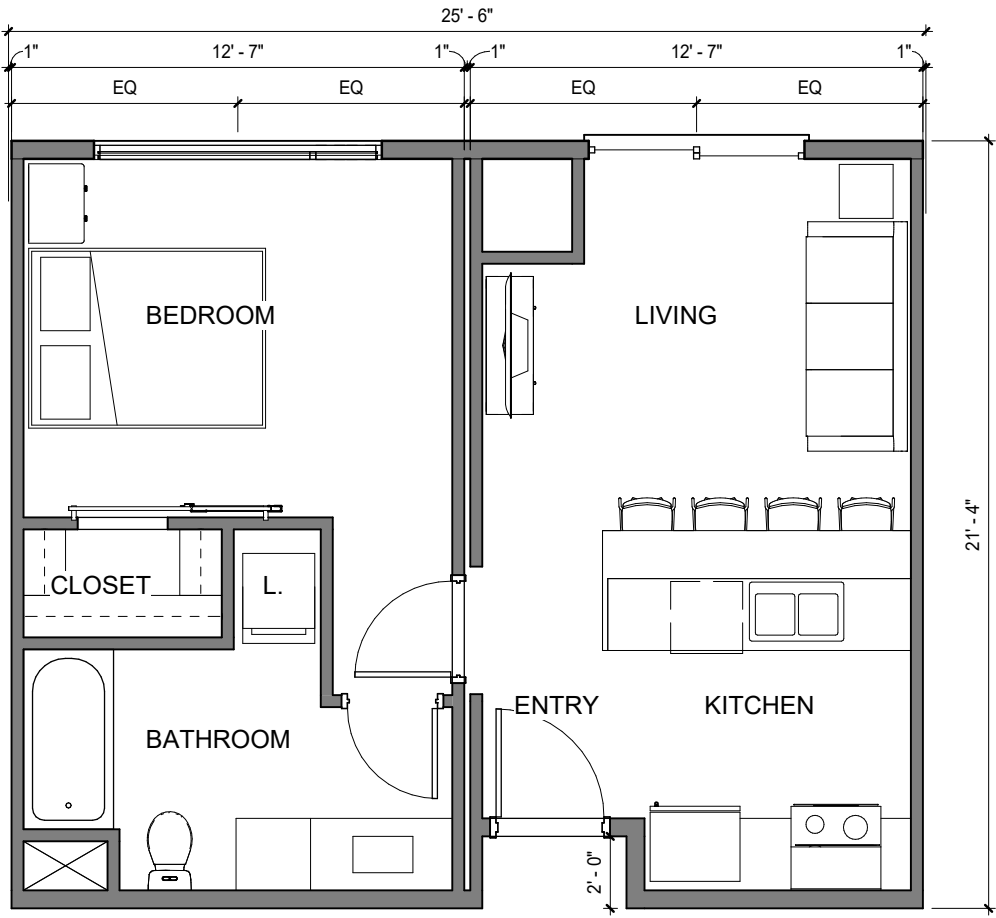
BUILDING - ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING





ENLARGED UNIT TYPE "G" FLOOR PLAN

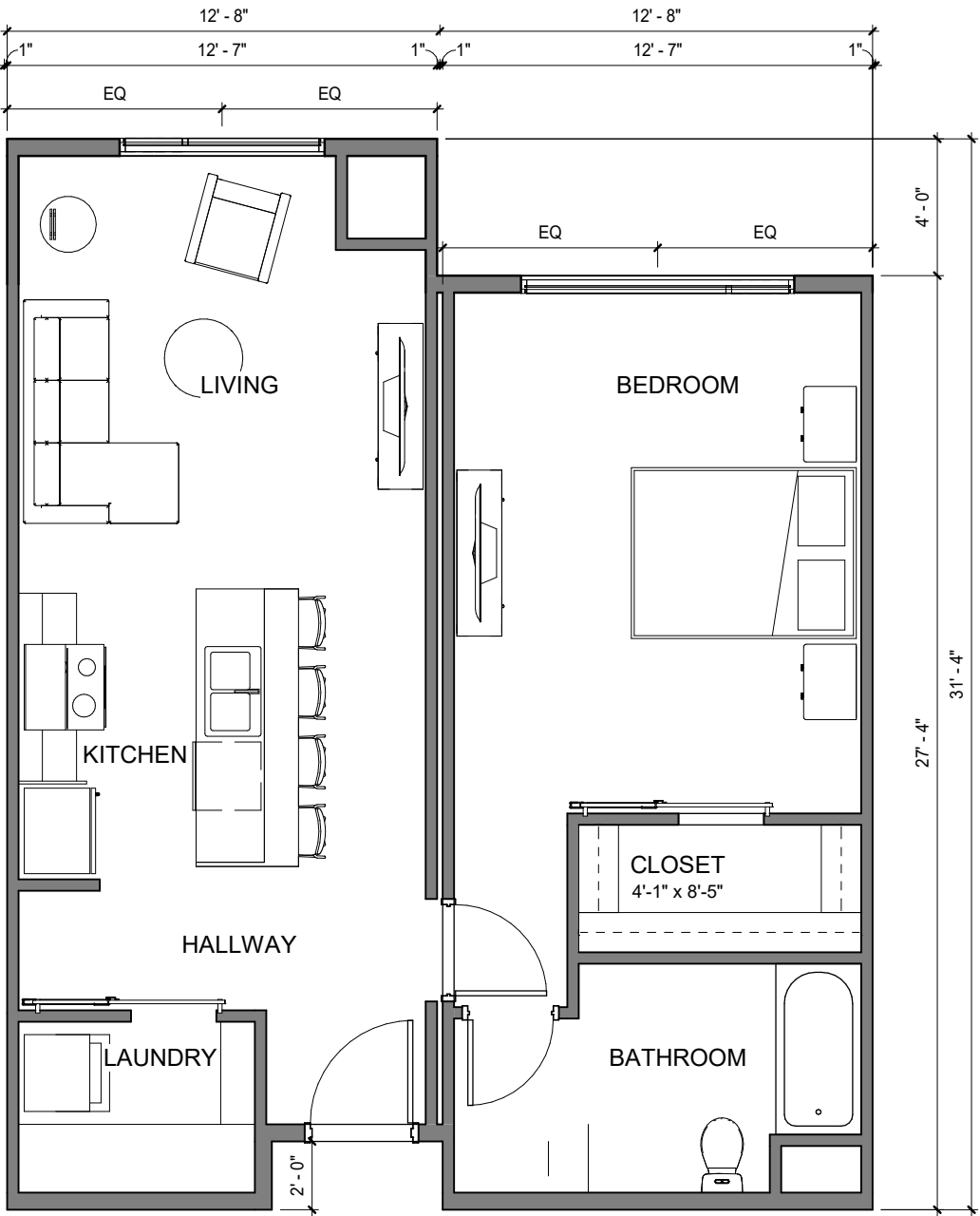
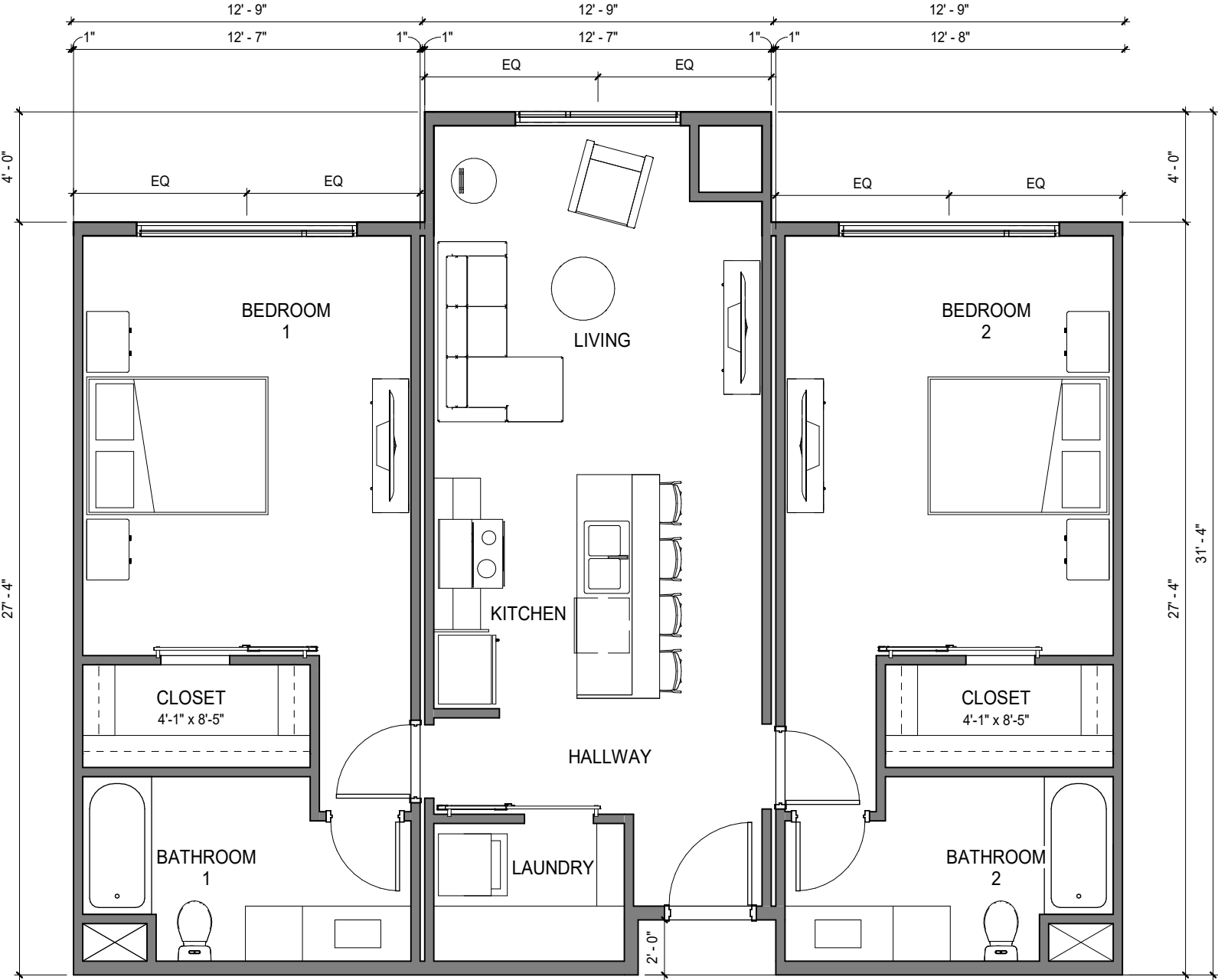
SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "B" FLOOR PLAN

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

BUILDING - PLANS - UNITS

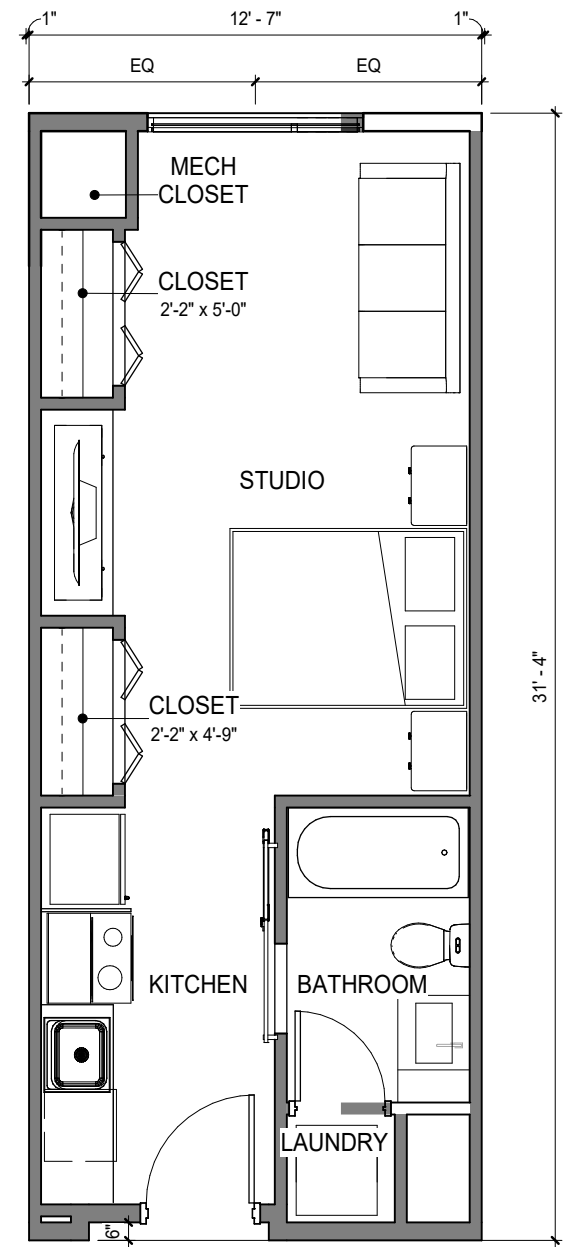


ENLARGED UNIT TYPE "F" FLOOR PLAN

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

ENLARGED UNIT TYPE "C" FLOOR PLAN

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



ENLARGED UNIT TYPE "A" FLOOR PLAN

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

BUILDING - PLANS - SITE ADJACENCIES



BUILDING - PLANS - RENDERINGS



1 2D CONTEXTUAL 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"



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

SEE APPENDIX FOR THE FULL REPORT

ENGINEERS REPORT - TRAFFIC IMPACTS



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

ENGINEERS REPORT - TRAFFIC IMPACTS

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
2 Gregory Lane / South Park Loop Road	b	b	c	b	c	c
3 Access 1 / South Park Loop Road	-	-	-	-	a	a
4 Access 2 / South Park Loop Road	-	-	-	-	a	a
5 Access 3 / South Park Loop Road	-	-	-	-	a	a
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	
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1 South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200	150	275	-	-	-	-	-	-
2 Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	-	-	75	100	-	-
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

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"> • Acceptable LOS at all study intersections 	
2023 (Opening Day)	Background	Plus Project
Findings	<ul style="list-style-type: none"> • Acceptable LOS at all study intersections 	<ul style="list-style-type: none"> • Acceptable LOS at all study intersections • 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.



SECTION FOUR APPENDICES

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156	LIVABILITY STANDARDS - 2 BEDROOM
158	LIVABILITY STANDARDS - 3 BEDROOM
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?
FAR	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
LSR	10% SITE AREA (9,060 SF)	24% SITE AREA (22,177 SF)	YES
PLANT UNITS	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
MINIMUM LOT SIZE	N/A FOR APARTMENTS	N/A FOR APARTMENTS	YES
HEIGHT	48' W/ 4TH FLOOR INCENTIVE	48'	YES
PARKING	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
PRIMARY STREET SETBACK (NORTH)	10'-65' FROM PROPERTY LINE	10' FROM PROPERTY LINE	YES
SIDE INTERIOR SETBACK (EAST & WEST)	5'	10'	YES
REAR SETBACK (SOUTH)	10'	20'-40'	YES
STREET FAÇADE WIDTH	50% PRIMARY STREET	100% AT PRIMARY STREET	YES
3RD STORY STEPBACK	10' W/ 60% ENCROACHMENT ALLOWED	10' W/ 40% ENCROACHMENT AT EAST AND WEST PROPERTY LINES	YES
PEDESTRIAN FRONTAGE	TREES IN GRATES & TREES IN LAWN	TREES IN LAWN (SOUTH PARK LOOP ROAD)	YES
RESIDENTIAL MINIMUM STORY HEIGHT	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
RESIDENTIAL TRANSPARENCY	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
RESIDENTIAL BLANK WALL AREA	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
RESIDENTIAL PEDESTRIAN ACCESS	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

updated 1/8/21

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 tennant 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
Workorce Housing Bonus Unit	exempt	1	398	35	0.000
Workorce Housing Bonus Unit	exempt	1	731	2	0.000
Workorce Housing Bonus Unit	exempt	3	1138	11	0.000
Workorce 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 Mitgation 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	
EXEMPT	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	
EXEMPT	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	35,870	WEST (17) 'A' UNITS, (3) 'B' UNITS, (4) 'G' UNITS, (2) 'F' UNITS EAST - (22) 'A' UNITS, (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 (22) 'A', (1) 'C' UNIT, (5) 'G' UNITS, (9) 'F' UNITS
WORKFORCE HOUSING ONLY		24,588	WEST (19) 'A' UNITS, (2) 'G' UNITS, (3) 'F' UNITS EAST (26) 'A' UNITS, (1) 'G' UNIT
4TH FLOOR EXEMPTION REQUIREMENT		33,879	WEST (15) 'A' UNITS, (4) 'G' UNITS, (6) 'F' UNITS 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, & 4, EXCLUDING ELEVATORS AT LEVELS P1, P2, 2, 3, & 4

DEVELOPMENT PLAN APPLICATION | THE LOOP HOUSING PROJECT

HOUSING MITIGATION AND CALCULATIONS



HOUSING MITIGATION AND CALCULATIONS



FFKR ARCHITECTS
700 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • ffrk.com

**MOGUL CAPITAL**
Mogul Capital, LLC
210 E. Main Street
Suite 100, Midway UT
84049
435.654.5030

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

Δ	DATE	REVISION

PROJECT NUMBER

22078

EAST BLDG - LEVEL 2 FLOOR PLAN

DRE102

HOUSING MITIGATION AND CALCULATIONS



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730 Pacific Avenue • Salt Lake City, Utah 84104
313.221.6186 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Salt Lake City, UT 84143
435.654.5030

THE LOOP - APARTMENTS
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JACKSON, WYOMING

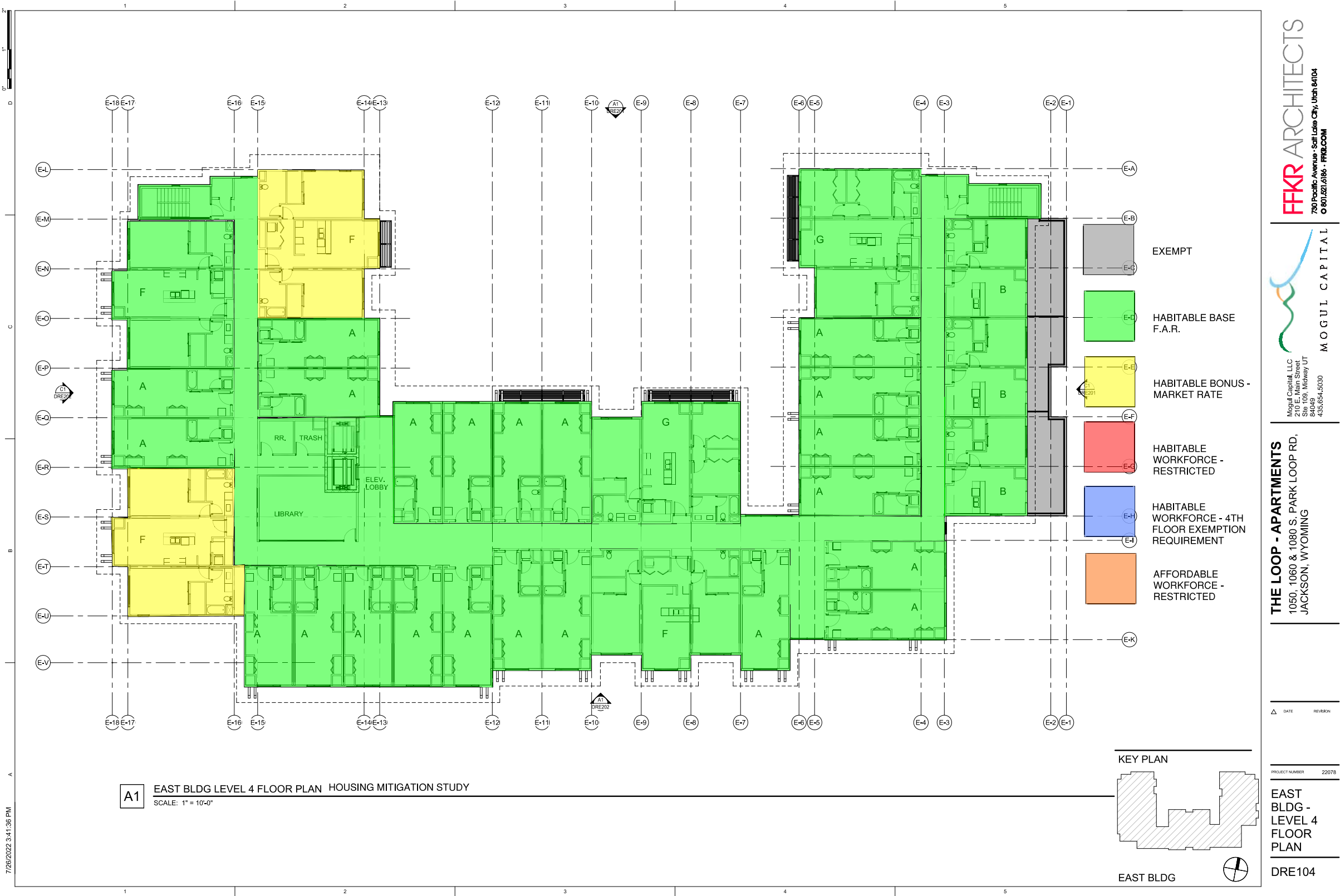
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REVISION: _____

PROJECT NUMBER: 22078

EAST BLDG - LEVEL 3 FLOOR PLAN

DRE103

HOUSING MITIGATION AND CALCULATIONS



HOUSING MITIGATION AND CALCULATIONS



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Mogul Capital, LLC
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Salt Lake City, Midway UT
84143
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THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING

DATE: _____
REVISION: _____

PROJECT NUMBER: 22078

WEST BLDG LEVEL 2 FLOOR PLAN

DRW102

HOUSING MITIGATION AND CALCULATIONS



REFERENCE NOTES

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210 E. Main Street
Salt Lake City, UT 84143
801.594.5030

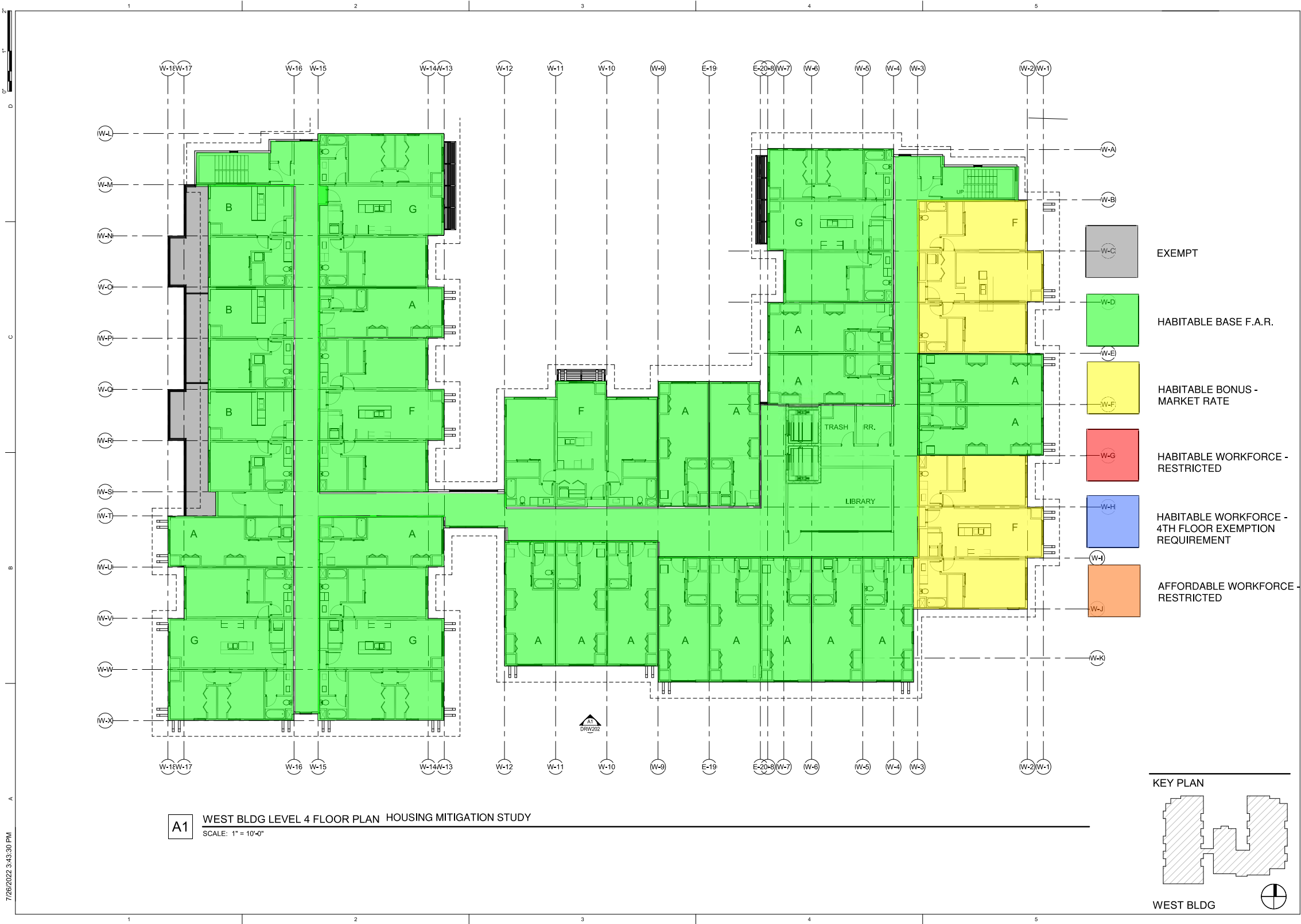
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JACKSON, WYOMING

PROJECT NUMBER 22078

WEST BLDG - LEVEL 3 FLOOR PLAN

DRW103

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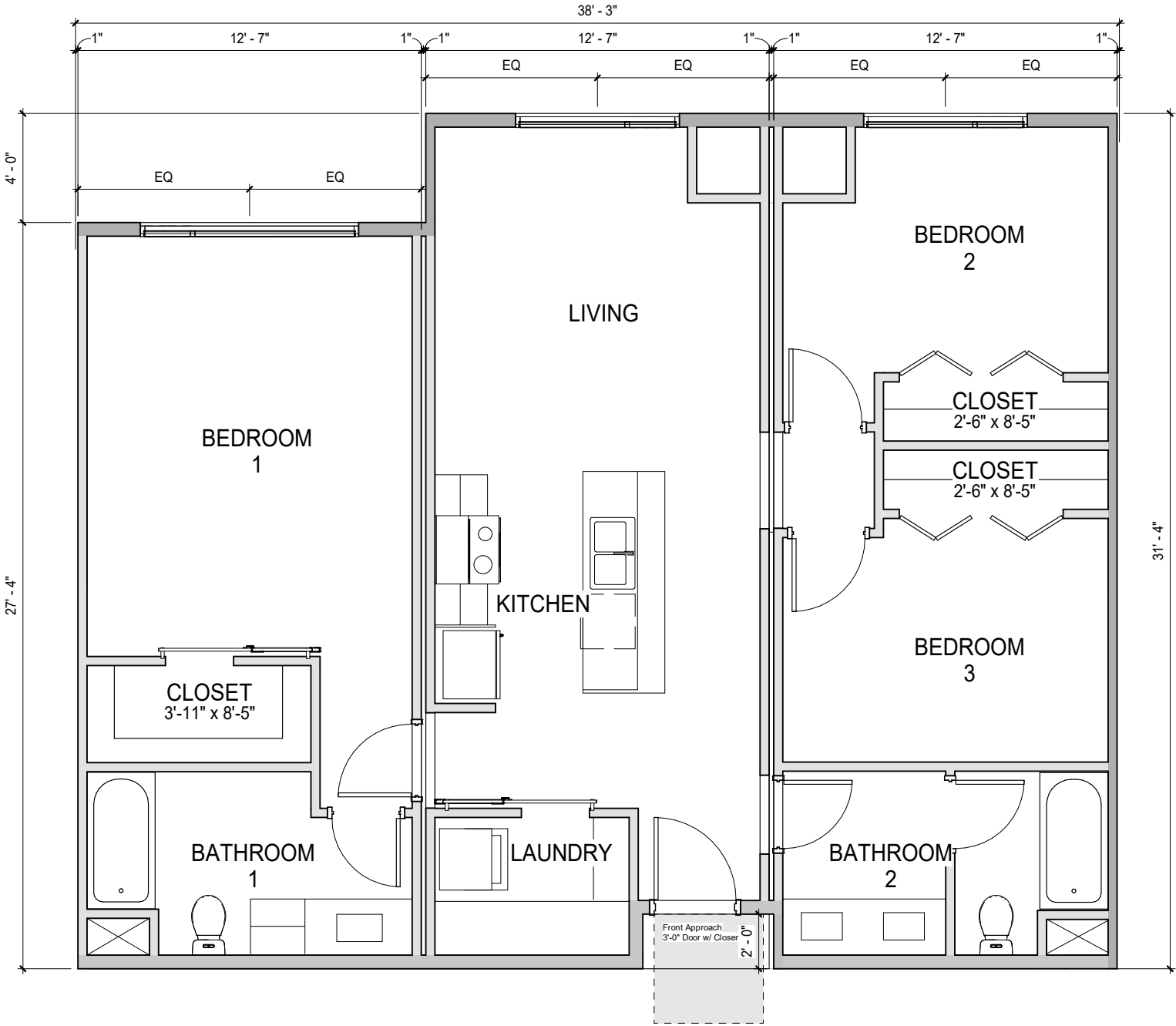
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Mogul Capital, LLC
210 E. Main Street
Salt Lake City, UT 84143
801.594.5030

THE LOOP - APARTMENTS
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JACKSON, WYOMING

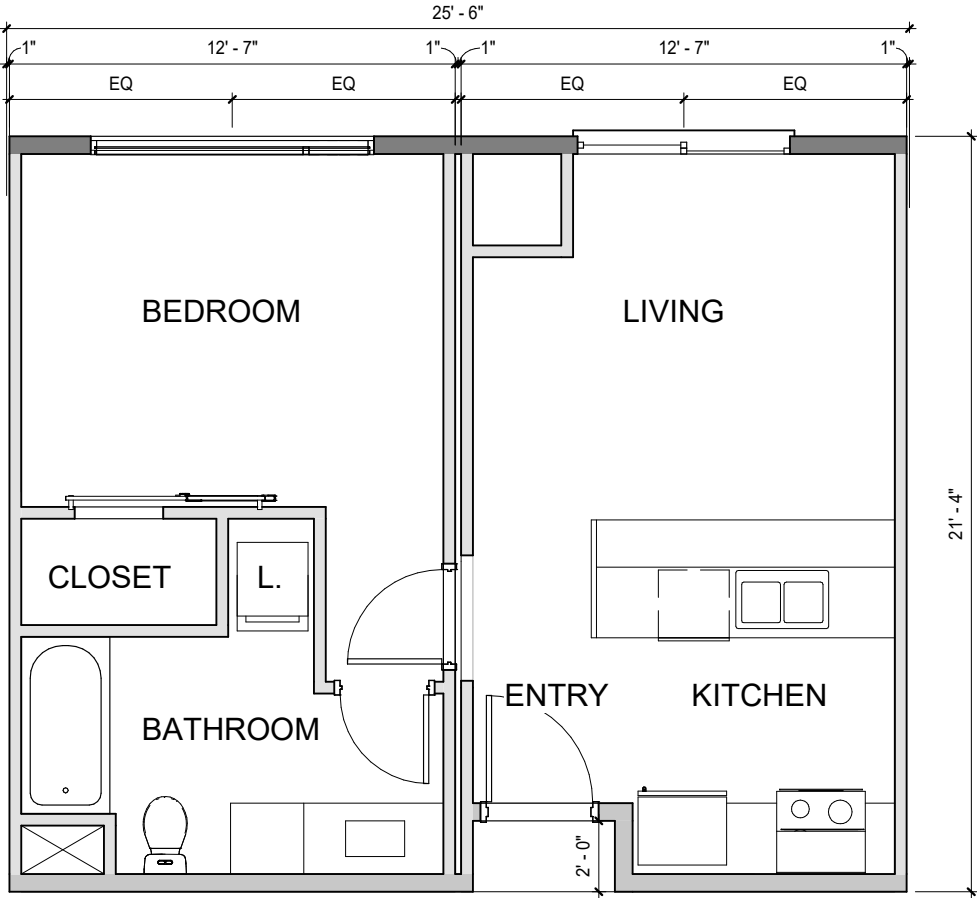
PROJECT NUMBER 22078

WEST BLDG - LEVEL 4 FLOOR PLAN

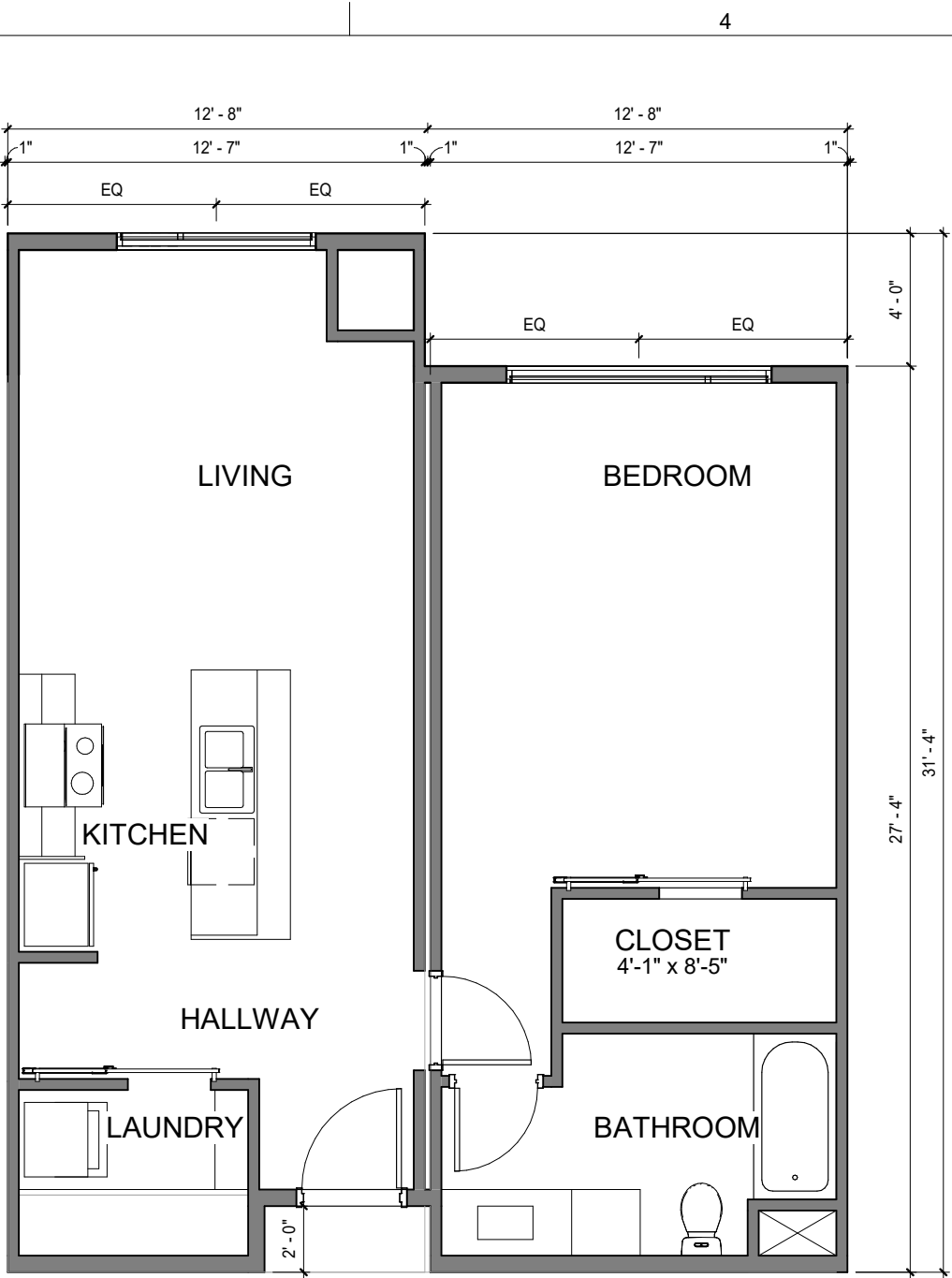
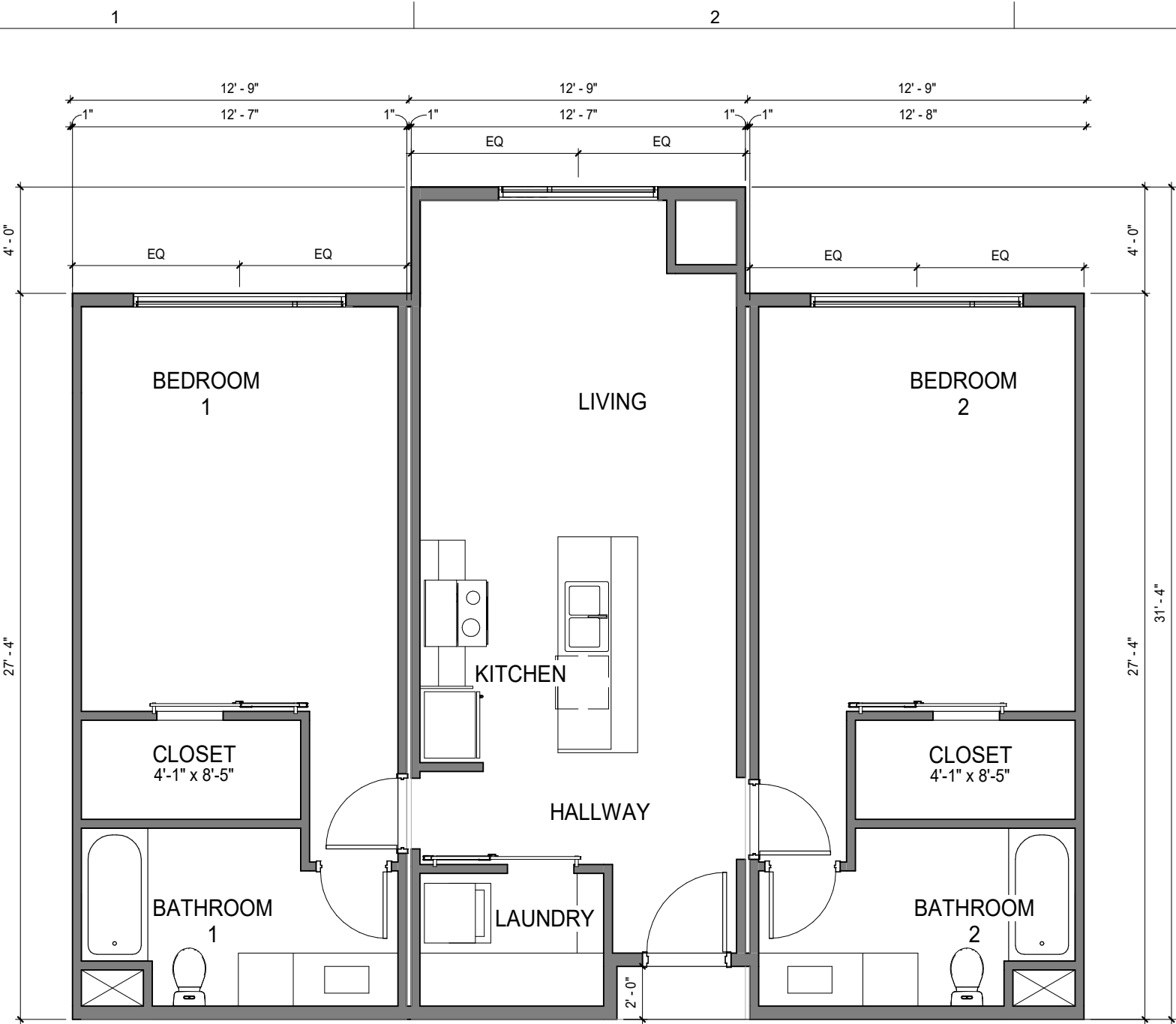
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ENLARGED UNIT TYPE "G" FLOOR PLAN
SCALE: 1/4" = 1'-0"

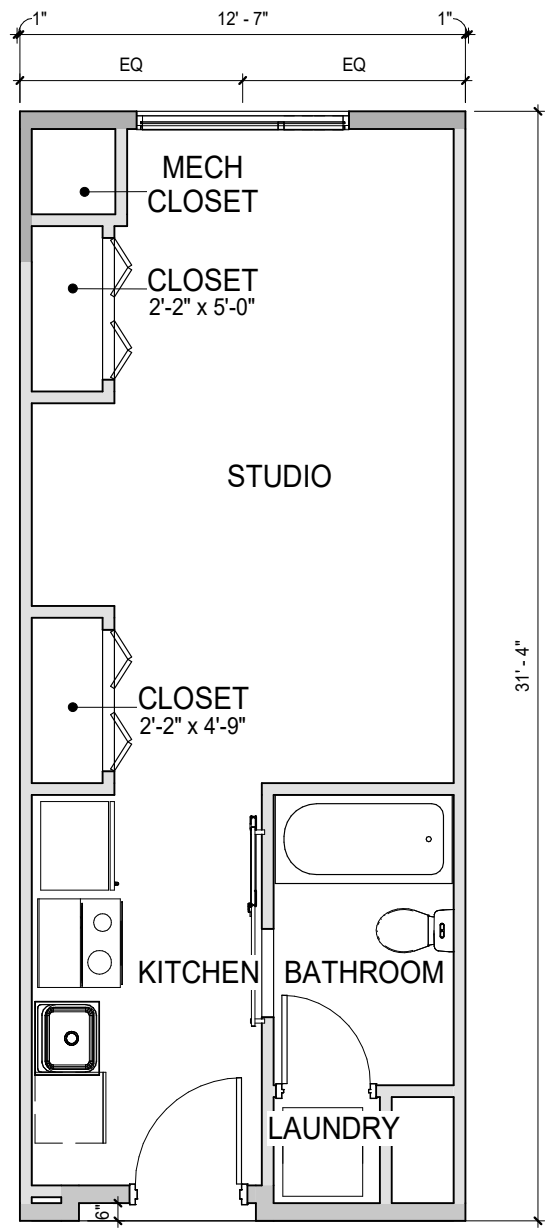


ENLARGED UNIT TYPE "B" FLOOR PLAN
SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "F" FLOOR PLAN
SCALE 1/4" = 1'-0"

ENLARGED UNIT TYPE "C" FLOOR PLAN
SCALE 1/4" = 1'-0"



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
Vice President of Construction
602-885-2342

cc: Brad Wagstaff, Scott McAllister

Mogul Capital, LLC | 210 E. Main Street Ste 109, Midway UT 84049 | 435.654.5030

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

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The Loop

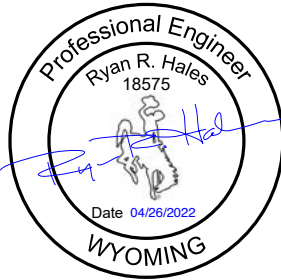
Traffic Impact Study



Jackson, Wyoming

April 26, 2022

UT21-2075



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
2	Gregory Lane / South Park Loop Road	b	b	c	b	c	c
3	Access 1 / South Park Loop Road	-	-	-	-	a	a
4	Access 2 / South Park Loop Road	-	-	-	-	a	a
5	Access 3 / South Park Loop Road	-	-	-	-	a	a
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	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200	150	275	-	-		-	-	-
2	Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	-	-	75	100	-	-
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																	

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none">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">Acceptable LOS at all study intersections	
2023 (Opening Day)	Background	Plus Project
Findings	<ul style="list-style-type: none">Acceptable LOS at all study intersections	<ul style="list-style-type: none">Acceptable LOS at all study intersectionsThe 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.

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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

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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), 6th 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 95th 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.







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Table 1: Level of Service Description

LOS	Description of Traffic Conditions	Average Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	 Free Flow / Insignificant Delay	≤ 10	≤ 10
B	 Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C	 Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D	 Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E	 Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F	 Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th 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 ¹	
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
<div>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.</div>			
Source: Hales Engineering, April 2022			

E. Queuing Analysis

Hales Engineering calculated the 95th 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





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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 95th 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.





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Table 3: Future (2023) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
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*, 11th 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:
 - Morning Peak Hour Trips:
 - Evening Peak Hour Trips:
- 936

80

82

Table 5: Trip Generation

Trip Generation WY Jackson - The Loop								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Multifamily Housing (Mid-Rise) (221)	206	DU	936	50%	50%	468	468	936
TOTAL			936			468	468	936
AM Peak Hour								
Multifamily Housing (Mid-Rise) (221)	206	DU	80	23%	77%	18	62	80
TOTAL			80			18	62	80
PM Peak Hour								
Multifamily Housing (Mid-Rise) (221)	206	DU	82	61%	39%	50	32	82
TOTAL			82			50	32	82
1. Land Use Code from the Institute of Transportation Engineers (ITE) <u>Trip Generation</u> , 11th 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



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 95th 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





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Table 7: Future (2023) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
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 95th 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	E	P	E	P	E	P	E	P
1	South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200	150	275	-	-	-	-	-	-
2	Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	-	-	75	100	-	-

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



Jackson - The Loop

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APPENDIX A

Turning Movement Counts

TRAFFIC STUDY - FULL

All Traffic Data Services

5 GREGORY LN & S PARK LOOP RD AM
Tuesday, July 23, 2019

Peak Hour
07:45 AM - 08:45 AM
Peak 15-Minutes
07:45 AM - 08:00 AM

Traffic Counts - All Vehicles		49				50				51				52				53				54				55				56				57				58				59				60				Total		Rolling Hour	
		S PARK LOOP RD				S PARK LOOP RD				S PARK LOOP RD				GREGORY LN				GREGORY LN				GREGORY LN				GREGORY LN				GREGORY LN				GREGORY LN				GREGORY LN															
		Eastbound				Westbound				Northbound				Southbound				Southbound				Southbound				Southbound				Southbound				Southbound																			
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR													
6:30 AM	0	0	0	40	0	0	0	18	16	0	0	0	1	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	543	1												
6:45 AM	0	0	0	71	4	0	0	31	32	0	0	0	1	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	161	636	2											
7:00 AM	0	0	0	41	3	0	0	28	29	0	0	0	1	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	761	3											
7:15 AM	0	0	0	45	3	0	0	39	37	0	0	0	1	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	877	4											
7:30 AM	0	0	0	74	2	0	0	32	32	0	0	0	1	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184	922	5											
7:45 AM	0	0	0	104	8	0	0	67	52	0	0	0	3	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	286	934	6											
8:00 AM	0	0	0	77	1	0	0	38	56	0	0	0	4	0	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	247	885	7											
8:15 AM	0	0	0	76	5	0	0	25	43	0	0	0	2	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205	843	8											
8:30 AM	0	0	0	68	4	0	1	36	47	0	0	0	1	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	196	822	9												
8:45 AM	0	0	0	97	7	0	0	38	49	0	0	0	3	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	237	0	10											
9:00 AM	0	0	0	73	8	0	1	35	39	0	0	0	2	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205	0	11											
9:15 AM	0	0	0	62	3	0	0	31	48	0	0	0	1	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184	0	12											
																																									2,287	1144											

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	0	1	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%
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%
Peak Hour Factor (PHF)			0.77				0.77						0.77								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

Traffic Counts by Vehicle Type

	Time	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	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
	6:45 AM	0	0	0	0	0	0	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	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:30 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
	7:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
	8:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	3
	8:15 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
	8:30 AM	0	0	0	0	0	0	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	0	0	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	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	0	0	0	0	0	0
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
	9:15 AM	0	0	2	0	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	4

5 GREGORY LN & 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

[illegible]

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	0	1
Lights	0	0	220	13	0	0	179	282	0	0	0	14	0	179	0	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	0	19
Total	0	0	226	13	0	0	189	282	0	0	0	14	0	183	0	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%
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%	2.2%	0.0%							2.2%
Peak Hour Factor (PHF)			0.82					0.85					0.87								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	0.00	0.80	0.00	0.88	0.00						0.92

		Time		U-Turn				Left				Thru				Right				RTOR				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	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	4:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0			
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1			
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
5:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
Lights	3:00 PM	0	0	55	8	0	0	35	53	0	0	0	3	0	33	0	0	0	0	0	0	187		
	3:15 PM	0	0	59	3	0	0	28	71	0	0	0	4	0	34	0	0	0	0	0	0	199		
	3:30 PM	0	0	58	3	0	0	41	56	0	0	0	2	0	38	0	0	0	0	0	0	198		
	3:45 PM	0	0	42	4	0	0	41	54	0	0	0	3	0	46	0	0	0	0	0	0	190		
	4:00 PM	0	0	73	5	0	0	31	49	0	0	0	2	0	46	0	0	0	0	0	0	206		
	4:15 PM	0	0	58	3	0	0	33	69	0	0	0	5	0	54	0	0	0	0	0	0	222		
	4:30 PM	0	0	49	8	0	0	44	76	0	0	0	4	0	41	0	0	0	0	0	0	222		
	4:45 PM	0	0	59	3	0	0	49	49	0	0	0	4	0	42	0	0	0	0	0	0	206		
	5:00 PM	0	0	55	1	0	0	45	60	0	0	0	3	0	51	0	0	0	0	0	0	215		
	5:15 PM	0	0	57	1	41	0	41	97	0	0	0	3	0	45	0	0	0	0	0	0	244		
5:30 PM	0	0	63	3	0	0	36	76	0	0	0	2	0	34	0	0	0	0	0	0	214			
5:45 PM	0	0	65	3	0	0	18	74	0	0	0	5	0	32	0	0	0	0	0	0	197			
Medians	3:00 PM	0	0	2	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	5		
	3:15 PM	0	0	3	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	5		
	3:30 PM	0	0	1	0	0	0	5	1	0	0	0	0	0	2	0	0	0	0	0	9			
	3:45 PM	0	0	1	0	0	0	2	0	0														

[illegible]

Eastbound	Westbound	Northbound	Southbound
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15:00:00	0	0	0	0	0	0	0	0
15:15:00	0	0	0	0	0	8	0	0
15:30:00	0	0	0	0	4	0	0	0
15:45:00	0	0	0	0	0	8	0	0
16:00:00	0	0	0	0	0	0	0	0
16:15:00	0	0	0	0	8	4	0	0
16:30:00	0	0	0	0	4	0	0	0
16:45:00	0	0	0	0	4	4	0	0
17:00:00	0	0	0	0	8	0	0	0
17:15:00	0	0	0	0	0	0	0	0
17:30:00	0	0	0	0	4	4	0	0
17:45:00	0	0	0	0	0	0	0	0

17 W BROADWAY & S PARK LOOP RD AM
Tuesday, July 23, 2019

Traffic Counts - All Vehicles

1
2
3
4
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7
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9
10
11
12

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	1	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	8	2	0	24	
Mediums	0	503	14	26	0	0	14	4	4	0	0	0	14	1,167	5	21	785	294	0	2,888		
Mediums	0	17	0	3	0	0	0	0	0	1	0	0	62	0	0	0	0	66	11	0	160	
Total	0	521	14	28	0	0	0	14	4	43	0	0	14	1,242	5	0	0	21	859	307	0	3,072
Trucks on Crosswalk	0					7					7					7					14	
Heavy Vehicle Percentage	3.7%					1.6%					2.9%					7.3%					6.0%	
Heavy Vehicle Percentage	0.0%	3.5%	0.0%	10.7%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	8.6%	4.2%	0.0%	6.0%		
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	0.00	0.63	0.81	0.78	0.00	0.87	

	Time	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	6:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	3
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3	
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2	
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	2	
	7:30 AM	0	1	0	0	0	0	1	3	0	0	0	2	0	0	0	0	2	0	0	9	
	7:45 AM	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	4	
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	2	0	8	
	8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	3	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	1	0	0	6	
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	1	0	0	7	
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3		
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	1	0	0	5		
Lights	6:30 AM	0	59	1	3	0	0	1	0	2	0	0	1	140	0	0	0	6	91	37	0	341
	6:45 AM	0	86	3	2	0	0	3	1	4	0	0	1	196	0	0	0	1	137	62	0	496
	7:00 AM	0	71	4	1	0	0	2	3	10	0	0	4	179	2	0	0	3	110	54	0	443
	7:15 AM	0	86	1	4	0	0	2	0	139	0	0	4	214	1	0	0	4	142	67	0	463
	7:30 AM	0	90	1	4	0	0	2	3	6	0	0	6	289	0	0	0	1	171	59	0	642
	7:45 AM	0	162	4	7	0	0	6	1	6	0	0	0	303	1	0	0	3	189	111	0	793
	8:00 AM	0	136	3	7	0	0	4	0	12	0	0	5	275	1	0	0	4	198	81	0	726
	8:15 AM	0	122	7	4	0	0	6	2	6	0	0	3	280	2	0	0	6	171	64	0	673
	8:30 AM	0	113	1	11	0	0	2	2	11	0	0	1	262	0	0	0	0	174	81	0	662
	8:45 AM	0	132	3	3	0	0	2	0	13	0	0	5	350	2	0	0	7	242	68	0	827
9:00 AM	0	113	6	7	0	0	3	2	17	0	0	2	277	1	0	0	12	171	74	0	685	
9:15 AM	0	101	1	5	0	0	10	4	16	0	0	0	6	236	2	0	0	7	197	63	0	648
Mediums	6:30 AM	0	6	0	0	0	0	1	0	0	0	0	0	5	0	0	0	0	3	3	0	18
	6:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	8
	7:00 AM	0	4	0	0	0	0	0	0	0	0	0	7	1	0	0	0	8	0	0	20	
	7:15 AM	0	5																			

[illegible]

Eastbound	Westbound	Northbound	Southbound
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6:30:00	0	0	8	4	12	4	0	0
6:45:00	0	0	8	8	16	4	0	0
7:00:00	0	0	4	12	8	12	0	0
7:15:00	0	0	0	8	0	8	0	0
7:30:00	0	0	8	12	8	4	0	0
7:45:00	0	0	8	4	8	24	0	0
8:00:00	0	0	12	4	16	16	0	0
8:15:00	0	0	0	8	16	8	0	0
8:30:00	0	0	4	8	12	4	0	0
8:45:00	0	0	0	4	4	4	0	0
9:00:00	0	0	0	0	4	0	0	0
9:15:00	0	0	4	0	4	0	0	0

TRAFFIC STUDY - FULL

All Traffic Data Services

17 W BROADWAY & 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	
		S PARK LOOP RD					S PARK LOOP RD					W BROADWAY					W BROADWAY						
		Eastbound					Westbound					Northbound					Southbound						
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total		
3:00 PM	0	88	6	10	0	0	5	4	12	0	0	1	240	2	0	0	12	317	82	0	779	3,211	
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	
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	
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	
4:00 PM	0	123	9	10	0	0	7	1	19	0	0	1	287	5	0	0	11	302	95	0	870	3,484	
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	
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	
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	
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	
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	
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	
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	
																					10,145	3716	

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	4	0	0	0	1	3	0	0	8
Lights	0	377	13	42	0	0	36	11	60	0	0	12	997	10	0	0	51	1,359	460	0	3,428
Mediums	0	10	1	2	0	0	0	2	0	0	0	0	24	0	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			2.9%					1.8%					2.7%					3.4%			3.1%
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%	0.0%	1.9%	3.8%	2.3%	0.0%	3.1%
Peak Hour Factor (PHF)			0.82					0.84					0.95					0.93			0.95
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

Time	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																					
3:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	5	0	0	0	0	1	0	0	7
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	5
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	0	7
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Lights																					
3:00 PM	0	87	4	8	0	0	5	3	12	0	0	1	223	2	0	0	11	296	80	0	732
3:15 PM	0	85	3	4	0	0	14	1	13	0	0	6	207	6	0	0	12	282	105	0	738
3:30 PM	0	75	5	14	0	0	4	3	11	0	0	3	238	5	0	0	10	295	102	0	765
3:45 PM	0	88	4	7	0	0	5	4	14	0	0	1	264	4	0	0	7	308	104	0	810
4:00 PM	0	119	9	10	0	0	7	1	19	0	0	1	273	5	0	0	11	292	89	0	836
4:15 PM	0	98	6	7	0	0	9	4	23	0	0	2	252	7	0	0	25	326	102	0	861
4:30 PM	0	82	6	7	0	0	5	3	17	0	0	5	259	2	0	0	17	344	122	0	869
4:45 PM	0	93	2	10	0	0	15	3	13	0	0	1	229	5	0	0	12	302	104	0	789
5:00 PM	0	104	2	15	0	0	6	3	18	0	0	2	251	2	0	0	8	345	106	0	862
5:15 PM	0	98	3	10	0	0	10	2	12	0	0	4	258	1	0	0	14	368	128	0	908
5:30 PM	0	87	2	4	0	0	5	2	11	0	0	4	251	3	0	0	7	343	108	0	827
5:45 PM	0	100	2	5	0	0	3	3	4	0	0	3	235	1	0	0	4	310	98	0	768
Mediums																					
3:00 PM	0	1	1	2	0	0	0	1	0	0	0	0	12	0	0	0	1	20	2	0	40
3:15 PM	0	2	0	1	0	0	1	0	0	0	0	0	13	0	0	0	2	12	2	0	33
3:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	21	7	0	43
3:45 PM	0	3	0	0	0	0	0	1	1	0	0	0	6	0	0	0	0	16	1	0	28
4:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	10	5	0	32
4:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	13	1	0	0	0	11	4	0	31
4:30 PM	0	2	1	1	0	0	1	0	0	0	0	0	5	0	0	0	0	12	2	0	24
4:45 PM	0	4	0	0	0	0	1	0	0	0	0	0	6	0	0	0	0	19	3	0	33
5:00 PM	0	3	0	1	0	0	0	0	0	0	0	0	5	0	0	0	0	10	5	0	24
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	9	1	0	19
5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	5	0	15
5:45 PM	0	3	0	1	0	0	0	0	0	0	0	0	4	0	0	0	0	10	2	0	20

Bicycles on Crosswalk

Time	Eastbound			Westbound			Northbound			Southbound		
	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total
3:00 PM	0	0	0	0	0	0	0	1	1	0	0	0
3:15 PM	0	0	0	1	0	1	1	1	2	3	0	0
3:30 PM	0	0	0	0	0	0	1	0	1	0	0	0
3:45 PM	0	0	0	0	0	0	1	0	1	0	0	0
4:00 PM	0	0	0	0	4	4	1	0	1	0	0	0
4:15 PM	0	0	0	1	2	3	1	1	2	0	0	0
4:30 PM	0	0	0	1	3	4	0	1	1	0	0	0
4:45 PM	0	0	0	2	2	4	2	1	3	0	0	0
5:00 PM	0	0	0	2	1	3	2	2	4	0	0	0
5:15 PM	0	0	0	2	1	3	4	1	5	0	0	0
5:30 PM	0	0	0	2	2	4	2	2	4	0	0	0
5:45 PM	0	0	0	5	0	5	1	0	1	0	0	0
			0			29			28			57

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
Total		3,498	3,489	100	14.3	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
Total		1,082	1,077	100	3.5	A



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
Total		3,982	3,948	99	14.8	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	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
Total		1,092	1,091	100	2.6	A



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
Total		3,650	3,649	100	15.0	B

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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
Total		1,141	1,114	98	3.8	A



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
Total		4,162	4,212	101	16.7	B

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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
Total		1,152	1,163	101	3.1	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: 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
Total		3,727	3,735	100	16.3	B

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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
Total		1,218	1,209	99	4.5	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 1 & South Park Loop Road
Type: Unsignalized

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

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

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	3	100	6.8	A
	R	53	52	99	4.4	A
EB	T	438	439	100	0.2	A
	R	1	2	200	0.0	A
WB	L	15	14	95	3.2	A
	T	262	250	96	0.2	A
Total		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: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT21-2075

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

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
EB	T	358	360	100	0.1	A
	Subtotal	358	360	101	0.1	A
WB	L	2	2	100	2.3	A
	T	426	429	101	1.1	A
	Subtotal	428	431	101	1.1	A
Total		788	793	101	0.7	A

Intersection: 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

Intersection: Access 2 & South Park Loop Road

Type: Unsignalized

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



HALES ENGINEERING
innovative transportation solutions



HALES ENGINEERING
innovative transportation solutions

Jackson - The Loop
Traffic Impact Study

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
NB	R	2	1	50	4.2	A
	Subtotal	2	1	50	4.2	A
EB	T	333	334	100	0.2	A
	Subtotal	333	334	100	0.2	A
WB	L	2	2	100	2.5	A
	T	382	382	100	0.2	A
	Subtotal	384	384	100	0.2	A
Total		719	719	100	0.2	A

APPENDIX C

Site Plan



APPENDIX D

95th Percentile Queue Length Reports

LIVABILITY STANDARDS - 2 BEDROOM



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 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 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 ☐

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 ☐

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 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 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 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 ☐

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 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 8x8 Dining 5x8

Bedroom 1 12x15 Bedroom 2 9x12 Bedroom 3 9x12

Functional 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 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 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 granite

Sink width 2' Range/Oven width 30" Refrigerator cubic feet 18

Dishwasher width 18" 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 ☐

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 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 6x11 Dining 10x10

Bedroom 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, 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 _____

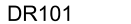
Describe laundry area Stackable washer and dryer, w/ hot water heater above

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



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 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 granite

Sink width 2' Range/Oven width 30" Refrigerator cubic feet 18

Dishwasher width 18" 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 ☐

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 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 6x11 Dining 10x10

Bedroom 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 providedBase 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 18' bedroom 28' bedroom 3 _____

Bedroom closet height: bedroom 18' bedroom 28' 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 metStorage 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 roomLVT Bedroom(s)LVT

KitchenLVT 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, flloor 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 Apartments

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

Owner Name Mogul Capital

Owner Phone 602-885-2342 E-mail RachellL@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 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 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 ☐

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 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 8x8 Dining 5x8

Bedroom 1 12x15 Bedroom 2 9x12 Bedroom 3 9x12

Functional 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.