



# 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
- ☐ 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: February 12, 2024</p> <p>Item #: P24-002</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a></p> <p><b>Owners:</b> Mogul Hospitality Partners-Jackson LLC PO Box 998 Midway, UT 84049</p> <p><b>Applicant:</b> Same</p>	<p><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Sketch Plan for a new 3-story, 280,000sf (total habitable) mixed use hotel building at the following 11 lots: 45 and 65 Mercill, 330, 350, 360, and 370 N Glennwood, and 325, 335, 345, 355, and 375 N Cache St.</p> <p>For questions, please call Tyler Valentine at 307-733-0440 x 1305 or email the address shown to the left. Thank you.</p>
<p><b>Please respond by: March 1, 2024 (with Comments)</b></p>	

**RESPONSE:** For Departments not using SmartGov, please send responses via email to: [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



January 29, 2024

Paul Anthony  
Planning Director, Jackson Planning Department  
P.O. Box 1687  
Jackson, WY 83001

RE: Sketch Plan Insufficiency: N Cache Lodging and Residential Development

Dear Paul,

Please accept this re-submittal of the Sketch Plan Application for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). The Town of Jackson provided a notice of insufficiency on January 16, 2024. The Town’s notice flagged the following insufficiencies, which have been addressed in the package included herein:

- **TOJ Comment #1:** *The Housing Mitigation section needs more details specifically on the housing credits. The applicant is responsible for demonstrating the housing credits for each property which means a supplemental narrative needs to be provided explaining what credits exist for each property. For example, the housing calculator states that 3,000 sf of Heavy Retail/Service credits exist, but nowhere does it state which property those credits belong to and what existing or historical business/use is associated with Heavy Retail/Service use. Please provide a list of each property, the size of the building(s), and/or associated uses so that credits can be properly reviewed and confirmed by staff. Please note that housing credits are based on the highest intense use that existed on or after December 18, 1995. Also, please clarify how the 32,878 sf of off-site Workforce restricted housing will be distributed at the Loop. Staff needs a breakdown of the number and type of units to be restricted.*
  - o **Applicant Response:** The housing mitigation section of the attached includes additional information on the proposed mitigation, including information on the existing housing credits and a breakdown of the number and type of units that would be restricted at The Loop to mitigate the 2:1 requirement of 32,878 sf.
- **TOJ Comment #2:** *Although Sketch Plan is conceptual, 2D elevations are required. 2D elevations need to show height measurements along with callouts of the proposed exterior materials.*
  - o **Applicant Response:** Please reference the updated submittal concept package, which includes the 2D elevations of the Project, including height measurements and callouts of proposed exterior materials.

- ***TOJ Comment #3:*** *Please provide a full LDR Compliance Checklist for this project against the standards in the CR-2 zoning district.*
  - o **Applicant Response:** The LDR Compliance Checklist is attached herein, following the concept package.
- ***TOJ Comment #4:*** *WYDOT approval is needed to take access from North Cache. Please resubmit the Sketch Plan after WYDOT has decided on this matter and provide written confirmation of their decision.*
  - o **Applicant Response:** Approval has been received from WYDOT, that grants the Project access off North Cache. Section 11 of the attached package includes the WYDOT appeal decision and approval from the Access Review Committee.

The insufficiency notice dated January 16, 2024, noted the ability to be scheduled for the February 14<sup>th</sup> DRC meeting. As such, the attached is being submitted by 5:00pm on January 29<sup>th</sup>, 2024, to add the Project to the February 14<sup>th</sup> DRC meeting.

We are looking forward to hearing the Town's feedback on the attached package and progressing the Project through Sketch Plan.

Sincerely,  
Brad Wagstaff  
Chief Executive Officer



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

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

**For Office Use Only**

Fees Paid \_\_\_\_\_ Date & Time Received \_\_\_\_\_  
Application #s \_\_\_\_\_

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

**PROJECT.**

Name/Description: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

**Use Permit**

\_\_\_\_\_ Basic Use  
\_\_\_\_\_ Conditional Use  
\_\_\_\_\_ Special Use

**Relief from the LDRs**

\_\_\_\_\_ Administrative Adjustment  
\_\_\_\_\_ Variance  
\_\_\_\_\_ Beneficial Use Determination  
\_\_\_\_\_ Appeal of an Admin. Decision

**Physical Development**

\_\_\_\_\_ Sketch Plan  
\_\_\_\_\_ Development Plan  
\_\_\_\_\_ Design Review

**Subdivision/Development Option**

\_\_\_\_\_ Subdivision Plat  
\_\_\_\_\_ Boundary Adjustment (replat)  
\_\_\_\_\_ Boundary Adjustment (no plat)  
\_\_\_\_\_ Development Option Plan

**Interpretations**

\_\_\_\_\_ Formal Interpretation  
\_\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

\_\_\_\_\_ LDR Text Amendment  
\_\_\_\_\_ Map Amendment

**Miscellaneous**

\_\_\_\_\_ Other: \_\_\_\_\_  
\_\_\_\_\_ Environmental Analysis



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

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_

Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

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

Have you attached the following?

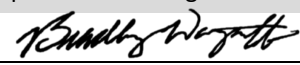
\_\_\_\_\_ **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

\_\_\_\_\_ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

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

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

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Title



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1. Cover Letter
2. Concept Package and Site Plans
3. LDR Compliance Checklist
4. Responses to Pre-Application Conference Comments
5. Neighborhood Meeting Summary (Notes & List of Attendees)
6. Parking Summary & Breakdown
7. Housing Mitigation Plan
8. Housing Mitigation Checklist
9. Housing Mitigation Calculator
10. Construction Management Plan
11. Utility Re-Routing Proposal
12. WYDOT Access Approval



December 29, 2023

Paul Anthony  
Planning Director, Jackson Planning Department  
P.O. Box 1687  
Jackson, WY 83001

RE: Sketch Plan Application: N Cache Lodging and Residential Development

Dear Paul,

Please accept this Sketch Plan Application for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). We have completed the required steps to proceed with our formal Sketch Plan Application and are looking forward to proceeding in the process. Mogul Capital has worked through the Sketch Plan Pre-Application process and held a productive conversation with the Town Staff and related department representatives. Mogul has addressed the comments to the pre-application package in the materials included herein. In addition, Mogul Capital held the required neighborhood meeting and has included the sign in sheet and notes from the discussion herein.

As previously discussed with the Town Staff and Town Council, the concept attached includes a portion of the alley integrated into the Project and converted into a public amenity for both guests at the Project and the public. This option optimizes the site and allows for street and retail activation by providing a pedestrian paseo through the Project creating an inviting and usable public space. Additionally, this option retains the northern portion of the alley for truck and loading access for the Project and neighboring property. It also segments the building, reducing massing and increasing pedestrian access to an area which includes a modern take on an iconic Jackson barn for meeting and conference space. Given the feedback from public works for us, as the developer, to vacate the entire alley, we are interested in engaging in further discussions with the Town should the Council desire to pursue this option. Mogul Capital submitted a formal Alley Vacation Submission to the Town Staff in September 2023, and addressed all items requested in the Town’s Alley Vacation Checklist. As we discussed previously, we are expecting the Alley Vacation submittal to run parallel with this Sketch Plan submission.

Located on the North end of town, our gateway project seeks to benefit both residents and tourists alike by providing residential housing and lodging to the Town of Jackson. By developing this project, we will improve a block with vacant parcels, aged buildings and infrastructure by building an elegantly designed lodging and housing project. In addition, this project is

conveniently located at the north end of town, providing quick access into Yellowstone and Grand Teton National Park, while also being a short walk to Town Square.

Attached is our Sketch Plan Application request form, responses to the Town's comments to the Sketch Plan Pre-Application, as well as the site plan and respective design package. We look forward to moving the application forward and discussing with the Town Council.

Sincerely,  
Brad Wagstaff  
Chief Executive Officer



CONCEPT DESIGN | JANUARY 2, 2024



**JACKSON HOTEL**  
JACKSON, WY





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LEGEND


-  Bike Route



 Trails


 Pathway


 Public Facility


 Roads


 Sponsors


 Park
-  Hiking/Biking Trailhead


 Restrooms


 Parking



 Post Office


 Visitor Center


 St. John's Hospital


 School

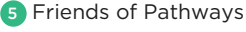
 Bike Repair Station



 Grand Loop - 35 Miles
-  1 JH/Greater Yellowstone Visitor's Center


 2 Bridger-Teton National Forest

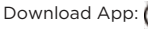
 3 Rec Center


 4 Jackson Hole Community Pathways

 5 Friends of Pathways

 6 Teton County Library
-  **START** BUS

 **START** Bike

 Download App:

 BCycle





SCALE OF DEVELOPMENT	
ALLOWED NIGHTLY RENTAL FAR 0.8 :	92,094 SF
TOTAL 2:1 BONUS HOUSING	98,634 SF
BASEMENT EXEMPT AREA:	
OCCUPIED AREA	73,156 SF
BASEMENT PARKING	75,449 SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	263,790 SF
TOTAL BUILDING AREA INCLUDING PARKING:	339,239 SF
TOTAL NIGHTLY RENTABLE SF	165,250 SF
(INCLUDES 92,094 ALLOWED + 73156 EXEMPT)	

COMMERCIAL FAR	
EXEMPT	
<div></div> LEVELS B1 AND B2	73,156
<div></div> PARKING	75,449
<div></div> RESIDENTIAL	98,634
TOTAL EXEMPT	247,239
COMMERCIAL FAR	
<div></div> HOTEL BASE FAR	81,463
<div></div> SHARED USES	10,537
TOTAL COMMERCIAL FAR	92,000
TOTAL BUILDING SQUARE FOOTAGE	339,239

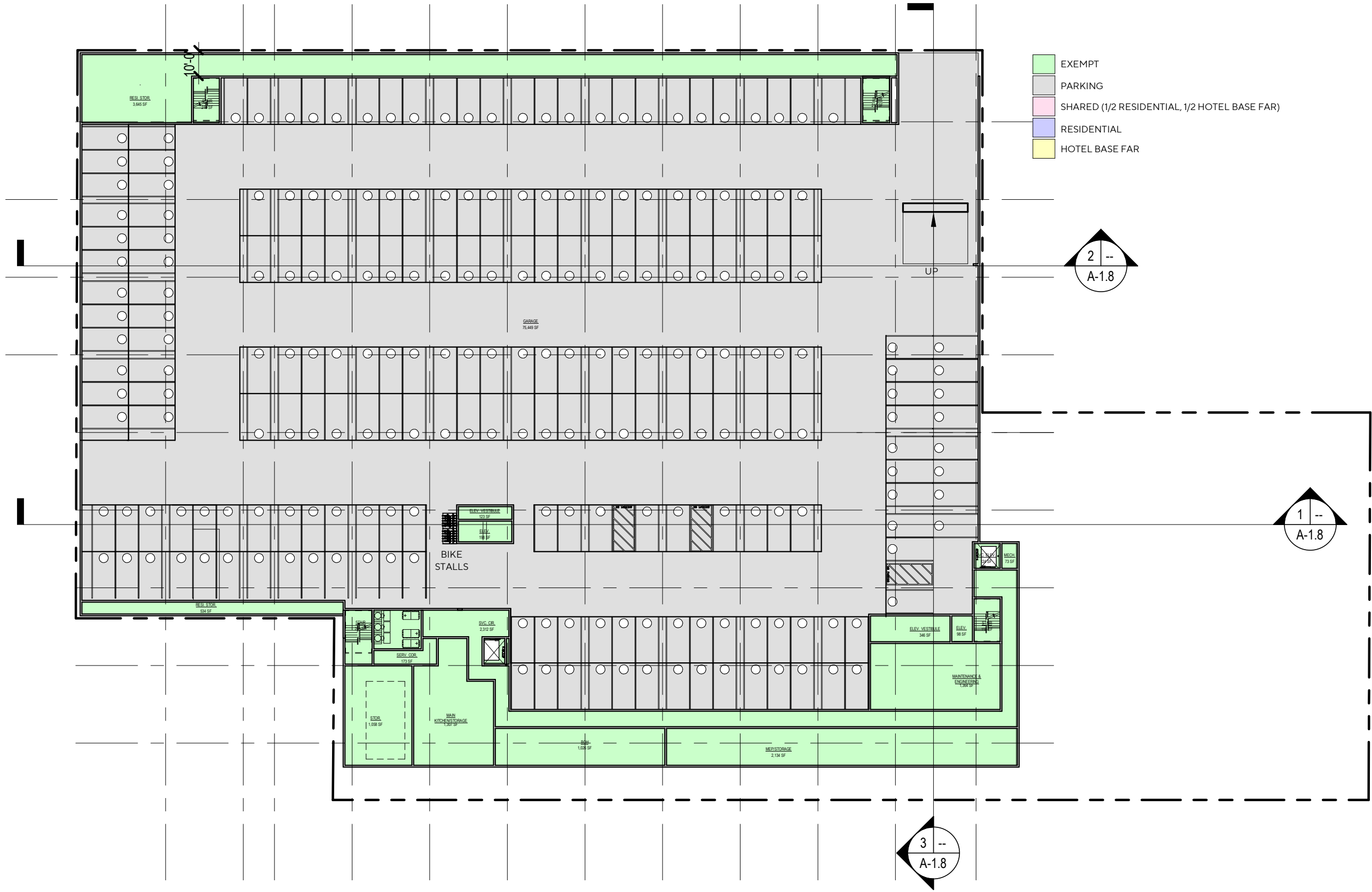
BUILDING PROGRAM		QTY	AREA
RESIDENTIAL		36 UNITS	
COMMERCIAL			
HOTEL		167 KEYS	
	SPA		4,425 SF
	FITNESS		1,854 SF
	RETAIL		969 SF
	MEETING ROOMS		6,448 SF
	BUSINESS CENTER		312 SF
	HOTEL BAR & LOUNGE		2,400 SF
	HOTEL ROOFTOP BAR & LOUNGE		1,434 SF
	CAFÉ		1,800 SF
	SIGNATURE RESTAURANT		2,000 SF

PROJECT DATA		
SITE AREA: 115,118 (2.64 ACRES)		
ALLOWABLE COMMERCIAL FAR: 92,094 SF		
PARKING		
	# OF UNITS	PARKING REQUIRED
PARKING REQUIRED		
RESIDENTIAL	36 UNITS	54 1.5 pkg ratio
HOTEL	167 KEYS	134 .80 pkg ratio
COMMERCIAL		
SIGNATURE RESTAURANT	2000 SF	11 1/55 SF X .30
HOTEL BAR & LOUNGE	800 SF	8 1/30 SF X .30
	1600 SF	9 1/55 SF X .30
ROOFTOP BAR & LOUNGE	478 SF	5 1/30 SF X .30
	956 SF	5 1/55 SF X .30
CAFÉ	1,800 SF	10 1/55 SF X .30
PARKING PROVIDED		
	LEVEL B2 BASEMENT PARKING	211
	LEVEL B2 ADA PARKING	6
	STREET PARKING CREDIT	28
TOTAL PARKING REQUIRED		235
TOTAL PARKING PROVIDED		245
BICYCLE PARKING REQUIRED		18 1/10 non resi parking
BICYCLE PARKING PROVIDED		18









- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL BASE FAR

MERCILL AVE

GLENWOOD ST.

514'-9"

PERRY STREET

NORTH CACHE STREET

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- RESIDENTIAL
- HOTEL BASE FAR

2 --  
A-1.8

1 --  
A-1.8

3 --  
A-1.8

FLOOR PLAN - LEVEL B1



JACKSON HOTEL  
JACKSON, WY

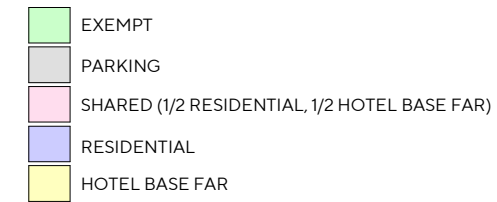


Scale  
Job No.  
Date

8

2023-0270  
2023-12-18

**GLENWOOD ST.**



NOT A PART

--  
A-1.8

NOT A PART

**NORTH CACHE STREET**

## FLOOR PLAN - LEVEL 1

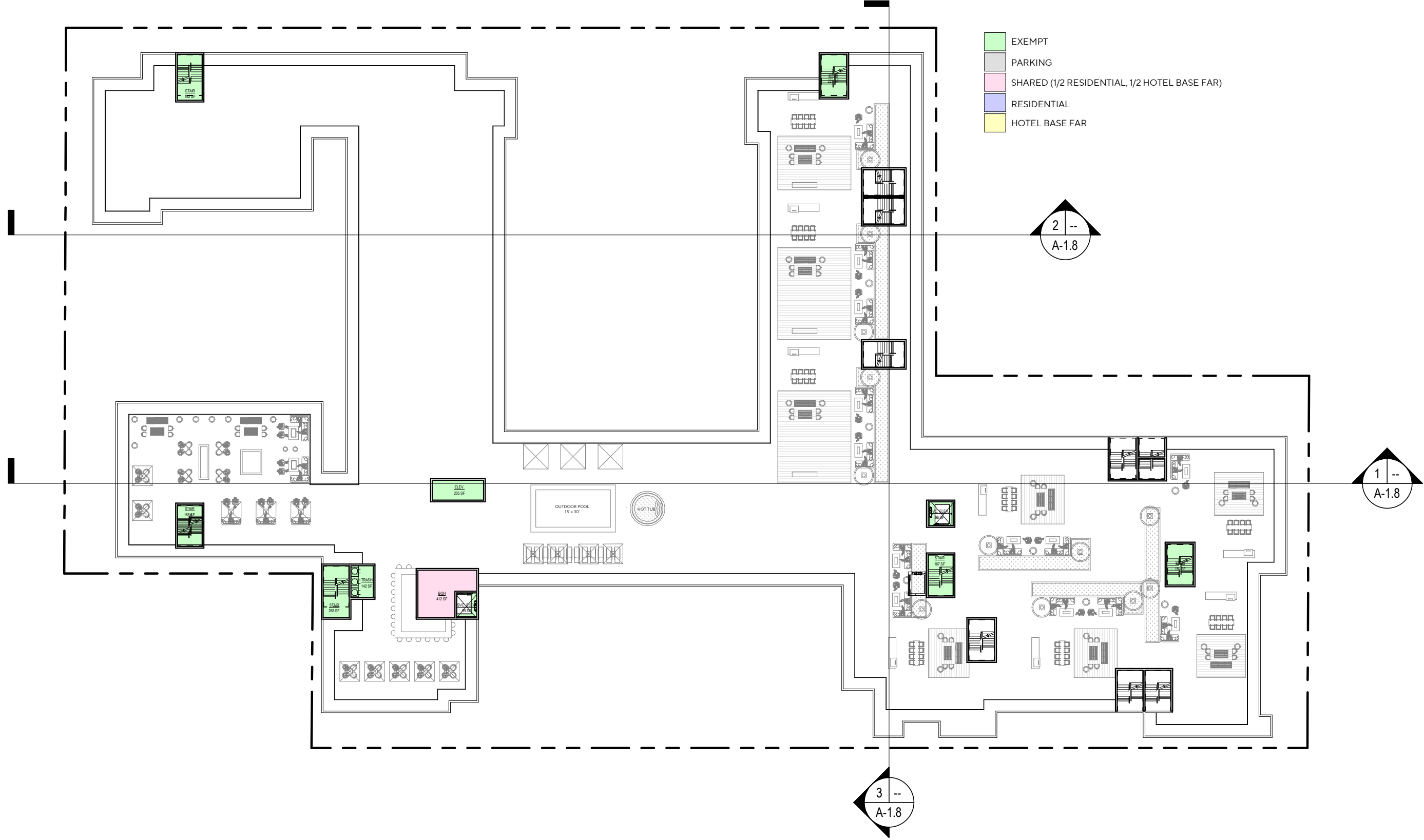


**JACKSON HOTEL**  
JACKSON, WY











FINISH GRADE  
@ 6222.7 ELEV  
3.5

FINISH GRADE  
@ 6219.7 ELEV  
6.5

FINISH GRADE  
@ 6222.9 ELEV  
3.3

FINISH GRADE  
@ 6222.9 ELEV  
3.3

FINISH GRADE  
@ 6221.5 ELEV  
4.7

FINISH GRADE  
@ 6223.6 ELEV  
2.6

FINISH GRADE  
@ 6222.2 ELEV  
4

5.8  
FINISH GRADE  
@ 6220.4 ELEV

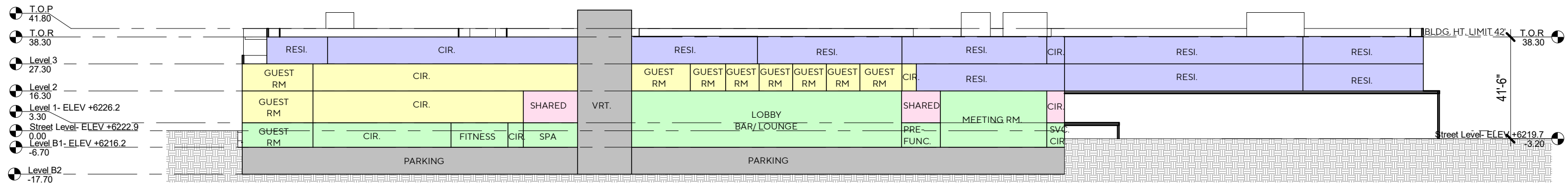
FINISH GRADE  
@ 6219.7 ELEV  
5.5

FINISH GRADE  
@ 6220.5 ELEV  
5.7

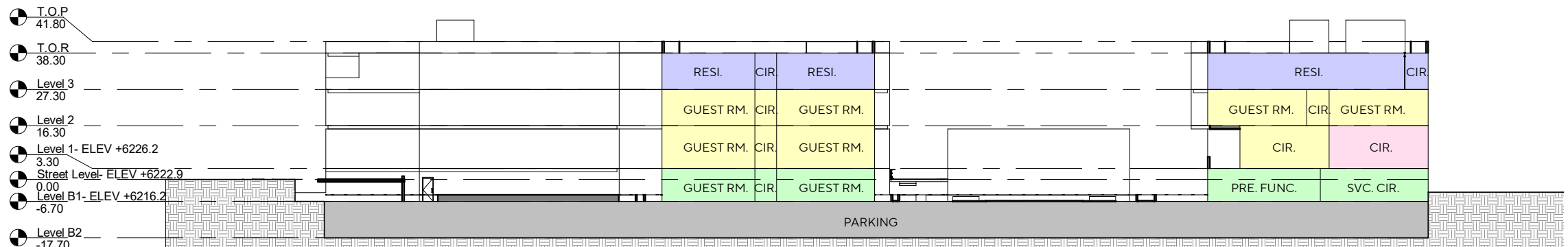
**BASEMENT BUILDING PERIMETER CALCULATION**

OVERALL BUILDING PERIMETER	1,667 FT	
BUILDING PERIMETER AT 4 FT. OR LESS ABOVE FINISH GRADE	887 FT	53%
BUILDING PERIMETER AT 4 FT. TO 10 FT. ABOVE FINISH GRADE	780 FT	47%
HIGHEST FINISH GRADE	6223.9 FFE	
LOWEST FINISH GRADE	6219.7 FFE	
AVERAGE FINISH GRADE	6221.8 FFE	

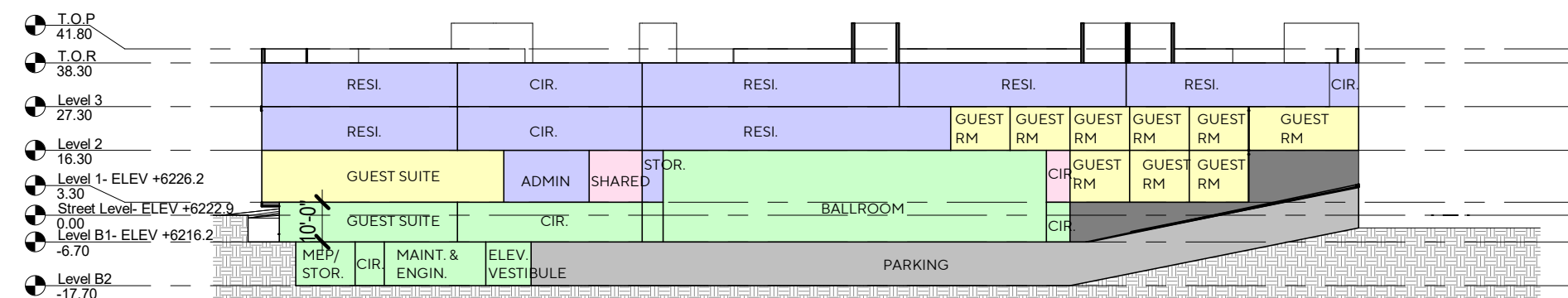




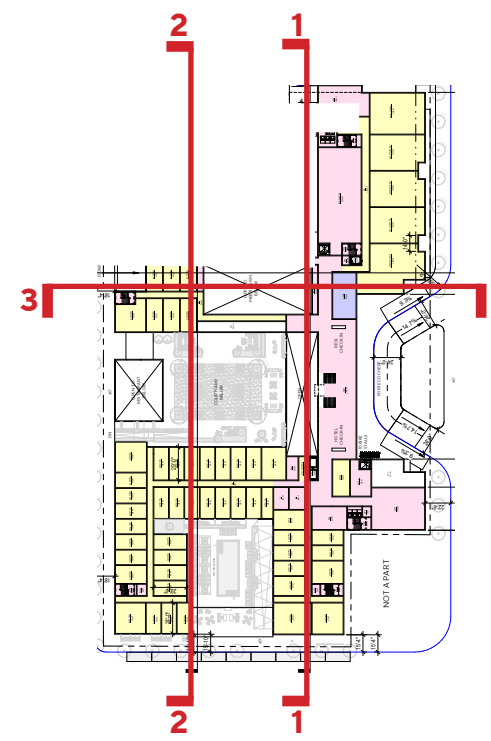
**SECTION 1**  
 Scale: 1" = 40'-0"  
 1



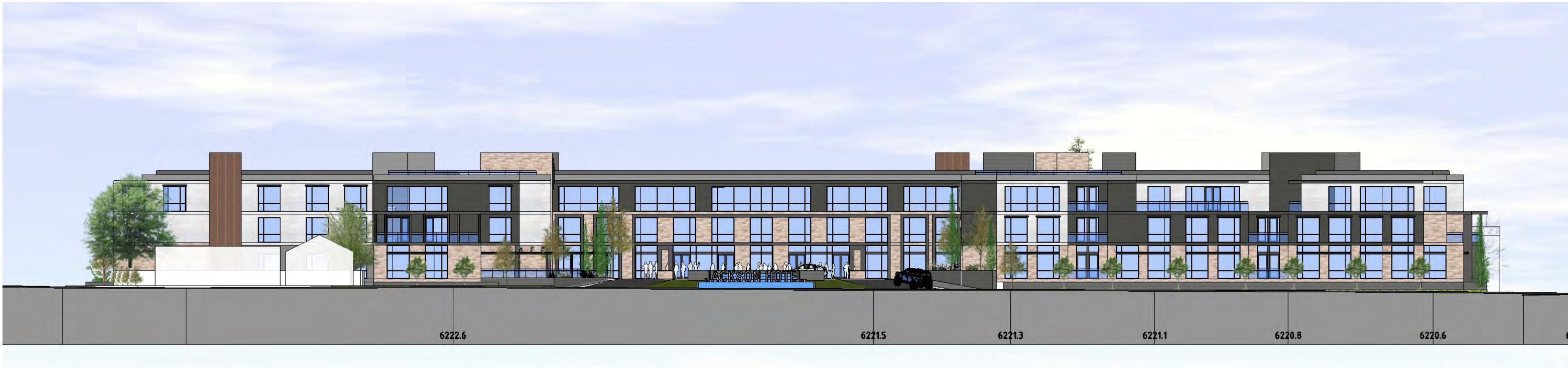
**SECTION 2**  
 Scale: 1" = 40'-0"  
 2



**SECTION 3**  
 Scale: 1" = 40'-0"  
 3



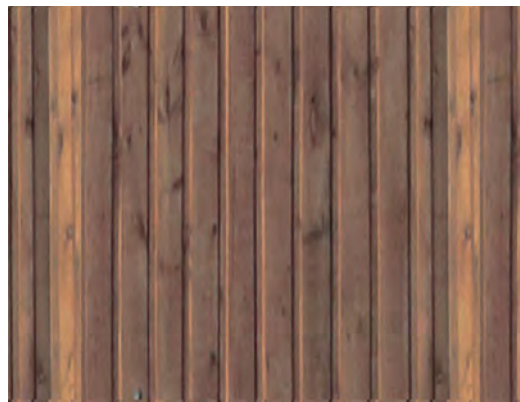
















VIEW FROM CACHE STREET





VIEW FROM CACHE STREET





VIEW FROM MERCILL AVENUE



**JACKSON HOTEL**  
JACKSON, WY

DATUM ELEVATIONS







VIEW FROM MERCILL AVENUE



**JACKSON HOTEL**  
JACKSON, WY

DATUM ELEVATIONS







VIEW FROM GLENWOOD STREET





VIEW FROM GLENWOOD STREET





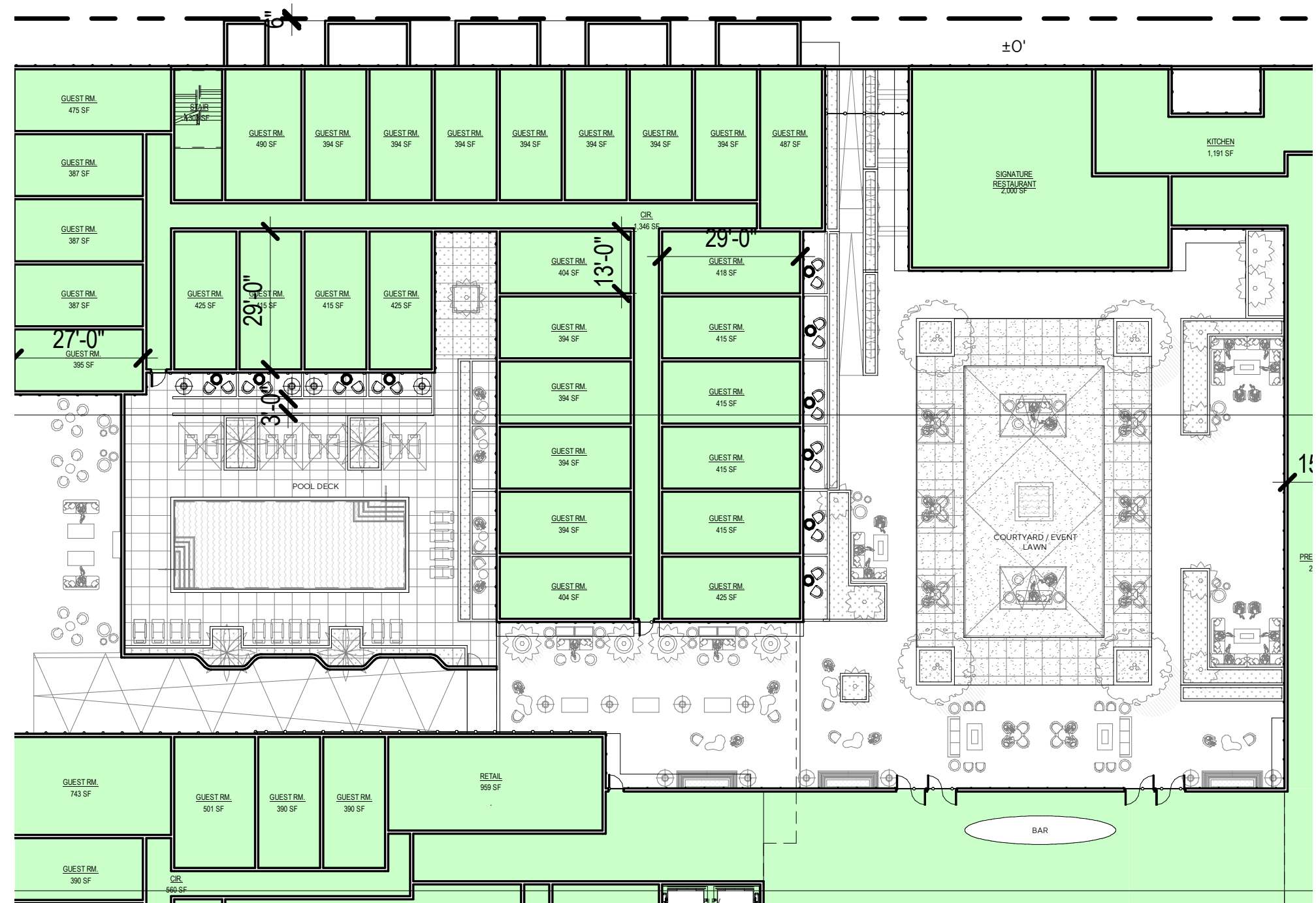
VIEW FROM PERRY STREET





VIEW FROM PERRY STREET



















# PLACE MAKING & ARCHITECTURE



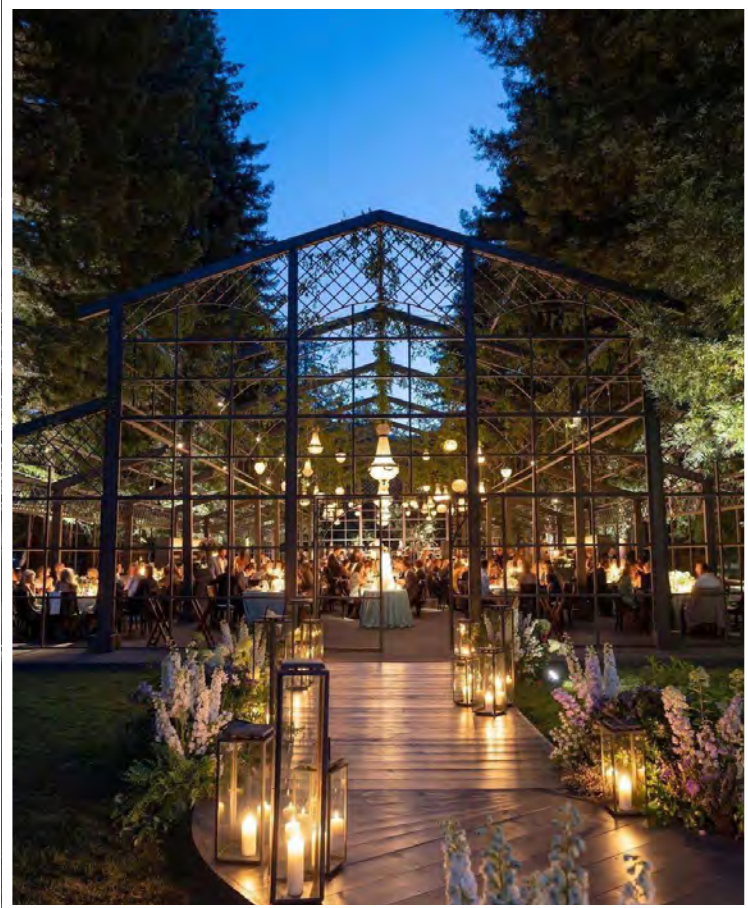
















THANK YOU

DATE : January, 29, 2024

TO : Town of Jackson Planning and Zoning Department  
PROJECT : Jackson Hotel , 335 North Cache Street, Jackson, WY83001  
RE: Land Development Regulation Compliance and Narrative Project Description

### **Land Development Regulation Compliance**

#### **Zoning : Section 2.2.12 CR-2 Commercial Residential – 2**

##### **2.2.12.B.1 Lot Standards**

ITEM 1: Building Setbacks:

- 1.1 Primary Street Setback range  
  
Required : ( min-max) 0'-10'  
Provided : 4'- 6'
- 1.2 Secondary Street Setback range  
  
Required : ( min-max ) 0'-10'  
Provided : 2'-10'
- 1.3 Side Interior  
Required : ( min ) 5'  
Provided : 5' – 6'
- 1.4 Rear  
Required : 10'  
Provided : 10'
- 1.5 Abutting protection  
Required : ( min ) 10'  
Provided : Not Applicable



ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio:

Required : 10% = 11,512 SF

Provided : 10% = 11,512 SF

ITEM 3: Plant Units:

3.1 All uses :

Required : 1/1000 SF Landscape Area

Provided : Will Comply

Required : 1/12 Parking spaces

Provided : N/A

ITEM 4: Fencing:

4.1 Height in any primary or secondary street yard

Required : (max) – 4'

Provided : 3'-6"

4.2 Height in interior side or rear yard

Required : ( max ) – 6'

Provided : 6'

4.3 Setback from pedestrian frontage

Required : ( min ) – 1'

Provided : 2' – 10'

4.4 Setback from side or rear lot line

Required : ( min ) – 0'

Provided : 2' – 10'

ITEM 5: Parking Setbacks:

5.1 Primary Street, above ground



Required : ( min ) 30'

Provided : N/A

5.2 Secondary Street, surface parking

Required : ( min ) 30'

Provided : N/A

5.3 Secondary Street, tuck-under, enclosed, or structured parking

Required : (min) – 0'

Provided : 0'

ITEM 6: Access:

6.1 Curb Cut Width

Required : (max.) 24'

Provided : 24'

**2.2.12.B.2 Bulk Standards**

ITEM 7: Street Façade :

7.1 Width of ground and second story in primary street setback range:

7.1.1 % of lot width

Required : ( min ) 70%

Lot width is 500' ->  $500' \times 0.7 = 350'$  min.

Provided : L1 - 388' ; L2 – 388'

7.1.2 Length from street corner

Required : ( min ) 30'

Provided : L1 – 178' ; L2 – 178'

7.2 Width of ground and second story in secondary street setback range:

7.2.1 % of lot width

Required : ( min ) 35%



Lot width is 290' ->  $290' \times 0.35 = 101'-6''$  min.

Provided : L1 - 120' ; L2 – 120'

7.2.2 Length from street corner

Required : ( min ) 30'

Provided : L1 - 120' ; L2 – 120'

ITEM 8: Building Height:

8.1 Stories :

Required : (max ) 3

Provided : 3 stories above grade + 2 Exempt Basement Levels

8.2 Required : min. Height 24' ; max. Height 42'

Provided : min. Height 38'3" ; max. Height 41'6"

ITEM 9: Building Stepback:

9.1 Stepback for any 3<sup>rd</sup> story street façade or street façade over 30' :

Required : (min ) 10'

Provided : 10'

9.2 Encroachment in stepback

Allowed : ( max % of overall façade width ) 60%

Provided : 60%

ITEM 10: Scale of Development:

10.1 Total Site Area 2.64 Acres ( 115,118 SF )

10.2 Allowed Rental FAR 0.8 – 92,094 SF

10.3 Total 2:1 Bonus Housing 98,634 SF

10.4 Basement Exempt Area:



Occupied - 73,156 SF

Basement Parking – 75,449 SF

10.5 Total Occupied Area ( Excludes Structured Parking ) – 263,790 SF

10.6 Total Building Area Including Parking – 339,239 SF

10.7 Total Nightly Rentable SF ( Includes 92,094 Allowed + 73,156 Exempt ) – 165,250 SF

### **2.2.12.B.3 Form Standards**

ITEM 11: Pedestrian Frontage:

Trees in Gates – Required and Provided

ITEM 12: Building Frontage Options : Residential

12.1 Story Height:

Required : Ground story height (min) – 9'

Upper story height (min) – 9'

Ground Floor elevation (min/max) – 0'-5'

Provided : Ground story height (min) – 12'

Upper story height (min) – 10'

Ground Floor elevation – 3'

12.2 Transparency:

Required : Ground story primary street (min) – 20%

Ground story secondary street (min) – 20%

Upper story, primary/secondary (min) – 20%

Provided : Ground story primary street – greater than 20%

Ground story secondary street – greater than 20%

Upper story, primary/secondary – greater than 20%

ITEM 13: Parking Type Options : Underground parking



#### **2.2.12.B.4 Environmental Standards Noted, N/A**

#### **2.2.12.B.5 Scenic Standards**

ITEM 14: Exterior Lighting:

- 14.1 Light Trespass is prohibited.  
Site Lighting design prohibits trespass.
- 14.2 All Light Fixtures over 600 Lumens shall be fully shielded.  
All Light Fixtures that are over 600 lumens are fully shielded.
- 14.3 Max Lumens per sf of site development  
Required : 3  
Provided : Will Comply
- 14.4 Lumens per acre of site development (max):  
Required : All Fixtures : 50,000  
Unshielded Fixtures : 2,000  
Provided : Will Comply
- 14.5 Light Color  
Required :  $\leq 3000\text{K}$   
Provided : 3000K

#### **2.2.12.B.6 Natural Hazard to Avoid Noted, N/A**

#### **2.2.12.B.7 Signs Noted and will comply**

#### **2.2.12.B.8 Grading, Erosion Control, Stormwater Noted**

#### **2.2.12.B.9 Physical Development Permit Required**

ITEM 15: >15,000 SF Required:

- Sketch plan



- Development plan
- Building permit
- DRC review

#### **2.2.12.C 1 Allowed Uses**

ITEM 16: Allowed Uses:

16.1 Mixed Uses – Residential / Lodging

#### **2.2.12.C 2 Use Requirements**

ITEM 17: Use Requirements:

17.1 Parking:

17.1.1 Residential

Parking Factor – 1.5

Residential Unit Count – 36

Parking Stalls:

Required : 54

17.1.2 Commercial:

Hotel Parking Factor – 0.8

Hotel Unit Count – 167

Parking Stalls:

Required : 134

Restaurant Parking Factor – 1/55 SF x 0.3

Restaurant Area – 2,000 SF

Required : 11

Hotel Bar & Lounge Parking Factor – 1/30 SF x 0.3

Hotel Bar & Lounge Area – 800 SF

Required : 8

Rooftop Bar & Lounge Parking Factor - 1/55 SF x 0.3



Rooftop Bar & Lounge Area – 478 SF

Required : 5

Café Parking Factor - 1/55 SF x 0.3

Café Area – 1,800 SF

Required : 10

#### 17.1.3 Electrical Vehicle Supply Equipment (EVSE)

Required : ( Other Residential / Lodging )

i. EVSE Capable : 30% -> 235 stalls x 30% = 71 stalls

ii. EVSE Installed : 5% -> 235 stalls x 5% = 12 stalls

Provided :

i. EVSE Capable : 24 stalls

ii. EVSE Installed : 12 stalls

TOTAL PARKING REQUIRED : 235

TOTAL PARKING PROVIDED : 245

EXCESS : 10

**2.2.12.C 3 Operational Standards** Noted and will comply

**2.2.12.D 1 Allowed Subdivision and Development Options** Noted

**2.2.12.D 2 Residential Subdivision requirements** Noted

**2.2.12.D 3 Required Subdivision and Development Option Permits**

Noted **6.6.3 Amount of Affordable Workforce Housing Required** Noted;

please reference the housing mitigation section of the application

included herein





December 29, 2023

RE: Miscellaneous Planning Request: N Cache Lodging and Residential Development

Dear Town Staff,

Pursuant to the Pre-Application comments provided by the Town Staff and respective departments on October 25<sup>th</sup>, 2023, please find responses to the individual items below. For those items requiring exhibits, please find them on the pages following this narrative and response. Each has been labeled for reference. To guide the reading below, the comments received from the Town are marked with a number, whereas Mogul's response begins with a letter.

**Project Specific Comments:**

1. The established adjacent street grades shall be used to establish back of sidewalk grades assuming a 1.5% max cross slope. The building shall be designed to connect into these grades and the sidewalk grades shall not be adjusted to meet the building. All accessible route grade adjustments shall be within the property.
  - a. Please find this addressed in the attached plan set.
2. Street frontages should comply with zoning regulations and provide for a detached sidewalk to the greatest extent possible. Existing curb cuts shall be removed. ADA accessible routes to the streets and crossings shall be provided, including reconstruction of the corner ramps.
  - a. Please find this addressed in the attached plan set.
3. The proposed grades at the arrival drive through on Cache look challenging and if allowed all grade adjustments shall be from the back of the sidewalk that shall remain elevated across any driveways.
  - a. Please find this addressed in the attached plan set.
4. A WYDOT Access permit is required for access from Cache Street.
  - a. Mogul Capital applied for an Access Application with the Wyoming Department of Transportation for access off North Cache. In addition, Mogul completed a detailed traffic impact study which showed no material impact of the access off of North Cache. There are currently five existing curb cuts along North Cache street between Mercill and Perry Street. The proposed design would reduce the total number of curb cuts to three (two for the proposed Project, one for the unrelated 315 N Cache Street). The initial WYDOT application was denied, due to statewide regulations that require minimum access spacing of 330 feet between all approach types for urban principal arterial roads, such as US 89, with a posted speed limit of 25 mph. However, given the existing Mogul Capital site has four current curb

cuts which would be reduced to two, and the traffic impact study showed no material impact, Mogul Capital is confident in the ability to favorably appeal to decision. Mogul is pursuing an appeal with WYDOT and is planning to attend an Access Review Committee meeting to discuss the item on January 19<sup>th</sup>.

5. In addition to access WYDOT permits for utilities, landscaping, and construction may also be required.
  - a. Mogul will be prepared to procure any additional permits further in the design and development process that are required to proceed with the Project.
6. For sketch plan a preliminary construction management plan needs to be provided, specifically any possible work, crane, or staging that needs to be done from the right of way should be minimized and shown. Fees for use of the right-of-way are in place around this development. Use of equipment in the travel ways should not be part of the plan.
  - a. Please see attached. Mogul will work with the TOJ to agree to a detailed construction management plan at the appropriate time.
7. While the contaminated soils may be removed during construction, impacts to groundwater may still be an issue. Provide information on how construction and any permanent dewatering/treatment are being mitigated.
  - a. Mogul Capital has completed environmental studies on the site conditions today. We will work with a qualified environmental expert and the Town to address and generate a plan to mitigate the contaminated soils and the dewatering/treatment requirements throughout the process. A full environmental mitigation plan that includes the requested details will be provided further through the entitlement and design process.
8. The Cache Creek Tube (CCT) is routed through the project area. Provide the plan for rerouting the CCT around or through the project. Lumen (CenturyLink) has not provided any information on moving their trunk line from the path of the CCT at Mercill and Cache. A more practical option may be to route the line around the project west of where it crosses the trunk line.
  - a. Please find attached a utility re-routing plan that addresses this comment.
9. Public Works position is that the entire alley be vacated and not a partial vacation. The following should be considered with the vacation: Any sewer in the alley needs to be re-routed around the vacation. The main needs to be re- established in Mercill and any private services accessing the sewer main in the alley should be routed directly to Perry or Glenwood. Any sewer main remaining in the alley should be reconstructed to current standards as part of the project. Any private water mains in the alley should be abandoned or re-routed from the alley.
  - a. Please find attached a utility re-routing plan that addresses this comment.
10. Driveways and alleys crossing the sidewalk shall be done per the Town standard driveway detail with elevated sidewalk and no curb returns.
  - a. Please find attached a plan set that addresses this comment.
11. The proposed delivery access off of the alley does not look feasible. Provide design vehicle and maneuvering models.
  - a. Please find attached a plan set that addresses this comment.
12. Provide clarification on trash and recycling enclosures



- a. Please find attached a plan set that addresses this comment. Mogul Capital will work with the Town to ensure that the trash and recycling enclosures meet Town standards.
- 13. All utility pedestals, transformers, private service line, code required clear spaces, etc. shall be within the private property.
  - a. This will be incorporated and a plan will be finalized with the town prior to building permit applications.
- 14. There is a 6-inch steel gas main that runs along the west Cache Street right-of-way line, adjacent the Towns water main, that needs to be considered in constructability.
  - a. Please find attached a utility re-routing plan that addresses this comment.
- 15. The may desire to replace and upsize the water main along Cache Street in conjunction with this project to minimize disturbance and utilize construction efficiencies.
  - a. Mogul is prepared to work with the Town and Public Works to find construction efficiencies for desired Town upgrades.
- 16. Perry Street is in need of improvements and should not be utilized for construction or hauling of materials.
  - a. This is noted and will be considered in the complete Construction Management Plan further in the design and approval process.
- 17. There is no separation between the alley and parking garage entrance. Relocate the parking garage entrance or explain how traffic conflicts will be mitigated between the two access points.
  - a. Please find attached a plan set that addresses this comment.
- 18. Provide estimated water demands, sewer volumes, and stormwater quantities and information regarding whether or not they have an impact on Town utilities.
  - a. Mogul Capital will work with consultants and the Town Public Works to provide detailed utility usage information throughout the design and approval process.

**TOJ Code:**

- 1. Plans provided shall show all work to be completed within the Towns right-of-way.
  - a. Please see attached plan set. Mogul will work with the Town of Jackson on Mercill and Perry, and WYDOT/State on N Cache.
- 2. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.
  - a. Please see attached plan set.
- 3. A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project
  - a. Mogul will continue to abide by permitting processes and will procure any permit required to work through demolition.

**Land Development Regulations:**

- 1. Development shall comply with the physical development standards for its zoning.
  - a. Mogul will abide by the Land Development Regulations and the plan set attached herein addresses the Town comments to meet code.

**Natural Hazards Protection Standards:**

1. Unstable Soils: Identify any unstable soils and show compliance with this section.
  - a. Through the design and approval processes, Mogul will work with consultants to identify and display soil stability.
2. Faults: Identify any unstable soils and show compliance with this section.
  - a. No fault lines are identified on site.
3. Floodplains: Identify and floodplains or floodways and show compliance with the municipal code and / or the LDRs.
  - a. No floodplains are identified on site.

**Landscaping Standards:**

1. Provide a plan that complies with the LDRs.
  - a. As similarly completed with The Loop Project, Mogul will provide a detailed landscaping plan that abides by the Town's LDRs through the Design Review Committee process.

**Grading, Erosion Control, and Stormwater:**

1. Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.
  - a. Mogul will work with Civil and the Town Departments to procure required grading permits that abide by the grading standards. Please reference the attached Geotech report.
2. Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.
  - a. A full grading plan will be submitted in conjunction with the grading erosion and control application through the design and approval process.
3. Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.
  - a. A full erosion control plan will be submitted through the design and approval process.
4. Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section.
  - a. A full stormwater management plan will be submitted through the design and approval process.

**Parking and Loading Standards:**

1. Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require delivers, show the proposed loading facilities.
  - a. The attached plan set includes the information on the parking provided, which is in compliance and excess of the LDR requirements for the subject Project.



2. Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.
  - a. Similarly to The Loop Project, Mogul will provide a parking plan and parking management plan throughout the design and approval process. The attached plan set details the proposed parking structure.

**Operational Standards:**

1. Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section
  - a. A full construction management plan will be provided further in the process, similar to The Loop process.
2. Noise: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
  - a. A full construction management plan will be provided further in the process, similar to The Loop process.
3. Vibration: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
  - a. A full construction management plan will be provided further in the process, similar to The Loop process.

**Subdivision Standards:**

1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including street light, signage, and markings
  - a. Please reference the attached plan set.
2. Provide a sanitary sewer wastewater plan.
  - a. A sanitary sewer wastewater plan will be provided in the design and approval process.
3. Provide a water supply plan
  - a. A water supply plan will be provided in the design and approval process.
4. Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges
  - a. A full plan will be provided through the design and approval process. Mogul will pursue any required permits per Wyoming DEQ code.
5. Provide an irrigation plan or statement
  - a. An irrigation plan or statement will be provided in the design and approval process.
6. Provide a plan for permanent reference monuments, property corners, etc
  - a. Such plan and information will be provided in the design and approval process.
7. Permits are required prior to construction of development improvements
  - a. Mogul will procure any required permits prior to construction of development improvements.
8. All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming

- a. All improvements will be designed by a professional engineer licensed to do work in Wyoming.
- 9. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
  - a. Mogul is looking forward to hearing the Town Council feedback on installation and construction of utilities.

**Transportation Facility Standards:**

- 1. Access to Roads, Streets and Highways: Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.
  - a. The attached plan set includes detail on points of access.
- 2. Streets Alleys and Easements: Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections
  - a. The attached information and plans includes requested information.
- 3. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.
  - a. Please reference attached plan set.
- 4. For all pedestrian areas provide a plan that includes: dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
  - a. Please reference attached plan set. Further in the design and review process, additional civil plan sets will be provided for approval that include deeper level of detail.

**Required Utilities:**

- 1. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, or other Town Engineer approved source.
  - a. As previously mentioned, a water supply plan will be provided through the design and approval process.
- 2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
  - a. Please reference attached materials.



3. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.
  - a. A water system analysis will be provided further in the design and approval process.
4. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
  - a. Please reference attached materials.
5. State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.
  - a. The water system will be privately owned, the project will not require a DEQ permit as no service will be longer than 250 feet and service lines will come from the existing mains.
6. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source
  - a. As previously mentioned, this information will be studied and provided in the design and approval process, similar to The Loop Project.
7. Sanitary Sewer - Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
  - a. Please reference attached plans. No new sewer mains are anticipated at this time.
8. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
  - a. Addressed in the Subdivision Standards section above.
9. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
  - a. Mogul will comply with State Regulations.
10. State whether the sewer system will be privately or publicly owned.
  - a. Previously addressed herein.
11. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.
  - a. Addressed in the Subdivision Standards section above.
12. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches.
  - a. Noted.
13. Show compliance to standards for any alteration of an irrigation ditch.
  - a. Not applicable to the project.

14. A Wyoming Department of Transportation license is required for irrigation systems and landscaping located within the WYDOT right-of-way.
  - a. Acknowledged and will procure if necessary.
15. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.
  - a. Please see attached utility plan.
16. Provide a plan showing any buried fuel storage tanks. All fuel storage tanks for private residential use, except for LP (liquid petroleum) gas and kerosene, shall be underground. All fuel tanks shall meet setbacks for accessory structures in the applicable zone, and no fuel may be buried within 50 feet from any stream, excluding irrigation ditches.
  - a. Not applicable to the Project, as no buried tanks are on site or will be.
17. How will the project mitigate traffic by reducing trips, e.g. post office, access to START, connectivity to pathways, etc.
  - a. Please see attached traffic study showing no material impact at full operations.

#### **Fire Department Reviews:**

1. The owner or owner's agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of construction. Project must meet most current International Fire Code (IFC) requirements including but not limited to applicable life safety systems.
  - a. Understood and Mogul will abide by the IFC.

#### **WYDOT Comments:**

1. Access should be via solely local side streets. Direct access to US 89 (N Cache) is not allowable. The proposed Porte cochere must be relocated. The applicant should anticipate providing the following for WYDOT review, which may not be entirely inclusive: a Traffic Impact Study for impacts/mitigation on surrounding local streets & intersections, Structural/Geotechnical report for vertical construction fronting N. Cache, Drainage/Stormwater report, etc.... Any improvements such as landscaping, curb cuts, sidewalks, temporary traffic control, etc. within the N. Cache highway right-of-way must follow WYDOT design requirements and obtain the necessary permits landscape feature and/or other improvements must not obscure intersection/driveway sight distance, highway traffic control devices or any signage, not violate ADA access guidelines, maintain pedestrian/bicycle passage, (For example, trunk diameter of shrubbery or trees planted within the R/W greater than 4 inches diameter must comply with clear zone criteria, tree canopy must not be less than 19 feet above the roadway surface, low lying plants at maturity must be at least 2' behind the back of curb, plants must be less than 2.5 feet tall, ). It should be noted that Mercill Ave is a local truck route. Any new utilities or connections to existing utility facilities must obtain the appropriate utility license(s) (M54 and/or M21) from WYDOT. Comply with ADA standards for temporary construction and final operations.



- a. As previously mentioned, Mogul Capital applied for an Access Application with the Wyoming Department of Transportation for access off North Cache. In addition, Mogul completed a detailed traffic impact study which showed no material impact of the access off of North Cache. There are currently five existing curb cuts along North Cache street between Mercill and Perry Street. The proposed design would reduce the total number of curb cuts to three (two for the proposed Project, one for the unrelated 315 N Cache Street). The initial WYDOT application was denied, due to statewide regulations that require minimum access spacing of 330 feet between all approach types for urban principal arterial roads, such as US 89, with a posted speed limit of 25 mph. However, given the existing Mogul Capital site has four current curb cuts which would be reduced to two, and the traffic impact study showed no material impact, Mogul Capital is confident in the ability to favorably appeal this decision. Mogul is pursuing an appeal with WYDOT and is planning to attend an Access Review Committee meeting to discuss the item on January 19th. In addition, Mogul will comply by additional standards or seek approval of any variance.

#### **Remediation Engineer**

1. It looks like Moguls plans have the floor of the parking garage 16 feet below ground surface (Basement Level 2). This suggests that constant groundwater pumping by Mogul will be required to draw the static water level below the parking garage. This plan may also require Mogul to treat the extracted groundwater and then discharge to a POTW or storm drain (depending on post remediation groundwater concentration). Post remediation vapor intrusion may also remain an issue leading to the need for Mogul to construct subslab vapor barriers, soil gas depressurization systems, and/or ventilation systems. Discharge of the vapors/soil gas may also require treatment.
  - a. As previously mentioned, Mogul is and will work with qualified environmental experts to generate a workable and approved plan to address the groundwater and subsequent discharge.
2. Town homes are to be built on top of the area where the core of the current Teton Texaco impacts are located. Moguls B1 level for town homes in the NE corner of the redevelopment area, extends six feet below ground surface. The natural groundwater elevation in this portion of the site fluctuate above and below this elevation. The need for Mogul to construct and operate post remediation subslab vapor collection, dewatering, and water treatment systems may apply here too. We need to make sure Mogul understands that the WDEQ remediation will not eliminate all subsurface petroleum contamination and the residual (post WDEQ remediation) impacts will affect their design, construction, and long-term operating costs.
  - a. As previously mentioned, Mogul is and will work with qualified environmental experts to generate a workable and approved plan to address the groundwater and subsequent discharge. In addition, Mogul will address any

subslab vapor collection and treatment with the environmental consultant and town representatives.

### **Pathways Department**

1. All sidewalks that cross driveways or alleys shall be constructed as a continuous sidewalk with no change in elevation from the sidewalks on either approaching leg. The sidewalk elevation as it crosses the driveway shall not dip down and it shall match the sidewalk elevation on either side of the driveway. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street. Concrete sidewalk surfaces and texture shall continue uninterrupted across the entire access driveway. Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a moderate demand for bicycle parking. The applicant should work to meet the proposed standards for bike parking currently up for adoption by the Town Council.
  - a. Please see attached plan set which addresses. In addition, Mogul will work with Town Staff to provide sufficient bicycle parking per the LDRs.

### **General Comments**

1. Staff recommends contacting WYDOT as they are prohibiting access from North Cache. WYDOT has an Access Application and WYDOT will deny access from North Cache based on their traffic models. However, there is an appeal process that follows denial.
  - a. As mentioned herein, Mogul is pursuing an appeal process and is confident in the appeal case.
2. FLOOR AREA BREAKDOWN - In the Sketch Plan and Development Plan submittal, the applicant needs to clearly identify how/where the base FAR and 2:1 bonus are 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 previous Loop project did a good job of breaking down the floor area via color-coded plans. Use that as an example for this project.
  - a. Please reference attached materials.
3. STREET DESIGNATION - Cache and Glenwood will be primary streets and the other streets secondary. Primary streets require a 70% building frontage within the 0'-10' setback range. The 0- 10 measurement is not from the property line but rather starts 13.5 back from the existing back of the curb. Secondary streets require a 30% building frontage use the same setback range as the primary (i.e., 0-10 and measured 13.5 back from the back of curb).
  - a. Please see attached plan sets which incorporate the noted adjustment.
4. PEDESTRIAN FRONTAGE TYPE - The pedestrian frontage type requires Trees in Grates
  - a. Please see attached plan sets which incorporate the noted adjustment.
5. BASEMENT DEFINITION - Staff would like additional clarification on the floor plan for level B1. This appears to be represented as a partial basement level. Applicant needs



- to clarify if it complies with the definition - "A basement is any story for which the finish floor of the story above is less than four feet above finished grade for at least 50 percent of the perimeter of the story and at no point greater than ten feet above finished grade." Based on the section plans this level is 6 above grade which does not constitute a basement.
- a. Please see attached plan sets which clarify. Mogul is happy to discuss any additional questions the Town may have regarding floor level B1.
6. ALLEY VACATION - If the Town Council approves an alley vacation or vacates a portion of the alley, and public access is allowed through the site from Mercill to Glenwood, the access path will need to be improved to better welcome and signal public access. As currently drawn, the public is likely not going to walk down the stairs to what appears to be a private hotel pool and then continue walking north past the pool through the small pinch point that is shown on the plans. In an attempt to provide meaningful public access, this area should be opened up so that it is clear to the general public that access is not only allowed but welcomed. The current plan does not accomplish that. Gaslight alley is a better example of welcoming the public through the site. Staff can discuss this further at the pre-application. The Town may require a public access easement for these same areas as a condition of any vacation of the alley.
    - a. The attached plan set clarifies the circulation and access of the descending paseo which provides walkability to the Project's features. Mogul has provided a full alley vacation package to the Town, which further details the functionality of the paseo and project space and how it invites the public to public amenities within the project.
  7. ACCESS - Need to discuss the maximum 24 curb cut standard and the 30 primary street surface parking/circulation setback.
    - a. Please reference attached plan set.
  8. CACHE CREEK MOTEL - The applicant shall engage with the owners of 390 N. Glenwood (Cache Creek Owner LLC) to ensure that their concerns are addressed in any alley vacation scenario.
    - a. Mogul Capital has reached out to the Cache Creek Lodge representatives and respective counsel to discuss their concerns surrounding the alley vacation design and has not heard back.
  9. ENCROACHMENTS - Are there any proposed encroachments into the right-of-way along any of the 4 streets or alley? (soil nails, decks, porches, balconies, roof eaves?)
    - a. Not at this time.
  10. EV PARKING - EV parking standards will apply to this development.
    - a. Mogul Capital will incorporate EV parking to meet the Town Standards.
  11. BIKE PARKING - The new bike parking standards will likely apply to this development as those standards should be effective in mid/late December.
    - a. Understood, and Mogul will work with the Town to confirm that the applicable bicycle parking requirements are satisfied.
  12. UPCOMING LDR CLEAN-UP – It is possible that the new LDR clean-up items will apply to this development. Notable changes would be the increase in snow storage requirements from 2.5% to 10%.

- a. Noted Mogul will comply with applicable LDR standards.
- 13. ROOFTOP DECKS AND HEIGHT - Need clarification on the rooftop deck areas to ensure they comply with the height requirements. Based on the section plans which show the building at 42, there is no way the rooftop amenities (railings, canopies, etc.) could be added as they would exceed the height limit of 42. Elevators and rooftop stairs can exceed the height by up to 10 provided that cannot be viewed from an adjacent street at a vantage point of 6 vertical feet.
  - a. Please reference attached plan set which includes requested change.
- 14. SIDE INTERIOR SETBACK - The CR-2 zone has a 5 interior building setback from the property line adjacent to the Cache Creek Motel and the alley.
  - a. Please reference attached plan set which includes requested change.
- 15. LANDSCAPE SURFACE RATIO AND PLANT UNITS - Demonstrate compliance with the 10% LSR requirement and plant unit requirement. All required plant units need to be provided on-site.
  - a. Please reference attached plan set.
- 16. 3RD STORY STEPBACK - There appears to be no effort to meet the 3rd story step-back requirement. The LDRs require a 10 setback for the 3rd floor but allow a 60% encroachment per street. This means on a 100 long building, at least 40 of the 3rd floor must be setback 10.
  - a. Please reference attached updated plan set which incorporates.
- 17. PARKING REQUIRED - Need clarification on the amount of parking required. The commercial / restaurants do not appear to be factored into the requirements. In addition, staff did not find any historical parking credits tied to any of the subject properties. Also, is the hotel parking managed via valet parking?
  - a. Please reference attached plan set which includes the parking requirements against the parking provided. The hotel will offer valet parking for guest, condo owners, and public who visit the Project's amenities.
- 18. SUBDIVISION - Are there any plans to subdivide units/spaces into ownership condominiums?
  - a. Yes, the proposed residential units will be programmed as condominium ownership units.
- 19. LDR COMPLIANCE - Applicant needs to provide a full LDR compliance checklist and housing mitigation plan.
  - a. Please see attached LDR Housing Mitigation Checklist and the narrative surrounding the plan to mitigate the housing requirements offsite at The Loop.

Sincerely,  
Brad Wagstaff  
Chief Executive Officer





### **Neighborhood Meeting Summary**

Date: 11/9/23

Location: Teton County Library

#### **Attendees:**

- Mogul Capital Team (Brad Wagstaff, Brent Layton, Landon Munson, Sienna Wagstaff)
- Stefan Fodor (Fodor Law Office)
- Michael Pruett
- Ed Liebzeit
- Michael Kudar
- Elenor Schroth
- Joe Pawlson
- Estella Tewazcs
- Diana Waycott
- Tim Waycott
- Sandra Murphy

The Applicant gave a general overview of the history of the project, the current plans being submitted to the Town of Jackson, and how the project was being housed at the Loop.

The Applicant opened the floor to questions. Those questions are summarized below.

1. How much parking will be provided? 117 spaces for the hotel and 72 for the residential component. All underground. NOTE THAT THESE NUMBERS HAVE INCREASED SINCE THE MEETING.
2. What will occur with current utilities in the alley? This item is still being studied, but most will be re-routed around the perimeter of the property.
3. Will North Cache remain as the main access to the development? That is the applicant's intent, and it is working with WYDOT to that end.
4. The development will displace several small businesses on Glenwood and Mercill. What is the plan for those businesses? The applicant will give plenty of notice to those businesses as it has yet to submit its Sketch Plan application so it will be some time before groundbreaking. Groundbreaking will likely occur on the entire site at once since there is no feasible way to phase construction and no demo date has been set for the buildings containing existing businesses. The sub work and clean up will take some time.
5. The applicant was asked to explain the color coding on the applicant demonstrative exhibits. The applicant explained the breakdown of the proposed building and that it was four stories with a 42 foot tall overall height including the zero level. NOTE THIS HAS SINCE CHANGED FROM THE MEETING.

6. How will parking be handled for hotel guests and restaurant and spa patrons? Most parking will be through the valet service, though overnight guests and residents will have the ability to self-park.
7. Will the street parking on Mercill and Glenwood be retained and is that parking included in the prior calculations. All existing Mercill and Glenwood parking will be maintained, though some of it may be disrupted through portions of the construction period.
8. What happens when the parking lot is full? Some on street parking will be utilized like existing businesses currently do.
9. Are there any rooftop amenities? Some are being considered, but this all has to work within the overall 42 foot height allowance.
10. Will the spa be open to the public? The spa, wellness center and gym will be open to the public as will the restaurant, bar, lobby and event spaces. The Cloudveil Bistro example was cited.
11. Will the auxiliary uses utilize on street parking? This will be a combination of valet and on street parking. This will depend on hotel demand and time of day.
12. Concerns were raised about the development being under-parked. The development exceeds Town of Jackson requirements and based on past experience in other locations and traffic studies here, along with the rising popularity and supply of ride sharing, the applicant is comfortable with its parking program.
13. Will the development have shuttle service for its employees? It is the intent to run shuttles between the Loop and the North Cache project.
14. Existing businesses take up a lot of on street parking. High Country Linens representative stated that he has 75 employees in the summer, 65 year round and 25 employees housed in the vicinity.
15. How many employees will the hotel have? The developer currently estimates 60 hotel employees.
16. Will the hotel be flagged? This is undetermined at this time. If so, it will be a soft flagged hotel.
17. What is anticipated at the event bar? Wedding venue, reunions, parties and those sorts of events will occur in the 2,500 sf barn and it will be open to the public.
18. How many deed restrictions are being provided at the loop? 81 deed restrictions total. The alley vacation request is combined with an offer to turn 30 workforce restrictions into affordable restrictions. The loop is anticipated to break ground in March of 2024 so the housing will be provided in advance of the need from North Cache. NOTE THESE ARE IN FLUX AS BUILDING SF CHANGES.
19. How will increased traffic be handled at the Loop? A center turning lane will be provided as this is a requirement of the Loop permit.
20. What type of residences will be provided? One to five bedrooms with the average being a 2 bedroom 2,000 sf unit.
21. Are any presales of residences occurring? The development is in its infancy with no approvals to date so no presales are occurring.
22. What type of liquor license will be sought? Its uncertain at this time, but it may likely be a resort license.
23. How big is the development? 31,000 sf in service, 127,000 sf of residence, 113,000 sf of commercial and 71,000 sf of garage. A total of approximately 344,000 sf. NOTE THIS HAS SINCE CHANGED WITH DESIGN UPDATES PER PRE-APP COMMENTS.
24. How will dewatering be handled during and after construction? A comprehensive dewatering and water proofing construction program is being pursued.
25. How will the paseo operate in winter? It is anticipated that the paseo will contain heated walkways as a closed loop system to limit runoff into creeks.
26. Do the sketches represent the set backs? Setbacks are zero to 10 feet and a variety of setbacks will be employed to break up the massing of the building.



27. How can the public follow the development? All residents within the notice perimeter for the project will continue to receive notices of public meetings and each public meeting will be noticed in the paper and on the Town's website.



## Parking Requirements and Details

### Residential Unit Parking

The proposed property has 36 residential units. In compliance with the LDRs, these units are allocated 1.5 parking spaces per unit for a total of 54 parking spaces. These parking spaces are located within the subterranean parking garage.

### Hotel Parking

The proposed property has 167 hotel rooms. Each room is allocated 0.8 parking spaces, per the LDRs, for a total of 134 parking spaces allocated for hotel guest use. These 134 spaces are located within the parking garage.

### Retail Parking

The property will include retail services open to both guests and the public. These retail services include a signature restaurant, hotel bar & lounge, café, and rooftop bar & lounge. There are 29 parking spaces within the parking structure allocated for retail parking, which can be valet or parked. There are an additional 28 street parking credits associated with the property, per the LDRs. This totals to 57 parking spaces for retail and property use. Mogul Capital estimates that while all retail services are open to the public, approximately 70% of patrons will be hotel guests and residents who are parked within the guest/resident parking.

North Cache Parking Requirements				
Use	Size	LDR Parking Ratio	Utilization	
			Guests/Residents	Parking Required
Residential	36 units	1.5x	100%	54
Hotel	167 keys	0.8x	100%	134
Signature Restaurant	2,000 sf	1 space per 55 sf	70%	11
Hotel Bar	800 sf	1 space per 30 sf	70%	8
Lounge	1,600 sf	1 space per 55 sf	70%	9
Rooftop Bar	478 sf	1 space per 30 sf	70%	5
Rooftop Lounge	956 sf	1 space per 55 sf	70%	5
Café	1,800 sf	1 space per 55 sf	70%	10



Parking Summary	
Parking Required	235
Parking Provided	
Parking Garage	211
Parking Garage ADA	6
Street Parking Credits	28
Total Provided	245
Excess Parking Provided	10

### Summary

Per the LDRs and Mogul Capital's operating assumptions, the required parking for the project equates to 235 spaces. The property provides excess of that requirement with a total of 245 parking spaces. Of these 245, 217 are located within the parking garage and 28 spaces are street parking credits per the LDRs.



## Housing Mitigation Plan – North Cache

### Housing Credits:

In review of prior uses of the site, the housing credit calculator provides 18.332 housing credits for the project. These prior uses include the following:

- 375 N Cache: Teton Texaco
  - o Prior use included 3,000 sf of heavy retail and service, as the space was utilized as a gas station.
  - o This use equates to 0.737 housing credits, per the housing calculator
- 355 N Cache: The Old Orvill's Thrift Shop
  - o Prior use included a thrift shop (retail) which occupied 2,500 sf
  - o This use equates to 1.076 housing credits, per the housing calculator
- 335 N Cache: Lewis & Clark
  - o Prior use included an expedition company that occupied 1,325 sf
  - o This use equates to 0.571 housing credits, per the housing calculator
- 325 N Cache & 45 Mercill: Pioneer Motel
  - o Prior use included the Pioneer Motel, classified as conventional lodging. The Pioneer Motel held 25 keys.
  - o This use equates to 5.107 housing credits, per the housing calculator
- 330 N Glenwood: Meridian Office
  - o Use of the site includes an office building totaling 16,459 sf
  - o This use equates to 8.121 housing credits, per the housing calculator
- 360 N Glenwood: Residential House
  - o Use of site included a detached single family unit (unrestricted), totaling 1,223 sf
  - o This use equates to 0.278 housing credits, per the housing calculator
- 65 Mercill: Office
  - o Use of site includes an office building totaling 5,366 sf
  - o This use equates to 2.647 housing credits, per the housing calculator
- 370 N Glenwood: Residential House
  - o Use of site includes a detached single family housing, totaling 1,840 sf
  - o This use equates to 0.045 housing credits

In total, the prior uses of the site equate to 18.332 per the TOJ housing calculator (attached herein)



Pursuant to the Jackson/Teton County Affordable Housing Checklist – Housing Mitigation Plan submittal, please see Mogul Capital’s responses below.

As the Town is aware, Mogul Capital intends to utilize The Loop, the 194-unit approved multifamily development located off of South Park Loop Road, to mitigate the housing requirements generated by the proposed Project. The housing mitigation calculator indicates that 15.785 units are required to mitigate the lodging use of 167 keys. If the project is approved, Mogul Capital would agree to deed restrict these rental units at The Loop. The mitigation calculator and LDRs indicate that those units will be spread as follows:

- AMI Range: 0-50%
  - o 2 Studios
  - o 3 Two-bedrooms
- AMI Range: 50-80%
  - o 1 Studio
  - o 1 Two-bedroom
- AMI Range 80-120%
  - o 4 Studios
  - o 2 Two-bedrooms
  - o 1 Three-bedroom
- Workforce:
  - o 1 Two-bedroom
  - o 1 Three-bedroom

Per the Phasing Plan comment, The Loop will consist of two buildings. Both buildings will include a diversified mix of affordable, workforce, and market rate housing. All units in each building will be available once the respective building is delivered and a certificate of occupancy is received. Thus, those deed restricted units would be available at the same time as the market rate units.

In addition, Mogul is utilizing the 2:1 bonus housing tool for the proposed Project. As such, Mogul is required to mitigate approximately 32,878 sf of workforce deed restricted housing. This 32,878 sf would also be further deed restricted offsite at The Loop. The Town and Mogul Capital have had conversations surrounding this offsite mitigation of the 2:1 bonus workforce housing. Although not specifically provided for in the LDRs, Mogul believes this should be permitted, in line with how it is permitted for the affordable housing component. This will deliver workforce units much quicker than if they were built onsite. In addition, the tenants will not have to live and work on the same site, creating a separation of work and life. The Loop is better situated for livability, with walking access to necessary retail, grocers, and amenities.

The 32,878 sf of housing required equates to approximately 40 workforce units at The Loop. It should be noted that these numbers are subject to change with refined calculations as the design progresses. The Loop total building area includes 160,790 gross building sf between the East and West buildings (not including parking structures). The gross square footage per unit is broken down to 829 sf. Thus, 32,878 sf would equate to 40 units of required workforce housing. While exact details will be finalized following sketch plan approval, these units are anticipated to be distributed between both buildings at The Loop. In addition, these units would be distributed

between studios, one bedroom, two bedroom, and three bedroom units. While this would also be finalized following the conceptual sketch plan approval, initial math indicates that the 40 workforce units would be distributed as follows:

- Studios: 28 units
- One-bedrooms: 4 units
- Two-bedrooms: 5 units
- Three-bedrooms: 3 units





## Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

### Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☐ No ☒  
If yes, explain and refer to the proper LDR \_\_\_\_\_  
\_\_\_\_\_
2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. \_\_\_\_\_  
Yes, the credits are associated with the prior uses of the site. These uses are detailed in the attached housing mitigation calculator.  
\_\_\_\_\_  
\_\_\_\_\_

### Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒  
If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

☒ I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

**Housing Mitigation Requirements Calculator.** If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. The calculator can be found at this link: [www.jacksonwy.gov/200/Planning](http://www.jacksonwy.gov/200/Planning) Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

☒ I have attached a copy of the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

**Type of Affordable Housing Provided – Standard Restrictions.** (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?  
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom	2	1	4		Rental
2-bedroom	3	1	2	1	Rental
3-bedroom			1	1	Rental

**Special Restriction.** The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or at this link:  
[www.tetonwyo.org/1856/Deed-Restriction-Templates](http://www.tetonwyo.org/1856/Deed-Restriction-Templates) .

☐ I have attached a draft of the Standard Restrictions for each unit.

**Livability Standards** (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found at this link:  
[www.tetonwyo.org/1332/Housing-Rules-and-Regulations](http://www.tetonwyo.org/1332/Housing-Rules-and-Regulations) .

☒ I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

**Method for Providing Required Housing** (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

☒ I have attached a detailed explanation of my proposed method of providing Required Housing.

**Phasing Plan** (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

☒ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.



Housing Mitigation Plan

updated 6/11/19

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Heavy Retail/Service	0.000246*sف		3000	1	0.737
Retail	0.000431*sف		2500	1	1.076
Retail	0.000431*sف		1325	1	0.571
Conventional Lodging	0.204*bedrooms	1	1417	5	1.021
Conventional Lodging	0.204*bedrooms	1	1600	2	0.409
Conventional Lodging	0.204*bedrooms	1	1904	8	1.634
Conventional Lodging	0.204*bedrooms	1	2880	10	2.043
Office	0.000493*sف		16459	1	8.121
Apartment (Unrestricted)	0.000017*sف+(Exp(-14.17+1.59*Ln(sف)))/2.176	1	777	3	0.000
Detached Single-Family Unit (Unrestricted)	0.000017*sف+(Exp(-15.49+1.59*Ln(sف)))/2.176	1	1223	1	0.028
Office	0.000493*sف		5366	1	2.647
Apartment (Unrestricted)	0.000017*sف+(Exp(-14.17+1.59*Ln(sف)))/2.176	1	1000	2	0.000
Retail	0.000431*sف		0	1	0.000
Detached Single-Family Unit (Unrestricted)	0.000017*sف+(Exp(-15.49+1.59*Ln(sف)))/2.176	1	1840	1	0.045
Existing Workforce Housing Credit					18.332

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
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Conventional Lodging	0.204*bedrooms	1	0	167	34.117

Affordable Workforce Housing Required: 15.785 units

Fee-in-Lieu Amount: n/a

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](#).



Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	4.785	4.785	30%	Custom % shall be 25%
Units Affordable to Households making 80% Median Income	2.000	2.000	13%	Custom % shall be 19%
Units Affordable to Households making 120% Median Income	7.000	7.000	44%	Custom % shall be < 43%
Workforce Units	2.000	2.000	13%	Custom % shall be < 13%
Total	15.785	15.785	Proposed total shall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	6.785	7.000	2.000	15.785	28.412	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	6.785	7.000	2.000	15.785	28.038	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	1.785	3.000	0.000	4.785	2.051	2.051	0.684
Affordable to 80% Median Income	1.000	1.000	0.000	2.000	0.857	0.857	0.286
Affordable to 120% Median Income	4.000	2.000	1.000	7.000	3.000	3.000	1.000
Workforce Restriction	0.000	1.000	1.000	2.000	0.857	0.857	0.286
Total	6.785	7.000	2.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

# CONSTRUCTION MANAGEMENT PLAN

## Summary

### NORTH CACHE HOTEL & CONDOMINIUMS

1. Construction of a hotel & condominium building. The property is also intended to include retail with a restaurant, cafe, spa and bar.
2. The proposed schedule will be finalized once the Project has proceeded through the necessary entitlement approvals with the Town of Jackson.
3. The right-of-way easement work is scheduled to be 30-day duration and the anticipated start date will be determined further in the design and approval process.
4. Public Impact Notice Construction parking site logistics temporary use of streets alleys and public property will be addressed in the permit application.
5. Stormwater retention plan will likely include sand bags around all storm drain and detention areas. Rough grading will also be completed to drain stormwater to the controlled detention areas. Mogul Capital plans to work with the TO to construct a detailed stormwater retention plan.
6. Site Plan will be provided when plans are submitted to the city. Construction management plan will be negotiated with the TO and will show the proposed work temporary facilities barriers pedestrian routes haul routes and adjacent streets with sidewalks.
7. As of now the intent is to setup a crane as needed on site. Current plans would include the need for two cranes but that may change through the process. A Crane Agreement will be provided if cranes are to be erected on Town's property. A Crane Lifting Agreement is for cranes that encroach into the airspace above Town right-of-way or easements. The agreement will be provided prior to crane erection. We understand there will be additional insurance required for this scope.
8. We understand the criteria's needed for protection of pedestrians barriers to be no less than 6' in height barriers will be placed on the side of the walkway nearest the construction barriers will extend full length of the construction site openings in such barriers will be protected gates doors that are normally kept closed and it will not interfere with Town's Removal Operations. We will be in compliance with Barrier and Covered Walkway Criteria.
9. All established construction access will be maintained.
10. Traffic Control plans will be submitted with permit applications if any traffic control is necessary.
11. Erosion plans will be provided with grading permit application.



## DETAILED LITERATURE

### Construction Management Plan Lots 1-12, 15-18 Block 3 J.R. Jones Addition Plat No 113

#### Project Scope:

The North Cache project consists of a hotel and condominium structure with underground parking. Once a permit is in place we intend to clear and grub the lot, relocate utilities and begin with shoring and the underground parking garage. The project will be built onsite and a more detailed scope will be provided through the process. Once we break ground we anticipate the project duration to be less than 36 months.

#### Public Impact:

Owner Contractor will coordinate with Town of Jackson, TO, to develop a distribution list of neighbors that may be affected by construction activities including the TO Engineering Division. We will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. Owner Contractor acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TO and neighbors for special event planning and construction activities that will encroach on the R.O.W.. Along US-191 pedestrian traffic will be controlled with temporary signage at street intersections and property boundaries.

#### Site Logistics & General Staging Plan:

Site logistics will be included in the submittal package. The staging area will house contractor's office trailer, material load/unload dumpsters, temporary toilets, and construction worker parking. Construction work hours unless special exception will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

#### Site Fencing & Access:

The entire site will be surrounded by temporary metal construction fence with fabric screen. The fence will be placed at the back of side walk on the plan north boundaries of the property near the property line on all four sides. Vehicle gate in the fence will be placed at main entrance into the property on the Glenwood Ave side and be utilized for delivery trucks to pull-through to the load/unload area. Vehicle gate will include vehicle tracking control pads and a skid steer with seeder attachment will remain on site to maintain clean roads.

#### Parking, Street, & Alley Encroachments:

It is anticipated that site logistics will require minimal portions of the adjacent street lanes and side walk. Any occupied construction equipment or staging at different times during the project. Contractor will follow the temporary use criteria for the use of public property.

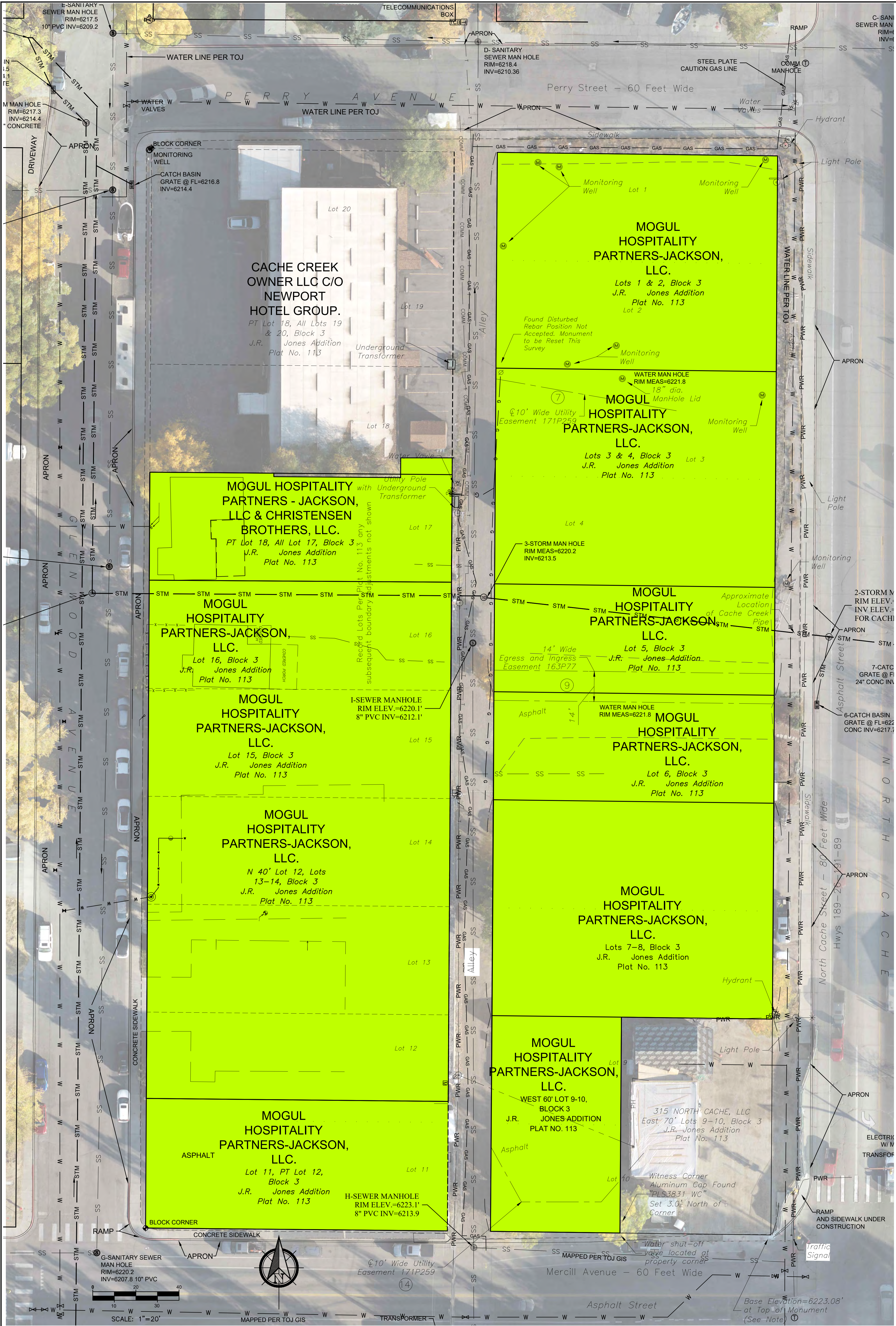
#### Stormwater Management:

All erosion control measures and BMPs will be implemented per plan as developed by the civil engineer, including inlet protection and perimeter controls. All stormwater will be contained to the site with no runoff or overflows. Vehicle tracking control mats will be installed and maintained at all vehicle access points. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels. Shoring/shoring will not be required during Phase 1 but will be required for Phase 2 excavation. Details of shoring for Phase 2 will be included on a Phase 2 construction management and staging plan. Method of shoring will be determined following final analysis of new foundation's structural design. If soil nails or another method requiring encroachment into Town's right-of-way is proposed, then an encroachment agreement will be applied for well in advance of excavation.



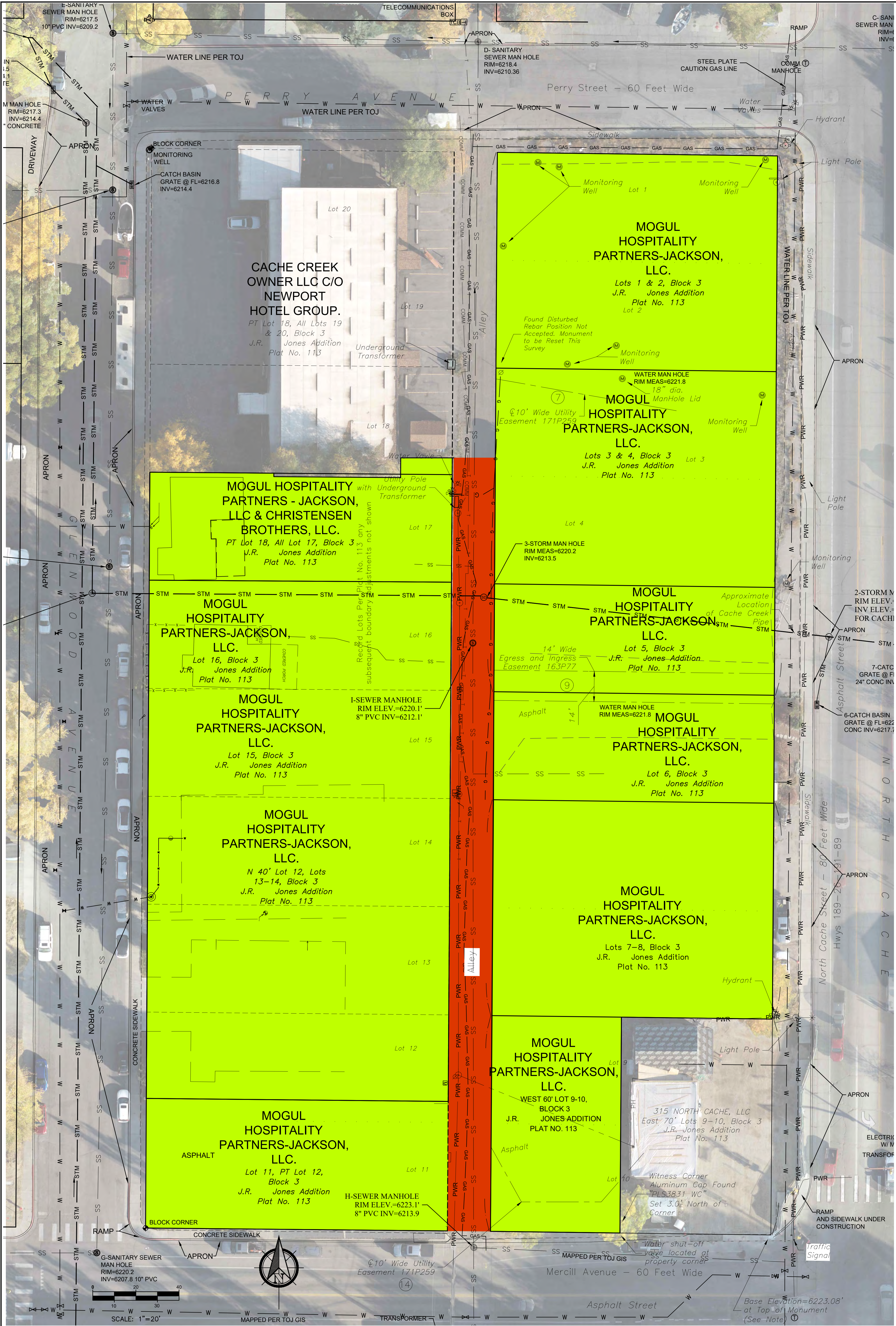







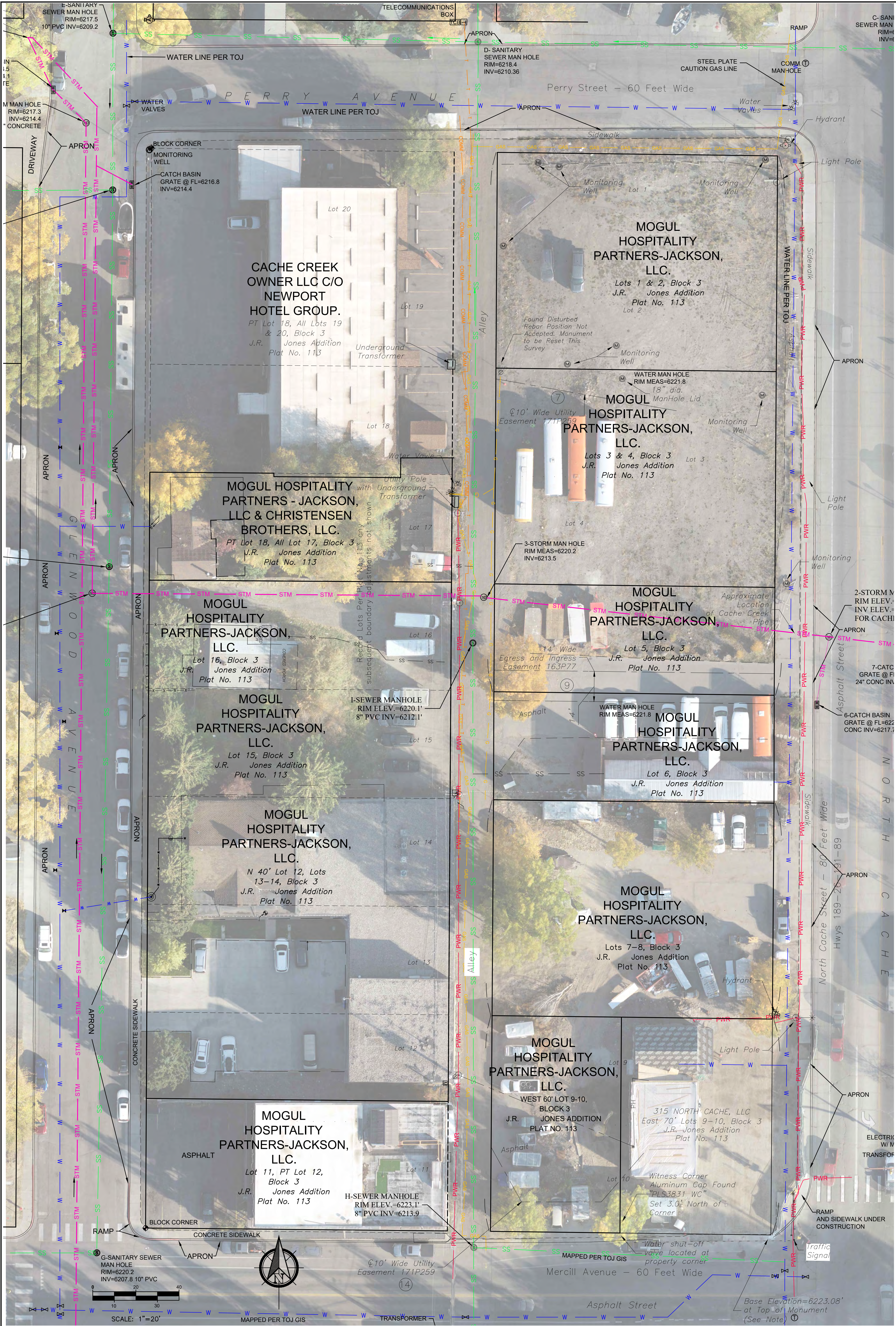
<div>SCG</div> <div>Summit Consulting Group</div>	<div>Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration</div> <div>2100 Wilson Road • P.O. Box 6482 Jackson, WY 83001 • Jackson, WY, 83002 307.413.4399 • <a href="http://www.scgengineering.com">www.scgengineering.com</a></div>	<div>PROJECT TITLE:</div> <div>JACKSON MIXED USE DEVELOPMENT</div> <div>MOGUL HOSPITALITY PARTNERS TOWN OF JACKSON, WY</div>	<div>DRAWING TITLE:</div> <div>MOGUL HOSPITALITY OWNERSHIP MAP</div>	REV.	DESCRIPTION:	BY:	DATE:	<div>CHECKED BY:</div> <div>PROJECT NO. 164171</div> <div>SCALE: 1" = 20' (24"x36" SHEET)</div> <div>SHEET NO. C2</div>
				A	----	RS	----	





	Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration  2100 Wilson Road • P.O. Box 6482 Jackson, WY 83001 • Jackson, WY, 83002 307.413.4399 • www.scgengineering.com	PROJECT TITLE: <b>JACKSON MIXED USE DEVELOPMENT</b>  MOGUL HOSPITALITY PARTNERS TOWN OF JACKSON, WY	DRAWING TITLE: <b>MOGUL HOSPITALITY OWNERSHIP MAP W/ ALLEY VACATION</b>	REV.	DESCRIPTION:	BY:	DATE:	SCALE: <b>1" = 20'</b> (24"x36" SHEET)  <b>C3</b>
				A	----	RS	----	





	<b>Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration</b>  2100 Wilson Road • P.O. Box 6482 Jackson, WY 83001 • Jackson, WY 83002 307.413.4399 • <a href="http://www.scgengineering.com">www.scgengineering.com</a>	<b>JACKSON MIXED USE DEVELOPMENT</b>  MOGUL HOSPITALITY PARTNERS TOWN OF JACKSON, WY	<b>MOGUL HOSPITALITY EXISTING UTILITY PLAN</b>	REV.	DESCRIPTION:	BY:	DATE:	SCALE: <b>1" = 20'</b> (24"x36" SHEET)  <b>C4</b>
				A	----	RS	----	









Mark Gordon  
Governor

# WYOMING Department of Transportation

"Provide a safe and effective transportation system"

3200 Elk Street, Rock Springs, Wyoming 82901



Darin J. Westby, P.E.  
Director

January 22, 2024

Brad Wagstaff  
Mogul Capital, LLC  
376 Gateway Dr.  
Heber City, UT 84032  
Via email: [bradw@mogulcapital.com](mailto:bradw@mogulcapital.com)

Re: Access Committee Review  
US 89, MP 154.8 LT

Dear Mr. Wagstaff,

I am in receipt of the access appeal decision and letter dated January 19, 2024 from the Access Review Committee. The proposed access at Milepost 154.8 LT was allowed as a right-in/right-out only access. Please provide updated detailed plans at your earliest convenience for the proposed 'pork chop' island.

If the above Access Review Committee decision is not acceptable to you, you have the right to request, in writing, a contested case hearing before the State of Wyoming Office of Administrative Hearings. To request a contested case hearing, contact WYDOT District Engineer John Eddins, in writing, at 3200 Elk Street, Rock Springs, WY, 82901, within 30 days of receipt of this letter.

You may also appeal this decision through an informal hearing before the Wyoming Transportation Commission. To request an informal hearing before the Commission, please contact Ms. Caitlin Casner, Transportation Commission Secretary, in writing, at 5300 Bishop Boulevard, Cheyenne, WY, 82009-3340, within 30 days of receipt of this letter.

The outcome of either hearing is final, and no other appeals are available.

If you have any other questions or concerns, please contact me at 307-352-3000.

Sincerely,

Darin D. Kaufman, P.E., PTOE  
District 3 Traffic Engineer

Attachment(s): January 19, 2024 Access Review Committee Letter

cc: File  
Joel Meena, P.E., WYDOT State Traffic Engineer, Cheyenne, WY  
Caitlin Casner, Secretary, Wyoming Transportation Commission, Cheyenne, WY  
Matt Carlson, P.E. WYDOT State Highway Safety Engineer, Cheyenne, WY  
Kevin Lebeda, WYDOT Lands Management Administrator, Cheyenne, WY  
Tom DeHoff, P.E. WYDOT Assistant Chief Engineer for Operations, Cheyenne, WY  
John Eddins, District Engineer, WYDOT, Rock Springs, WY  
Kurt Covert, Area Maintenance Supervisor, WYDOT, Pinedale, WY  
Troy Jerup, Maintenance Foreman, WYDOT, Jackson, WY  
Tara Finley, Traffic Technician, WYDOT, Rock Springs, WY  
Jordi Berrett, Hales Engineering, via email: [jordi@halesengineering.com](mailto:jordi@halesengineering.com)



Mark Gordon  
Governor

# WYOMING Department of Transportation

*"Provide a safe and effective transportation system"*

5300 Bishop Boulevard, Cheyenne, Wyoming 82009-3340



Darin J. Westby, P.E.  
Director

January 19, 2024

Darin Kaufman, P.E.  
WYDOT District 3 Traffic Engineer  
3200 Elk Street  
Rock Springs, WY 82902

RE: Access Appeal – US 89, MP 154.8

Dear Mr. Kaufman,

On January 19, 2024 the WYDOT Access Review Committee voted to determine the status of a new commercial access request from Mogul Capital in Jackson, Wyoming for a new hotel and residences. A spacing violation was the reason for the district denial. The committee decided (2-1) to allow the new commercial access with limited movements. The applicant must provide the district with an engineering drawing for your approval concerning the approach islands.

Please call me at (307) 777-4374 if you would like to further discuss this matter and thanks for attending the meeting.

Sincerely,

Joel Meena, P. E.  
State Traffic Engineer

cc: Caitlan Casner, Secretary of the Wyoming Transportation Commission  
Matt Carlson, P. E., State Highway Safety Engineer  
Kevin Lebeda, Lands Management Administrator  
Tom DeHoff, P.E., Assistant Chief Engineer Operations