

AGENDA

Planning and Zoning Commission

July 15, 2020 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of August 3, 2020 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. NEW PUBLIC COMMENT OPTIONS

Meeting ID 146 474 2243

Password toj

Link for agenda / public attendees:

<https://townofjacksonwy.webex.com/townofjacksonwy/onstage/g.php?MTID=e4a966b2725fa69ba9e9e8a77f1ce416e>

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

I. July 1, 2020

6. OLD BUSINESS

7. NEW BUSINESS

8. BOARD OF ADJUSTMENT

- I. **ITEMS P20-090 & P20-091:** REQUEST FOR A VARIANCE FROM THE ACCESS (CURB CUT) STANDARD AND A VARIANCE FROM THE PEDESTRIAN FRONTAGE STANDARDS IN THE DOWNTOWN CORE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 175 N. JACKSON STREET.

9. PLANNING COMMISSION

- I. **ITEMS P20-089 & P20-092:** DEVELOPMENT PLAN AND ADMINISTRATIVE ADJUSTMENT TO DEVELOP A NEW LODGING BUILDING AT 175 NORTH JACKSON STREET

10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

Due to recommended social distancing practices the public is encouraged to view meetings online and participate remotely. Planning Commissioners, presenters, and staff members may not be physically present at the meeting and may all be participating remotely.

Your options for watching or participating in public meetings:

To just watch a meeting live: www.jacksonwy.gov/live (town's website)

3 Ways to Make Public Comment, either on items that are on the agenda or not on the agenda

1. Public comment can be sent anytime via email to planningcommission@jacksonwy.gov. These emails get sent to each Planning Commissioner and are placed in the public record.
2. Public comment can be made virtually through a Webex platform in real-time.
 - a. In brief, those wishing to make verbal public comment may do so by joining the meeting via Webex and using the 'hand raise' feature.
 - b. Instructions are below for using the Webex platform.
3. Public comment can be made in-person at the Town Hall.
 - a. Planning Commissioners may participate remotely, so don't expect an in-person audience.
 - b. You will be speaking into a microphone without the Planning Commissioners present (please consider using Webex).
 - c. Due to the Public Health Order prohibiting gatherings of 10 or more people, and for the public's safety, the Town will be managing the social distance of public in attendance.
 - d. If a large number of community members come to a council meeting, you may be asked to wait outside or in your car until the item you are interested in begins.
 - i. Additional measures may be taken to ensure distancing.

Instructions to join a meeting via Webex:

This option is intended for those who wish to participate in a meeting as the applicant or a member of the community making public comment.

1. Pull-up the meeting agenda. The Webex link is provided on the agenda and is shown as the first item.
 2. Click the link or copy the URL to your browser. The Webex password is “toj”
 - a. Remember, Webex links will change for each meeting and will be found on the agenda.
 - i. Find meeting agendas here: <http://townofjackson.com/491/Agendas-Minutes>
 3. Type in your first and last name and your email address as prompted. The password is “toj”
 - a. Those who do not provide a valid name will not be recognized and will not have the ability to speak in the meeting.
 4. Once you have joined the meeting, familiarize yourself Webex’s tools and options.
 - a. Of particular importance is the “raise hand” feature. Please locate this tool if you desire to make public comment. This is the only way we will know you want to make a comment.
 - b. As you join the meeting, your audio will automatically be muted.
 5. When public comment is open. Town staff will look for those that have “raised their hand.” Your name will be announced, and your microphone will be unmuted. At that time, you can state your name and comment.
 - a. You will be heard by all those participating in or watching the meeting. Your video will not be projected, only audio.
 - b. Please be in a place with no background noise and speak in a clear, strong voice.
- Those using only the telephone call-in feature through Webex telephone will not be recognized.
 - The Webex chat feature will not be used.
 - We encourage you to log in early for any given meeting. Generally, the Town of Jackson strives to have the Webex platform ready at least 10 minutes before a listed meeting’s start time.
 - If you’ve not used Webex before, you may be required to download Webex’s tools and/or software and apps. The Webex platform, its tools, and apps are provided by Webex directly. As these services are from a third party, we aren’t able to provide support directly to end users. If you should have trouble with the platform, please reference Webex’s help resources at <https://help.Webex.com/en-us/>

Please understand for these virtual Planning Commission meetings, just like any public meeting, uncivil discourse, threatening language, or disruptions will not be allowed from participants.

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JULY 1, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 7/01/2020, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri,
☒ William Gale, ☒ Thomas Smits

STAFF: Brendan Conboy, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

June 17, 2020

A motion was made by: Katie Wilson seconded by: Anne Schuler
Motion approved by a 6 to 0 vote

OLD BUSINESS:

BOARD OF ADJUSTMENT

- 1. ITEMS P20-088 & P20-124:** REQUEST FOR A VARIANCE FROM THE CURB CUT STANDARD AND A VARIANCE FROM THE PARKING SETBACK REQUIREMENT IN THE NEIGHBORHOOD LOW DENSITY-5 (NL-5) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 30 STORMY CIRCLE

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION: There were not significant concerns by the Planning Commission.

MOTION:

Item A – Curb Cut: Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P20-088, I move to **approve** a Variance to the 20-foot maximum curb cut standard in the NL-5 zone to allow 27-feet of curb cut for the property addressed at 30 Stormy Circle, subject to the departmental reviews attached to this staff report dated June 26, 2020.

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 6 to 0 vote

Item B – Parking Setbacks: Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P20-124, I move to **approve** a Variance to allow parking within the 20' street yard setback for the property addressed at 30 Stormy Circle, subject to the departmental reviews attached to this staff report dated June 26, 2020.

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 6 to 0 vote

PLANNING COMMISSION

1. **ITEM P20-045:** APPROVAL OF FINAL DEVELOPMENT PLAN FOR PHASE 2 OF POWDERHORN EMPLOYEE HOUSING PUD

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Bill Schreiber

PUBLIC COMMENT:

PC DISCUSSION: Some concern about rear access and a question about when the project would go to DRC to review the DRC concerns about the access.

MOTION:

Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P20-045 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council of Phase 2 of the Powderhorn Employee Housing PUD land division at the property addressed as 625, 645, and 675 Powderhorn Lane, subject to the department reviews attached to the staff report dated June 11, 2020, and the following conditions of approval:

1. The project shall obtain final review from the DRC prior to Council approval.
2. The applicant shall provide drafts of all required workforce housing deed restrictions prior to approval by Council.

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a 6 to 0 vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: Question was asked about the rules for Commissioners attending the hearing in person. Staff responded that that would be an option as long as masks are worn and social distancing is practiced. However, PC meetings will continue using the webex remote platform for the foreseeable future as conditions warrant.

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: None

ADJOURN: 5:56 PM

A motion was made by: Katie Wilson seconded by: Thomas Smits
Motion approved by a 6 to 0 vote



TOWN OF JACKSON BOARD OF ADJUSTMENT AGENDA DOCUMENTATION

PREPARATION DATE: JULY 10, 2020
MEETING DATE: JULY 15, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEMS P20-090 & P20-091:** REQUEST FOR A VARIANCE FROM THE ACCESS (CURB CUT) STANDARD AND A VARIANCE FROM THE PEDESTRIAN FRONTAGE STANDARDS IN THE DOWNTOWN CORE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 175 N. JACKSON STREET.

APPLICANT: Y2 CONSULTANTS – HAL HUTCHINSON

OWNER: HARRISON HOSPITALITY PROPERTIES

STATEMENT/PURPOSE

The applicant is requesting two variances for the property addressed at 175 N. Jackson Street located in the Downtown Core (DC) zoning district:

1. A Variance to Section 2.2.10.B.1 - Access to allow two curbs totaling 32' along W. Gill Avenue where the LDRs allow a maximum curb cut of 24'.
2. A Variance to Section 2.2.10.B.3 - Pedestrian Frontage to allow Trees in Lawn along both N. Jackson Street and W. Gill Avenue where the LDRs currently allow either Trees in Grates.

APPLICABLE REGULATIONS

Section 8.8.2. Variances

Section 2.2.10. Downtown Core (DC)

LOCATION

The subject property is described as Part of Lots 1, 2 & 3, Block 4, Jackson Addition to the Town of Jackson, and is addressed as 175 N. Jackson Street. An aerial photo and zoning map are shown on the following page:



BACKGROUND/ALTERNATIVES

Existing Site Characteristics

The subject property, located at the southwest corner of W. Gill Avenue and N. Jackson Street, is within the DC zone and Lodging Overlay. The site is located at the western end of W. Gill Avenue which dead-ends at Flat Creek. The surrounding zoning to the north is Commercial Residential – 2 (CR-2), to the east is Public / Semi-Public (P/SP (Miller Park)), to the south is DC, and west is Neighborhood High Density – 1 (NH-1). The site consists of three town lots, each 50' x 140', totaling 0.48 acres or 21,000 sf. Historically the site was home to the Rusty Parrot and consisted of two structures: a two-story, 33-room hotel with attached restaurant and a 789 sf, two-story health spa building. Unfortunately in November 2019 the lodging facility succumbed to a devastating fire which damaged the building beyond repair and has since been demolished. The health spa building still remains but there are currently no plans for it to be incorporated into future development. Vehicular access to the site is currently from both streets.

Applicant's Request

As a result of the fire in 2019, the owners of the Rusty Parrot have decided to rebuild the site at 175 N. Jackson Street with a new 26,902 sf, three-story lodging facility with a restaurant and health spa. The applicant has submitted a Development Plan (P20-089) for the new hotel but is requesting two variances as part of the project related to access and the pedestrian frontage type.

The first variance request is to allow a total curb cut width along W. Gill Avenue of 32' where the DC zone currently allows a maximum curb cut of 24'. The request includes a 20'-wide curb cut for a two-way driveway off W. Gill Avenue which provides access to an underground parking garage. In addition, the request includes a 12'-wide curb cut off W. Gill Avenue which will serve as the exit for the main valet entrance. The applicant states they are seeking this variance for a few reasons: 1) the alley that abuts the property to the west is substandard in width at 18.2', rather than 20', which creates vehicle movement challenges for cars trying to turn into a garage entrance off the alley, 2) the site's unique location at the dead end of W. Gill Avenue results in significantly less vehicle and pedestrian traffic than typical streets in the downtown, and 3) the additional curb cut width for the valet entrance will keep valet services out of the street which will help maintain street parking spaces open to the public.

The second variance request is to allow Trees in Lawn as the pedestrian frontage type where the DC zone currently only allows Trees in Grates. The applicant states they are seeking this variance because the site's location at the dead end of W. Gill Avenue does not function like a typical urban area in Jackson due to the limited amount of vehicle and pedestrian activity. In addition, the applicant states that Trees in Lawn will better match the existing character which is low density residential to the west and north, and open space (Miller Park) to the east. The applicant feels that the additional grass in the landscape planting area will better compliment the overall design of the building.

Finally, the applicant is requesting that each variance have a deadline of 2 years, instead of 1 year, which would line up with the 2-year deadline of the Development Plan that is being reviewed concurrently with these variances.

STAFF ANALYSIS

Access (Curb Cut)

As stated under the findings section below, staff is able to make all 6 findings to support this variance. Staff found the site's location along the outskirts of the downtown core and at the dead end of W. Gill Avenue as a unique site characteristic compared to the majority of lots within the downtown core which are along busy through-streets. As a result, this block of W. Gill has far less pedestrian and vehicle activity making this an

appropriate site to increase the curb cut width. In total, the applicant is requesting an additional 8' of curb cut which is not anticipated to have significant impacts on the safety or movement of pedestrians and vehicles. In addition, typical 50'-wide lots in this zone are permitted 24' of curb cut. Since the subject property is 140' wide, 32' of curb cut is technically less curb cut than anticipated for that width or property.

Staff also agrees with the applicant that designing an underground parking garage adjacent to a substandard alley can create practical design challenges, especially as it relates to vehicle movement. Taking access off of W. Gill Avenue for the underground parking garage provides adequate room for vehicle movement while reducing the amount of alley traffic from the proposed 30 underground parking spaces. Although the Town encourages the use of alleys for vehicular access, the two proposed accesses off W. Gill Avenue will be used primarily by staff of the hotel who are providing valet service to the guests. This method of traffic management is helpful as the drivers (hotel staff) are more familiar with their surroundings as they maneuver in and out of the site. Staff finds that this operation and design to be functional for its location. Furthermore, the valet service entrance will alleviate the need to designate street parking spaces for valet parking which frees up more street parking for the public.

Note: If this variance is denied, the site plan and floor plans will likely need to be revised which will result in a delay in the Development Plan process.

Pedestrian Frontage Type

As stated under the staff findings section below, staff was able to make all 6 findings to support this variance. Staff was able to determine that the subject site had special circumstances related to its location. In addition, staff found that the owner was not responsible for the the special circumstance, that the special circumstance resulted in a hardship that far exceeds the protection afforded to the community, that the variance was the minimum requested, that the variance did not have adverse impacts, and that the variance complies with the LDRs.

Note: If this variance is denied, the project can move forward with minor impacts to the Development Plan process.

Finally staff is supportive of the allowed a 2-year deadline for both variances. This would be in line the deadline for the Development Plan and Administrative Adjustment which are being reviewed in conjunction with these variances.

PUBLIC COMMENT

Staff has received no public comment at this time.

STAFF FINDINGS

Item A – Variance to Maximum Curb Cut: Pursuant to Section 8.8.2 Variances of the Land Development Regulations, the following findings shall be made prior to granting the Variance.

1. ***Special conditions and circumstances exist.*** *There are special circumstances or conditions which are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies. Staff finds that the subject site is unique based on its location along the outskirts of the downtown core and at the dead end of Gill Avenue. As a result, the amount of vehicle and pedestrian activity on this block of W. Gill is far less compared to the majority of downtown properties making it

suitable for an additional 8' curb cut width beyond the 24' maximum. In addition, 32' of curb cut over a span of 140' of street frontage is far less compared to what is generally anticipated for that length of frontage if there were multiple lots. As noted below under finding #4, the anticipated curb cut width for 140' of frontage is about 67'. Staff also acknowledges that the substandard alley width of 18.2' does create challenges in designing an underground parking garage as it relates to vehicle movement. Overall staff finds the location and substandard alley to be unique site characteristics not shared by most lots in the downtown core.

2. ***Not result of applicant.*** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. As the lot existed prior to the applicant purchasing the property and prior to the adoption of the 1994 Land Development Regulations, the variance request is not the result of any actions by the applicant.

3. ***Strict application deprives reasonable use.*** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies. Staff finds that the strict application of the 24' curb cut standard on the subject lot would create a hardship greater than the protection afforded to the community. The applicant's site has 140 linear feet along W. Gill Avenue which would typically result in about 67' of curb cut had these been individual lots. Staff finds that an additional 8' of curb cut allows the property owner to reasonably develop their site while still providing less curb cut than is to be expected for that length of frontage. Also, the additional curb cut will have minimal impacts on pedestrians because few pedestrians will use this dead-end block of W. Gill.

4. ***Minimum Variance.*** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. Staff finds that 32' of curb cut is the minimum variance necessary to provide a balance between the purpose of the regulation sought and its impact on the applicant. The applicant is not seeking more width than is needed. Both the driveway width for the underground parking garage (20' wide) and valet area (12' wide) are standard widths in the Town. In addition, a total of 32' of curb cut over the span of 140' is much less than anticipated for that length of street frontage. For example, a typical 50' wide lot in the downtown is allowed 24' of curb cut. Thus if you had 140' of street frontage total, the anticipated curb cut width is assumed to be around 67'. Staff finds the applicant request to be the minimum amount needed.

5. ***Not injurious to neighborhood.*** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the Variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies. Staff finds that this request will not be injurious to the surrounding neighborhood. The applicant's request for an additional 8' of curb cut along W. Gill Avenue is not anticipated to result in additional parking or traffic concerns, especially considering the lower levels of vehicular and pedestrian activity on the dead end block of W. Gill. Also, the majority of vehicles on W. Gill Avenue will be driven by hotel staff as part of the valet program which is better from a traffic management standpoint.

6. **Consistent with the LDRs.** *The granting of the Variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. Staff finds this variance to be consistent with the general intent of the Land Development Regulations as it seeks to maintain the anticipated street character. The request is for 32' of curb cut over a total distance of 140' which is far less than anticipated assuming these were typical 50'-wide lots.

Item B – Variance to Pedestrian Frontage: Pursuant to Section 8.8.2 Variances of the Land Development Regulations, the following findings shall be made prior to granting the Variance.

1. **Special conditions and circumstances exist.** *There are special circumstances or conditions which are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies. Staff finds that special circumstances and conditions do exist, specifically the location of the site is at the dead end of a street and along the outskirts of the downtown core. Both of these site characteristics are not commonly shared by the majority of properties in the DC zone and as a result the subject site has far less pedestrian and vehicle activity. In addition, the site is located adjacent to Miller Park which has ample green space and landscaping which creates a less urban environment than most downtown properties.

2. **Not result of applicant.** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. As the lot existed prior to the applicant purchasing the property and prior to the adoption of the 1994 Land Development Regulations, the variance request is not the result of any actions by the applicant.

3. **Strict application deprives reasonable use.** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies. Staff finds that based on the special circumstances as noted above under Finding #1 related to the site's location at a dead end street along the outskirts of the downtown core, strict application of the LDRs would create a hardship far greater than the protection afforded to the community. Although staff did not find that the owner was incapable of reasonably developing their property, staff found that the hardship from requiring Trees in Grates far outweighed the protection afforded to the community. In particular, the additional pedestrian capacity provided by the Trees in Grates frontage is not necessary here because staff anticipates only moderate pedestrian traffic that the Trees in Lawn can handle.

In addition, the protection of the community is not limited to only pedestrian capacity, but also the protection of community character in the form of maintaining and enhancing green spaces which are valued amenities in the Town of Jackson. The subject site happens to be located adjacent to a large green space (Miller Park) and adjacent to properties with ample green space and landscaping. Because of the existing surrounding character, which is much less urban than most of the downtown, staff finds that Trees in Lawn is a more suitable pedestrian frontage type because it is more compatible with the existing character of green space and landscaping. Requiring the applicant to install Trees in

Grates would force a more urban pedestrian frontage type which is less compatible with the existing character.

4. **Minimum Variance.** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. Since this request is not for a reduction in the minimum width requirements for sidewalks or planting areas, staff finds that allowing Trees in Lawn to be the minimum variance necessary to provide a balance between the purpose of the regulation sought and its impact on the applicant.

5. **Not injurious to neighborhood.** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the Variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies. Staff finds that this request will not be injurious to the surrounding neighborhood because the request will create a sidewalk and planting buffer where one currently doesn't exist. This will improve pedestrian safety.

6. **Consistent with the LDRs.** *The granting of the Variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. Staff finds this variance to be consistent with the general intent of the Land Development Regulations as it seeks to maintain a similar street character to what surrounds it. In addition, the Trees in Lawn will still provide the minimum 5' planting area and 6'-wide sidewalk.

ATTACHMENTS

Applicant Submittal
Departmental Reviews

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of Item P20-090, a Variance to the 24' maximum curb cut standard in the DC zone to allow 32' of curb cut for two curb cuts on W. Gill Avenue for property addressed at 175 N. Jackson Street subject to the Land Development Regulations, the attached department reviews, this staff report dated July 10, 2020, and the following condition of approval:

1. If a building permit is not submitted within 2 years of Variance approval, the Variance shall expire.

Item B: The Planning Director recommends **approval** of Item P20-091, a Variance to the Pedestrian Frontage standard in the DC zone to allow a Trees in Lawn frontage on both North Jackson Street and West Gill Avenue where the LDRs require a Trees in Grates frontage for property addressed at 175 N. Jackson Street subject to the Land Development Regulations, the attached department reviews, this staff report dated July 10, 2020, and the following condition of approval:

1. If a building permit is not submitted within 2 years of Variance approval, the Variance shall expire.

SUGGESTED MOTION

Item A: Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P20-090, I move to **approve** a Variance to the 24' maximum curb cut standard in the DC zone to allow 32' of curb cut for two curb cuts on W. Gill Avenue for the property addressed at 175 N. Jackson Street, subject to the Land Development Regulations, the attached department reviews, this staff report dated July 10, 2020, and the following condition of approval:

1. If a building permit is not submitted within 2 years of Variance approval, the Variance shall expire.

Item B: Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P20-091, I move to **approve** a Variance to the Pedestrian Frontage standard in the DC zone to allow a Trees in Lawn frontage on both North Jackson Street and West Gill Avenue where the LDRs require a Trees in Grates frontage for the property addressed at 175 N. Jackson Street subject to the Land Development Regulations, the attached department reviews, this staff report dated July 10, 2020, and the following condition of approval:

1. If a building permit is not submitted within 2 years of Variance approval, the Variance shall expire.

PLANNING

Project Number	P20-090	Applied	5/8/2020	STOL
Project Name	Variance (1) Access - Rusty Parrot	Approved		
Type	VARIANCE	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Y2 Consultants	Owner	HARRISON HOSPITALITY	
Site Address		City	State	Zip
175 N JACKSON STREET		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
JACKSON ORIGINAL-TOWNSITE		22411628411001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (5/13/2020 8:33 AM KS) Building plans must meet the current adopted building codes and amendements	APPROVED W/CONDITI	5/8/2020	5/29/2020	5/13/2020	
Fire Kathy Clay	NO COMMENT	5/8/2020	5/29/2020	5/13/2020	
Joint Housing Dept Stacy Stoker		5/8/2020	5/29/2020		
Legal Lea Colasuonno		5/8/2020	5/29/2020		
Parks and Rec Steve Ashworth		5/8/2020	5/29/2020		
Pathways Brian Schilling		5/8/2020	5/29/2020		
Planning Tyler Valentine (7/10/2020 11:21 AM TV) Please see staff report.	APPROVED W/CONDITI	5/8/2020	5/29/2020	7/10/2020	
Police Todd Smith		5/8/2020	5/29/2020		

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Public Works Caitlin Barilec (5/22/2020 11:02 AM CB) Variance to LDR Section 2.2.10.B.1 Lot Standards (Access)- Approved w/ Conditions	APPROVED W/CONDITIONS	5/8/2020	5/22/2020	5/22/2020	see notes

P20-090
ADDRESS: 175 N Jackson St
OWNER: Harrison Hospitality Properties
APPLICANT: Y2 Consultants

5/22/2020
Caitlin Barilec, 733-3079

DATE OF SUBMITTAL: 05/08/2020
DATE OF MATERIALS: 05/01/2020
REVISION NO.: 00

The engineering division has reviewed your 1 application for an LDR VARIANCE submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL:

1. Variance approval is contingent upon approval of the proposed development plan.

SUFFICIENCY FOR FUTURE PERMIT APPROVALS:

1. A "No Left Turn Sign" as you are coming out of the parking garage must be installed.
2. Provide a window in the West Wall of the parking garage adjacent to the exit so that traffic leaving the parking garage can see if a car is also leaving the alley.

START 5/8/2020 5/29/2020
Darren Brugmann

PLANNING

Project Number	P20-091	Applied	5/8/2020	STOL
Project Name	Variance (2) Pedestrian frontage - Rusty Parrot	Approved		
Type	VARIANCE	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Y2 Consultants	Owner	HARRISON HOSPITALITY	
Site Address		City	State	Zip
175 N JACKSON STREET		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
JACKSON ORIGINAL-TOWNSITE		22411628411001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (5/13/2020 8:34 AM KS) Building plans must meet the current adopted building codes and amendements	APPROVED W/CONDITI	5/8/2020	5/29/2020	5/13/2020	
Fire Kathy Clay	NO COMMENT	5/8/2020	5/29/2020	5/13/2020	
Joint Housing Dept Stacy Stoker		5/8/2020	5/29/2020		
Legal Lea Colasuonno		5/8/2020	5/29/2020		
Parks and Rec Steve Ashworth		5/8/2020	5/29/2020		
Pathways Brian Schilling		5/8/2020	5/29/2020		
Planning Tyler Valentine (7/10/2020 11:21 AM TV) Please see staff report.	APPROVED W/CONDITI	5/8/2020	5/29/2020	7/10/2020	
Police Todd Smith		5/8/2020	5/29/2020		

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Public Works Caitlin Barilec (5/22/2020 11:04 AM CB) Variance to LDR Section 2.2.10.B.3 Pedestrian Frontage – Approved w/ Conditions P20-091 ADDRESS: 175 N Jackson St OWNER: Harrison Hospitality Properties APPLICANT: Y2 Consultants 5/22/2020 Caitlin Barilec, 733-3079 DATE OF SUBMITTAL: 05/08/2020 DATE OF MATERIALS: 05/01/2020 REVISION NO.: 00	APPROVED W/CONDITI	5/8/2020	5/22/2020	5/22/2020	see notes

The engineering division has reviewed your application for an LDR VARIANCE submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL:

1. Variance approval is contingent upon approval of the proposed development plan.

SUFFICIENCY FOR FUTURE PERMIT APPROVALS:

1. Locations of trees and signage need to be coordinated with public works.

START 5/8/2020 5/29/2020
Darren Brugmann



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

May 1, 2020

Paul Anthony, Planning Director
Town of Jackson Planning and Building Department
150 E Pearl Avenue
Jackson, WY 83001

Via Digital to: tstolte@jacksonwy.gov

Dear Mr. Anthony,

As the applicant for Harrison Hospitality Properties, owner of the Rusty Parrot Lodge and Spa, we are pleased to submit a Development Plan application for the reconstruction of the Rusty Parrot Lodge. Enclosed with this application are all the submittal requirements, based on the Pre-application Conference held on April 17, 2020 (PAP#20-013)

Included with this application for a Development Plan are associated applications for a variance to LDR Section 2.2.10.B.1. Lot Standards (Access), a variance to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) and an Administrative Adjustment to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions.

A review by the Design Review Committee is also required as part of the Development Plan review. We are requesting that the Design Review Committee hold a workshop to review the project plans during their regularly scheduled meeting on May 13, 2020. To that end, I will be submitting a separate packet, providing only architectural plans, and a narrative addressing compliance with the Design Review Guidelines on Monday May 4, 2020.

We will be providing application fee payment via check to the Town of Jackson offices later today in the following amounts:

Development Plan Application Fee:	\$2,500.00
Variance Application Fee:	\$500.00
Variance Application Fee:	\$500.00
Administrative Adjustment Application Fee:	\$500.00
Design Review Fee:	\$200.00

Please contact me with and questions.

Sincerely,

Hal Hutchinson



Rusty Parrot Lodge and Spa

Application for:

Development Plan

Design Review

Variance to Curb Cut Maximum

Variance to Pedestrian Frontage Form Standards

Administrative Adjustment to Pedestrian Frontage Dimension

Submitted: _May 1, 2020_

Owner:	Applicant:	Land Planning:
Harrison Hospitality Properties PO Box 1657 Jackson, WY 83001	Y2 Consultants PO Box 2870 Jackson, WY 83001 (307)733-2999	Y2 Consultants Hal Hutchinson: Land Planner PO Box 2870 Jackson, WY 83001 (307) 733-2999 (307) 699-0265 (mobile)
Architecture:	Civil Engineering:	Landscape Architecture:
Rowland and Broughton Scott McHale: Sr. Pjt. Manager 500 W Main Street Aspen, CO 81611 (970) 544-9006 (970) 708-5053 (mobile)	Y2 Consultants Vince Roux: Civil Engineer PO Box Jackson, WY 83001 (307) 733-2999 (307) 699-2677 (mobile)	Agrostis, Inc. Heath Kuszak, RLA PO Box 3074 Jackson, WY 83001 (307) 413-1883 (307)413-1883 (mobile)

Table of Contents

- 1. Development Narrative**
- 2. Planning Permit Application**
- 3. Housing Mitigation Checklist**
- 4. Development Plans**
 - A1.0 Cover Sheet**
 - 1 of 2 Survey and Existing Conditions**
 - C1.0 Civil Drawings**
 - L1.0 Landscape Drawing**
 - A0.6 Architectural Drawings**
- 5. Proposed Artist Renderings**
- 6. Geotechnical Report**

Project Goals and Applications:

Project Goals:

A long standing and outstanding lodge in Jackson Hole, The Rusty Parrot suffered a devastating fire on November 18, 2019. The owners, Harrison Hospitality Properties, L.P. are committed to rebuild. Their goal is to return to the Town of Jackson a first-class accommodation and develop a building of the highest quality of architecture and design that will endure and become a treasured Jackson Hole landmark for years to come.

To achieve this goal, the owners are submitting a Development Plan application for approval of a new lodge building that will contain a total of 40 hotel rooms, 6 spa treatment rooms, a restaurant, and various hotel amenities, including common areas for guests, and an outdoor gathering area and spa. The plans for this new lodge building include an off-street Porte-cochere for guest vehicular drop off and pick up and an underground garage to accommodate the parking needs for the project.

In the interest of providing an attractive, first class lodging facility, the owners seek to construct a new facility that is designed in the style and form of a traditional western lodge building while including a modern design approach using high quality materials and creative elements.

Applications:

The Rusty Parrot reconstruction project includes 40 hotel units, an underground garage, a restaurant, spa facilities and hotel amenities including interior and exterior common areas. The total square footage of the proposed building is 26,902 s.f. Therefore, this proposal requires submittal of a Development Plan application. Review by the Design Review Committee is also required. For required information please see the section of this report titled Development Plan – Description, Submittal Requirements and Findings for Approval.

In association with the Development Plan application we are seeking approval of two variances and an administrative adjustment.

The first variance is for relief from LDR Section 2.2.10.B.1. Lot Standards (Access) in the DC Zone District, which limits the width of curb cuts along a street frontage to 24'. For a number of reasons, as discussed in the section of this report titled Variance – Lot Standards (Access) Curb Cut we are seeking relief to this standard to allow two curb cuts along the Gill Avenue frontage of the property that total 32', 8' beyond the maximum curb cut standard.

The second variance is for relief to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) in the DC Zone District. This pedestrian frontage standards limits the form of pedestrian frontages to the option of "Trees in Grates" or "Covered Walkway". As discussed in the section of this report titled Variance – Form Standards (Pedestrian Frontage), the limitation

on pedestrian frontages to “Trees in Grates” or “Covered Walkways” within the DC Zone District is appropriate for most the properties within the DC Zone. However, due to the character of the neighborhood surrounding the Rusty Parrot property, and the limited pedestrian traffic fronting the property we as seeking approval to allow the “Trees in Lawn” pedestrian frontage standard.

The administrative adjustment we ae seeking is to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions limitations for pedestrian frontage options “Trees in Grates” and/or “Trees in Lawn”. As discussed in the section of this report titled Administrative Adjustment – Pedestrian Frontage Dimensions, the skewed nature of the exterior boundary of the property, presents challenges in maintaining the required 13.5’ pedestrian frontage dimension requirement. As such, we are seeking the approval to decrease this dimension to up to 1’-3” which will allow encroachment into the transition zone and will not impact the sidewalk width and planting area width minimum standards.

In summary, this development proposal seeks approval of the following applications:

1. Development Plan
2. Variance to LDR Section 2.2.10.B.1 – Lot Standards (Access)
3. Variance to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage)
4. Administrative Adjustment to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 Pedestrian Frontage Dimensions

Development Plan

General Information:

The general information required by the submittal checklist includes administrative requirements such as providing a planning permit application, application fees, any applicable review fees, a mailed notice fee, and submittal of the application in digital format. All of these administrative requirements have been provided within the application.

Narrative Description of Proposed Development:

Property Description: Located at 175 N. Jackson Street, the Rusty Parrot Lodge property is zoned Downtown Commercial (DC) and is within the Lodging Overlay. It consists of three (3) original Jackson Townsite lots totaling approximately .48 acres. The property is bordered on the east by Jackson Street, on the North by Gill Avenue and on the West by an alley. To the South is the Miller Park Lodge, which is constructed at the common property line with the Rusty Parrot Lodge property. Across Jackson Street to the east is Miller Park. Properties across Gill Avenue are zoned Commercial Residential-2 and the property across the alley to the West is zoned Neighborhood High Density-1. The property is not within the Flat Creek flood zone.

Jackson Street is configured with parallel parking fronting the subject parking and diagonal parking across Jackson Street fronting Miller Park. The West side of the Jackson Street along the block has no typical sidewalks and has a character that consists of lawn and trees in the right-of-way between the curb and property line. Gill Avenue includes parallel parking configuration on both sides of the street. This block of Gill Avenue also has no sidewalks. Gill Avenue terminates a half block from the alley at Flat Creek, where a private bridge accesses a private property west of the creek. Due to this dead end there is very little traffic on the block of Gill Avenue fronted by the Rusty Parrot Lodge.

The alley west of the subject property extends from West Deloney Avenue north to Gill Avenue. The southern 325 feet of this alley fronts the Town Creek development, which effectively uses the alley for head in parking over this distance. The remaining northern 175 feet of the alley has a traditional alley character. The alley in this area is unimproved, has drainage problems and contains encroachments in the form of trees and a fence on the west side of the alley across from the Rusty Parrot property.

In addition, the alley where it borders the Rusty Parrot property is substandard in width. Where the alley intersects with Gill Avenue the surveyed width of the alley is 18.15 feet, 1.85 feet narrower than the typical Town alley width. Furthermore, the sidelines of the alley are not parallel, resulting in an alley width at the Southwest corner of the Rusty Parrot property of 19.83 feet. According to the surveyor, there are various, historical reasons for this deviation in alley width from typical Town alleys.

The Rusty Parrot property was part of the original Town of Jackson townsite as shown in Plat 100, recorded in 1901. While the alley behind the Rusty Parrot is shown on the original Townsite plat, no width for this alley is called out on the plat, in contrast to other alleys shown on the original Townsite plat that are clearly called out at 20' feet in width. This fact, coupled with the fact that the Jones property across the alley to the West of the Rusty Parrot was not and is not part of the original Townsite plat or any other plat reveals that, together, the original townsite plat and the east boundary of the Jones property was never separated by the typical alley width of 20 feet. Furthermore, the alley sidelines were never parallel, resulting in a narrower alley at the Gill Avenue intersection than at the southwest corner of the Rusty Parrot property.

In support of this is a survey performed by Jorgensen Engineering in 1980 and recorded as map D-50 with Teton County. This Map D50 identifies a similar configuration. This survey map lists the width of the subject alley at the Gill Avenue intersection as 17.91 feet wide. While there is a discrepancy as to the total width of the alley between the 1980 to 2020 surveys, it is clear from these that the alley width at the Gill Avenue intersection is approximately 2 feet narrower than the typical Town of Jackson alley.

This is important because it supports our position that the proposed underground garage cannot be reasonably accessed from the alley. This existing situation, as well as other arguments discussed under the section of this report titled Variance – Lot Standards (Access) Curb Cut support our position that the requested variance to the maximum curb cut width on Gill Avenue is justified.

The Rusty Parrot property is flat, with minimal grades flowing west along Gill avenue and north along Jackson Street. The high point of the property is 6217.5 near the Southeast corner and the low point is 6213.5 at the Northeast corner.

It is important to note that, based on the survey completed in early 2020 the exterior boundary of the subject property is not square, resulting in a skewed site that contains no parallel boundary lines. This is in part due to the situation discussed in the alley width and historical survey narrative outlined above. Essentially the exterior boundary is a polygon rather than a parallelogram. With a 90.41-degree corner at the Jackson and Gill Street corner this skewed site makes siting the building and complying with all the regulations a challenge. While we have made every effort to site the building to comply with the regulations, we are seeking some minor relief as discussed in the Administrative Adjustment – Pedestrian Frontage Dimensions section of this report.

As a result of the fire, and efforts to clean the property, the original lodge building and the foundation have been removed. While the fire did impact the Rusty Parrot's Spa building, located at the southwest corner of the property it remains on site in a damaged state. The Spa building remains but is slated to be demolished as part of the Development Plan application.

Project Description: The Rusty Parrot redevelopment project seeks to develop a new conventional lodging building that will contain a total of 40 hotel rooms, including two suites that contain a single bedroom. These are located on the second and third floor of the building. The old lodge building contained 33 hotel rooms.

The new project will all be contained within a single building, located along the north and east portions of the property. The Southwest portions of the property will contain an outdoor gathering and spa area.

A restaurant of containing 934 s.f. proposed primarily as a hotel amenity is included in the new lodge building. It will be used in a manner consistent with the restaurant in the previous Rusty Parrot lodge, where over 90% of the breakfast patrons were hotel guests, no lunch service was provided, and the majority of the dinner patrons were guests of the hotel.

The new lodge will also contain a spa (service) use as an amenity to the hotel. This includes a spa common area and 6 treatment rooms containing a total of 813 s.f. Similarly, to the restaurant situation, while the spa is open to the public on a limited basis, the majority of the spa patronage is anticipated to be hotel guests, as was the case in the past.

The lodge also includes traditional lobby, check in, office and common gathering areas for hotel guests. The outdoor patio will provide outdoor gathering areas and spa (hot tub) amenities.

The lodge will provide a covered porte cochere area accessed in one direction from Jackson Street and exiting in one direction to Gill Avenue. This approach to pick up and drop off will be the most efficient traffic movement pattern for guests. In addition, the lodge will include a basement garage providing parking for 30 cars including required ADA parking spaces. This

underground garage (entrance) is proposed to be located along Gill Avenue at the west side of the block adjacent to the west alley. The majority of the guests will be provided with valet parking for the underground spaces. The operational pattern for vehicles will be to drop off at the porte cochere, with a valet taking the vehicle to the underground parking. The traffic pattern will therefore include three turning movements for guest drop off and valet parking and three turning movements for guest pick up of vehicles.

The curb cut on Jackson Street for the porte cochere is designed to have a two-lane entrance with at 20-foot curb cut. The exit from the porte cochere is designed to have a one lane exit with a 12-foot curb cut. The entrance to the underground garage will have a 20' curb cut allowing for two-way traffic in and out of the underground garage. The overall curb cut length along Gill Avenue is proposed at 32 feet, exceeding the maximum curb cut length of 24'. This is necessary to minimize the traffic pattern movements and to make access to the underground garage feasible and functional. If access were taken from the alley, the underground garage movements and layout would be infeasible and an underground garage would not be provided within the project. Furthermore, the alley to the west of the property is substandard in width (18.15 feet) at the alley/Gill Avenue intersection and also contains encroachments making it infeasible for a functional garage entrance. As such, this development plan includes a variance request to the curb cut maximum, more fully discussed in the Variance section of this report.

Along the South property line, the building is setback 5 feet allowing for functional access from service areas of the building to the dumpster and recycling area located at the southwest corner of the property along the ally. Along the street frontage the building is located within the required setback range and along the secondary property line along the alley the building is located 5' from the property line.

The building will contain a total of 26,902 s.f., below the 1.3 maximum FAR of 27,205 s.f. The height of the proposed building will be within the required height limitation except for architectural projections that are not visible from the street or are mechanical as allowed by the regulations.

Proposed Development Program

The project's compliance with primary development standards is summarized below. Please see architectural plans for details notes/descriptions/illustrations of compliance.

Development Standard	Permitted	Proposed	Drawing #
Primary street setback range (min-max)	0'-5'	0'-5'	A1.1 / A1.2
Secondary street setback range	0'-5'	0'-5'	A1.1 / A1.2
Side interior (min)	0' or 5'	5'	A1.1 / A1.2
Rear (min)	0' or 5'	5'	A1.1 / A1.2
Fencing height – street yard	4'	4'	A1.1
Fencing height - rear yard	6'	6'	A1.1
Parking setback (Structured)	0'	0' - >0'	N/A / A1.2
Access – curb cut width Jackson Street (Max)	24'	20'	A1.1 / A1.2
Access – curb cut width Gill Avenue (Max)	24'	32' (see variance)	A1.1 / A1.2
Street Façade % of lot width (min)	80%	>80%	A1.1 / A4.X_A
Length from street corner Jackson St. (min)	30'	48-8 3/4'	A1.2
Length from street corner Gill Ave. (min)	30'	51-8'	A1.2
Height (max) if roof pitch > 5/12	46'	<46'	A4.X_A
Height (max) if roof pitch < 5/12	42'	<42'	A4.X_A
Building Stepback 3rd story (min)	10'	10'	A2.3 / A4.X_A
Encroachment into Building Stepback (Max%)	60%	<60%	A4.X_A
FAR (Max)	1.3 (27,205)	<1.3 (26,902)	A0.6

Architectural plans including site plans, floor plans, elevations and renderings

Please refer to enclosed architectural site plans, floor plans, elevations, renderings and LDR compliance drawings completed by Rowland and Broughton Architects.

Structure Location and Mass

Please refer to enclosed architectural site plans, floor plans, elevations, renderings and LDR compliance drawings completed by Rowland and Broughton Architects.

Design Review

To be provided under separate cover on May 4, 2020 as part of the Design Review Committee review submittal

Site Development

Please refer to discussion in Narrative Description of Proposed Development, Proposed Development Program, and Variance – Lot Standards (Access) Curb Cut sections of this report for discussion on driveway and assess limits as related to site development.

Fencing

The proposed development will include fencing along the south, side property line, and short portion of fencing, including a gate along the south end of the Jackson Street property line and a wall along the rear property line. Please refer to architectural plans. The fencing along the side (south) and Jackson street property line will be 4' in height from finished grade. The wall along the rear (west) property line will be 6' in height from finished grade on property line.

Scenic Standards

The property is not within the Scenic Resource Overlay and scenic resource Overlay standards do not apply.

Exterior lighting standards apply. Please refer to architectural plans, specifically Sheet A 1.4 - Proposed Site Lighting Concepts and Sheet A 1.5 Proposed Site Lighting Concepts for detailed information.

Natural Hazards to Avoid

No steep slopes are present on site. The property is not within the Flat Creek floodplain. Soil and groundwater studies have been completed revealing no hazards. Please refer to the attached engineering plan completed by Y2 Consultants for any additional information on soil stability and excavation, erosion control and shoring.

Grading and Erosion Control, Stormwater, etc.

Preliminary grading, erosion control, shoring approach, and stormwater management plans has been provided by Y2 Consultants. Please see plans. These plans provide information on compliance with relevant LDR standards and proposed utility locations.

Allowed uses

The proposed Rusty Parrot Lodge and Spa includes Conventional Lodging (hotel uses, and all support and amenity uses such as front deck, back office and common guest areas associated with such use. All lodging units are located on the second and third floor.

The project also includes a restaurant use, a spa (service) use and a workforce housing use within the proposed building. The building also includes underground parking. All uses are consistent with the previous use of the site and are permitted uses within the DC Zone District. Total floor area and number of lodging units are detailed within the Employee Housing section of this report.

Parking

Below is a breakdown of the uses proposed and scale and intensity of uses within the Rusty Parrot project for the purpose of calculating parking requirements:

- 40 Lodging Units
- 934 s.f. of “Restaurant” space provided primarily as a hotel amenity
- 6 spa treatment rooms (Service Use) totaling 813 s.f. provided primarily as a hotel amenity.
- 1 on-site Employee Housing Unit

Other uses, such as office, reception, lobby, restaurant, and spa treatment are considered a part of the lodging use and any parking requirement for these uses are included in the “Conventional Lodging” use parking requirements.

The following are the parking requirements for the uses listed above:

- Conventional Lodging: .75 space/lodging unit
- Housing Unit: 2 spaces per Dwelling Unit

Based on the above uses, and their scale and intensity, below is a calculation of the parking requirements under the LDRs:

- Conventional Lodging: 40 Lodging Units x .75 = **30 spaces)**
- On-site employee housing: 2/ DU **2 spaces**
- **Total Parking Requirement:** **32 spaces**

Parking is proposed to be provided as follows:

- Underground Garage: **30 spaces**
- On Street parking: **7 spaces (3 on Gill and 4 on Jackson)**

- Parking Credits: **2 spaces**
- **Total Parking Provided:** **39 spaces**

Based on the above, the proposed project exceeds the parking requirement by 9 spaces. To the extent that the restaurant and spa will be used by persons other than hotel guests, this excess parking will accommodate that use.

Employee housing

Provided within submittal packet as separate document titled: Town of Jackson Affordable/Workforce Housing Checklist and Housing Mitigation Plan

Operational standards

Refuse and recycling enclosure will be provided per the LDR requirements. Please refer to site plans provided by the architect, engineer and landscape architect.

Infrastructure

Please refer to enclosed architectural, engineering and landscape architecture plans for further information and compliance with LDR Sections 7.6 and 7.7.

Of importance regarding the stormwater management, and street and alley grading is the following:

During the Dev. Plan pre-application conference, the Applicant and their Agents discussed options for the Rusty Parrot stormwater management plan with TOJ staff. The option considered with TOJ Engineering was design the terminus of a potential future TOJ stormwater system buildout to which the Rusty Parrot will connect. The stormwater system will discharge to Flat Creek via a treatment system installed at the West end of Gill Avenue.

Included in these plans and as part of this application is a proposed design for said system. It has been designed to accommodate buildout of a larger TOJ stormwater system to the east in Gill Avenue, to the south in Jackson Street, and to the south in the Alley. This has been accomplished in the following manners:

1. Match Flat Creek discharge invert elevation to existing discharge pipe.
2. Maintain minimum pipe slope for pipe size in accordance with WYDEQ Rules. (Pipe size has been approximated due to lack of data on total flows) except where potential utility conflicts exist.
3. Generate conceptual grading and stormwater piping plans for the Alley - provided as the last sheet in this plan set "Feasibility Grading - Alley P&P" - that illustrate how the Alley could be regraded, and stormwater piping installed, to correct existing drainage problem.

The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

Construction Staging:

The applicant will provide a complete construction staging and management plan along with a building permit application. However, at the request of the Town we provide the following conceptual construction staging plan:

The applicant is currently in discussions with a neighboring property owner to the north to secure some of their land for construction staging. This has not been finalized.

However, we anticipate that regardless of whether we can secure this area for additional construction staging, we request to utilize that portion of the Jackson and Gill street frontages of the property from the edge of parallel parking to the property line.

Findings for Approval

A development plan shall be approved upon finding the application:

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

Complies: The purpose of the LDRs is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety and general welfare of the present and future inhabitants of the community. The subject property is located in Comprehensive Plan Subarea 2.3 – Town Commercial Core, which forms the basis of the DC zone district and was used to establish DC zoning for properties surrounding the subject property. The goal of this subarea is to create a vibrant mixed-use area by accommodating a variety of uses and amenities. This project helps achieve this goal. The block in which the subject property is located has traditionally contained lodging and associated uses. This is consistent with the current and future character of this sub-area.

2. **Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;**

Not applicable.

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

Complies: The proposal is a replacement of a previous use on the property with only a slight increase in intensity of use. It will have no significant impact on public facilities.

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

Complies: The applicant has made every effort to comply with the Town of Jackson Design guidelines. We are seeking a workshop and a formal hearing before the Design Review Committee to confirm the project's compliance with these design guidelines.

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

Complies: With the exception of the three issues where we are seeking two variances and an administrative adjustment, all three of which we believe will result in a better compliance with both the Comprehensive Plan and the purpose of the LDRs, the project complies with relevant standards and Town ordinances.

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

Not Applicable.

Variance – Lot Standards (Access) Curb Cut

Description of Variance and Justification:

This variance is for relief from LDR Section 2.2.10.B.1. Lot Standards (Access) in the DC Zone District, which limits the width of curb cuts along a street frontage to 24'. For a number of reasons, we are seeking relief to this standard to allow two curb cuts along the Gill Avenue frontage of the property that total 32', 8' beyond the maximum curb cut standard.

First, the width of the alley where access to an underground parking garage is substandard, it being 18.15 feet wide at the alley/Gill Avenue intersection. The historical reason for this is discussed above under the Development Plan - Narrative Description of Proposed

Development. This narrower alley width makes access to an underground garage from the alley infeasible due to the turning radii into and out of an underground garage entrance located off the alley. Furthermore, the alley contains encroachments and requires improvement. It drains poorly and encroachments along the neighboring property would have to be removed for access to an underground garage to be feasible even if the alley were at typical 20 in width. Currently encroachments render the alley to have an effective travel width of 18.15 feet. Finally, it is the position of the applicant that the impacts of an underground garage entrance adjacent to a single-family home across a narrow alley would have far greater impacts to the neighbor than accessing the underground garage from a 60' wide dead-end street.

In further support of the variance is the fact that access to an underground garage at the alley would result in an underground garage design that would include a number of turning movements and drive aisle location and configuration that would make the parking layout infeasible. The traffic movement and number of turns that would be required to move guest cars from the proposed porte cochere to the parking garage would increase, resulting in additional pressure on both Gill Avenue and the alley traffic patterns.

Consideration should also be given to the fact that Gill Avenue is a dead-end street terminating at the bridge over Flat Creek just west of the subject property. Because of this, Gill Avenue has very little traffic on it and further less pedestrian traffic. The purpose of the limitation on curb cuts is to ensure prioritization of pedestrians over vehicles entering and exiting individual properties and retaining on-street parking. The addition of a single additional curb cut to access the parking garage on Gill will not result in obstruction of pedestrian traffic and will only eliminate a single parking space in an area where parking is not limited due to the minimal use of the dead-end street.

When considering the option to proposed underground garage access from Gill Avenue, the applicant initially proposed a wider curb cut for both the porte cochere exit and the underground garage entrance. As a result of discussions with the Planning staff they reduced this significantly, reducing both the width of the parking entrance and the width of the porte cochere exit, reducing it from a two-lane exit to a one lane exit.

Another benefit to the public is that the applicant has proposed an on-site porte cochere for pick up and drop off, resulting in the overall curb cut width to exceed the 24' limitation. Without the curb cuts associated with the porte cochere, the loss of on street parking from porte cochere curb cut is less than the on-street parking that would be lost if the porte-cochere was not present and instead required curb side queuing and designated valet spaces on Jackson Street.

The provision of underground parking for the project is a significant benefit to the town and the neighborhood while incurring significant expense to the applicant. If not permitted a slight increase in the allowable curb cut width along Gill Avenue, which represents a very minor impact to a little used dead-end street, the owner may need to rethink the design and provide parking at grade.

Findings for Approval:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;

Complies: The special circumstances involve substandard width of the alley that would act as an alternative to the underground garage access and the dead-end nature of Gill Avenue, which has very little vehicular and pedestrian traffic. Because of these special circumstances, as well as the condition of the alley, the challenges to make an underground parking garage work if accessed from the alley and the unique nature of the neighborhood this Variance is justified.

2. The special circumstances and conditions have not resulted from any willful modification of the land or building;

Complies: The special circumstances were inherited by the applicant, including a substandard alley width being created by historical conditions and the dead end nature of Gill Avenue being a result of Flat Creek and the steep Butte beyond.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community

Complies: The hardship would be that the applicant would have to revise the design and provide at grade parking. This would negatively impact the applicant as well as the immediate neighbors. The protection provided the community by restricting curb cut widths is minimal at this location due to the characteristics of the neighborhood and the dead end nature of the Gill Avenue frontage where minimal pedestrian and vehicular traffic exists or is reasonable anticipated in the future. Furthermore, the protection afforded the community by limiting curb cuts would be negated if the porte cochere curb cuts were not included, requiring significant curb side queuing and designated valet spaces on Jackson Street.

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;

Complies: The applicant has made every effort to minimize the overall width of the curb cuts which is the minimal amount to allow for one way exit from the porte cochere and two-way entry and exit to the parking garage.

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and

Complies: By allowing the variance the impact to the neighborhood will be minimized by allowing for underground parking. Furthermore, less turning movements and headlight and vehicular disturbance will result even if the applicant could find a feasible way to achieve underground parking accessed from the alley, which is unlikely.

6. The granting of the variance is consistent with the general purpose and intent of these LDRs

Complies: The purpose of the LDRs is to allow development that allows for the appropriate use of individual property which minimizes impacts to neighbors and providing for the public health and welfare. Granting this variance will achieve all here purposes.

Variance – Form Standards (Pedestrian Frontage)

Description of Variance and Justification:

This variance is for relief to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) in the DC Zone District. This pedestrian frontage standards limits the form of pedestrian frontages to the option of “Trees in Grates” or “Covered Walkway”. The limitation on pedestrian frontages to “Trees in Grates” or “Covered Walkways” within the DC Zone District is appropriate for most the properties within the DC Zone. However, due to the character of the neighborhood surrounding the Rusty Parrot property, and the limited pedestrian traffic fronting the property we as seeking approval to allow the “Trees in Lawn” pedestrian frontage standard.

All along the subject property’s block of Jackson Street and Gill Avenue the character of the street is one where sidewalks do not exist, and lawn and trees are within the right-of way between the curb and the property lines. The applicant values the presence of sidewalks and desire to provide them as well as a planting area in the widths prescribed by the LDRs. However, due to the existing character of the neighborhood, and how it differs from most of the DC zone district they would like the opportunity to add to, or accentuate the vegetative character of both blocks by being allowed to have a “Trees in Lawn” character fronting their property.

Prior to the fire at the Rusty Parrot, there was no sidewalk and the space between the curb and the property line was entirely filled with lawn and trees. The approach of allowing a “Trees in Grass” pedestrian frontage option allows for the continued existing and past character of the street while accommodating the desired sidewalk.

Because of the DC Zone district only allows the “Trees in Grate” or “Covered Walkway” options, the applicant is forced to seek a variance because it is the only option available to them. Though they would prefer not to have to apply for a variance, it is the only approach to maintain and enhance the character of the street frontages and the neighborhood overall.

Findings for Approval:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;

Complies: This neighborhood is not a typical DC neighborhood because it contains street frontages with lawn and trees and the imposition of a “Trees in Grate” street frontage would be incongruous to the neighborhood character.

2. The special circumstances and conditions have not resulted from any willful modification of the land or building;

Complies: The neighborhood character existed prior to the applicant’s ownership of the property and the owner did not create this special circumstance.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community

Complies: The hardship would not be overly great to the applicant but would cause a hardship to the neighborhood and its overall character.

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;

Complies: The applicant seeks only to allow trees in lawn in the vegetative portion of the pedestrian frontage and will provide the clear sidewalk width and vegetative zone width as required by the LDRs.

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and

Complies: The variance would serve to allow sidewalks fronting the property while preserving and enhancing the character of the neighborhood.

6. The granting of the variance is consistent with the general purpose and intent of these LDRs

Complies: One purpose of the LDRs is to protect and enhance neighborhood character and granting this variance which achieve this purpose.

Administrative Adjustment – Pedestrian Frontage Dimensions

Description of Administrative Adjustment and Justification:

The administrative adjustment we are seeking is to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions limitations for pedestrian frontage options “Trees in Grates” and/or “Trees in Lawn”. The skewed nature of the exterior boundary of the property, presents challenges in maintaining the required 13.5’ pedestrian frontage dimension requirement. As such, we are seeking the approval to decrease this dimension to up to 1’-3” which will allow encroachment into the transition zone and will not impact the sidewalk width and planting area width minimum standards.

Please refer to the survey and site plan included with the application. They show a lot that has no parallel lines where the polygon is skewed in all direction in relation to the compass as well as the street and curbs. Because of this we are seeking a slight reduction in the transition zone portion of the pedestrian frontage requirements of the DC Zone. No deviation from the clear sidewalk width and vegetative zone is being requested.

Findings for Approval:

1. Complies with the applicability standards of this Section;

Complies: This request is consistent with the standards under which an Administrative Adjustment may be considered.

2. Either:

a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or

Complies: The lot configuration is an unusual constraint.

b. Better protects natural and scenic resources, or

Not applicable.

c. Better supports the purpose of the zone;

Not applicable

3. Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;

Complies. The purpose is to have a functional and attractive pedestrian zone, and this will not reduce or erode this purpose.

4. Will not pose a danger to the public health or safety; and

Complies: The request is minor, resulting in a reduction of only 1'-3" feet of the transition zone only and will maintain required sidewalk and vegetative zone widths.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.

Complies: No additional administrative adjustments are being sought or are anticipated to be sought for this site.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Rusty Parrot Lodge

Physical Address: 175 N. Jackson Street

Lot, Subdivision: Lots 1, 2, 3, Block 4, Town of Jackson

PIDN: 22-41-16-28-4-11-001

PROPERTY OWNER.

Name: Harrison Hospitality Properties, L.P.

Phone: _____

Mailing Address: PO Box 1657, Jackson, WY

ZIP: 83001-1657

E-mail: _____

APPLICANT/AGENT.

Name: Y2 Consultants, Hal Hutchinson

Phone: 733-2999 or 699-0265

Mailing Address: PO Box 2870

ZIP: 83001

E-mail: hal@y2consultants.com or hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

Use Permit

____ 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 Admin. Adjustment

____ Environmental Analysis

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

Pre-application Conference #: P20-013 Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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

Have you attached the following?

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

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

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

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

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

RON HARRISON
Signature of Property Owner or Authorized Applicant/Agent

Ronald H. Harrison

Name Printed

4/30/2020

Date

Member

Title

Rusty Parrot Lodge and Spa

Town of Jackson Affordable/Workforce Housing Checklist And Housing Mitigation Plan



Jackson/Teton County Affordable/Workforce 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 LDR Section 6.3.2.c _____

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 LDR Section 6.3.5.D.3. _____

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 (see LDR section 6.3.3.B)? Yes ☐ No ☒

If yes, provide the calculation according to LDR Section 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. A link to the Town of Jackson download can be found here: www.jacksonwy.gov/200/Planning A link to the Teton County Calculator can be found (TBD). 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 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				1	RENTAL
2-bedroom			1		RENTAL
3-bedroom					

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 from their website .
www.jhaffordablehousing.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 on the Housing Department's website.
www.jhaffordablehousing.org/1790/Housing-Department-Rules-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.

Rusty Parrot Lodge Housing Mitigation Plan:

Pre-Existing Development (Please note that calculations are based on Housing Department provided spreadsheets and are rounded up):

Based on LDR Division 6.3.2.A, development that was existed on 12/18/1995 or a building or use that was legally established since that date is credited against current Affordable Workforce Housing Standards. This includes the uses that generated the highest affordable housing requirement since the establishment of a development or use. This credit offsets the Affordable Workforce Housing Requirement of a new development.

The pre-existing development of the Rusty Parrot Lodge and Spa, includes the following:

- **Conventional Lodging Units:** 33 Units (This includes a Lodging Unit that was in the building in 2005 but since has been removed and replaced with “Den” space.)
- **Restaurant/bar dining floor area:** 859 s.f. (based on s.f. calculations from previous lodge plans as measured by R+B Architects)
- **Spa (Service) use:** 789 s.f. (Based on spa building plans and previous lodge plan, broken down as follows:
 - Treatment Room Main Lodge: 8x16 = 128 s.f.
 - Treatment Room, Spa Building 1st floor: 24x12 = 288 s.f.
 - Treatment room, Spa Building 2nd floor: 13.4x10= 133 s.f.
 - Treatment room, Spa Building 2nd floor: 13x9.3= 120 s.f.
 - Treatment room, Spa Building 2nd floor: 13x9.3= 120 s.f.
 - **Total:** **789 s.f.**

Based on the above the total preexisting housing “credit” is as follows:

- Conventional Lodging: .204 Units/Room (.204 x 33)= 6.742 Units
- Restaurant/Bar Space: .001197 Units/s.f. .001197 x 859)= 1.029 Units
- Spa (Service) Use: .000431 Units/s.f.(.000431 x 789)= .340 Unit
- **Total Credit:** **8.111 Units**

Proposed Development (Please note that calculations are based on Housing Department provided spreadsheets and are rounded up):

The proposed development that is subject the affordable Workforce Housing Requirements is as follows:

- Conventional Lodging Units: 40 Units
- Restaurant/bar dining floor area: 934 s.f.
- Spa (Service) use: 813 s.f. Based on proposed building plans, broken down as follows:

○ Treatment Room 1 Basement:	110 s.f.
○ Treatment Room 2 Basement	185 s.f.
○ Treatment Room 3, Basement	122 s.f.
○ Treatment Room 4, 1st floor:	147 s.f.
○ Treatment Room 5, 1st floor:	123 s.f.
○ Treatment Room 6, 1st floor:	<u>126 s.f.</u>
○ Total:	813 s.f.

Based on the above the total Affordable Workforce Requirement for the new development is as follows:

• Conventional Lodging:	.204 Units/Room (.204 x 40)=	8.172 Units
• Restaurant/Bar Space:	.001197 Units/s.f (.001197 x 934)	1.118 Units
• Spa (Service) Use:	.000431 Units/s.f.(.000431 x 813)=	<u>.351 Units</u>
• Total Requirement:		9.641 Units

Total Credit Less Housing “Credit”:

This is simply the total housing requirement less the total housing “credit” as follows:

Total Requirement (9.641 Units) - Total Credit (8.111) = **1.53 Units Required to be provided**

Method for Providing Housing:

The applicant proposes to provide two separate units for Workforce Housing. The first is a two bedroom, 744 s.f. unit located in the Town Creek condominium development. This is unit 1-A, Antelope Building, Town Creek (Meadowbrook Condominiums). The second is a 623 s.f. one-bedroom unit within the main lodge.

- Provide 1.0 of the required units in the 2-bedroom Town Creek unit and deed restrict for persons making 120% median income.
- Deed restrict the one-bedroom unit in the proposed lodge building as a workforce rental unit.

Phasing Plan:

All required housing will be provided prior to issuance of a certificate of occupancy for the Rusty Parrot Lodge and Spa.

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	33	6.742
Restaurant/Bar	0.001197 * sf		859	1	1.029
Service	0.000431 * sf		789	1	0.340
					?
					?
					?
					?
					?
					?
					?
40					?
Total		1	2018	35	8.111

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	40	8.172
Restaurant/Bar	0.001197 * sf		934	1	1.118
Service	0.000431 * sf		813	1	0.351
Workforce Housing Bonus Unit	Exempt		623	1	0.000
					?
					?
					?
					?
					?
					?
41					
Total		1	2740	43	9.641

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	7	1.430
Restaurant/Bar	0.001197 * sf		75	1	0.090
Service	0.000431 * sf		24	1	0.010
Workforce Housing Bonus Unit	Exempt		623	1	0.000
					?
					?
					?
					?
					?
					?
					?
Total		1	1092	10	1.530

**Special Restrictions
for Affordable Condominium Rental Housing
Located at _____, Town of Jackson**

These Special Restrictions for Affordable Condominium Rental Housing ("Special Restrictions"), are made and entered into this day of _____, 20____, by the undersigned Owner ("Owner") the Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in the Town of Jackson, Wyoming, and more specifically described as follows:

A Condominium Subdivision within _____ Town of Jackson, Teton County Wyoming.

PIDN: _____ ("Residential Unit")

WHEREAS, as a condition of its approval for permit # _____ received _____ (Date) ("FDP Approval") Owner was required to provide and restrict as follows:

(hereinafter "Residential Unit").

The Income Ranges are different than the Income Ranges defined in the Jackson/Teton County Housing Department Rules and Regulations because the FDP approval was received before the update to the Housing Rules and Regulations. The Rules and Regulations are enforced by the Jackson/Teton County Affordable Housing Department, such Rules and Regulations are defined in Section 1 below;

WHEREAS, in accordance with the FDP Approval, the Residential Unit is intended to address the need for rental housing for employees in Teton County, Wyoming and therefore Owner agrees it will not be owner-occupied;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further

resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of FDP Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit ~~and Land~~ shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and shall be enforceable by Housing Department and Town of Jackson, Wyoming.

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the FDP Approval, and in further consideration of the foregoing Recitals, which are incorporated herein by this reference, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Residential Unit shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS. References made herein to the "Rules and Regulations" are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with Town of Jackson, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPANCY AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Housing Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

- A. Qualified Household. The rental, use and occupancy of the Residential Unit shall be limited to a Qualified Household, as set forth below (“Qualified Household”):
1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business. A “local business” means a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and the business serves clients or customers who are physically located in Teton County, Wyoming.
 2. Income Restriction. The Qualified Household’s gross income shall fall between 0 – 80% of the median family income in Teton County, Wyoming, as determined by the current year’s published Federal Department of Housing & Urban Development median family income chart for Teton County, Wyoming (“Income Cap”).
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by Owner. Owner shall require each prospective renter of a Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Affordable Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including at a minimum, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. Each Residential Unit shall be occupied as the Qualified Household’s sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a

Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for Residential Unit. Each Residential Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting the Residential Unit. If the Housing Department, upon review of supporting documentation determines that an occupant of the Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of the Residential Unit pursuant to Sections 4 & 5 below.

- B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of the Town of Jackson, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.
- C. No Owner Occupancy. Owner shall not reside in or occupy the Residential Unit. For purposes of this paragraph, if Owner is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.
- D. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- E. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household

proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.

- F. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- G. Rental Rate. The household size used to determine the median family income is based on one (1) person per bedroom. A studio Residential Unit's maximum rent will be fifteen percent (15%) less than the maximum rental rate for a one-bedroom Residential Unit. The maximum Rental Rate that may be charged for the Residential Unit is variable annually based on the Housing and Urban Development Department's Median Family Income standard for Teton County, Wyoming. The Housing Department will calculate the maximum Rental Rate every year for the Residential Unit after the Housing and Urban Development Department issues the Median Family Income for Teton County, Wyoming in the following manner: The maximum monthly rental rate for 0 – 80% Income range for 2018 is: \$34,475 (50% of 2018 median family income for one (1) person household) multiplied by thirty percent (30%) with the product divided by twelve (12) and multiplied by 85% for a Studio = \$733. The rent charged must include basic utilities (electric, gas, water, sewer) and trash removal. Notwithstanding the foregoing to the contrary, the rental rate charged by Owner may at any time be less than the maximum rent calculation.
- H. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- I. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year.
- J. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- K. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- L. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.

- M. Insurance. Owner shall keep the Residential Unit continuously insured against “all risks” of physical loss (not otherwise covered by a homeowner’s association insurance), for the full replacement value of the Residential Unit.
- N. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner’s association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- O. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each Owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of not less than two (2) years.
- P. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit ~~Complex~~ may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of the Residential Unit shall be subject to these Special Restrictions. Not less than ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, each of the following shall be considered a default (“Default”):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.

- B. A violation of any term of these Special Restrictions or any laws affecting the Residential Unit.
- C. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- D. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- E. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Revocation. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, revoke or seek revocation of the rights to use or occupy the Residential Unit.
- D. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the Town of Jackson, Wyoming that these Special Restrictions are no longer consistent with the Town of Jackson, Wyoming goals for affordable housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Residential Unit, with the written consent of Owner of the Residential Unit ~~Complex~~ and Town of Jackson, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and Town of Jackson. These Special Restrictions shall be prior and superior to any mortgage or lien interest encumbering the ~~Land and/or Residential Unit Complex~~.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

To Owner

Jackson, WY 83001

SECTION 9. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file

suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION. Owner shall indemnify, defend, and hold the Housing Department and the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for an Owner's breach of any provision of these Special Restrictions. Owner waives any and all such claims against the Housing Department and the Town of Jackson.

SECTION 15. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 16. GOVERNMENTAL IMMUNITY. Neither the Town of Jackson, JTCHA, nor the Housing Department waive governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Owner has executed this instrument on the _____ day of _____, 20____
(the "Effective Date").

OWNER:

Its:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing Special Restrictions for
Employee Housing was acknowledged before me by _____ as
_____ President of _____.

Witness my hand and official seal.

(Seal)

Notary Public

TOWN OF JACKSON:

Pete Muldoon, Mayor

ATTEST:

Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Stacy Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Stacy Stoker, as Housing Manager of the Jackson/The Town of Jackson Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Special Restrictions
for Workforce Condominium Rental Housing
Located at insert Town of Jackson or Teton County, Wyoming

These Special Restrictions for Workforce Rental Housing, ("Special Restrictions"), are made this ____ day of _____, 20____(the "Effective Date"), by the undersigned Owner ("Owner") and insert the Town of Jackson or Teton County, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in insert the Town of Jackson or Teton County, Wyoming, and more specifically described as follows:

Click here to add legal description of property.

PIDN: _____ ("Residential Unit")

WHEREAS, as a condition of its approval for permit #Click here to enter Permit #. ("Approval"), Owner was required to provide and restrict as follows:

Owner developed property addressed as _____, _____, Wyoming 830____ for a _____square foot retail/service/office/residential/etc. building. This development generated the obligation to provide Workforce Ownership Housing in accordance with _____ Approval. Owner is restricting:

- Unit _____, with _____ number of bedrooms.
- Unit _____, with _____ number of bedrooms.
- Unit _____, with _____ number of bedrooms.

(hereinafter each is a "Residential Unit").

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of insert approval type (FDP, CUP, etc.) Approval, and consistent with the insert the Town of Jackson or Teton County's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit, and shall be enforceable by Housing Department and insert the Town of Jackson or Teton County, Wyoming.

RESTRICTIONS:

NOW THEREFORE, in satisfaction of the conditions in the _____ Approval, and in consideration of such _____ Approval and further consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, shall be owned, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS.

References made herein to the “Rules and Regulations” are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with insert the Town of Jackson or Teton County, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPATION AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Housing Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

A. Qualified Household. The rental, use and occupancy of the Residential Units shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below (“Qualified Household”).

1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business.

A.) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job.

Or

B.) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming

to perform their job.

2. Income Requirement. The entire Qualified Household must earn at least seventy-five percent (75%) of the Household's income from a local business, as defined above.
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own or have any interest (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) in whole or in part in any other residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by the Owner. Owner shall require each prospective renter of a Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Workforce Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including *at a minimum*, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. Each Residential Unit shall be occupied as the Qualified Household's sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a fulltime basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for Residential Units. Each Residential Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting Residential Units. If the Housing Department, upon review of supporting documentation determines that an occupant of a Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of a Residential Unit pursuant to Sections 4 & 5 below.
- B. No Legal Action. No Owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against insert the Town of Jackson or Teton County, Wyoming or the Housing Department, or any person affiliated with insert the Town of Jackson or Teton County, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall insert the Town of Jackson

or Teton County, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of insert the Town of Jackson or Teton County, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

- C. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- D. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.
- E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- F. Rental Rate: Owner shall set the rent. There is no cap on rent or rent appreciation.
- G. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- H. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year
- I. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- J. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- K. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.
- L. Insurance. Owner shall keep the Residential Unit continuously insured against physical loss for the full replacement value of the Residential Unit.

- M. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- N. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.
- O. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of a Residential Unit shall be subject to these Special Restrictions. Not less than ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, each of the following shall be considered a default ("Default"):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.
- B. A violation of any term of these Special Restrictions or any laws affecting the Residential Unit.
- C. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- D. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- E. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any

substantial part of the Residential Unit, or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department, shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Revocation. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, revoke or seek revocation of the rights to use or occupy the Residential Unit.
- D. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the insert the Town of Jackson or Teton County, Wyoming that these Special Restrictions are no longer consistent with the insert the Town of Jackson or Teton County, Wyoming goals for affordable housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Residential Unit, in whole or in part, with the written consent of Owner of the Residential Unit and insert the Town of Jackson or Teton County, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants

running with the Residential Units, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Units, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by the Housing Department and insert the Town of Jackson or Teton County, Wyoming. Where these Special Restrictions are silent, the Housing Rules and Regulations govern. These Special Restrictions shall be prior and superior to any mortgage or lien interest encumbering the Resideintial Unit.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

insert the Town of Jackson or Teton County.
insert the Town of Jackson or Teton County.
Jackson, WY 83001.

To Owner

SECTION 9. ATTORNEY’S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney’s fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Residential Unithereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions.

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such

Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the _____ of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

[SEAL]

Notary Public

TOWN OF JACKSON

Pete Muldoon, Mayor

ATTEST: _____
By: Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _ day of _____, 20__, the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _ day of _____, 20__, the foregoing instrument was acknowledged before me by Sandy Birdyshaw as Town Clerk, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Approved as to form:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Insert name of Housing Manager, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the day _____ of _____, 20__, the foregoing instrument was acknowledged before me by Insert name of Housing Manager, as Housing Manager of the Jackson/Teton County Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

PROJECT IMAGES

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



APPROACH ON GILL AVE.



PEDESTRIAN APPROACH N. JACKSON STREET

VICINITY MAP (N.T.S.)



PROJECT DIRECTORY

OWNER:	HARRISON HOSPITALITY PROPERTIES, LP 175 N JACKSON ST JACKSON, WY 83001 PHONE: 307-733-2000 CONTACT: BRANDON HARRISON RON HARRISON CELL: 307-690-6968 email: bharrison@rustyparrot.com
ARCHITECT:	ROWLAND+BROUGHTON ARCHITECTURE AND URBAN DESIGN 500 W. MAIN ST. ASPEN, CO 81611 PHONE: 970.544.9006 FAX: 970.544.3473 CONTACT: SCOTT MCHALE scott@rowlandbroughton.com cell: 970.708.5035
PRECON CONTRACTOR:	BIG D SIGNATURE 1705 HIGH SCHOOL RD BLDG 100, STE 150 JACKSON, WY, 83002 PHONE: 307-215-8097 CONTACT: SHANDON BRINKERHOFF cell: 307-413-9881 email: shandon.brinkerhoff@big-d.com
LAND PLANNER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: SCOTT PIERSON HAL HUTCHINSON cell: 307-699-0265 Hal 307-413-8522 Scott email: scott@y2consultants.com hal@y2consultants.com
SURVEYOR:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: MARK FELLERMAN cell: 307-413-5429 email: mark@y2consultants.com
CIVIL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: VINCE ROUX cell: email: vince@y2consultants.com
GEOTECHNICAL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: ZIA YASROBI, PE cell: email: zia@y2consultants.com
LANDSCAPE ARCHITECT:	AGROSTIS, INC. PO BOX 3074 1130 MAPLE WAY, SUITE #2C JACKSON, WY 83001 CONTACT: HEATH KUSZACK, PLA, CLARB, ASLA cell: 307-413-1883 email: heath@agrostisinc.com
STRUCTURAL ENGINEER:	KLAA, INC. 215 N. 12TH STREET, UNIT E CARBONDALE, CO 81623 CONTACT: DAN DOHERTY cell: 970-948-7464 email: ddoherty@klaa.com

SHEET INDEX

ARCHITECTURAL	
A0.1	COVER
A0.6	FLOOR AREA CALCULATIONS
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED PEDESTRIAN FRONTAGE PLAN
A1.3	PROPOSED SITE PLAN @ BASEMENT LEVEL
A1.4	PROPOSED SITE LIGHTING CONCEPTS
A1.5	PROPOSED SITE LIGHTING EXAMPLES
A1.6	PROPOSED SNOW STORAGE PLAN
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED LEVEL 1 FLOOR PLAN
A2.2	PROPOSED LEVEL 2 FLOOR PLAN
A2.3	PROPOSED LEVEL 3 FLOOR PLAN
A2.4	PROPOSED ROOF LEVEL PLAN
A4.1	EXTERIOR ELEVATIONS
A4.1_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.2	EXTERIOR ELEVATIONS
A4.2_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.3	EXTERIOR ELEVATIONS
A4.3_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE
A4.4	EXTERIOR ELEVATIONS
A4.4_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE

SURVEY

1 OF 2	SURVEY
2 OF 2	SURVEY

CIVIL

C0.1	NOTES
C1.1	EXISTING CONDITIONS
C2.1	FINISHED CONDITIONS
C3.1	GRADING PLANS - SITE PLAN
C3.2	GRADING PLANS - BASEMENT PLAN
C3.3	GRADING PLANS - CURB & GUTTER P & P 1
C3.4	GRADING PLANS - CURB & GUTTER P & P 2
C3.5	GRADING PLANS - CURB & GUTTER P & P 3
C3.6	GRADING PLANS - RAMP P & P
C4.1	UTILITY PLANS - SITE PLAN
C4.2	UTILITY PLANS - POWER
C4.3	UTILITY PLANS - BASEMENT PLAN
C4.4	STORMWATER PLAN
C4.5	STORMWATER P&P
C5.1	FEASIBILITY GRADING - ALLEY P&P

LANDSCAPE

L1.0	DEVELOPMENT PERMIT APPLICATION - LANDSCAPE PLAN
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PROJECT INFORMATION AND ZONING SUMMARY

PROJECT:	175 N JACKSON ST JACKSON, WY 83001	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):	1 HOUR, STRUCTURE, SEE CODE SHEETS
PARCEL ID:	22-41-16-28-4-11-001	SETBACKS	
PERMIT #:	PENDING	SIDE: 5	0' or 5'-0" SEE SITE PLAN
LEGAL DESCRIPTION:	LOT 1,2,3, BLK 4, JACKSON	PRIMARY:	5'-0" RANGE FROM PEDESTRIAN FRONTAGE SETBACK SEE SITE PLAN
ZONE DISTRICT:	DC, DOWNTOWN CORE	REAR:	0' or 5'-0" SEE SITE PLAN
HEIGHT LIMIT:	48' FOR 5/12 OR STEEPER; 42' FOR LESS THAN 5/12	INSULATION REQUIREMENTS	
LOT SIZE:	20,908 ± SF (0.48ACRES ±)		PER 2012/2015 IECC
OCCUPANCY CLASSIFICATION:	R-1, A-2, A-3, B, S-2 MIXED USE		TETON COUNTY - CLIMATE ZONE 7
BUILDING TYPE:	TYPE VA, 1 HR, SEE CODE SHEETS		MAXIMUM GLAZING U-FACTOR: 0.37 OPERABLE / 0.29 FIXED
FIRE SPRINKLER:	NFPA 13		MIN. CEILING R-VALUE: R-49 OR R-35ci
			MIN. WALL R-VALUE: R-13 & R-7.5ci OR R-20 & R-3.8ci
			MIN. FLOOR R-VALUE: R-30
			MIN. BASEMENT WALL R-VALUE: R10ci
			MIN. SLAB PERIMETER R-VALUE: R-15, 24" BELOW
			MIN. CRAWL SPACE WALL R-VALUE: R-10ci



rowland+broughton

architecture / urban design / interior design

500 w. main st. 1830 blake st.
aspen, co 81611 denver, co 80202
970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

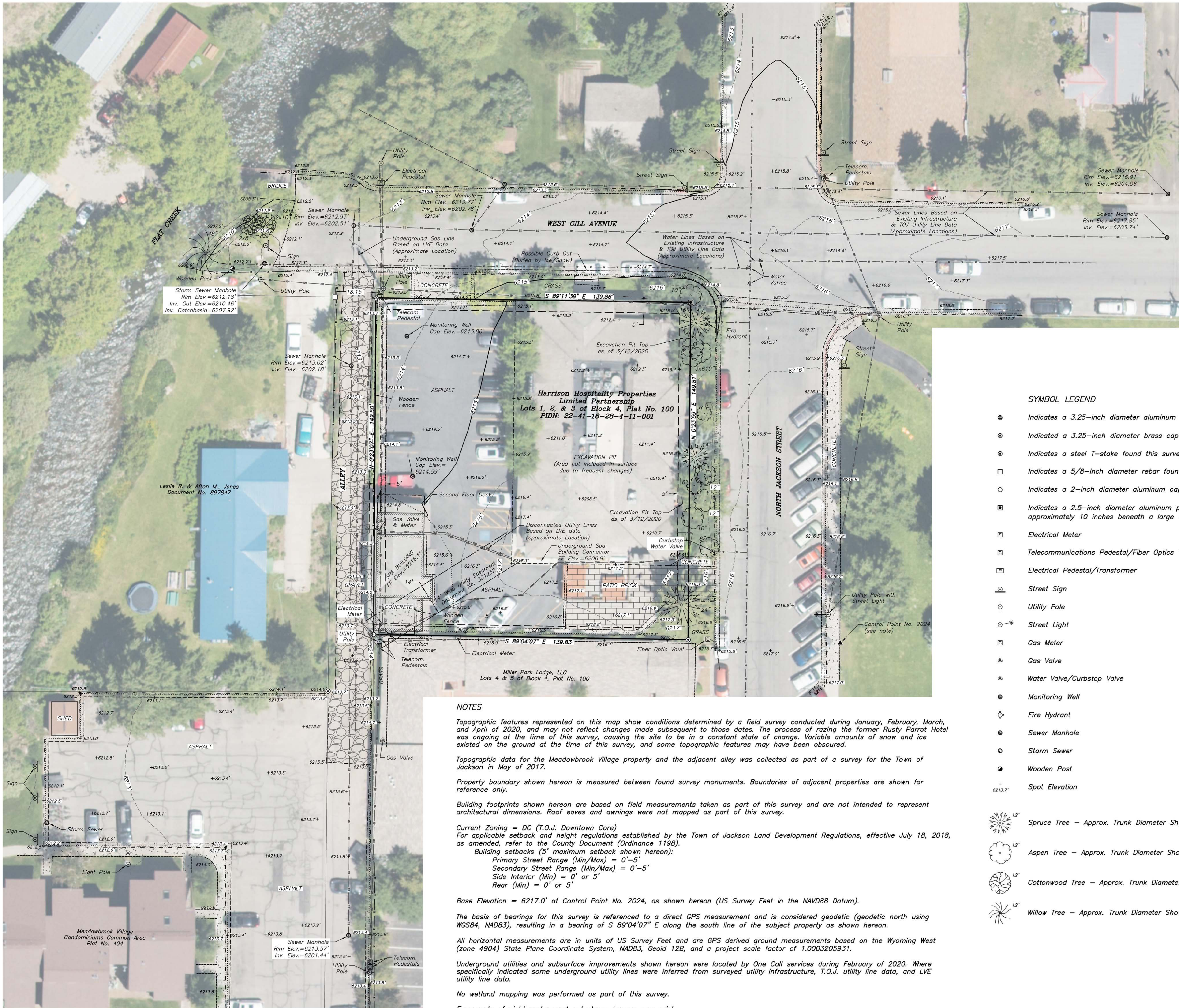
PROJECT NO:
22007

SHEET TITLE:
COVER

SCALE: 12" = 1'-0"

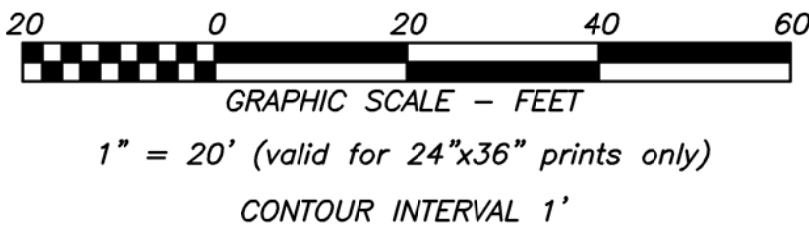
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- LINEWORK LEGEND**
- Measured Property Boundary
 - Adjoining Property Boundary
 - Max Building Setbacks – Town of Jackson
 - Record Easement Line
 - Existing Building Perimeter
 - Building Deck/Wooden Bridge
 - Building on Adjoining Property
 - Flowline
 - Fenceline
 - Top Back of Curb
 - Underground Sewer Line
 - Underground Water Line
 - Underground Gas Line
 - Underground Telecommunications Line
 - Underground Power Line
 - Overhead Wire
 - Asphalt
 - Concrete
 - Patio Brick
 - Gravel
 - Index Contours
 - Intermediate Contours

- SYMBOL LEGEND**
- Indicates a 3.25–inch diameter aluminum cap inscribed "PE & LS 2612" found this survey
 - Indicated a 3.25–inch diameter brass cap with illegible markings found this survey
 - Indicates a steel T–stake found this survey
 - Indicates a 5/8–inch diameter rebar found this survey
 - Indicates a 2–inch diameter aluminum cap inscribed "PLS 6447" found this survey
 - Indicates a 2.5–inch diameter aluminum pipe monument with no cap found this survey. Pipe found approximately 10 inches beneath a large boulder, and appeared to be broken or sawed off.
 - Electrical Meter
 - Telecommunications Pedestal/Fiber Optics Vault
 - Electrical Pedestal/Transformer
 - Street Sign
 - Utility Pole
 - Street Light
 - Gas Meter
 - Gas Valve
 - Water Valve/Curbstop Valve
 - Monitoring Well
 - Fire Hydrant
 - Sewer Manhole
 - Storm Sewer
 - Wooden Post
 - Spot Elevation
 - 12" Spruce Tree – Approx. Trunk Diameter Shown
 - 12" Aspen Tree – Approx. Trunk Diameter Shown
 - 12" Cottonwood Tree – Approx. Trunk Diameter Shown
 - 12" Willow Tree – Approx. Trunk Diameter Shown



NOTES

Topographic features represented on this map show conditions determined by a field survey conducted during January, February, March, and April of 2020, and may not reflect changes made subsequent to those dates. The process of razing the former Rusty Parrot Hotel was ongoing at the time of this survey, causing the site to be in a constant state of change. Variable amounts of snow and ice existed on the ground at the time of this survey, and some topographic features may have been obscured.

Topographic data for the Meadowbrook Village property and the adjacent alley was collected as part of a survey for the Town of Jackson in May of 2017.

Property boundary shown hereon is measured between found survey monuments. Boundaries of adjacent properties are shown for reference only.

Building footprints shown hereon are based on field measurements taken as part of this survey and are not intended to represent architectural dimensions. Roof eaves and awnings were not mapped as part of this survey.

Current Zoning = DC (T.O.J. Downtown Core)
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1198).

Building setbacks (5' maximum setback shown hereon):
Primary Street Range (Min/Max) = 0'–5'
Secondary Street Range (Min/Max) = 0'–5'
Side Interior (Min) = 0' or 5'
Rear (Min) = 0' or 5'

Base Elevation = 6217.0' at Control Point No. 2024, as shown hereon (US Survey Feet in the NAVD88 Datum).

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of S 89°04'07" E along the south line of the subject property as shown hereon.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD83, Geoid 12B, and a project scale factor of 1.0003205931.

Underground utilities and subsurface improvements shown hereon were located by One Call services during February of 2020. Where specifically indicated some underground utility lines were inferred from surveyed utility infrastructure, T.O.J. utility line data, and LVE utility line data.

No wetland mapping was performed as part of this survey.

Easements of sight and record not shown hereon may exist.



Y2 Consultants
180 South Willow St.
P.O. Box 2870
Jackson, WY 83001
Y2consultants.com

Existing Conditions Survey

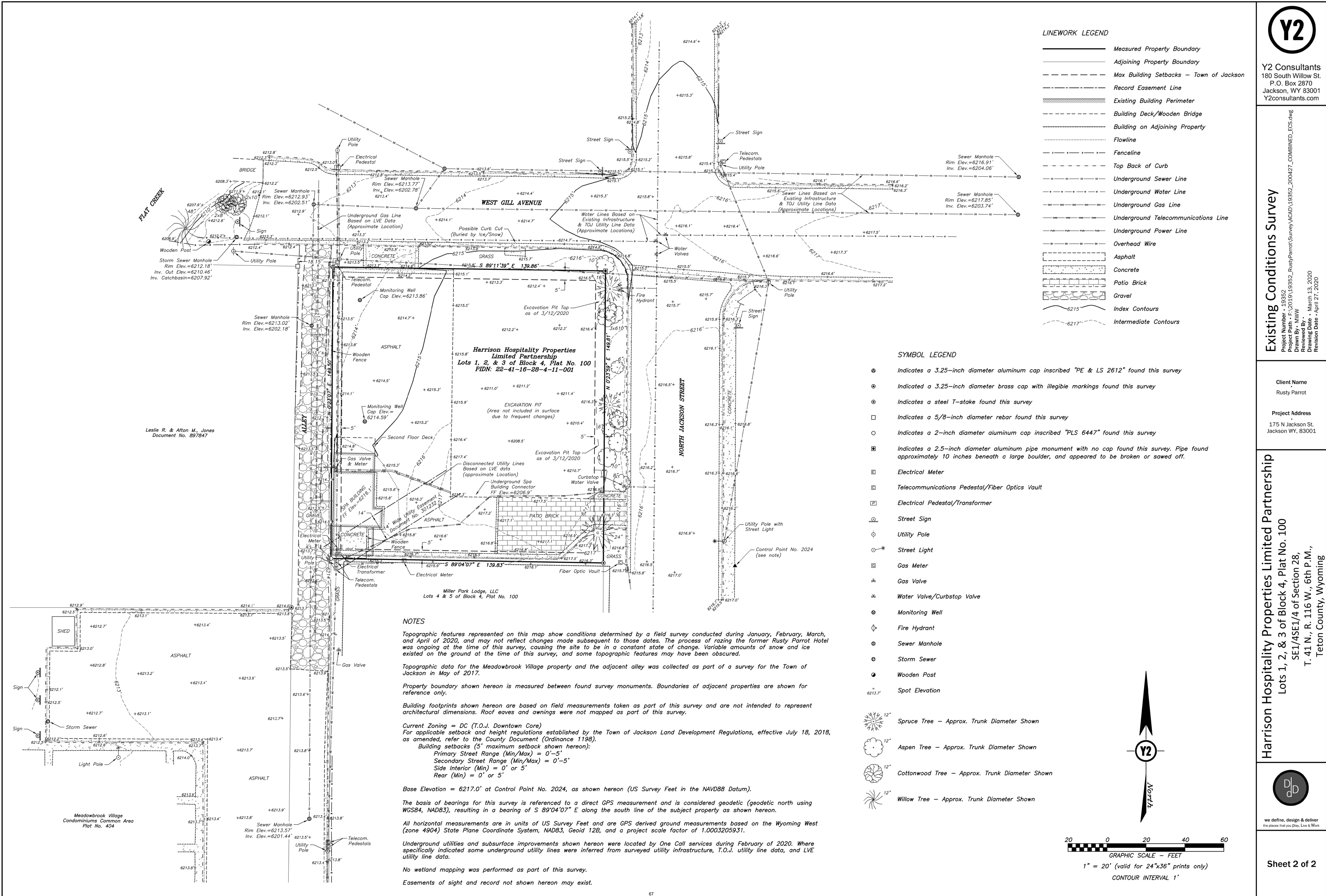
Project Number - 19352
Project Path - F:\2019\19352_RustyParrot\Survey\ACAD\200427_COMBINED_ECS.dwg
Drawn By - MWW
Reviewed By -
Drawing Date - March 13, 2020
Revision Date - April 27, 2020

Client Name
Rusty Parrot

Project Address
175 N Jackson St.
Jackson WY, 83001

Harrison Hospitality Properties Limited Partnership
Lots 1, 2, & 3 of Block 4, Plat No. 100
SE1/4SE1/4 of Section 28,
T. 41 N., R. 116 W., 6th P.M.,
Teton County, Wyoming





SURVEY NOTES

1. TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY CONDUCTED DURING JANUARY, FEBRUARY, MARCH, AND APRIL OF 2020, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THOSE DATES. THE PROCESS OF RAZING THE FORMER RUSTY PARROT HOTEL WAS ONGOING AT THE TIME OF THIS SURVEY, CAUSING THE SITE TO BE IN A CONSTANT STATE OF CHANGE. VARIABLE AMOUNTS OF SNOW AND ICE EXISTED ON THE GROUND AT THE TIME OF THIS SURVEY, AND SOME TOPOGRAPHIC FEATURES MAY HAVE BEEN OBSCURED.
2. TOPOGRAPHIC DATA FOR THE MEADOWBROOK VILLAGE PROPERTY AND THE ADJACENT ALLEY WAS COLLECTED AS PART OF A SURVEY FOR THE TOWN OF JACKSON IN MAY OF 2017.
3. PROPERTY BOUNDARY SHOWN HEREON IS MEASURED BETWEEN FOUND SURVEY MONUMENTS. BOUNDARIES OF ADJACENT PROPERTIES ARE SHOWN FOR REFERENCE ONLY.
4. BUILDING FOOTPRINTS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS TAKEN AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES AND AWNINGS WERE NOT MAPPED AS PART OF THIS SURVEY.
5. CURRENT ZONING = DC (T.O.J. DOWNTOWN CORE)
6. FOR APPLICABLE SETBACK AND HEIGHT REGULATIONS ESTABLISHED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, EFFECTIVE JULY 18, 2018, AS AMENDED, REFER TO THE COUNTY DOCUMENT (ORDINANCE 1198).
7. BUILDING SETBACKS (5' MAXIMUM SETBACK SHOWN HEREON):
PRIMARY STREET RANGE (MIN/MAX) = 0'-5'
SECONDARY STREET RANGE (MIN/MAX) = 0'-5'
SIDE INTERIOR (MIN) = 0' OR 5'
REAR (MIN) = 0' OR 5'
8. BASE ELEVATION = 6217.0' AT CONTROL POINT NO. 2024, AS SHOWN HEREON (US SURVEY FEET IN THE NAVD88 DATUM).
9. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC (GEODETIC NORTH USING WGS84, NAD83), RESULTING IN A BEARING OF S 89°04'07" E ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. ALL HORIZONTAL MEASUREMENTS ARE IN UNITS OF US SURVEY FEET AND ARE GPS DERIVED GROUND MEASUREMENTS BASED ON THE WYOMING WEST (ZONE 4904) STATE PLANE COORDINATE SYSTEM, NAD83, GEOID 12B, AND A PROJECT SCALE FACTOR OF 1.0003205931.
11. UNDERGROUND UTILITIES AND SUBSURFACE IMPROVEMENTS SHOWN HEREON WERE LOCATED BY ONE CALL SERVICES DURING FEBRUARY OF 2020, WHERE SPECIFICALLY INDICATED SOME UNDERGROUND UTILITY LINES WERE INFERRED FROM SURVEYED UTILITY INFRASTRUCTURE, T.O.J. UTILITY LINE DATA, AND LVE UTILITY LINE DATA.
12. NO WETLAND MAPPING WAS PERFORMED AS PART OF THIS SURVEY.
13. EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

DEVELOPMENT PLAN NARRATIVE

This narrative supplements the Development Plan Application narrative with sections specific to the Civil Engineering plans and relevant sections of the TOJ LDRs.

Excavation and Shoring

Excavation will take place within the property boundaries in accordance with TOJ LDRs Section 5.7.2.B.8. *Cut and Fill within Site Boundaries*, except for re-grading of adjacent streetscapes in the ROW, and trenching for utilities. Construction barriers and/or fencing will surround the project during construction in order to protect pedestrians and restrict access.

In accordance with TOJ LDR Section 5.7.2.B.10 *Cut and Fill Slopes*, all cut and fill slopes will be graded at 2:1 or shallower, except where permanent and temporary retaining walls are proposed. Retaining walls greater than 4 ft in height will be designed by a Wyoming PE per 5.7.2.B.3.

Construction of the basement level will require vertical excavation at or near the property boundary. This will be accomplished using one of several potential soil stabilization methods to be later determined and specified in detail by the General Contractor in a shoring plan. The shoring plan will be prepared by a team that includes the project Geotechnical Engineer, Civil Engineer, Architect, and Shoring Contractor. The final documents will be provided as part of the Construction Management Plan and submitted with the Building Permit application.

Shoring techniques can include both vertical and horizontal components. Horizontal shoring components have the potential to extend across the property boundary and into the subsurface of adjacent lands. Where potential conflicts with utilities exist the shoring design will use a combination vertical and horizontal system to avoid those conflicts. The combination system employs vertical elements at upper elevations in order to avoid major encroachment beyond the property boundary. As shoring is constructed and excavation deepens below the depth of the utilities other shoring designs with horizontal elements that encroach into the ROW may be implemented. These horizontal components would be sufficiently deep to avoid utility conflicts and would be designed such that they would not destabilize the foundation/bedding materials for those utilities.

In accordance with TOJ LDR Section 5.7.2.B.8. *Cut and Fill within Site Boundaries*; shoring components will remain within the property boundary, or an easement and/or encroachment agreement will be sought. Shoring elements that are temporary will be abandoned in place as the basement foundation and walls are constructed and replace the shoring as the structural building support and provide stabilization of the surrounding soils. The abandoned shoring elements would not be of concern for subsequent excavations on adjacent projects, particularly those related to typical work occurring in the ROW including street grading and maintenance, and utility installation, maintenance or replacement, but could be altered or removed if necessary, dewatering

Dewatering

Should dewatering become necessary during construction it will comply with section 5.7.4.B. *Design Criteria, Standards, and Specifications for Erosion Control Measures*. All necessary State permitting and discharge requirements will be met. Method and location of discharge will be determined once dewatering is determined to be necessary, and would be coordinated with TOJ Public Works.

DESIGN NOTES

Water and Sewer Demand

Water demand was calculated using the original Hunter's Curve and water fixture unit counts:

Appurtenance	Private or Public	Quantity	WSFU
Shower (per head)	Private	44	61.6
Bathtub or Bath/Shower	Private	42	168.0
Lavatory	Public	15	30.0
Lavatory	Private	81	81.0
Clothes Washer (Res.)	Public	3	18.0
Water Closet (flush valve)	Public	9	90.0
Water Closet (flush tank)	Private	41	90.2
Dishwasher (Comm.)	Public	1	15.0
Sink-Service/Mop	Public	2	6.0
Sink-Bar	Public	3	9.0
Sink-Laundry	Public	1	1.5
Urinal (flush tank)	Public	3	9.0
Sink-Kitchen	Private	11	16.5

Total WSFU = 596. Total peak hourly flow rate per Hunter's Curve = 170 gpm. Irrigation demand = 30 gpm
Total, peak, hourly water demand = 200 gpm
Total, average, hourly water demand = 100 gpm (assume peaking factor of 2).
Maximum daily water demand = 24,480 gpd (assume peaking factor of 10 per Georgia Environmental Protection Division's Minimum Standards for Public Water Systems).

Sewer flows were calculated according to WYDEQ Rules & Regulations:

40 "motel" bedrooms at 140 gpd each	= 5,600 gpd
3 laundry machines at 450 gpd each	= 1,350 gpd
145 meals per day at 10 gpd each	= 1,450 gpd
45 staff at 15 gpd each	= 675 gpd
Total flow rate	= 9,075 gpd

Stormwater System and Alley Grading

During the Dev. Plan pre-application conference the Applicant and their Agents discussed options for the Rusty Parrot stormwater management plan with TOJ staff. The option considered with TOJ Engineering was design of the terminus of a potential future TOJ stormwater system buildout to which the Rusty Parrot will connect. The stormwater system will discharge to Flat Creek via a treatment system installed at the West end of Gill Avenue.

Included in in these plans and as part of this application is a proposed design for said system. It has been designed to accommodate buildout of a larger TOJ stormwater system (final pipe sizing to be determined with TOJ) to the east in Gill Avenue, to the south in Jackson Street, and to the south in the Alley. This has been accomplished in the following manners:

1. Match Flat Creek discharge invert elevation to existing discharge pipe.
2. Maintain minimum pipe slope for pipe size in accordance with WYDEQ Rules. (Pipe size has been approximated due to lack of data on total flows) except where potential utility conflicts exist.
3. Generate conceptual grading and stormwater piping plans for the Alley – provided as the last sheet in this plan set "Feasibility Grading – Alley P&P" – that illustrate how the Alley could be regraded, and stormwater piping installed, to correct existing drainage problem.

The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

NOTES

C0.1



Y2consultants.com
307.733.2999



CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

DATE

2020.05.01

DRAWING SET TITLE

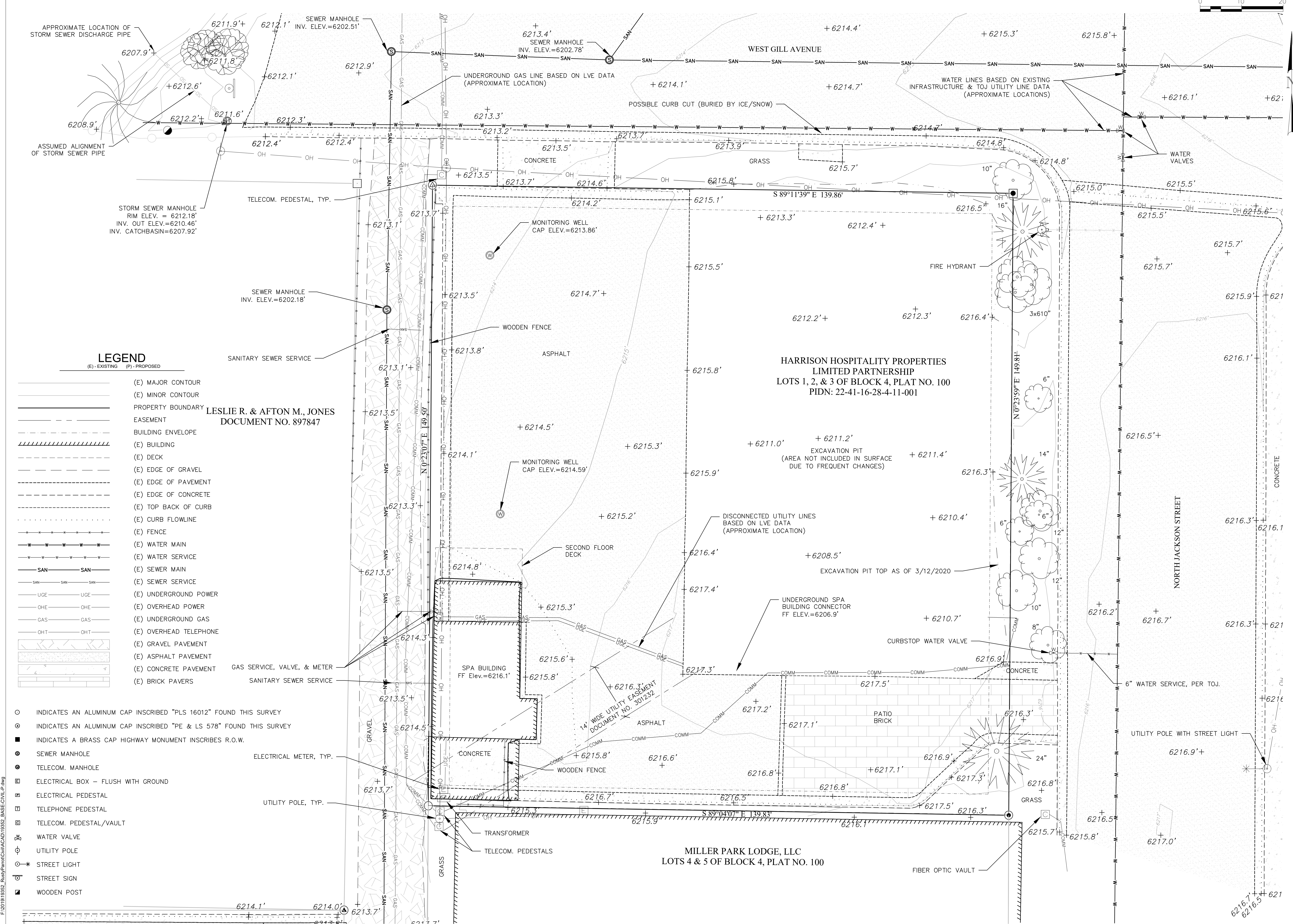
DEV. PERMIT APP

DRAWN BY: SAH

CHECKED BY: VR

JOB #: 19352

LAST SAVED: 5/12/2020 10:29 AM BY: SKYLEIGH RYAN VINCE ROUX
F:\2019\19352_RustyParrot\DWG\19352_BASE-CV1P.dwg



DRAWING SET TITLE		DEV. PERMIT APP	
DATE		2020.05.01	
DRAWN BY: SAH		CHECKED BY: VR	
JOB #: 19352			

Y2 CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2consultants.com
307.733.2999

Professional Engineer (Civil)
SEATED ZIA A. VAS-ROU
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE

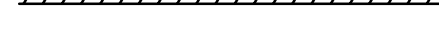
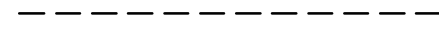
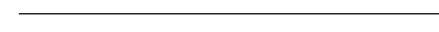
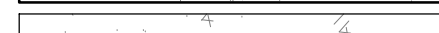
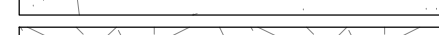
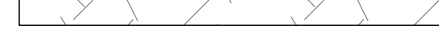
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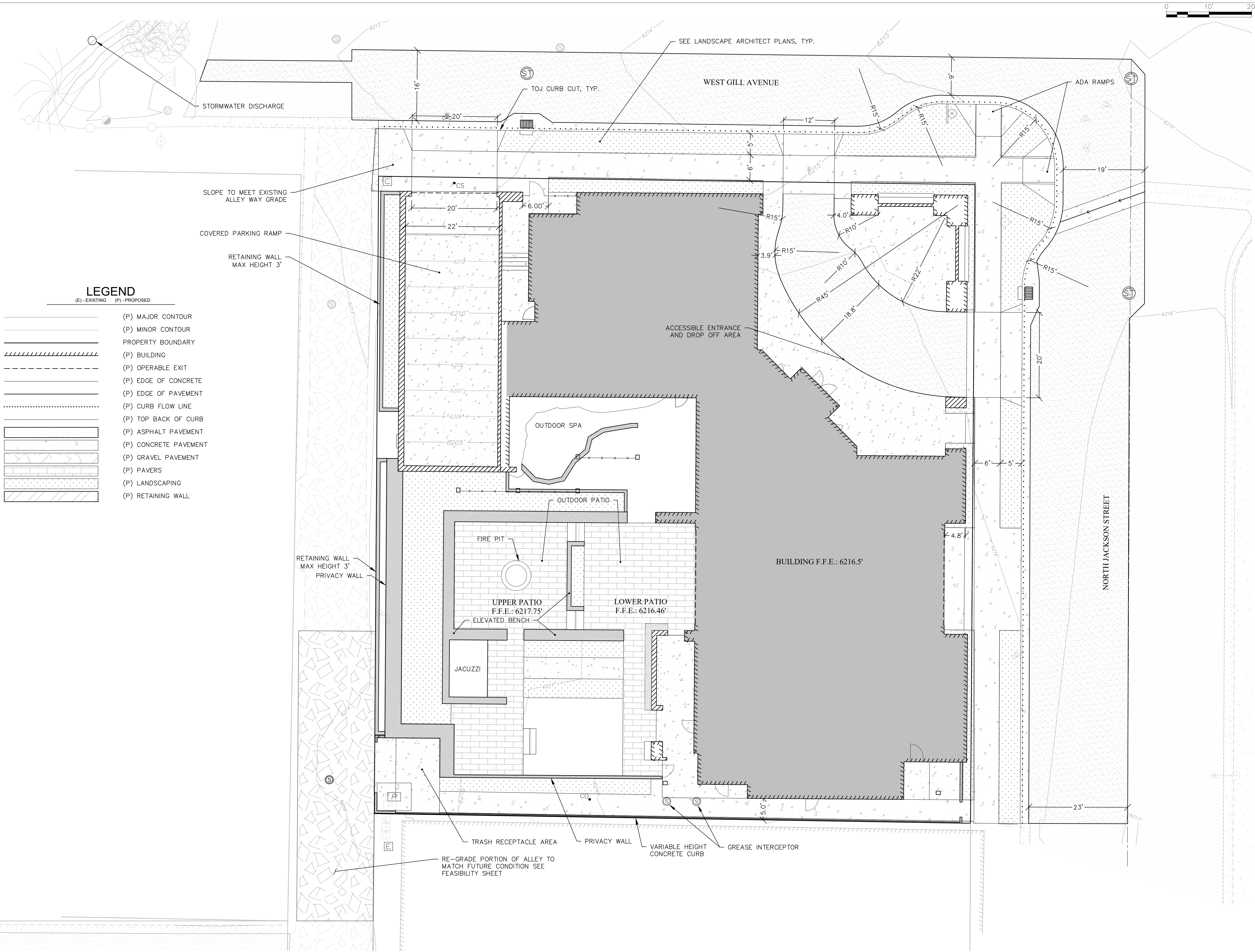
175 N JACKSON STREET
JACKSON, WY

EXISTING
CONDITIONS

C1.1

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LEGEND	
(E) - EXISTING	(P) - PROPOSED
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	PROPERTY BOUNDARY
	(P) BUILDING
	(P) OPERABLE EXIT
	(P) EDGE OF CONCRETE
	(P) EDGE OF PAVEMENT
	(P) CURB FLOW LINE
	(P) TOP BACK OF CURB
	(P) ASPHALT PAVEMENT
	(P) CONCRETE PAVEMENT
	(P) GRAVEL PAVEMENT
	(P) PAVERS
	(P) LANDSCAPING
	(P) RETAINING WALL



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DATE	2020.05.01
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JOB #:	19352

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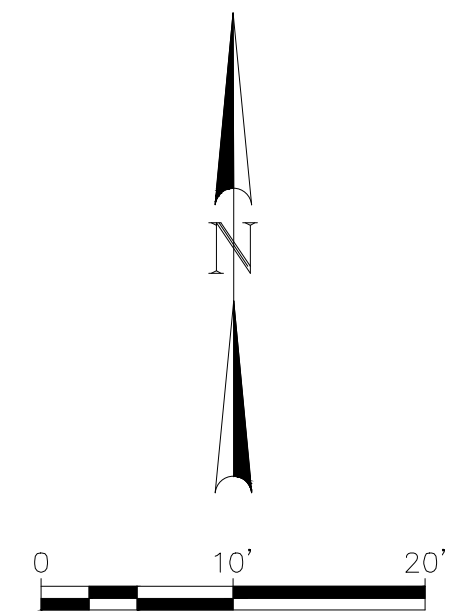
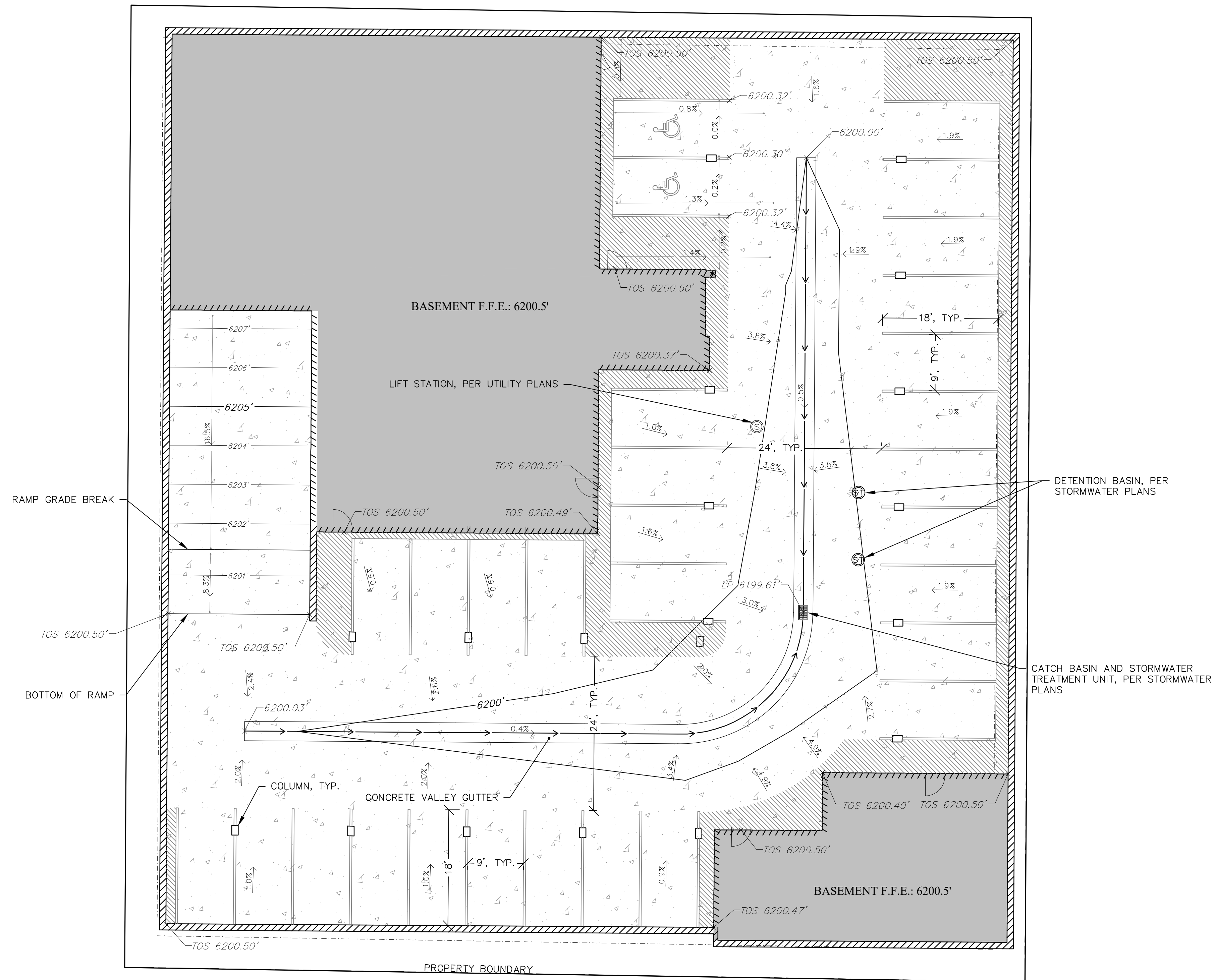
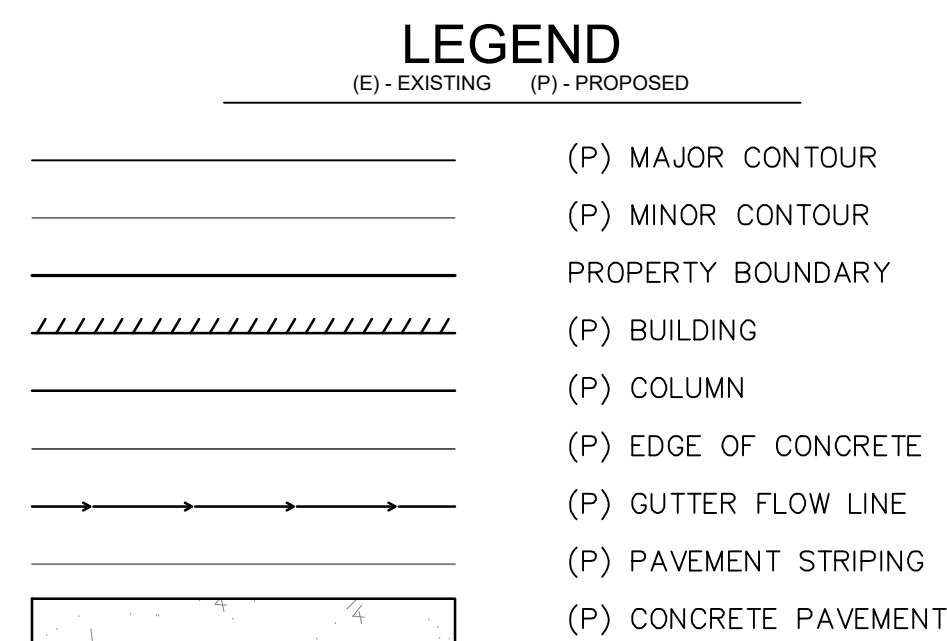
Professional Engineer (Civil)
SELECTION ZIA A. VA-5-50-19
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

FINISHED
CONDITIONS

C2.1







307 733 2999
yz2consultants.com

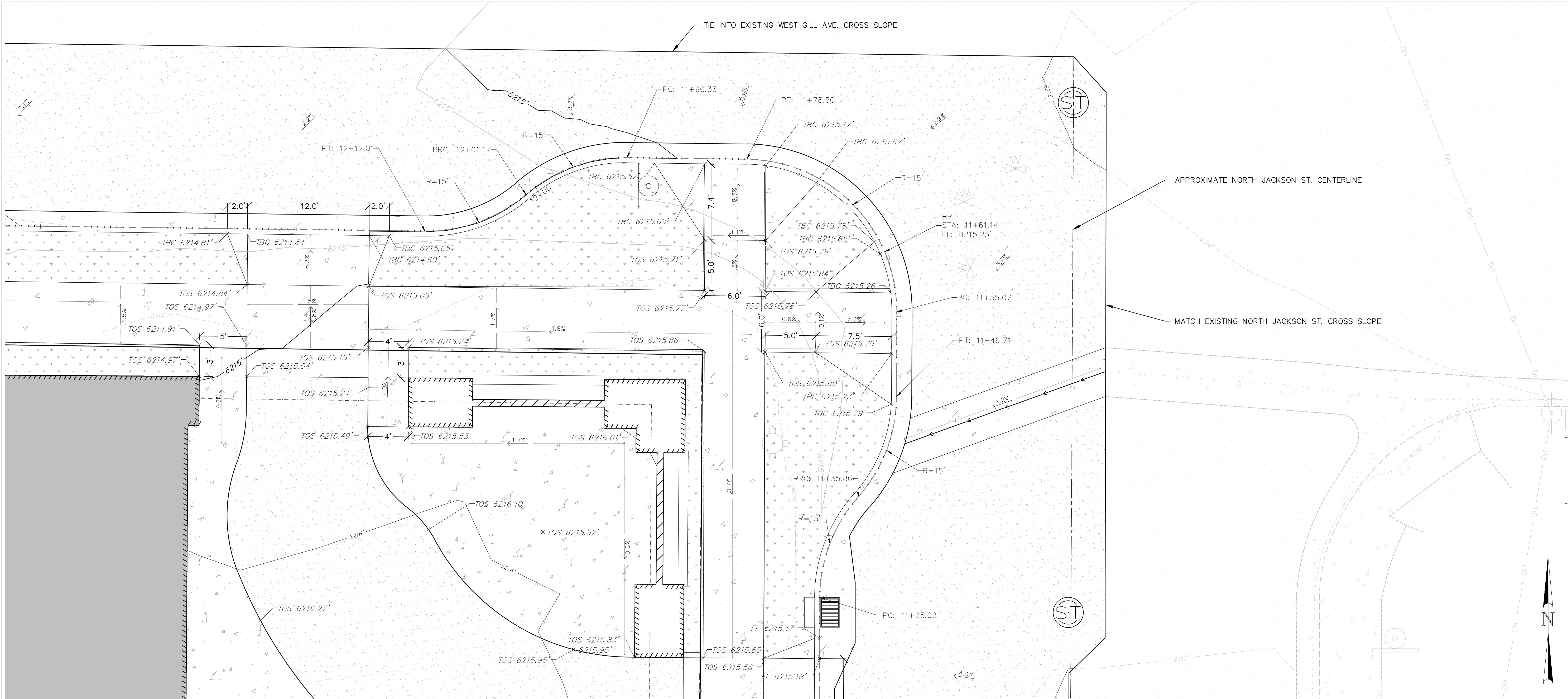


RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

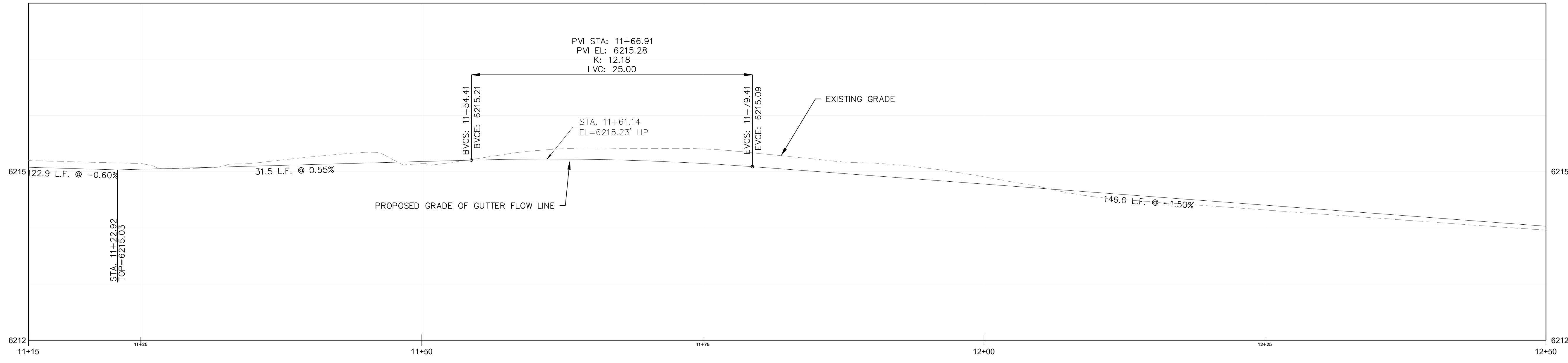
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URB & GUTTER P&P
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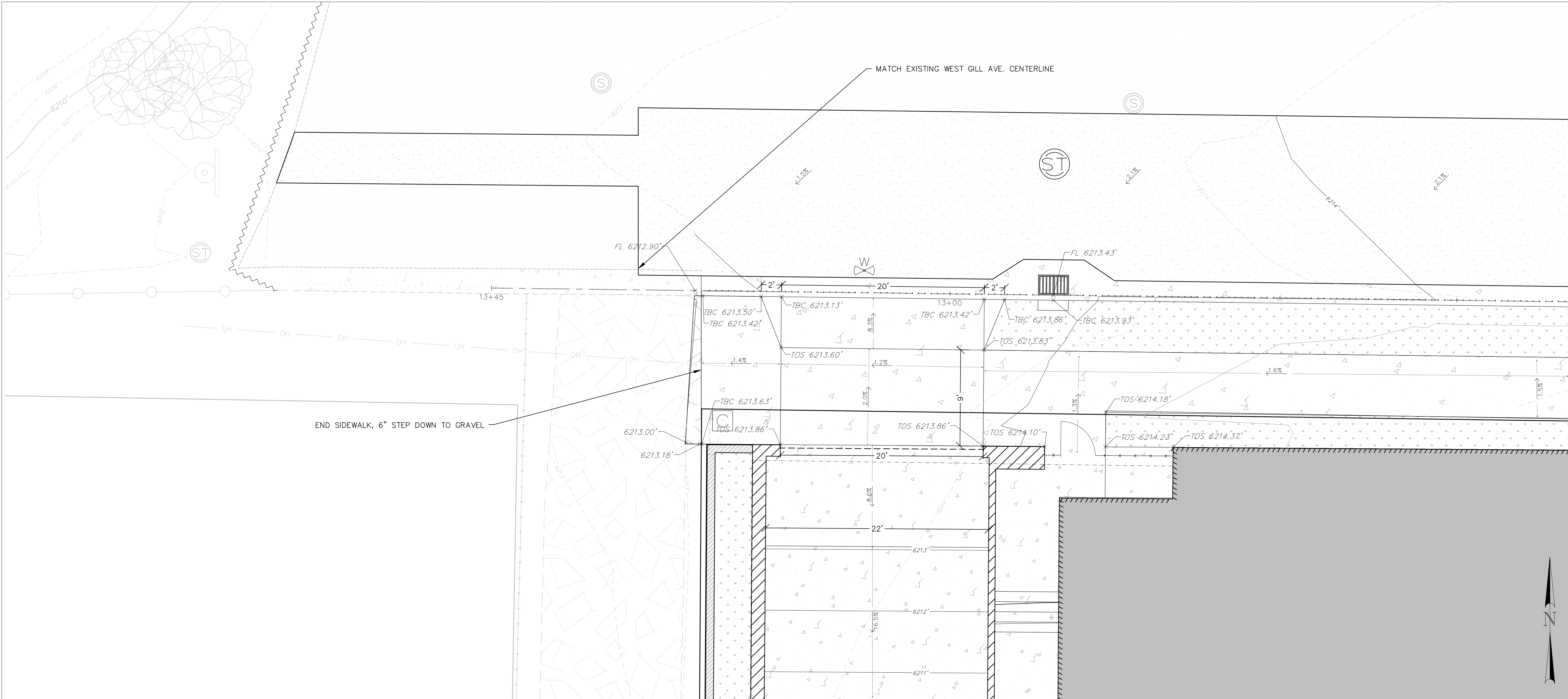


P-ROAD-FLOWLINE PROFILE
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START STA: 11+15.00, END STA: 12+50.00

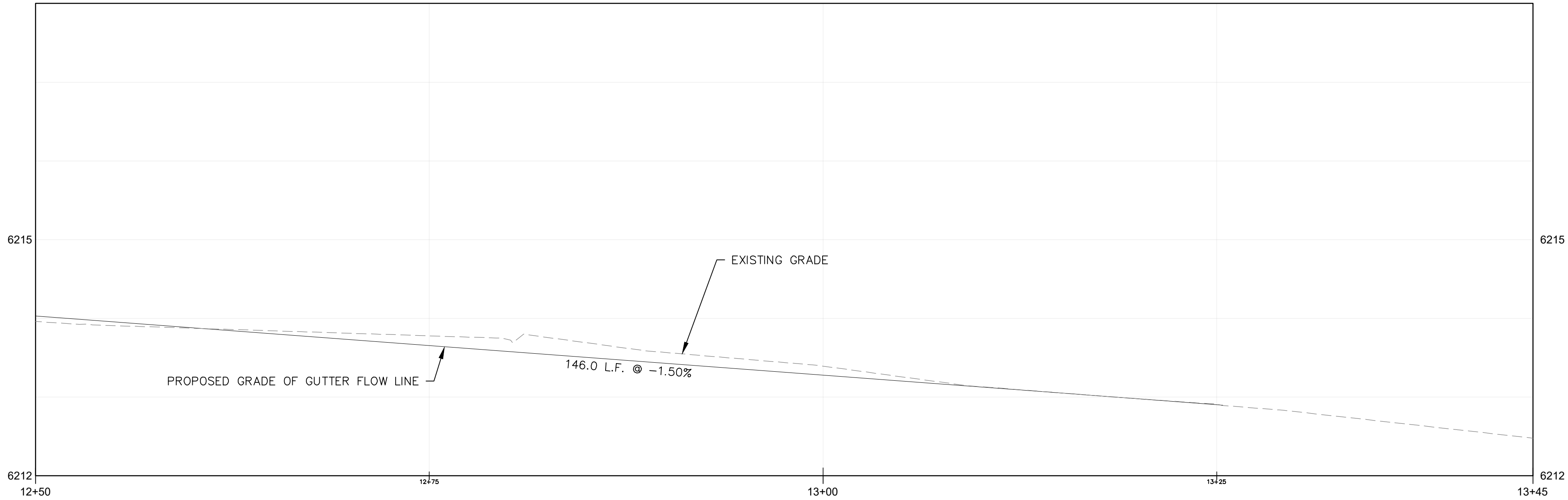
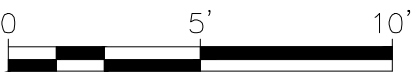


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Y2consultants.com 307.733.2999			
RUSTY PARROT LODGE HARRISON HOSPITALITY PROPERTIES, LP. 175 N JACKSON STREET JACKSON, WY			
GRADING PLANS - CURB & GUTTER P&P 2			
C3.4			

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P-ROAD-FLOWLINE PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 5' VERT. 1" = 1'
START STA: 12+50.00, END STA: 13+45.08



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JOB #:	19352

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

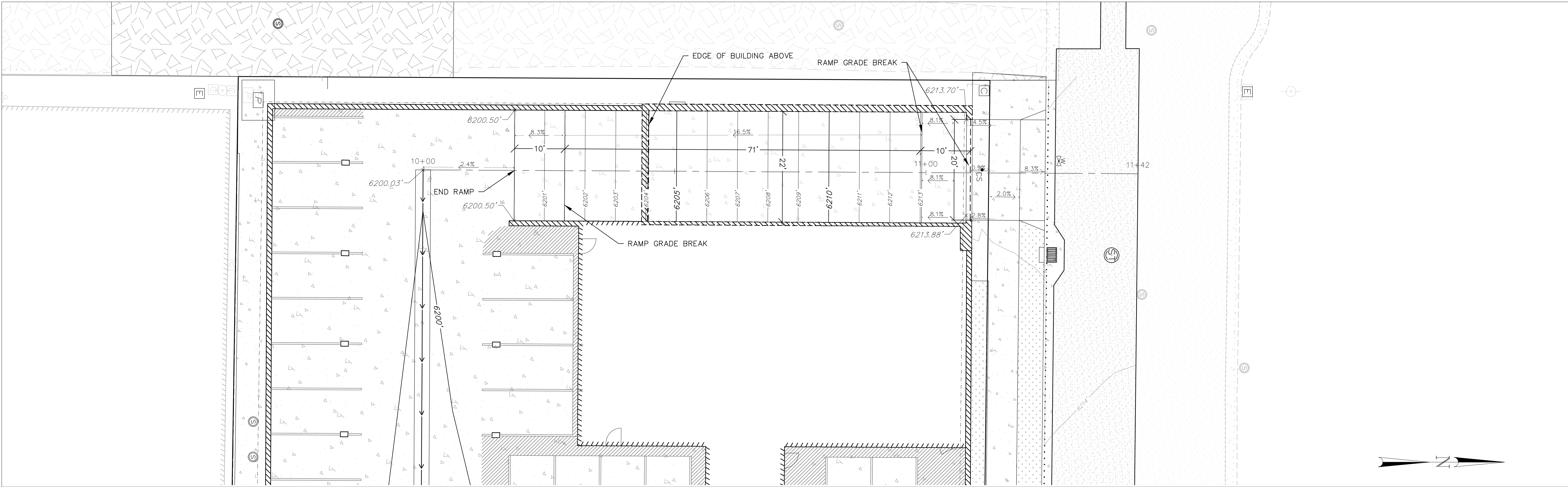
Professional Engineer (Civil)
SE/EO ZIA A. VA-S-1901
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

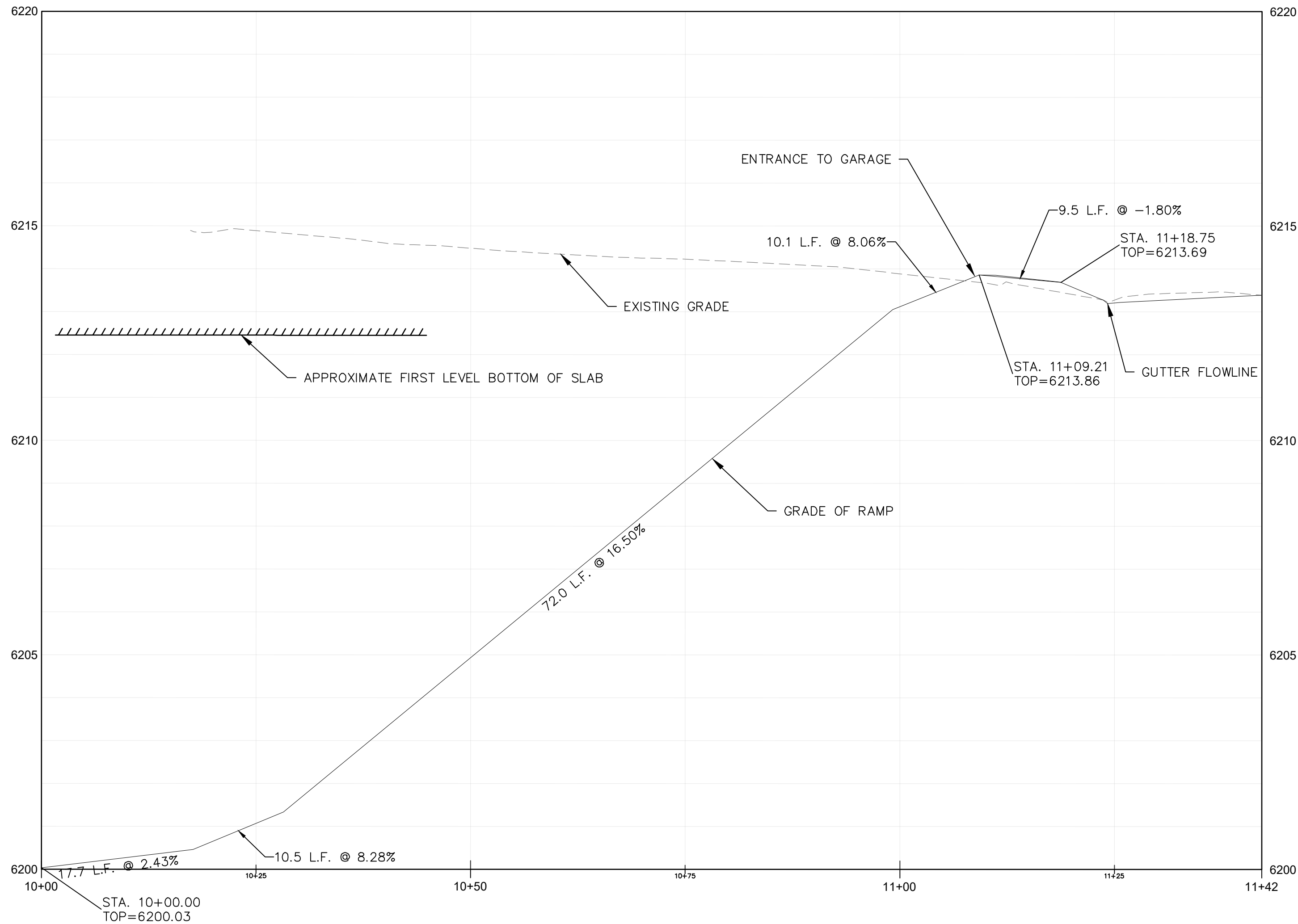
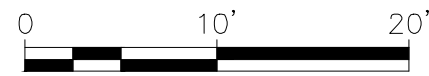
GRADING PLANS -
CURB & GUTTER P&P
3

C3.5

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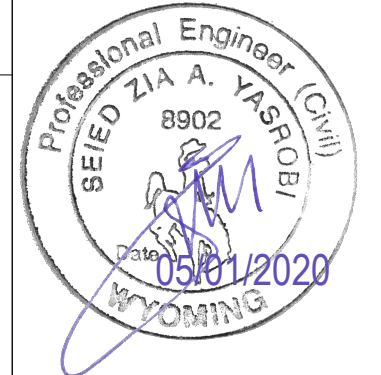
P-RAMP PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 10' VERT. 1" = 2'
START STA: 10+00.00, END STA: 11+42.17



RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

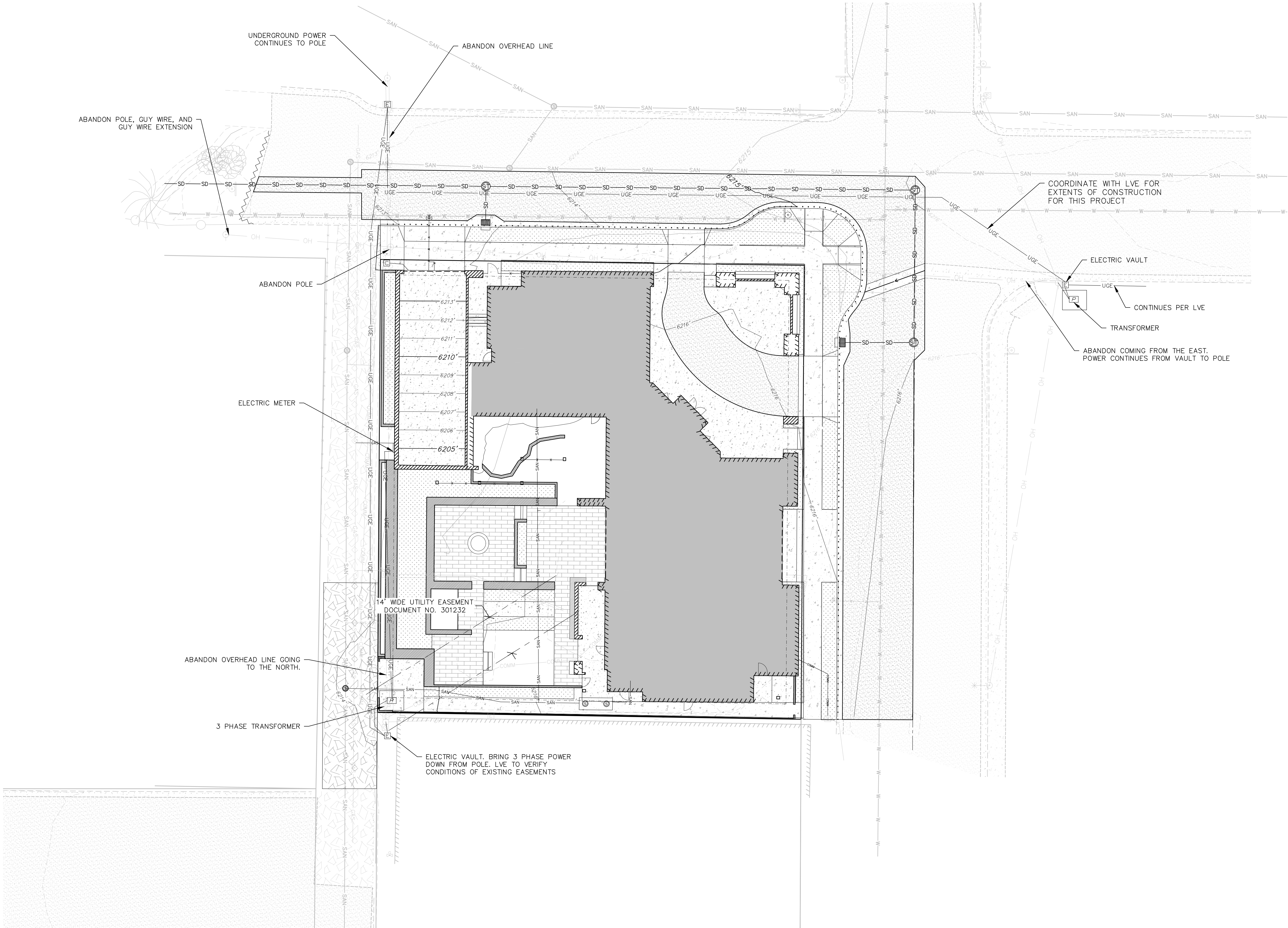
GRADING PLANS -
RAMP P&P

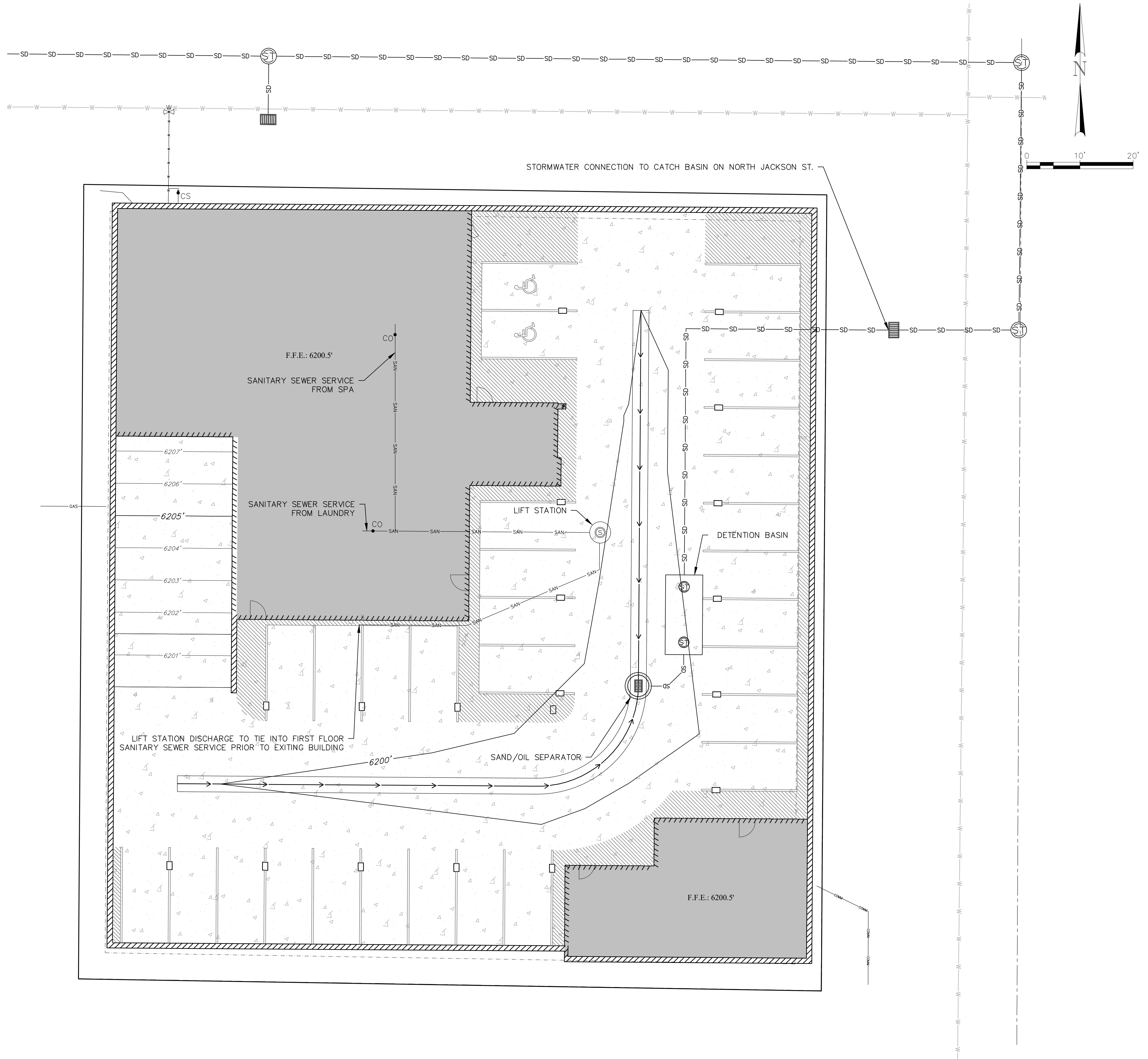
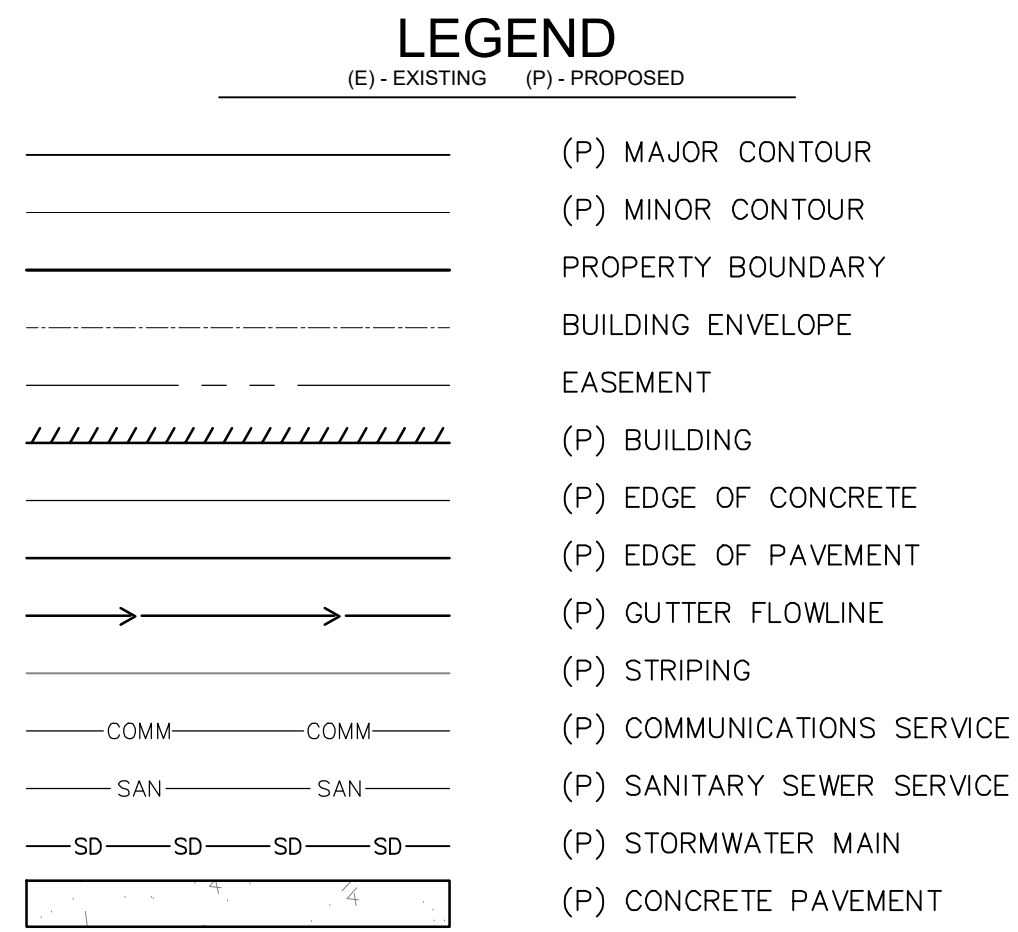
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NATURAL RESOURCE SERVICES

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JOB #:	19352





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STORMWATER CALCULATIONS

STORMWATER DEFINITIONS, ASSUMPTIONS, AND COEFFICIENTS

STORMWATER FLOWS CALCULATED USING RATIONAL METHOD
STORMWATER STORAGE VOLUMES CALCULATED USING MODIFIED RATIONAL METHOD

C_f = RUNOFF COEFFICIENT ADJUSTMENT FACTOR = 1.25
 C = COMPOSITE RUNOFF COEFFICIENT
 T_c = TIME OF CONCENTRATION (MIN)
 T_d = DURATION (MIN)
 A = AREA OF LOT (ACRES)
 Q_{100} = FLOW RATE OF THE 100 YEAR STORM FOR TETON COUNTY
 Q = FLOW RATE OF POST-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 Q_{PRE} = FLOW RATE OF PRE-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 I = INTENSITY (INCHES/HOUR)
 V = VOLUME (CUBIC FEET)

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA$

WHERE $T_d < T_c$, $Q_{100} = Q \times (T_d/T_c)$

WHERE $T_d > T_c$, $Q_{100} = Q$

Q_{PRE} (CUBIC FEET/SECOND)

WHERE $Q_{100} < Q_{PRE}$, $V = 0$

WHERE $Q_{100} > Q_{PRE}$, $V = (Q_{100} - Q_{PRE}) \times (T_d - (Q_{PRE}/Q) \times T_c) \times 60(\text{SEC}/\text{MIN})$

PRE-DEVELOPMENT: BASIN 1

BASIN SIZE: 0.32 ACRES
LENGTH OF TRAVEL: 180 LF
SLOPE: 5%

HARDSCAPE AREA: 0.32 ACRES $C = 0.9$

$T_c = 2.84$ MINUTES - USE 5 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 5 MINUTE DURATION = 3 INCH/HOUR

BASIN 1 DRAINAGE SHALL BE RETAINED ON SITE

AREA = 0.32 ACRES

$Q_r = CIA = 1.069$ CFS

PRE-DEVELOPMENT: BASIN 2

BASIN SIZE: 0.14 ACRES
LENGTH OF TRAVEL: 40 LF
SLOPE: 20%

HARDSCAPE AREA: 0.13 ACRES $C = 0.9$
LANDSCAPE AREA: 0.01 ACRES $C = 0.22$
COMPOSITE $C = 0.87$

$T_c = 7.52$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 2 DRAINAGE SHALL EXIT THE PROPERTY

AREA = 0.14 ACRES
 $Q_r = CIA = 0.357$ CFS

PRE-DEVELOPMENT: BASIN 3

BASIN SIZE: 0.02 ACRES
LENGTH OF TRAVEL: 30 LF
SLOPE: 10%

LAWN AREA: 0.023 ACRES $C = 0.35$

$T_{0.95} = 5.88$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 3 DRAINAGE SHALL EXIT THE PROPERTY

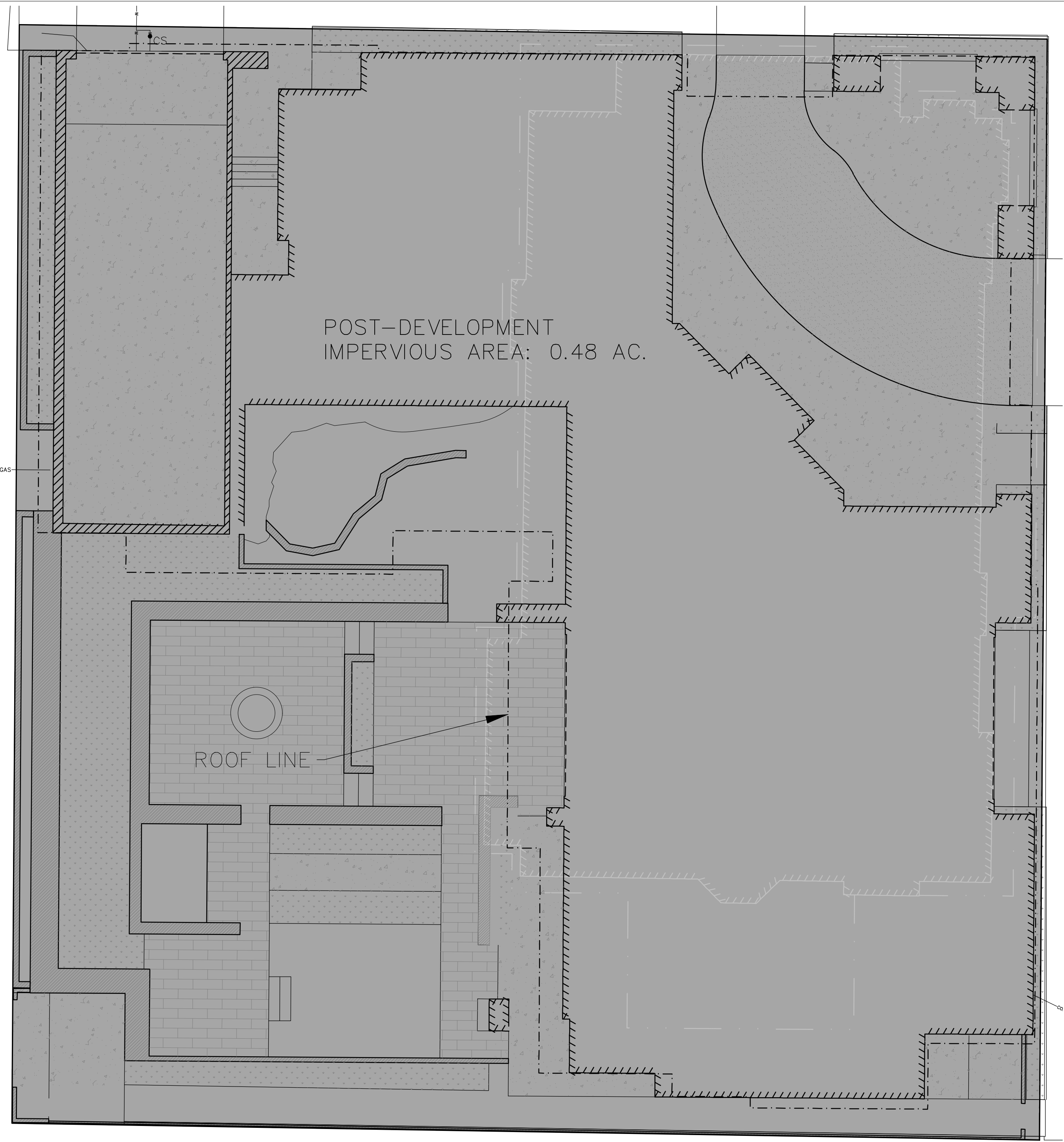
AREA = 0.023 ACRES
 $Q_r = CIA = 0.030$ CFS

CUMULATIVE $Q_r = 0.357 + 0.030 = 0.387$ CFS

NOTES:
STORMWATER CALCULATIONS ARE PRELIMINARY AND SUBJECT TO
REVISION. PERVIOUS AREAS MAY NOT BE ACCURATELY SHOWN.



PRE-DEVELOPMENT DRAINAGE AREAS



POST-DEVELOPMENT DRAINAGE AREAS

FOR THE PURPOSES OF THIS DEVELOPMENT ANALYSIS, THE PROPOSED
DEVELOPMENT WILL BE CONSIDERED AS ONE DRAINAGE BASIN:

IMPERVIOUS AREA: 0.48 ACRES

AREA TYPES:	AREA (ACRES)	C VALUE
PAVEMENT & ROOFS	0.48	0.9

BASIN SIZE: 0.48 ACRES
LENGTH OF TRAVEL: 60 LF
SLOPE: 20%

PRE-DEVELOPMENT FLOW RATE $Q_r = 0.496$ CFS

T_d (DURATION, MINS)	I (INTENSITY, INCHES/HOUR)	Q (FLOW RATE POST DEV., CFS)	MAX Q (CFS)	V (VOLUME, CF)
5.00	3.00	1.62	1.62	319.10
10.00	2.33	1.26	1.26	441.50
15.00	1.90	1.03	1.03	463.60
20.00	1.65	0.89	0.89	462.50
25.00	1.30	0.70	0.70	363.20
30.00	1.08	0.58	0.58	205.40

MAX STORAGE VOLUME = 593.3 CF. = 4,438 GAL.

WATER WILL BE STORED ON SITE AND RELEASED TO THE PROPOSED STORMWATER
INFRASTRUCTURE IN W. GILL AVE. AT THE PRE-EXISTING RATE.

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

STORMWATER PLAN

C4.4



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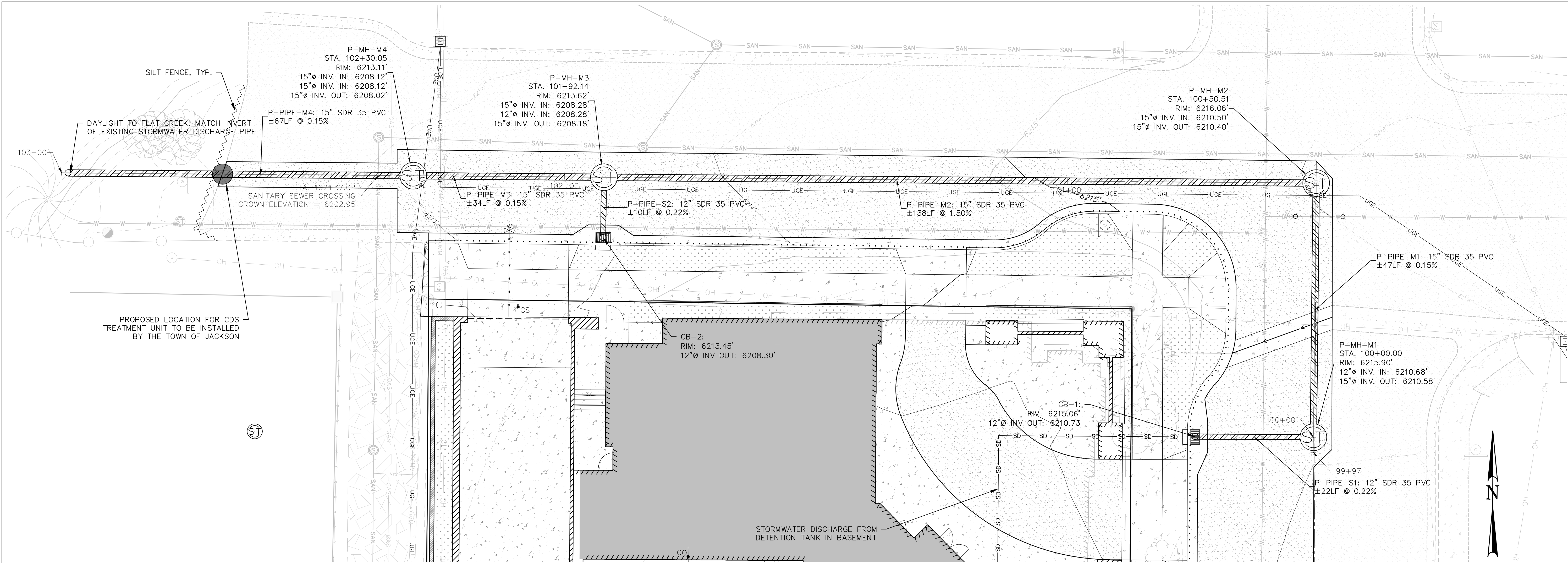
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LANDSCAPE ARCHITECTURE, GIS
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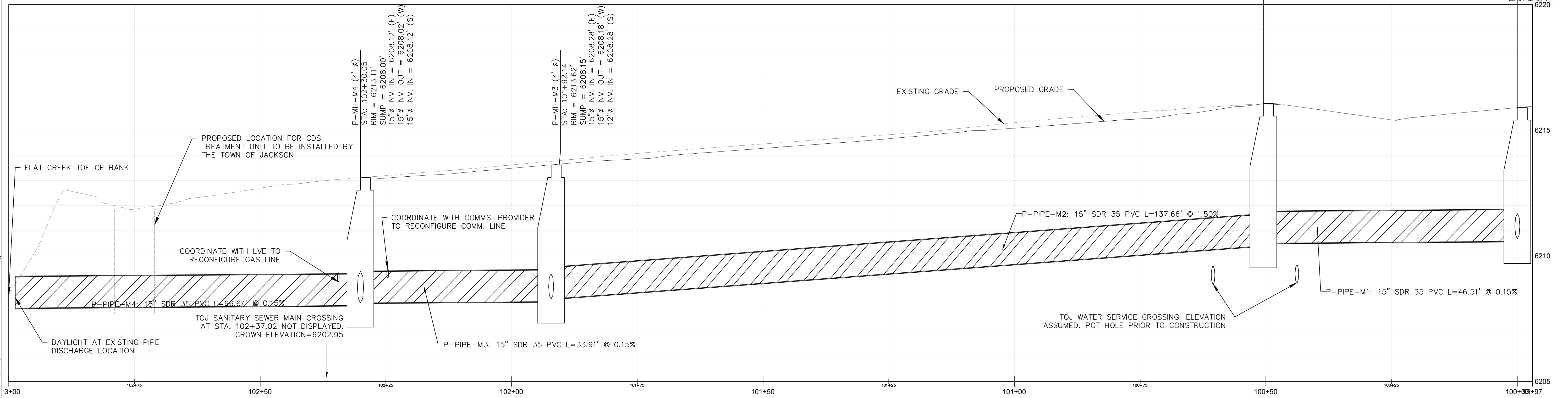
CHECKED BY: VR
JOB #: 19352



STORMWATER DESIGN NOTES:
The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

- GENERAL NOTES:**
1. COMMS. AND GAS LINE ELEVATIONS ARE ASSUMED AND WERE NOT SURVEYED. POTENTIAL CONFLICTS WITH PROPOSED STORMWATER PIPE WILL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
 2. FINAL STORMWATER PIPE SIZING TO BE DETERMINED PENDING DISCUSSION WITH TOWN OF JACKSON.

P-STORM-MAIN PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 10' VERT. 1" = 2'
START STA: 99+97.00, END STA: 103+00.00



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JOB #:	19352

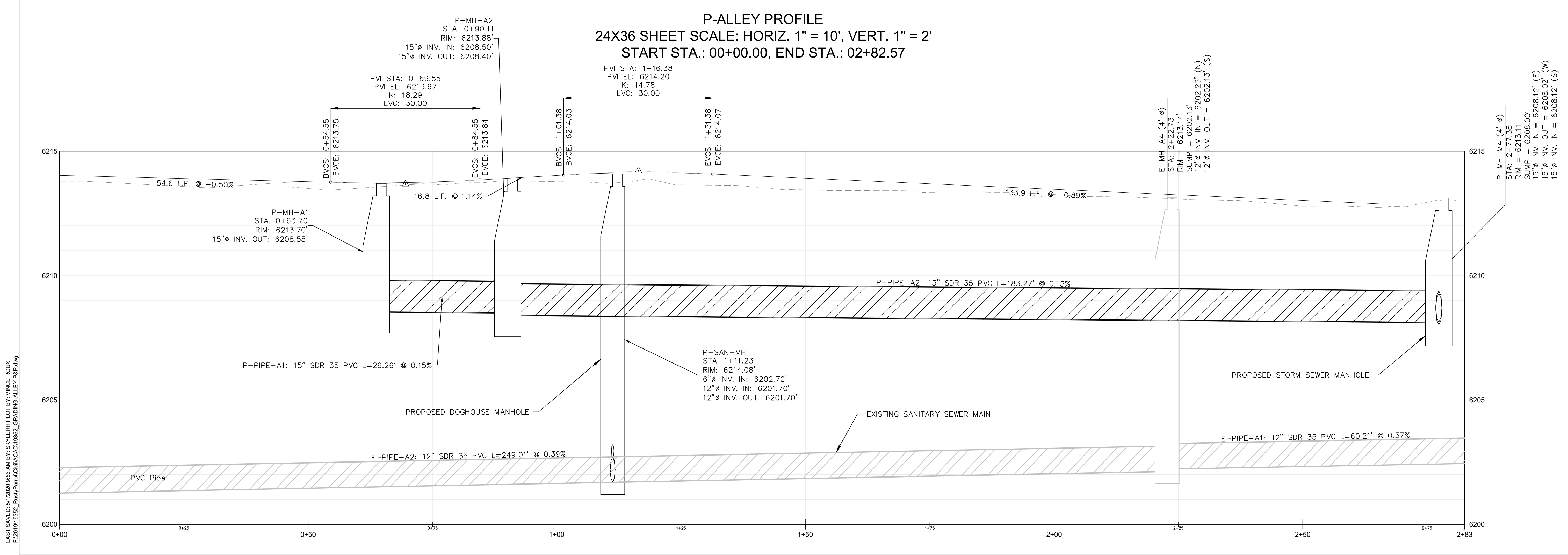
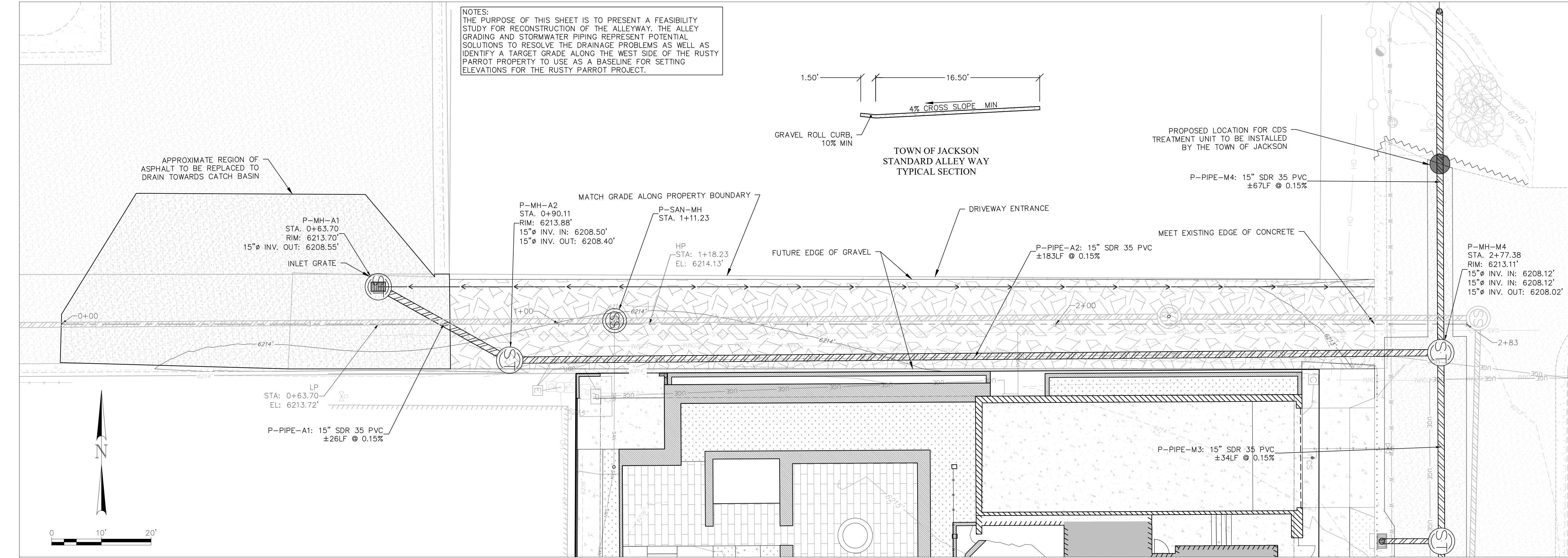
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RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

STORMWATER P&P

C4.5



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DATE	2020.05.01
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JOB #:	19352

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SELEO ZIA A. VA-S-50019
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

FEASIBILITY GRADING
- ALLEY P&P

C5.1



Landscape Plan Notes

Zoning - Downtown Core (DC)

- Per Town of Jackson LDR Section 2.2.10, Figure 1 - Lot Standards, both minimums for Landscape Surface Ratio and Plant Units are listed as *not applicable* resulting in no requirement for landscaping.
- Section 5.5.3.B states that plant units shall be provided at a rate of one plant unit per 1,000 square feet of required landscaped surface area. Since the DC zone has no minimum for required Landscape Surface Ratio, the requirement is zero.
- Section 5.5.3.C.1 - development in the DC zone requires zero plant units for any use.
- Section 5.5.3.D - development in the DC zone is exempted from plant unit requirements for loading bays.

Maintenance and Irrigation Notes

- All proposed landscaping to be maintained by an automatic underground irrigation system. Locations for the backflow preventer, point of connection, main line routing, sleeving are to be determined.
- Property owner will maintain landscaping to the standard of the intent of this development plan - including Town of Jackson rights of way.

Landscape Lighting Notes:

- All proposed landscape lighting to be downcast with a 90 degree cut-off and shall comply to all Town of Jackson exterior lighting regulations.

Reclamation Methods

- Grade all areas as shown on the plan while providing for smooth transitions to existing grade. Scarify all compacted areas to a depth of 4" to provide an adequate substrate for plant growth. Remove rocks and other material greater than 3" in diameter.
- All disturbed areas to receive seed shall have a minimum of 3" of clean topsoil applied prior to seeding or planting.
- Prior to placing topsoil, the area to receive seed shall be raked or tilled to ensure adequate bonding between subgrade and the topsoil layer.
- Seed shall be spread at the rate indicated below and between the dates of October 15th and May 15th. Use approved mechanical broadcasting methods to evenly distribute the seed mix across the surface to be seeded. DO NOT apply seed during high wind conditions and take care not to disturb existing improvements. After seeding is applied, rake the surface of the soil to ensure good contact between seed and soil particles.
- The seed used in the reclamation mix shall be fresh, pure live seed (PLS), of the most recent crop and mixed in the quantities shown below.

Botanical Name Common Name #’s PLS/Acre

<i>Bromus marginatus</i>	Mountain Brome	9.0
<i>Elymus trachacaulis</i>	Slender Wheatgrass	5.0
<i>Festuca idahoensis</i>	Idaho Fescue	3.0
<i>Pascopyrum smithii</i>	Western Wheatgrass	7.0
<i>Pseudoroegneria spicata</i>	Blue Bunch Wheatgrass	6.0
TOTAL =		30.0
		pounds PLS/Acre

- Fertilizer shall be 10-6-4, or approved alternate, and shall be applied at a rate of ten pounds (10 lbs) per one thousand square feet (1,000 sf).

Legend

Existing

- Property Line
- Adjacent Property Line
- Edge of Pavement
- Street Sign
- Electric Transformer
- Communications Vault
- Utility Pole
- Sewer Manhole
- Water Service
- Water Valve
- Stormwater Manhole
- Buried Water Line
- Buried Sewer Line
- Overhead Power Line
- Buried Gas Line
- Buried Power Line
- Buried Stormwater Line

TREE & SHRUB SCHEDULE				
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
	Populus tremuloides	Quaking Aspen	5" - 7" Cal.	1
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	3" Cal.	8
Multi-stemmed Tree or Large Shrub				
	Philadelphus lewisii 'Blizzard'	Blizzard Mock Orange	6' - 8' B+B	10
	Acer ginnala	Amur Maple	8' - 10' B+B	6
Grasses and Perennials				
	Calamagrostis acutiflora	Feather Reed Grass	1 Gal.	33
	Poa pratensis	Kentucky Bluegrass	Sod	1,680 sf
	Varies	Native Grass / Wildflower Mix	Sod / Seed	180 sf
	Varies	Perennial Mix	1 Gal. / 4" pot	1,750 sf

1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com

agrostis, inc.

landscape architecture
land planning

Rusty Parrot Lodge & Spa
175 N Jackson Street

Lots 1, 2, & 3 - Block 4
Town of Jackson, Wyoming
Project # 2002

Revisions

#	Date	Description
5.1.20		original

0 10 20
scale: 1" = 10'

Development Permit
Application
--
Landscape Plan

L1.0

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

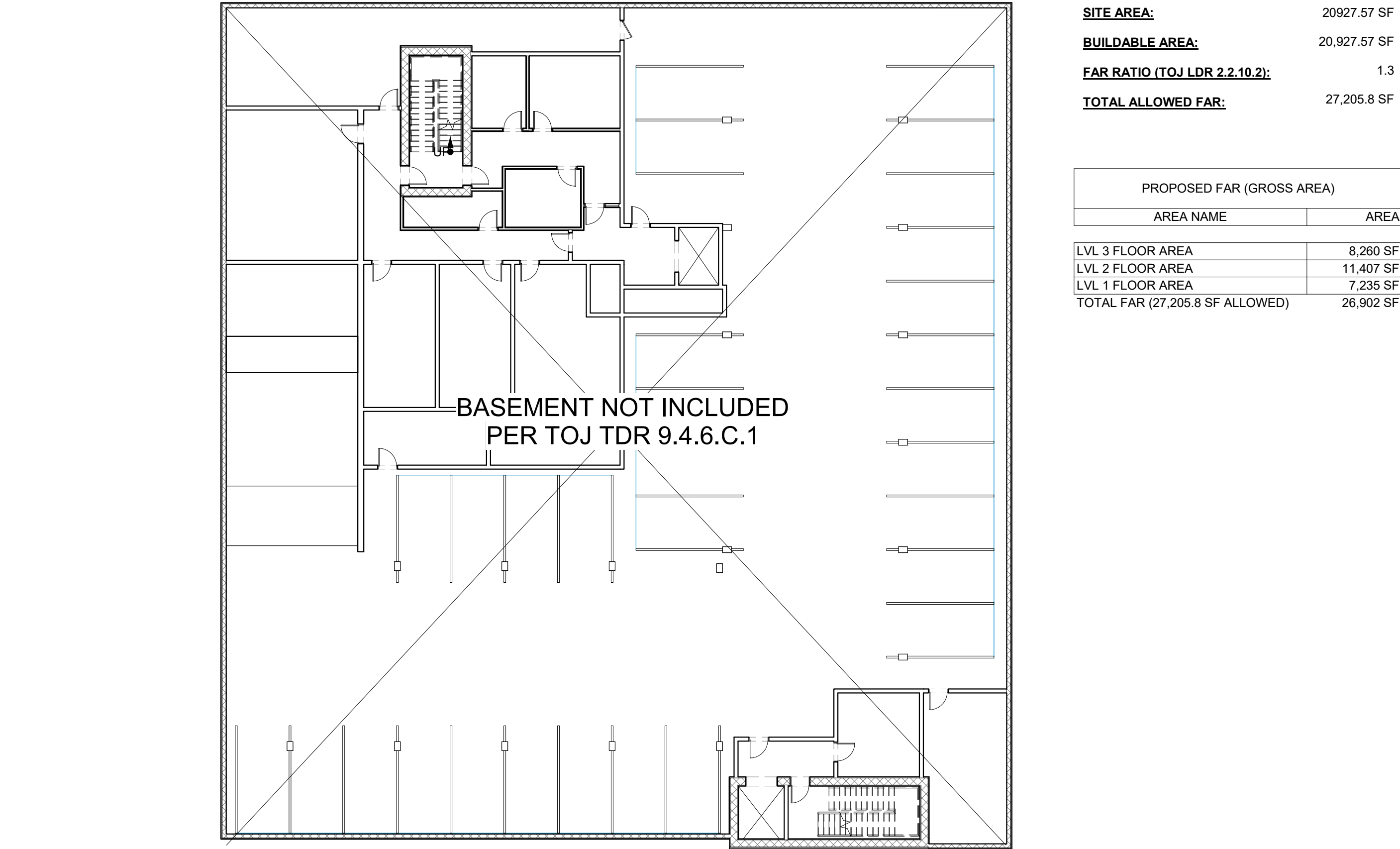
PROJECT NO:
22007

SHEET TITLE:

FLOOR AREA CALCULATIONS

SCALE: 1/16" = 1'-0"

A0.6



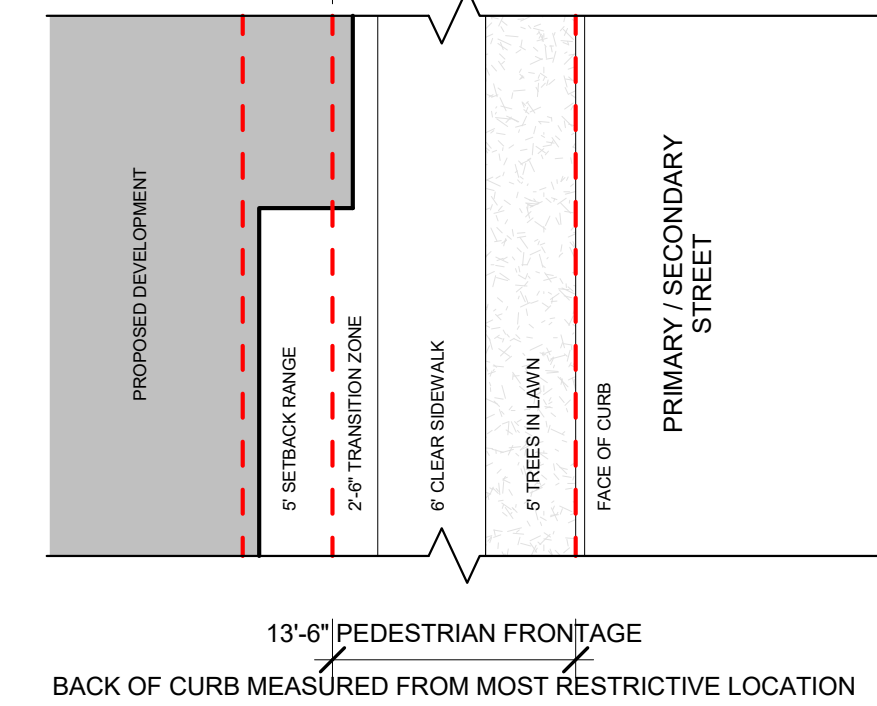


Consultants:

TREES IN LAWN (2.2.1.C.3) PROPOSED AS ALTERNATE TO TREES IN GRATES (2.2.1.C.2)

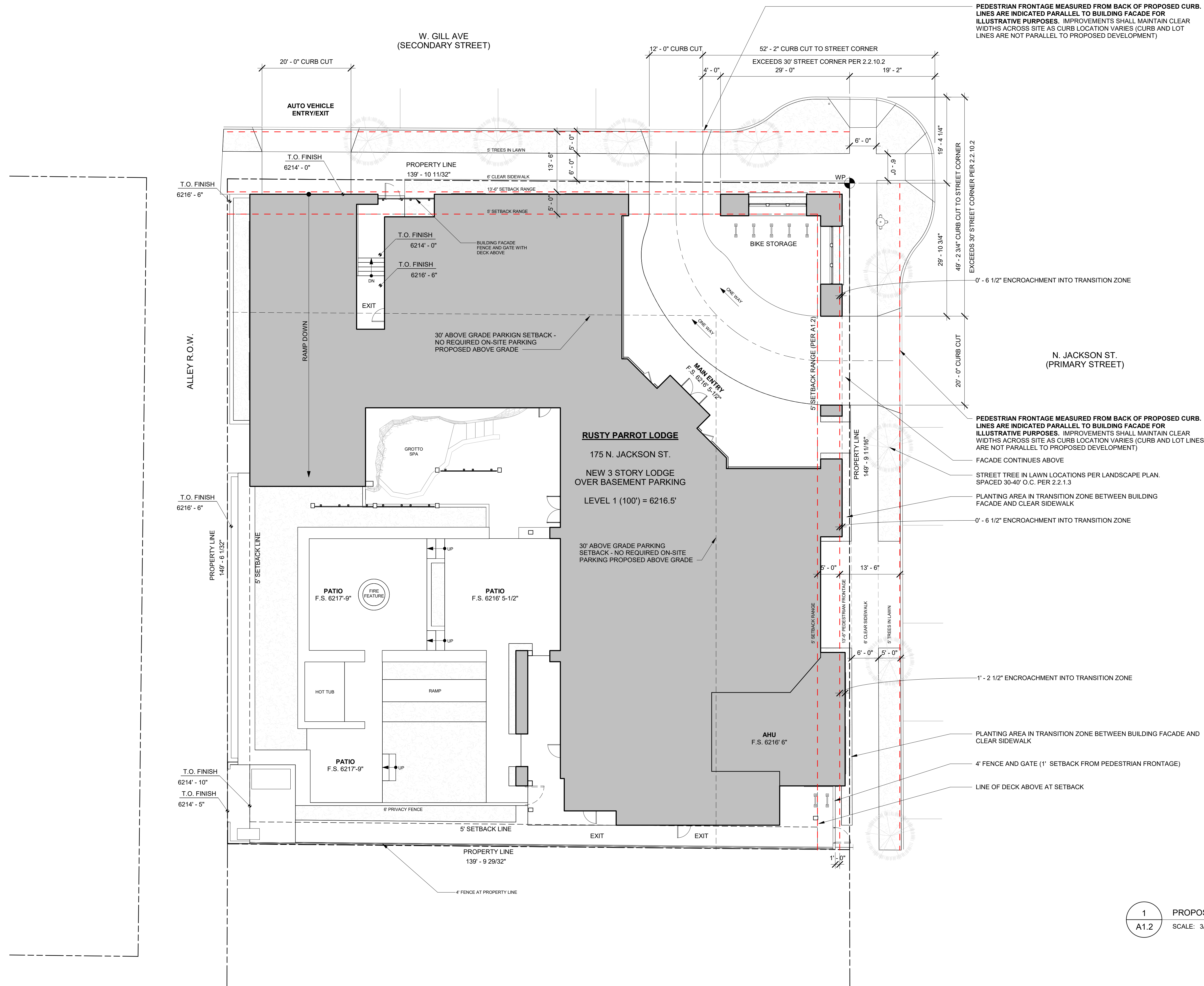
LINES ARE INDICATED PARALLEL TO BUILDING FACADE FOR
 ILLUSTRATIVE PURPOSES. IMPROVEMENTS SHALL MAINTAIN
 CLEAR WIDTHS ACROSS SITE AS CURB LOCATION VARIES (CURB
 AND LOT LINES ARE NOT PARALLEL TO PROPOSED DEVELOPMENT)

MAX. PROPOSED ENCROACHMENT 1'-21/2"



SHEET TITLE:
**PROPOSED
PEDESTRIAN
FRONTAGE PLAN**
SCALE: As indicated

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architecture / urban design / interior design

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aspen, co 81611 denver, co 80202
970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE PLAN @ BASEMENT LEVEL
SCALE: 3/32" = 1'-0"

A1.3

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BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

W. GILL AVE
(SECONDARY STREET)

AUTO VEHICLE
ENTRY/EXIT

PROPERTY LINE
139' - 10 11/32"

5' SETBACK RANGE (PER A1.2)

5' SETBACK RANGE (SEE A1.2)

N. JACKSON ST.
(PRIMARY STREET)

ALLEY R.O.W.

PROPERTY LINE
149' - 6 1/32"

5' SETBACK LINE

AUTO RAMP

RAMP UP

BASEMENT PARKING
GARAGE

LEVEL 0 (84'-0") = 6200.5'

PROPERTY LINE
149' - 9 11/16"

CONSTRUCTION BARRIERS TO SURROUND THE PROJECT DURING
CONSTRUCTION OF THE PROJECT

EXCAVATION AND SHORING GENERAL NOTES

EXCAVATIONS:
ALL PROPOSED EXCAVATION WORK WITHIN THE PROPERTY TO BE IN ACCORDANCE WITH TOU LDR'S SECTIONS 7.2.2.B.8, EXCEPT FOR RE-GRADING OF ADJACENT STREETSCAPES IN THE ROW AND TRENCHING FOR UTILITIES.

CUT AND FILL SLOPES:
ALL CUT AND FILL SLOPES WILL BE GRADED PER TOU LDR SECTION 5.7.2.B.10, EXCEPT WHERE PERMANENT OR TEMPORARY RETAINING WALLS ARE PROPOSED.

RETAINING WALLS:
ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT WILL BE DESIGNED BY A WYOMING PE PER 5.7.2.B.3.

SHORING TECHNIQUES:
SHORING TECHNIQUES CAN INCLUDE BOTH VERTICAL AND HORIZONTAL COMPONENTS. HORIZONTAL SHORING COMPONENTS HAVE THE POTENTIAL TO EXTEND ACROSS THE PROPERTY BOUNDARY AND INTO THE SUBSURFACE OF THE ADJACENT LANDS, WHERE POTENTIAL CONFLICTS WITH UTILITIES EXIST. THE SHORING DESIGN WILL USE A COMBINATION OF VERTICAL AND HORIZONTAL SYSTEMS TO AVOID THOSE CONFLICTS. COMBINATION SYSTEMS WILL EMPLOY VERTICAL ELEMENTS AT UPPER ELEVATIONS IN ORDER TO AVOID MAJOR ENCROACHMENTS BEYOND THE PROPERTY BOUNDARY. BELOW THE DEPTH OF UTILITIES, OTHER SHORING DESIGNS WITH HORIZONTAL ELEMENTS THAT ENCROACH INTO THE ROW MAY BE EMPLOYED AND WHICH WILL BE SUFFICIENTLY DEEP TO AVOID CONFLICTS AND DESTABILIZATION OF FOUNDATION/BEDDING MATERIALS FOR THOSE UTILITIES.

IN ACCORDANCE WITH TOU LDR SECTION 5.7.2.B.8 SHORING COMPONENTS WILL REMAIN WITHIN THE PROPERTY BOUNDARY, OR AN EASEMENT AND/OR ENCROACHMENT AGREEMENT WILL BE SOUGHT. TEMPORARY/ABANDONED SHORING ELEMENTS WILL NOT BE OF CONCERN FOR SUBSEQUENT EXCAVATIONS ON ADJACENT PROJECTS, PARTICULARLY THOSE RELATED TO TYPICAL WORK OCCURRING IN THE ROW.

DEWATERING:
SHOULD DEWATERING BECOME NECESSARY DURING CONSTRUCTION IT WILL COMPLY WITH SECTION 5.7.4.B. AND ALL NECESSARY STATE PERMITTING AND DISCHARGE REQUIREMENTS WILL BE MET. METHOD AND LOCATION OF DISCHARGE WILL BE DETERMINED ONCE DEWATERING IS DETERMINED TO BE NECESSARY, AND WOULD BE COORDINATED WITH TOU PUBLIC WORKS.

BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

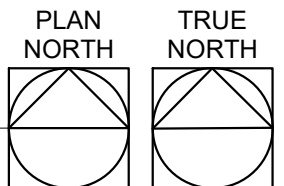
NEIGHBORING BUILDING ABOVE

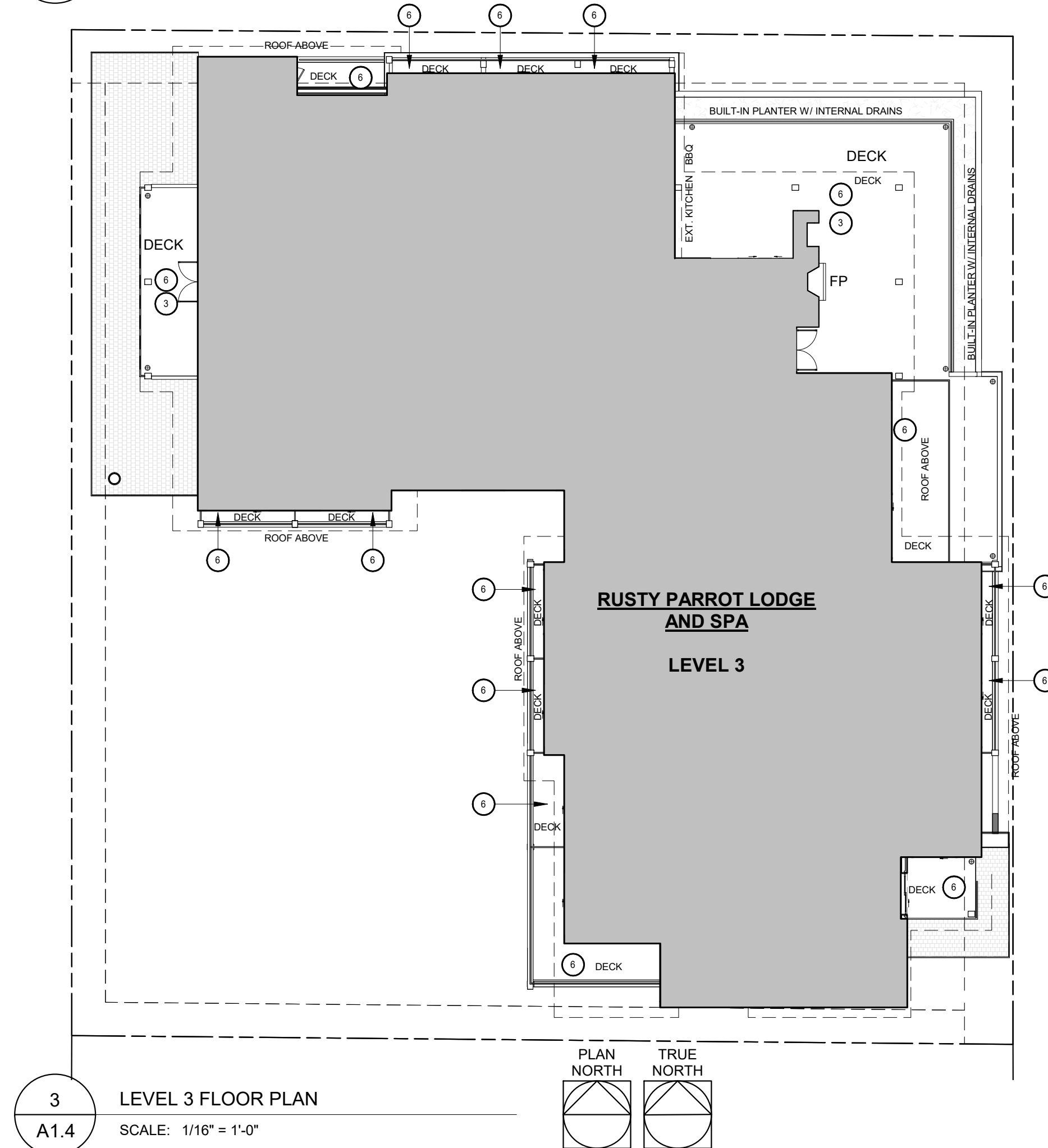
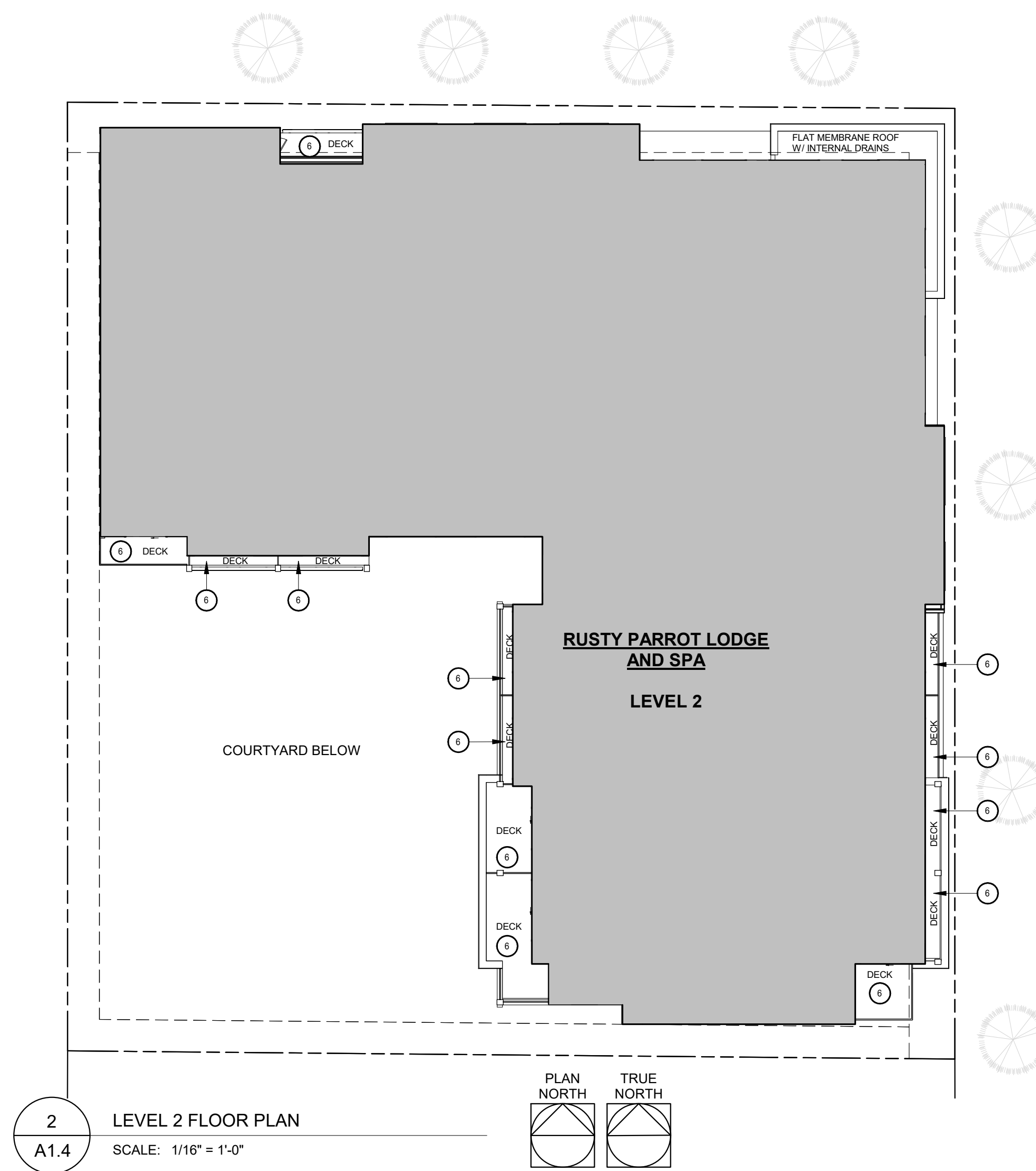
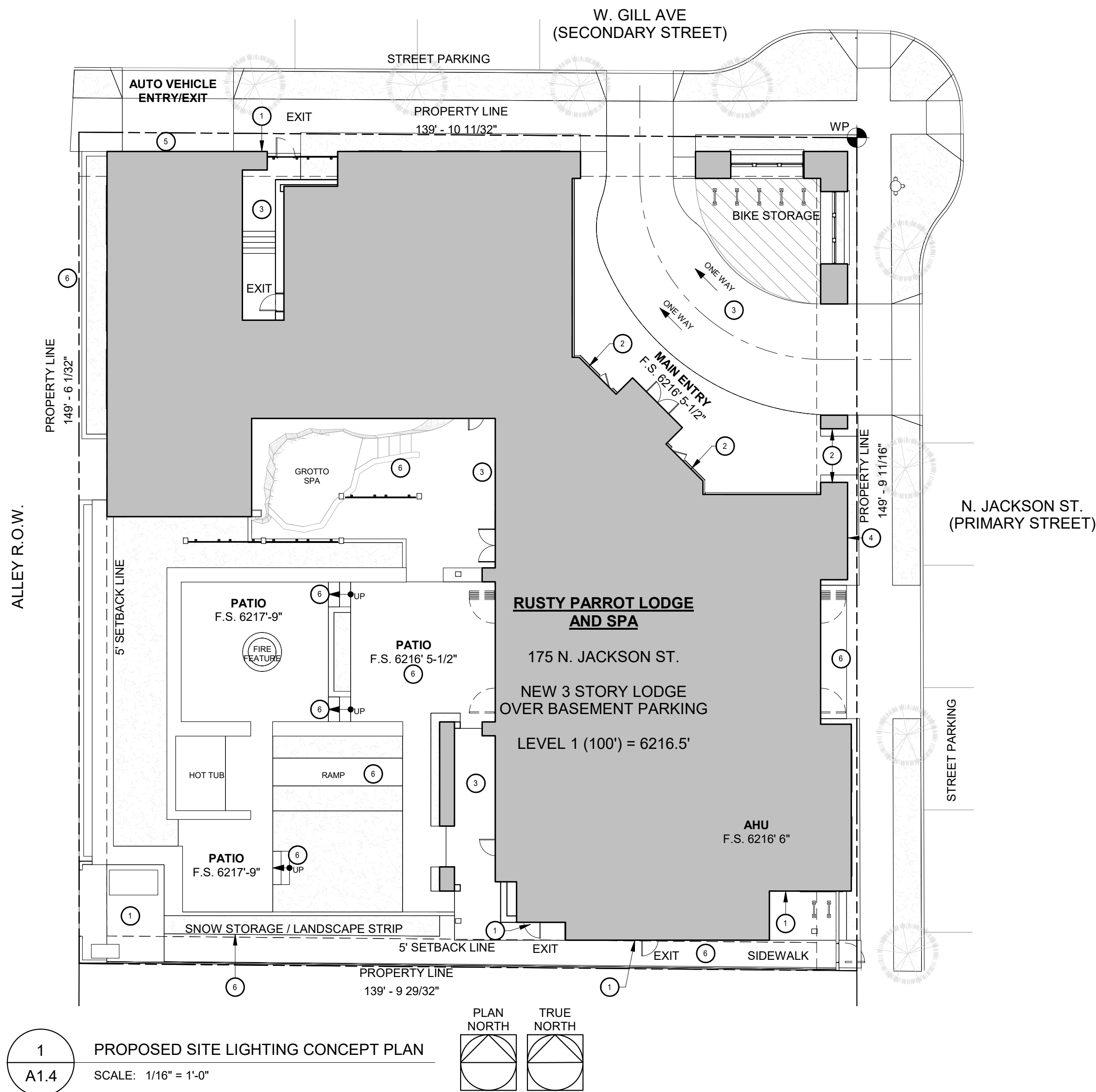
MILLER PARK LODGE, LLC
155 N. JACKSON ST.

1
A1.3

PROPOSED SITE PLAN @ BASEMENT

SCALE: 3/32" = 1'-0"





SITE LIGHTING PLAN LEGEND

- ① WALL-MOUNTED DOWNLIGHT
- ② WALL-MOUNTED EXT. SCONCE
- ③ RECESSED CEILING LIGHTS
- ④ SIGNAGE LIGHTING
- ⑤ GARAGE DOOR ENTRY LIGHT: RECESSED LIGHT INTEGRATED WITH GARAGE DOOR
- ⑥ PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE
LIGHTING CONCEPTS

SCALE: As indicated

A1.4

① WALL-MOUNTED DOWNLIGHT

② WALL-MOUNTED EXT. SCONCE

⑥ PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT
APPLICATION

⑥ PATH LIGHTING / BOLLARD

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:

PROPOSED SITE
LIGHTING EXAMPLES

SCALE: 12" = 1'-0"

A1.5

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architecture / urban design / interior design

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970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SNOW STORAGE PLAN

SCALE: As indicated

A1.6

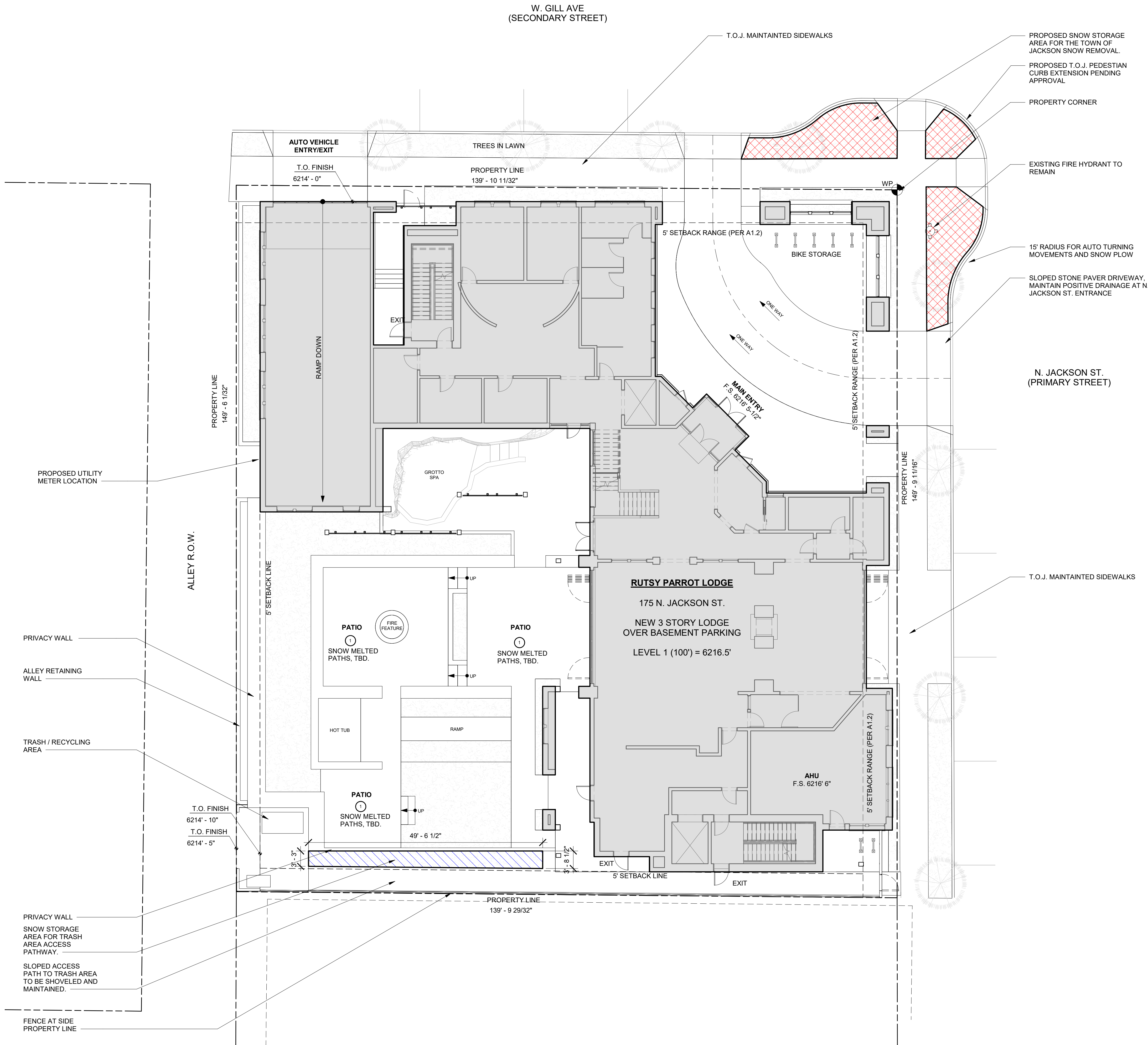
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SNOW STORAGE PLAN LEGEND

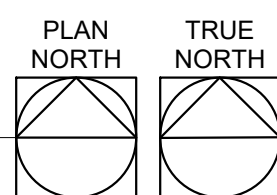
- SITE SNOW STORAGE
- PROPOSED SIDEWALK SNOW STORAGE
- AREA WITH SNOWMELTED PATHS

NOTES:

- SNOW STORAGE WILL BE KEPT ON THE PROPERTY.
- ALL ROOFS ARE DESIGNED TO HOLD SNOW, SEE SHEET A2.4.
- SNOWMELTED PATHS TBD IN COURTYARD AREA. ALL SNOWMELT TO BE HANDLED ON SITE PER T.O.J. L.D.R ARTICLE 6.2.5C.
- OTHER SNOW STORAGE TO BE HELD ON THE PROPERTY IN THE COURTYARD

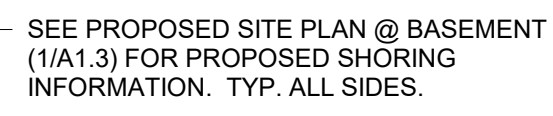


1
A1.6
PROPOSED SNOW STORAGE PLAN
SCALE: 3/32" = 1'-0"





Consultants:



	CIRCULATION		OFFICE AND BO
	COMMON		PARKING
	DECK		RESTAURANT
	HOUSING UNIT		SPA
	LODGE		

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

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Consultants:

Issuances and Revisions:

2020.05.01	DEVELOPMENT PERMIT APPLICATION
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RUSTY PARROT
LODGE

75 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
2007

SHEET TITLE:
PROPOSED LEVEL 1
FLOOR PLAN

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

A2.1

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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED LEVEL 2 FLOOR PLAN

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

A2.2

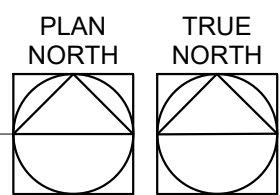
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HOTEL ROOM COUNT AND NET AREA	
# OF ROOMS	NET LODGING AREA THIS LEVEL
24	8,571 SF

FLOOR AREA USES	
CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.2
LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"





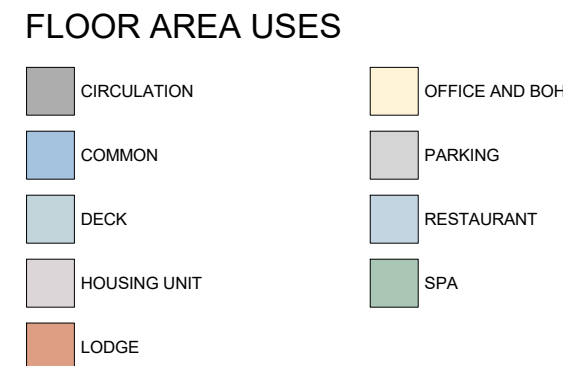
Consultants:

RUSTY PARROT LODGE

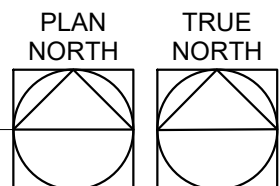
SHEET TITLE:
PROPOSED LEVEL 3
FLOOR PLAN

A2.3

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1
A2.3





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Consultants:

Issuances and Revisions:
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RUSTY PARROT LODGE

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JACKSON, WY 83001

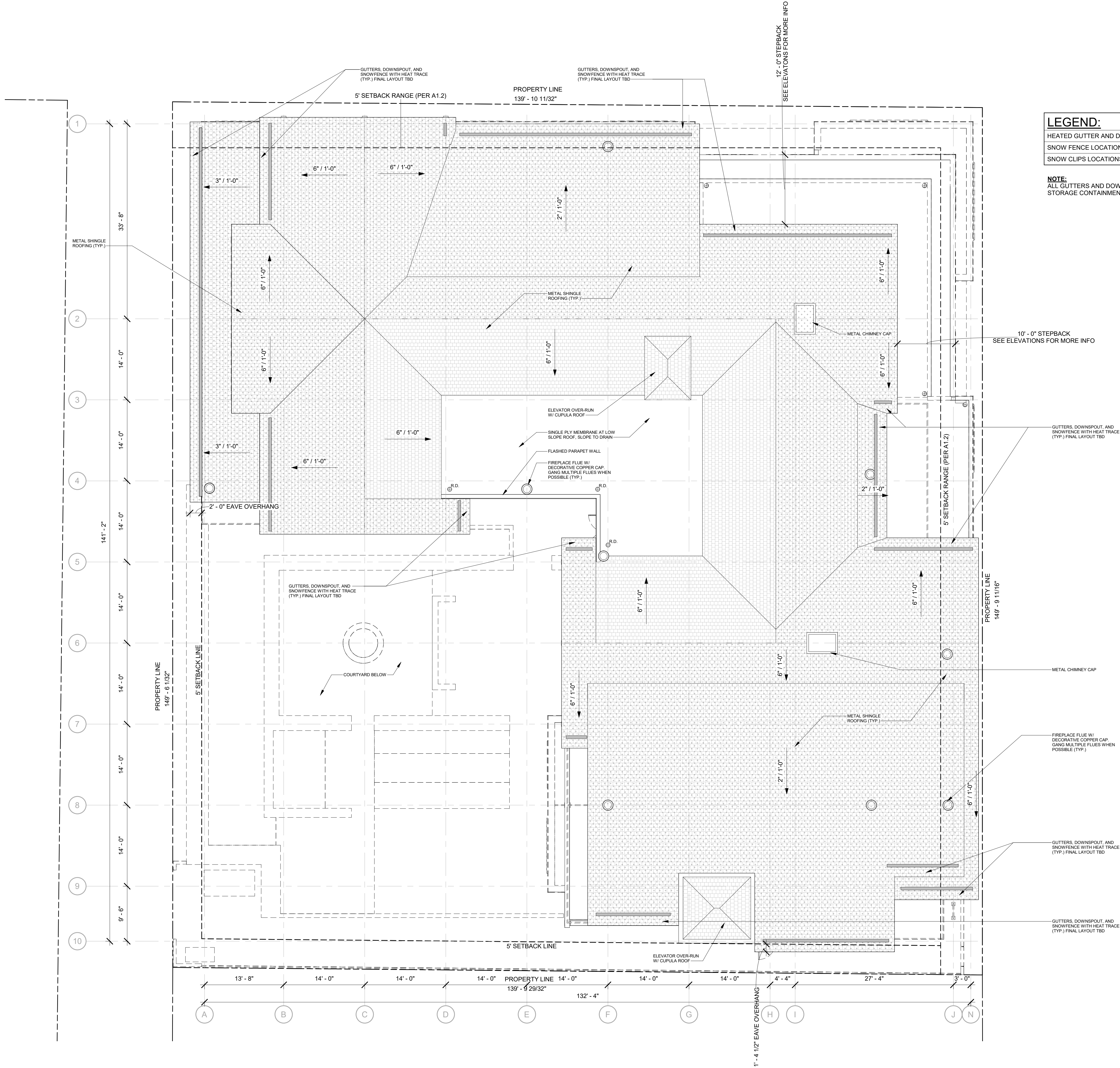
PROJECT NO:
22007

SHEET TITLE:
PROPOSED ROOF
LEVEL PLAN

SCALE: As indicated

A2.4

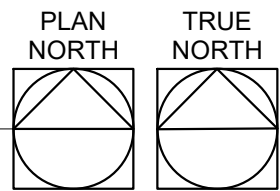
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LEGEND:	
HEATED GUTTER AND DOWNSPOUT WITH HEAT TRACE - SEE PLAN NOTES	
SNOW FENCE LOCATIONS	
SNOW CLIPS LOCATIONS	

NOTE:
ALL GUTTERS AND DOWNSPOUTS TO TIE INTO MANAGED STORAGE CONTAINMENT SYSTEM PER CIVIL

1
A2.4
ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"



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1
A4.1
EAST ELEVATION - N. JACKSON STREET
SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

CONCEPT MATERIAL IMAGES

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT FINAL MATERIALS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



RUSTY PARROT LODGE

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JACKSON, WY 83001

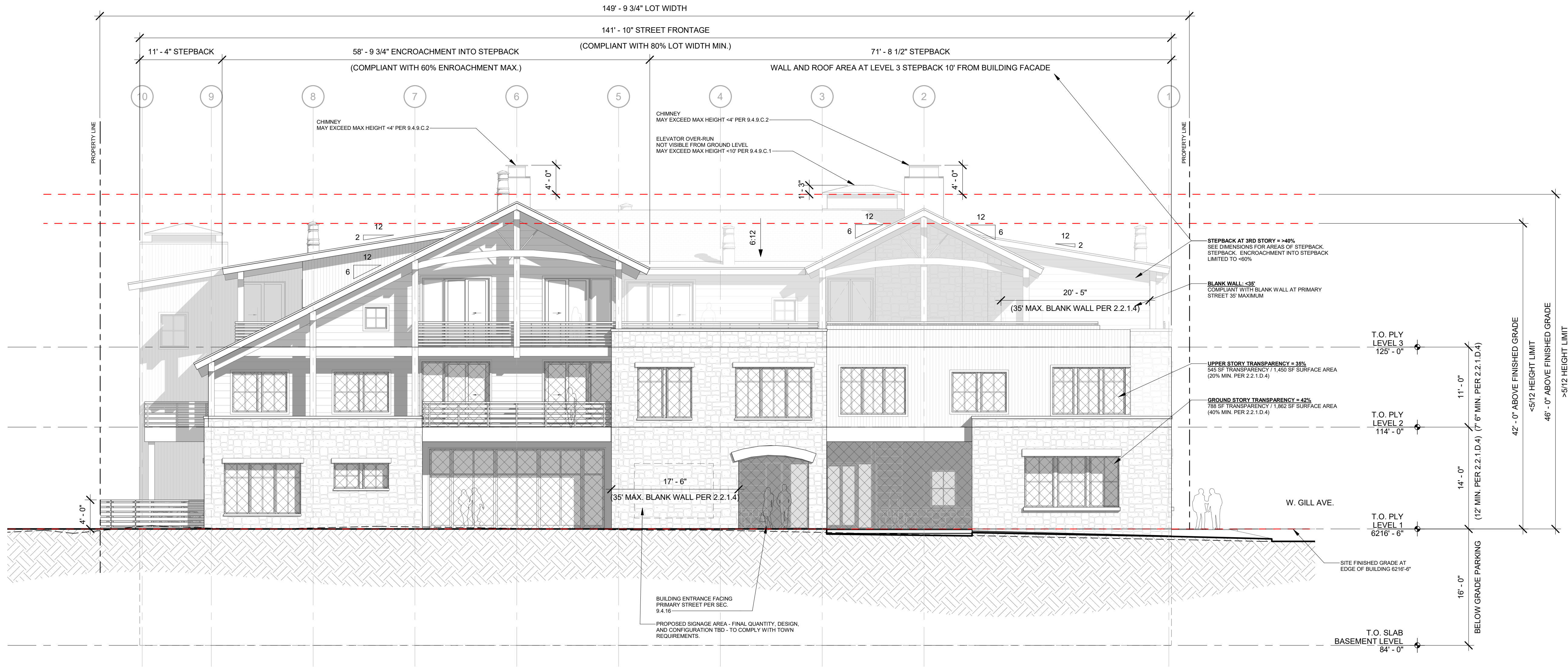
PROJECT NO:
22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

A4.1

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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
EXTERIOR ELEVATIONS LDR COMPLIANCE
SCALE: 1/8" = 1'-0"

A4.1_A

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION



1 NORTH ELEVATION - GILL AVE.
A4.2 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

CONCEPT MATERIAL IMAGES

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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

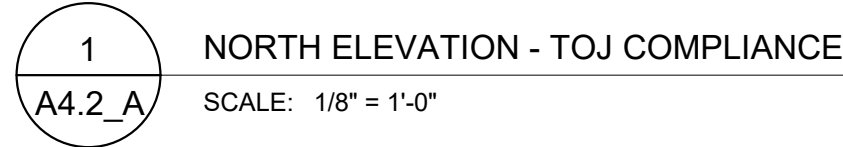
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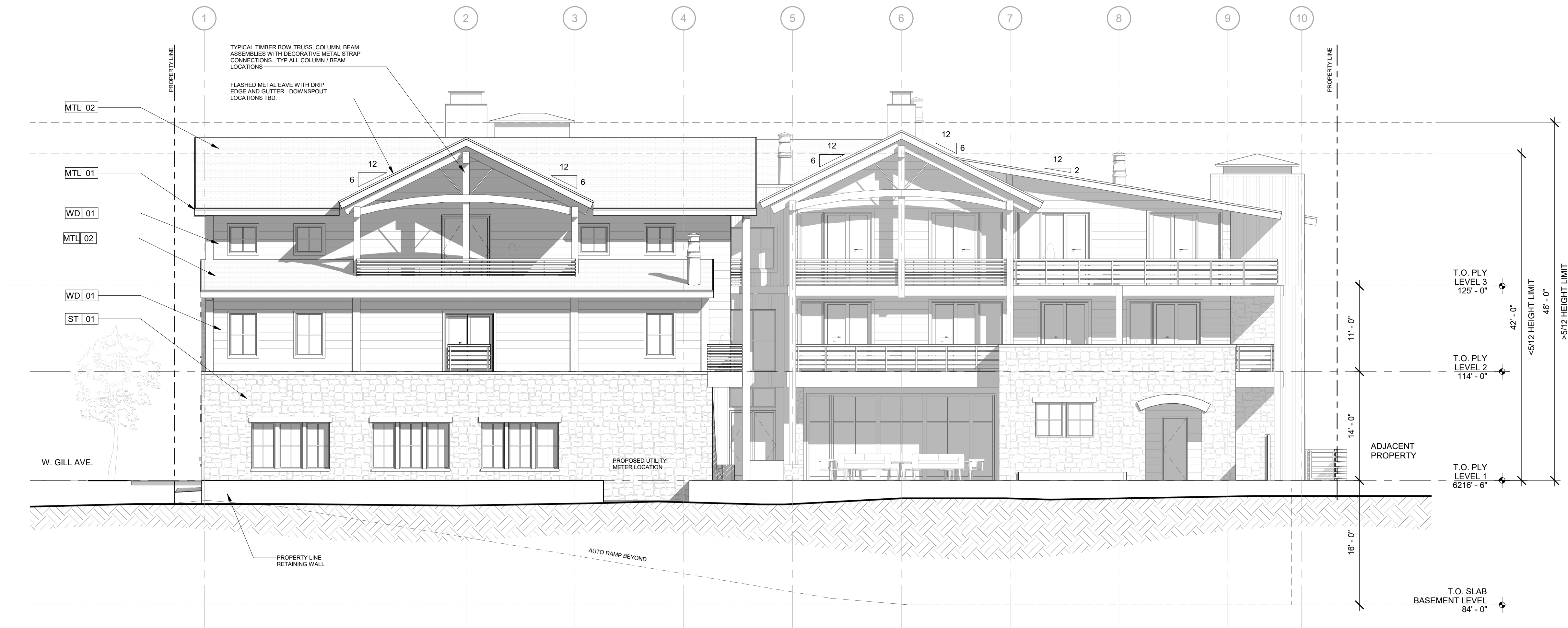
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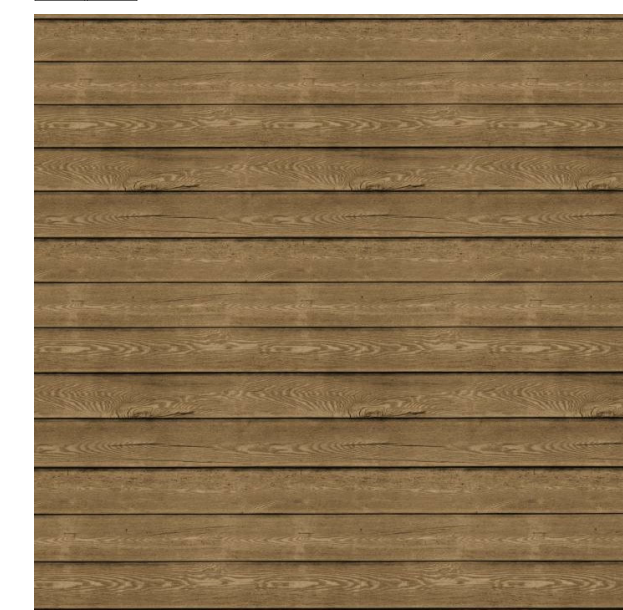
1 WEST ELEVATION - COURTYARD
A4.3 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR									
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES	
METAL									
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES				
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD				
STONE									
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE				
WOOD									
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD				
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD				
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)	

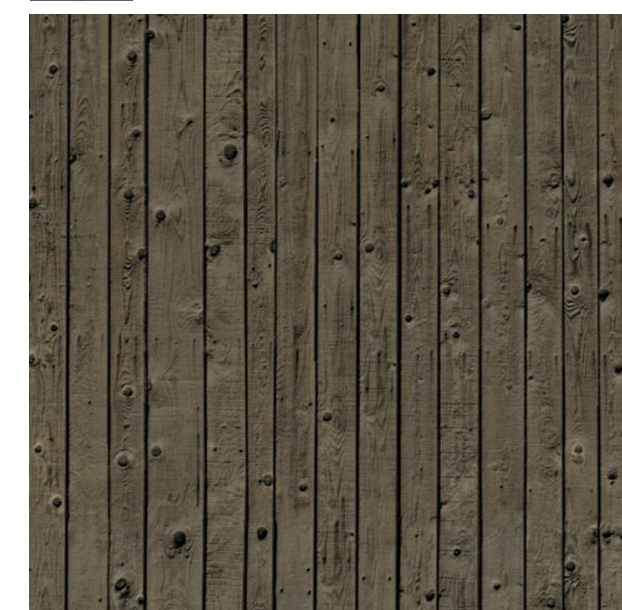
CONCEPT MATERIAL IMAGES

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WD	01
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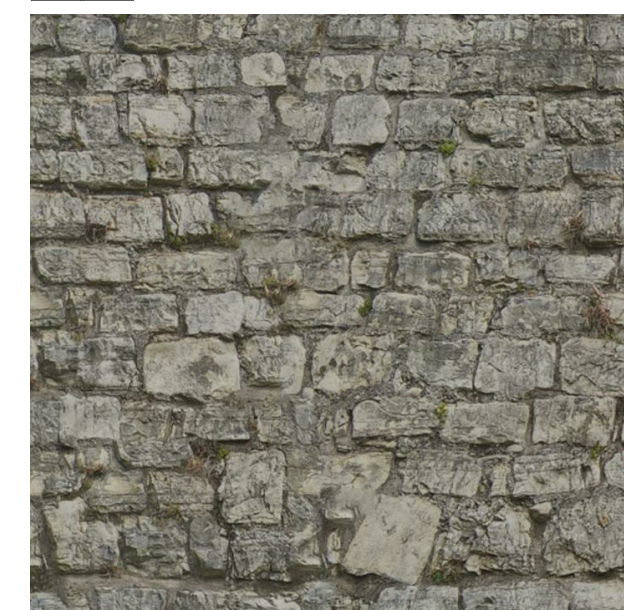
WD	02
----	----



WD 03



ST	01
----	----



RUSTY PARROT
LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

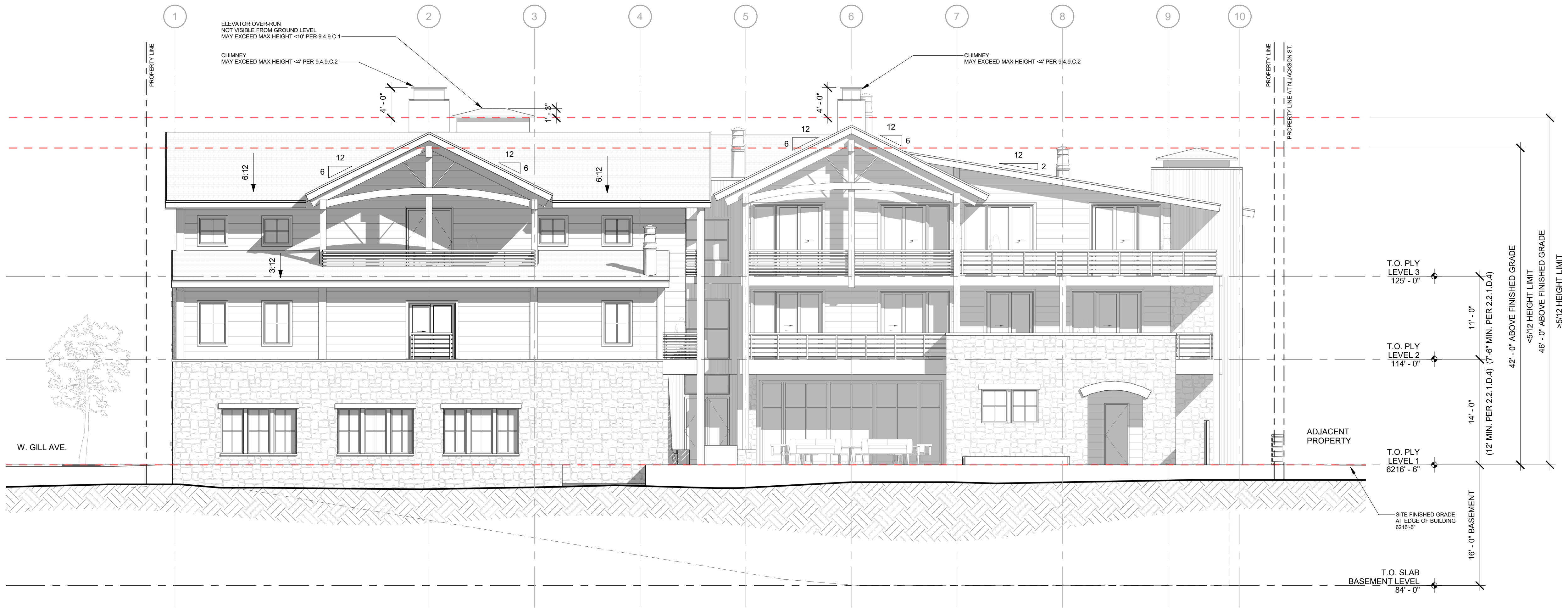
SHEET TITLE:

EXTERIOR
ELEVATIONS

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

A4.3

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1 WEST ELEVATION - TOJ COMPLIANCE
A4.3_A SCALE: 1/8" = 1'-0"

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

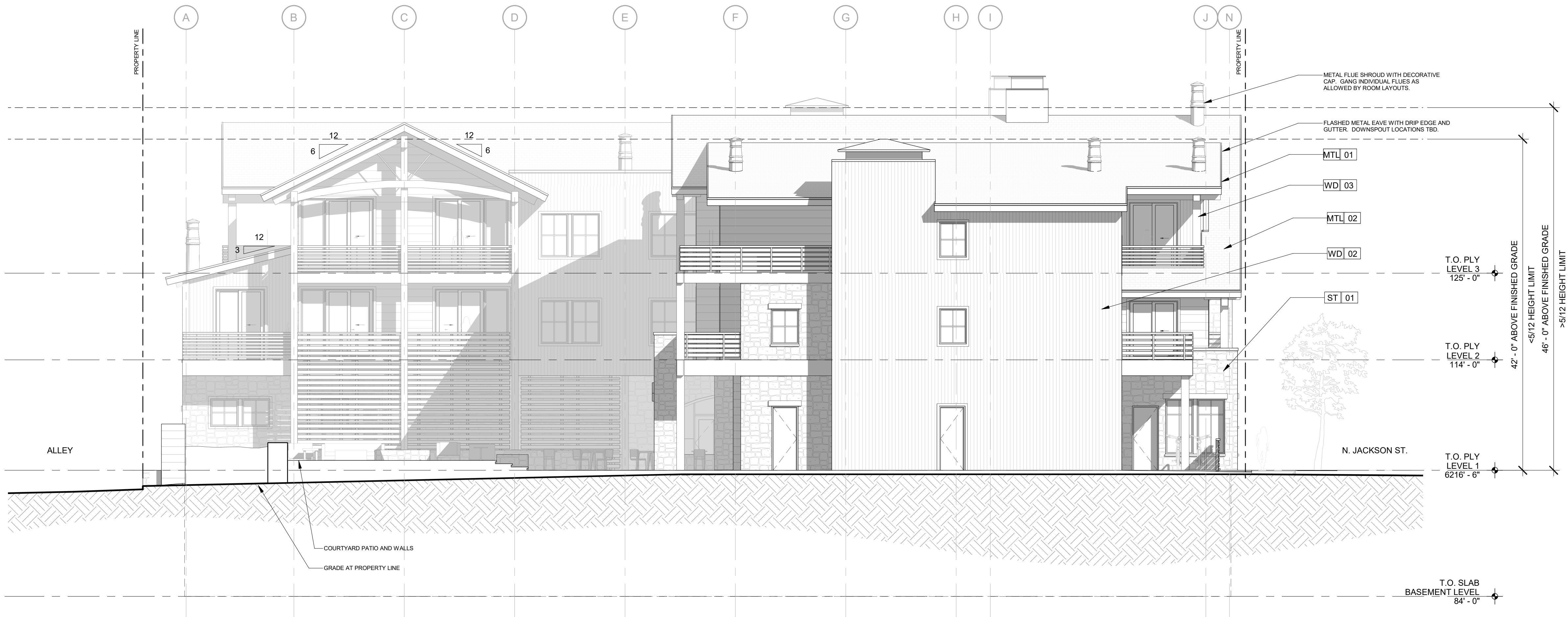
SHEET TITLE:
EXTERIOR ELEVATIONS TOJ COMPLIANCE
SCALE: 1/8" = 1'-0"

A4.3_A

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2020.05.01 DEVELOPMENT PERMIT APPLICATION



1
A4.4 SOUTH ELEVATION - INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

CONCEPT MATERIAL IMAGES

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT FINAL MATERIALS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



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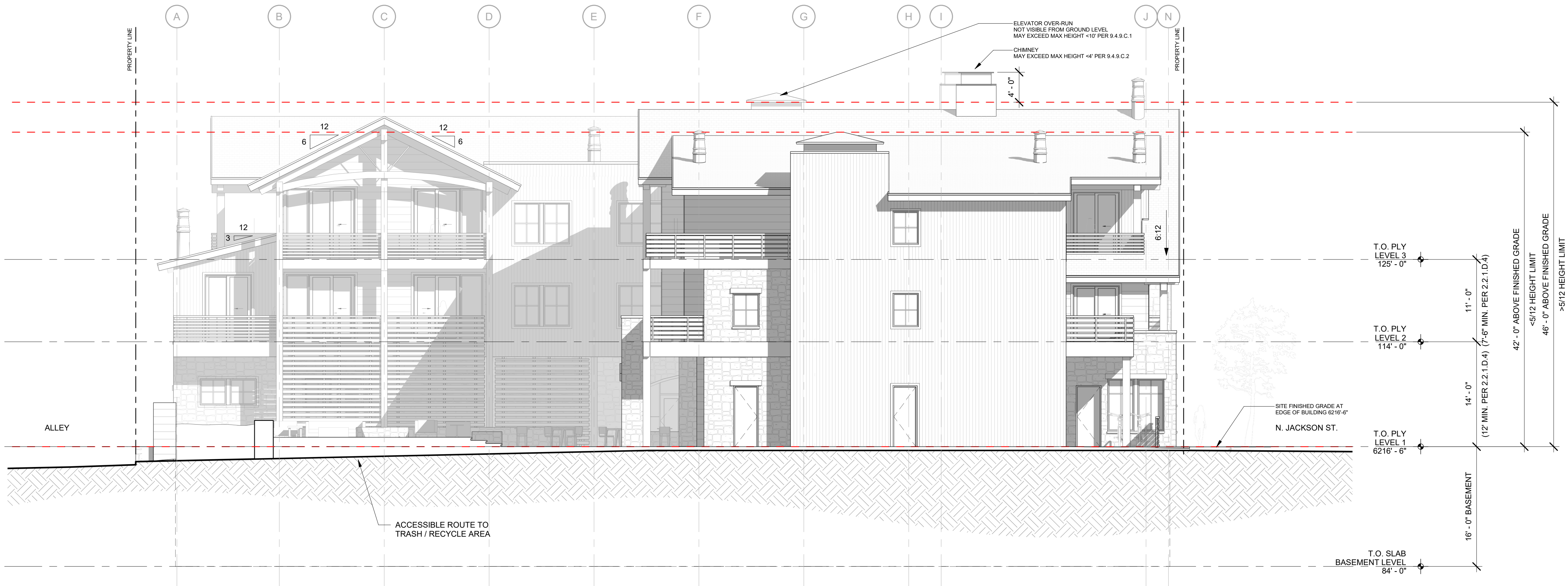
PROJECT NO:
22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

A4.4

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1 SOUTH ELEVATION - TOJ COMPLIANCE
A4.4_A SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS TOJ COMPLIANCE
SCALE: 1/8" = 1'-0"

A4.4_A

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RUSTY PARROT LODGE

JACKSON, WY

DEVELOPMENT PERMIT APPLICATION



GILL AVENUE APPROACH



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RUSTY PARROT LODGE

1 MAY 2020

N. JACKSON STREET AND GILL AVENUE CORNER



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GILL AVENUE PARKING ENTRANCE



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COURTYARD



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N. JACKSON STREET PEDESTRIAN



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CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

GEOTECHNICAL INVESTIGATION REPORT

RUSTY PARROT LODGE

Prepared by:

Y2 Consultants, LLC
Zia Yasrobi, PE

Prepared for:

Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming



April 3, 2020

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CONTENTS

Introduction4

 Site Description4

 Proposed Development.....4

 Scope Of Services.....4

 Geology4

 Seismicity And Geologic Hazards5

Site Investigation5

 Field Investigation5

 Observed Soils6

 Groundwater6

Geotechnical Recommendations6

 Foundation6

 Slab-On-Grade Construction.....7

 Pavement8

 Surface Drainage8

 Lateral Earth Pressure8

 Excavation And Shoring.....9

 Dewatering9

 Compaction9

Other Considerations9

Conclusions10

Limitations10

TABLES

Table 1. Groundwater Level Monitoring Results.....	6
Table 2. Structural Fill Specifications.....	7
Table 3. Slab-on-Grade Construction	8
Table 4. Driveway Specifications	8
Table 5. Lateral Earth Pressures	9

APPENDIX

FIGURES

- Figure 1. Vicinity Map
- Figure 2. Proposed Development
- Figure 3. Geologic Map
- Figure 4. Seismic Criteria Map
- Figure 5. Landslide Map
- Figure 6. Borehole Locations Map
- Figure 7. Foundation Detail
- Figure 8. Soil Map

BOREHOLE LOGS

GEOTECHNICAL LABORATORY TEST RESULTS

PHOTOS

GROUNDWATER MONITORING

INTRODUCTION

SITE DESCRIPTION

The subject property is located at 175 North Jackson Street, Jackson, Wyoming (Appendix Figure 1), in the southwest corner of the North Jackson Street and West Gill Avenue intersection. At the time of the investigation the Rusty Parrot Lodge building, recently damaged by fire, was in the process of being demolished.

PROPOSED DEVELOPMENT

The proposed development includes construction of a new multi-story hotel building with one underground parking garage for which the footprint generally spans the entire site (Appendix Figure 2; garage level not shown).

SCOPE OF SERVICES

Y2 Consultants LLC (Y2) performed a geotechnical investigation at the subject site to provide geotechnical engineering recommendations for the proposed development. The results of this investigation are included in this report along with recommendations for foundation, slab-on-grade, excavation and pavement construction.

Scope of services for this work included a review of published geology, seismic, and soils information for the project site, advancing and logging four (4) exploratory boreholes, and performing laboratory analyses to provide geotechnical engineering recommendations for the proposed development. Two (2) of those boreholes were equipped with monitoring wells to track groundwater level.

GEOLOGY

The geology of the subject property is found on the Geologic map of the Jackson Quadrangle, Teton County, Wyoming. An adapted version of this map is included in Appendix Figure 3. According to the map and other iterations of the map (1972, 2000, 2003), soils beneath the property are classified as Alluvium, Alluvial-fan deposits, and border Flood-plain deposits. These are further described on the map as follows:

Alluvium – Valley and stream deposits of gravel with lesser amounts of sand, silt, and clay. T-1. gravel and sand at and slightly above Snake River level. T-2. dashes mark outer boundary of terrace surface 10 to 15 (3-4.5 m) feet above Snake River. surface is gravel overlain by thin discontinuous deposits of sand and silt.

Alluvial-fan deposits – Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons; show linear sorting along distributaries; finer-grained debris becomes progressively more abundant toward downstream margin of fan.

Flood-plain deposits – Sand, silt, clay, and minor lenses of gravel; lesser amount of gravel at surface distinguishes these deposits from alluvium along topographically lower stream valleys. T-3 marks outer boundary of terrace surface 15 to 25 feet above T-2 and 10 to 15 feet below T-4; 1 to 3 feet of fines above gravel. T-4 dashes mark outer boundary of broad alluvial surface 30 to 40 feet above Snake River, has 2 to 4 feet of fines above gravel.

SEISMICITY AND GEOLOGIC HAZARDS

Teton County is located within the Intermountain Seismic Belt (ISB), a zone of seismicity extending south to Arizona and north into Montana. The subject property is located approximately 200 feet north of a segment of the Cache Creek thrust fault, 1,000 feet east of an unnamed normal fault, and 3,700 feet north of another segment of the Cache Creek thrust fault. The Jackson thrust fault is located approximately 4500ft south of the property (Appendix Figure 3).

According to the Wyoming Multi-Hazard Mitigation Plan, the Teton Fault and other Quaternary faults in northwestern Wyoming are considered capable of generating magnitude 7.0 to 7.5 earthquakes (Wyoming Office of Homeland Security 2016-2021). Strong ground motion at the project site can be expected if a sizeable earthquake occurs along the Teton Fault or other regional faults. Seismic design criteria, provided by the USGS, are shown in Figure 4 of this report.

Loose saturated sands and silts may liquify when exposed to seismic shaking. Evaluation of the potential for liquefaction during a large magnitude earthquake is beyond the scope of the investigation for this site.

The site is located approximately 1,800 ft from the nearest landslide area as shown in the Appendix Figure 5.

SITE INVESTIGATION

FIELD INVESTIGATION

On February 26th and 27th, 2020, Y2 conducted a subsurface investigation at the site which included drilling and sampling of four (4) boreholes to a depth of about 31.5 ft below grade. Boreholes were located within the footprint of the proposed building and underground parking to identify the stratigraphy of the site. The locations of the boreholes are shown on Figure 6 in the Appendix.

The boreholes were drilled by a subcontractor retained by Y2 using a truck mounted drill rig with hollow stem augers and were sampled with conventional split barrel samplers when the Standard Penetration Test (SPT) was carried out (ASTM D1586). A Professional Geotechnical Engineer from Y2 supervised the work and logged the boreholes. Soils were classified in the field, logged, and sampled by the geotechnical field crew. Soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs.

Samples were taken from the boreholes for further geotechnical laboratory testing at Y2. The geotechnical laboratory testing consisted of water content determination, sieve, and hydrometer analysis tests on selected soil samples. Test results for individual samples are labeled on the Borehole Logs at respective sampling depths. The results from the geotechnical lab testing are enclosed in the Appendix.

Groundwater levels were measured in the open boreholes upon completion of drilling. Monitoring wells consisting of 2 inch diameter PVC tubing were installed in all boreholes for ground water level monitoring. Ground water levels were measured in the wells at the time of drilling and at intervals thereafter. The results of the ground water level monitoring are summarized in the following sections and provided in the Appendix.

OBSERVED SOILS

The boreholes encountered a surficial layer of topsoil/paver stones/concrete at the ground surface underlain by a sand and gravel. Underlying the sand and gravel, a layer of sandy silt till with trace amounts of clay and gravel was encountered below 25 ft depth in Boreholes 1 and 3, located at the easterly portion of the site. Intermittent layers of silty sand/silt/sand were encountered from 20 to 30 ft depth in Boreholes 2 and 4 located at the westerly portion of the site.

The sand and gravel deposit were generally loose to compact, above, and dense to very dense, below a depth of 5 ft, while the sandy silt till and silty sand/silt/sand deposits were compact to very dense (generally compact) in relative density.

GROUNDWATER

The groundwater levels were measured in the boreholes upon completion and in the monitoring wells installed in the boreholes at intervals thereafter. The following table summarizes the results of groundwater level monitoring to date.

Table 1. Groundwater Level Monitoring Results

Borehole No.	Groundwater Depth/Elevation(ft)	
	Upon Completion of Drilling	April 2nd, 2020
BH 1	24	N/A
BH 2	21 / 6192.9	17.2 / 6196.7
BH 3	24	N/A
BH 4	25 / 6189.6	18.6 / 6196.2

GEOTECHNICAL RECOMMENDATIONS

FOUNDATION

Based on the information provided by the client, we understand that the proposed building will have one level of underground parking garage. The proposed foundations would be at about 16-18 ft below grade according to the conceptual plans.

The soils encountered in the boreholes below 10 ft are suitable to support the proposed building foundations. The topsoil and loose material are not suitable to provide support for the proposed foundations. The topsoil, vegetation, and loose materials should be removed from the construction area. The unsuitable materials in the building foundation area should be excavated to the underlying layer of dense to very dense sand and gravel prior to placement of foundations.

The foundations should be at least two feet above seasonally high groundwater level and footings below the frost depth of 36-inches. Accurate, seasonal high depth-to-groundwater should be determined prior to construction. At the time of the investigation and preparation of this report, groundwater has not yet reached levels that would impact construction at this site.

Based on the results of boreholes, the underlying dense to very dense layer of sand and gravel is competent to support conventional spread footings for the proposed building. The footings can be designed on the underlying dense to very dense sand and gravel layer with a bearing pressure of 6,000 pounds per square foot (psf) at 10 ft, and a bearing

pressure of 4,000 pounds per square foot (psf) at the founding level of 20 ft below grade. The recommended soil bearing pressure assumes a minimum footing depth of 36 inches and a maximum total settlement of 0.5 inches for individual footing and 0.3 inches for differential settlement between the footings.

The above analyses assume a maximum width of 2 feet for continuous footings and a maximum dimension of 4 feet for isolated footings. Construction of large footing sizes can lead to increased settlement as the bearing pressure bulb can extend deeper into the soil profile resulting in larger settlement than specified.

Any excessively loose material or soft spots encountered in the footing subgrade will require sub-excavation to the level of underlying competent soil and backfilling with structural fill placed in layers with a maximum thickness of 8 inches, compacted to 98% of maximum density per ASTM D698 (Standard Proctor). The compaction and testing should be carried out under the supervision of Y2.

Structural fill should meet the gradation specifications defined in Table 2. Structural fill material should be clean sand and gravel free of topsoil, organic debris such as roots or brush, with all material greater than 6-inches removed.

Table 2. Structural Fill Specifications

Sieve	% Passing
6-inch greater	Removed
5-inch	90 to 100
3/4-inch	60
No. 200	0 to 5

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics.

The sand and gravel layer contain large size particles that should not bear directly against the footings and foundation walls. Oversize material, such as large cobble greater than 6 inches in diameter, should not be used as backfill against footings or foundation walls.

A waterproof barrier should be installed on the exterior surface of the foundation wall between the foundation wall and backfill and should extend from above grade to the bottom of the footer. The waterproof barrier should be either liquid-applied (roll or spray) or a sheet membrane. Prior to installing the waterproof barrier any holes, spalling, or recesses in the concrete wall resulting from removal of the forms should be filled using an appropriate cement surface sealant. See Table 3 for waterproof barrier specification, and Appendix Figure 7 for an illustration of foundation installation.

SLAB-ON-GRADE CONSTRUCTION

For slab-on-grade construction loose materials including topsoil should be removed to the level of underlying sand and gravel deposit. Thickened edge slab should be at least two feet above seasonal high groundwater and native soils compacted to 95% of maximum density per ASTM D698 (Standard Proctor). A moisture barrier should be installed above the compacted native material finished by placing 6 to 8 inches of angular fill material, such as ¾ inch minus crush base (Table 3). Rebar or wire mesh may be installed and will be designed by a structural engineer during the structural design phase of the project.

Table 3. Slab-on-Grade Construction

Material	Thickness (in inches)
Concrete Slab	4
Angular Course - ¾ inch Minus Crush Base Material	6 to 8
Waterproofing Barrier	10 mil Polypropylene or approved equal
Vapor Barrier (interior slabs)	15 mil Stegowrap, or approved equal
Vapor Retarder (exterior slabs, eg: garage)	10 mil Stegowrap, or approved equal
Compacted Fill	To meet finished grade

PAVEMENT

The sand and gravel deposit are considered suitable subgrade for the proposed access road. The topsoil and loose materials should be removed from the footprint of the proposed access road. Structural fill should be placed in maximum 8-inch layers, compacted to 95% of maximum density per ASTM D698 (Standard Proctor) below the granular base of the access road to meet the finished grade. Four inches of compacted, ¾ inch Minus Crush Base material shall overlay the structural fill. A minimum of 3 inches of asphalt surface is recommended if the access driveway is paved (Table 4).

Table 4. Driveway Specifications

Access Driveway Components	Thickness (in inches)
Asphalt Surface (optional)	3
¾ inch Minus Crush Base Material	4
Structural Fill	As necessary to reach finished grade
Compacted Native Soil	Not required
Geotextile	Not required

SURFACE DRAINAGE

Proposed grades should provide positive drainage away from structures. General recommendations are 5% for 10 feet or 10% for 5 feet. It is the responsibility of the civil engineer or other qualified professional to provide an appropriate grading plan that ensure protection of structures from excessive moisture.

LATERAL EARTH PRESSURE

Structural fill or native sand and gravel may be used as back fill material for foundation walls. Large cobbles and large angular boulders, greater than 6 inches in diameter, should not be used as backfill against footings and foundations walls.

Lateral earth pressure parameters were calculated using Rankine and Jaky's theory with the assumption that the foundations are above groundwater elevation. Results are depicted in Table 5, assuming a horizontal backfill behind the wall:

Table 5. Lateral Earth Pressures

Backfill Material	Unit Weight (pcf)	Earth Pressure Coefficients		
		K_o	K_a	K_p
Structural Fill	130	0.50	0.33	3.00
Silty Sand/Silt/Sand/Till	130	0.47	0.31	3.25
Loose to Compact Sand and Gravel	140	0.44	0.28	3.54
Dense to very Dense Sand and Gravel	140	0.41	0.26	3.85

EXCAVATION AND SHORING

Excavations for retaining walls and foundations shall conform to applicable OSHA and State of Wyoming safety standards. Excavations shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. If site conditions observed during the excavation stage of construction are different than those detailed in this report, the structural design may need to be adjusted. A Professional Geologist and/or Structural Engineer from Y2 should observe the site conditions after the unsuitable material is excavated and before the imported fill is placed and compacted to ensure that site conditions have not changed and to verify bearing soils. More information on applicable shoring can be found in the OSHA Excavations: [Hazard Recognition in Trenching and Shoring Technical Manual Section VL Chapter 2.](#)

DEWATERING

As described above, groundwater elevation has not yet reached the level of the proposed footers. However, as the weather warms, and Spring runoff develops, the groundwater level may continue to rise. The contractor should be prepared for potential excavation dewatering depending on the time of year foundation construction takes place. Should the groundwater level rise to within 2 feet of the bottom of footings appropriate long-term dewatering measures will need to be developed.

COMPACTION

Structural fill shall be placed in layers of not more than 8 inches in thickness. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction.

OTHER CONSIDERATIONS

- Topsoil should be stripped and stockpiled for future use.
- Final grade, slopes and landscaping should be sloped away from foundation areas. Site drainage recommendations should be provided by a Civil Engineer. Trees should be kept away from foundation and other structural elements.

- Y2 should be retained to provide comment on final plans and specifications to ensure the geotechnical recommendations in this report are enough.
- Foundation recommendations were made assuming the removal of unsuitable material and replacement with structural fill material.
- The Scope of Services was for geotechnical information only and does not address any environmental or biological issues on the subject property.

CONCLUSIONS

Based on the results of geotechnical investigation, we are of the opinion that the subsurface condition at the site is suitable for the proposed development provided that the recommendations and instructions provided in this report be followed.

LIMITATIONS

The geotechnical recommendations in this report are based on limited subsurface investigation and review of published literature. Subsurface conditions vary, and the possibility exists that unfavorable conditions exist on the property that were not identified during this limited investigation. Findings in this report are limited to data collected onsite and do not account for fill zones, and variability in soils throughout the property. Recommendations in this report are based on general engineering properties of soils and conditions observed onsite. Y2 Consultants should be retained to observe actual subsurface conditions during excavation activities to provide additional recommendations as needed.

The information and recommendations contained in this report are specific to the defined subject property. This report is for the sole use of Harrison Hospitality Properties (the "Client"), LLC and Y2 Consultants, LLC; no other use is authorized without written permission from Y2 Consultants, LLC.

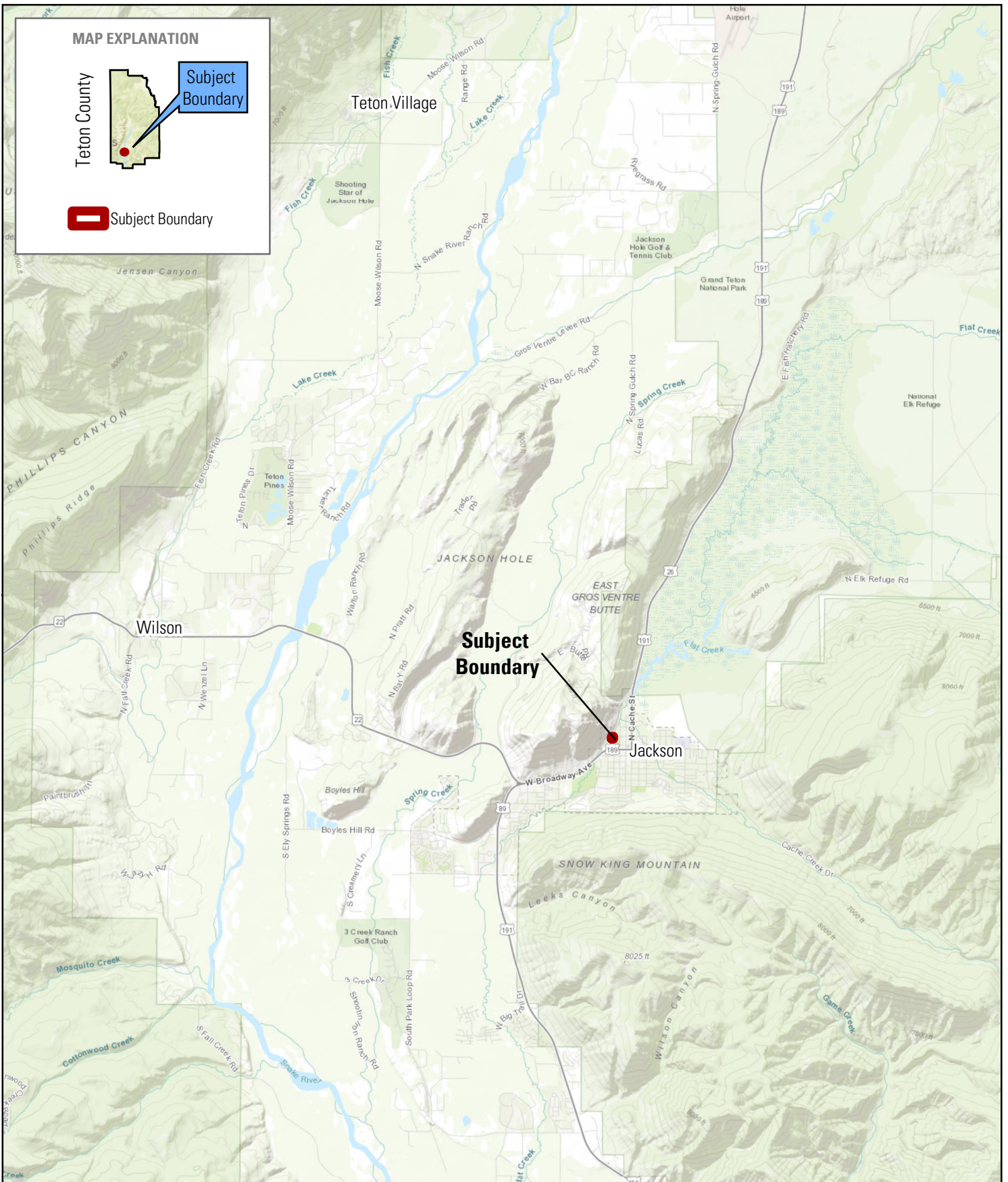
MAP EXPLANATION

Teton County



Subject Boundary

Subject Boundary



1 inch = 2 miles



Vicinity Map

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming

121

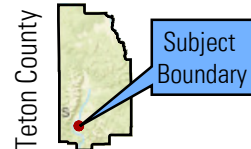


CONSULTANTS

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307.733.2999



MAP EXPLANATION



- Subject Boundary
- Adjacent Ownership
- Proposed Footprint
- Proposed Ramp
- Proposed Roof Overhang



1 inch = 40 feet

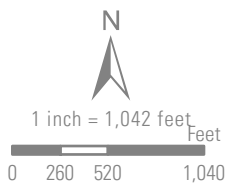
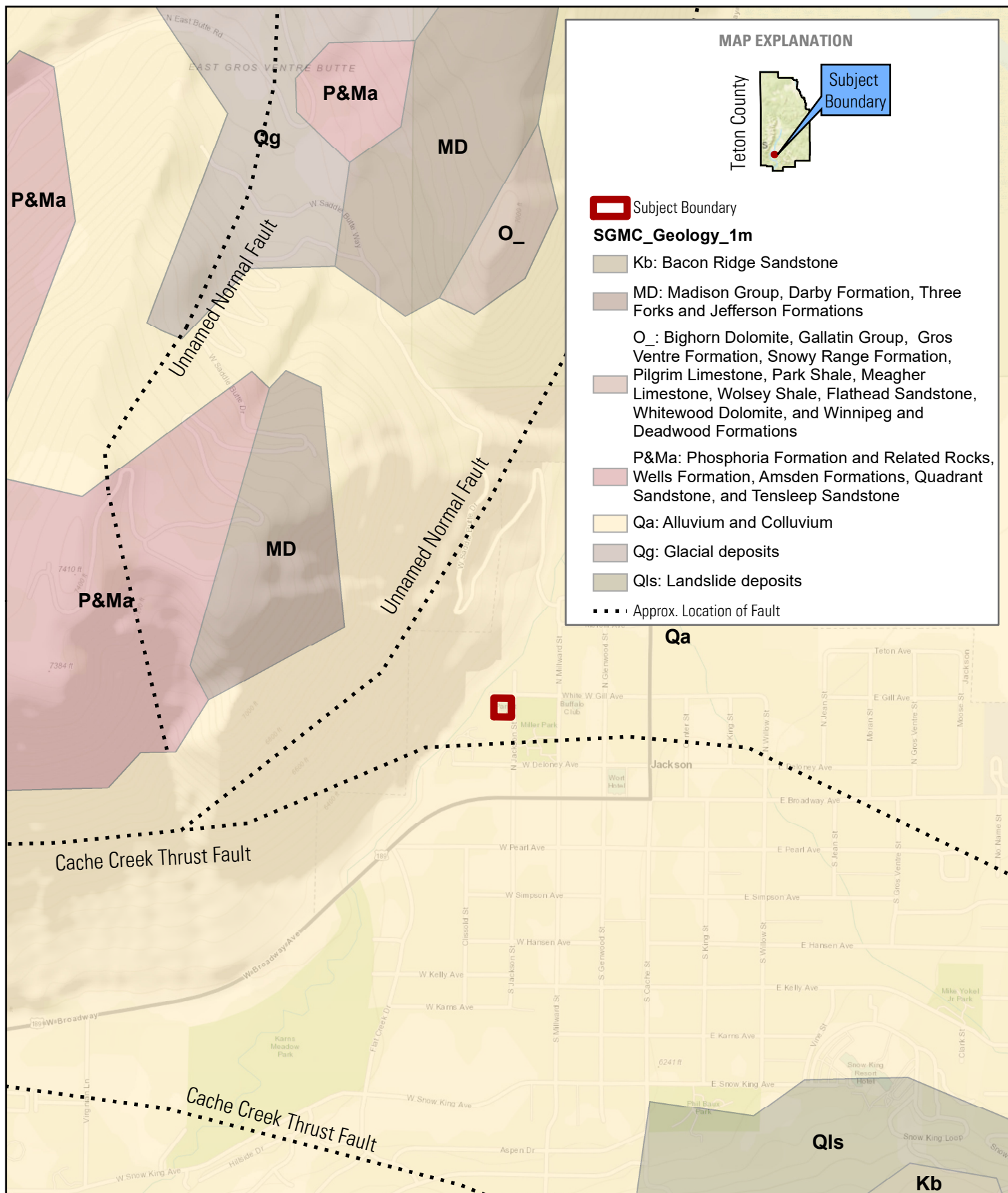
0 15 30 60 Feet

Proposed Development

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming



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Geologic Map
 Geotechnical Investigation Report
 Harrison Hospitality Properties
 175 North Jackson Street
 Jackson, Wyoming



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ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-16
Risk Category: IV
Soil Class: D - Default (see
Section 11.4.3)

Elevation: 6209.06 ft (NAVD 88)
Latitude: 43.481659
Longitude: -110.766722



Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s	1.039	S_{D1}	N/A
S_1	0.343	T_L	8
F_a	1.2	PGA	0.461
F_v	N/A	PGA_M	0.553
S_{MS}	1.246	F_{PGA}	1.2
S_{M1}	N/A	I_e	1.5
S_{DS}	0.831	C_v	1.308

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Mar 12 2020

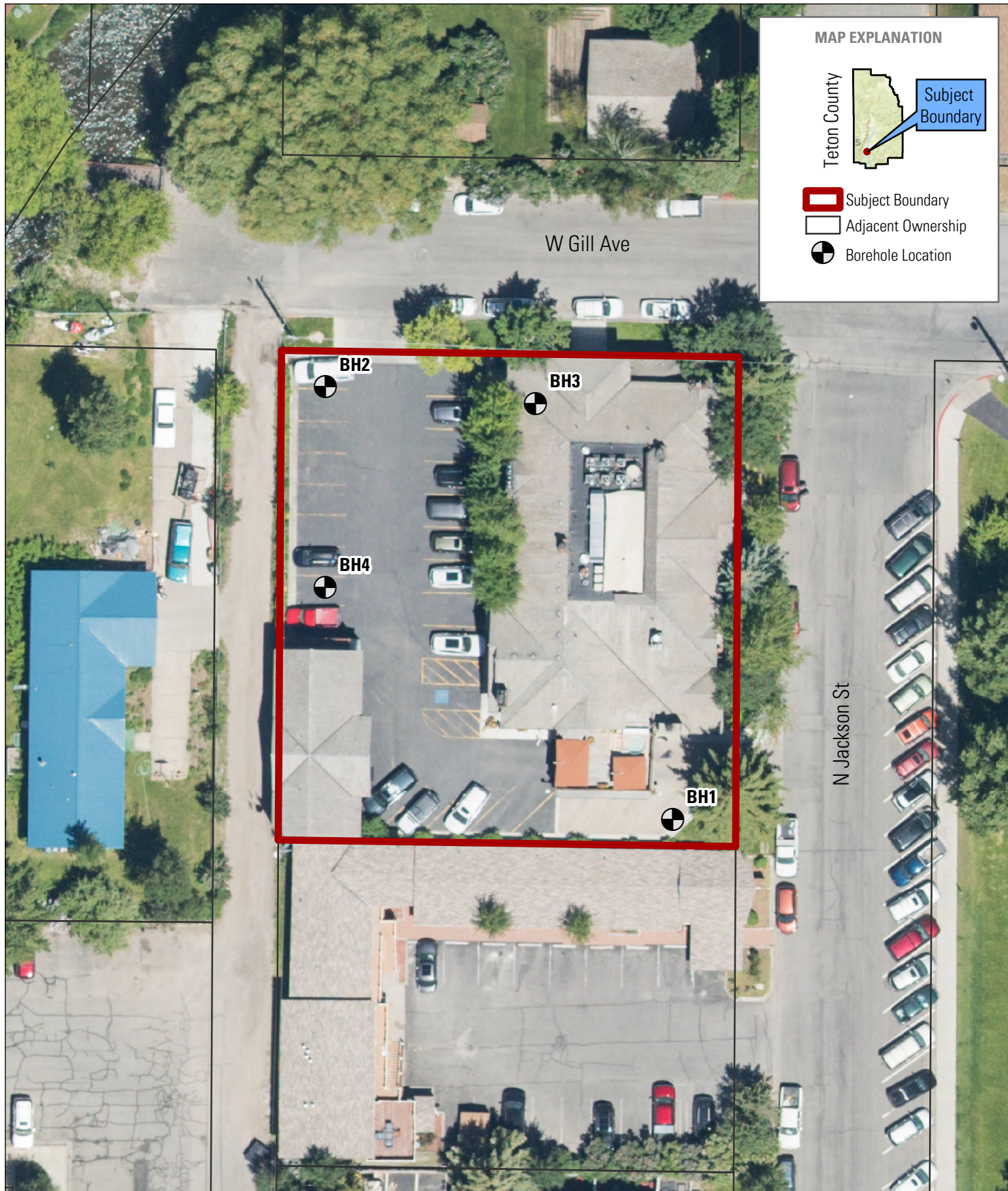
Date Source: [USGS Seismic Design Maps](#)

<https://asce7hazardtool.online/>
Date: 3/12/2020

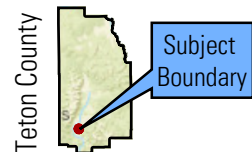
Seismic Criteria
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MAP EXPLANATION



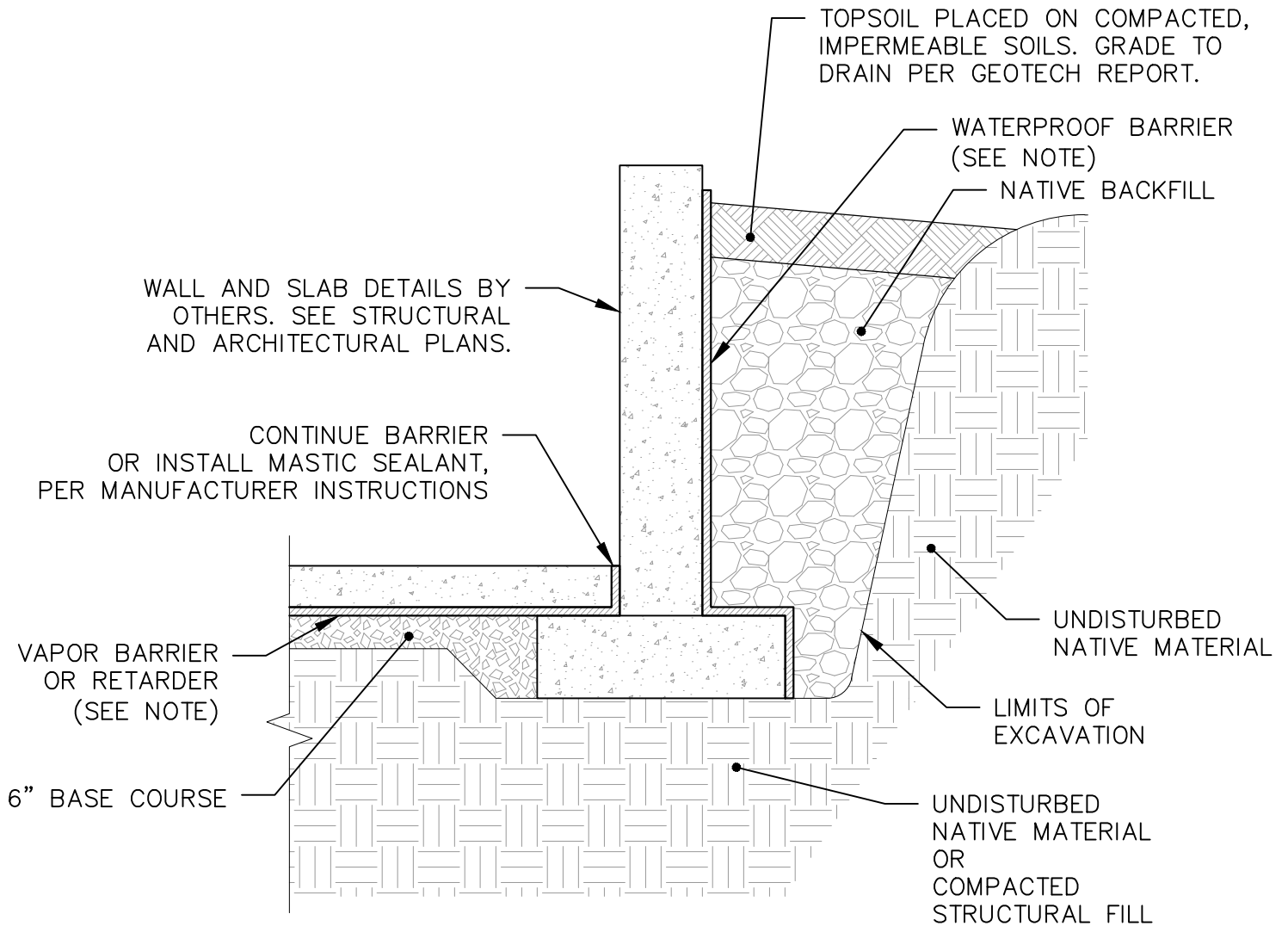
- Subject Boundary
- Adjacent Ownership
- Borehole Location

Test Pit Location Map

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Harrison Hospitality Properties
175 North Jackson Street
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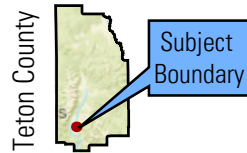


NOTES:

1. INSULATION NOT SHOWN, SEE ARCHITECTURAL PLANS FOR REQUIREMENTS.
2. FOUNDATION WALL EXTERIOR WATERPROOF BARRIER CAN BE ROLL-ON OR SHEET MEMBRANE. SEE GEOTECH REPORT FOR ADDITIONAL SPECIFICATIONS.
3. FOR INTERIOR SLABS USE VAPOR BARRIER. FOR EXTERIOR SLABS (EG. GARAGE) USE VAPOR RETARDER. SEE GEOTECH REPORT FOR ADDITIONAL SPECIFICATIONS.

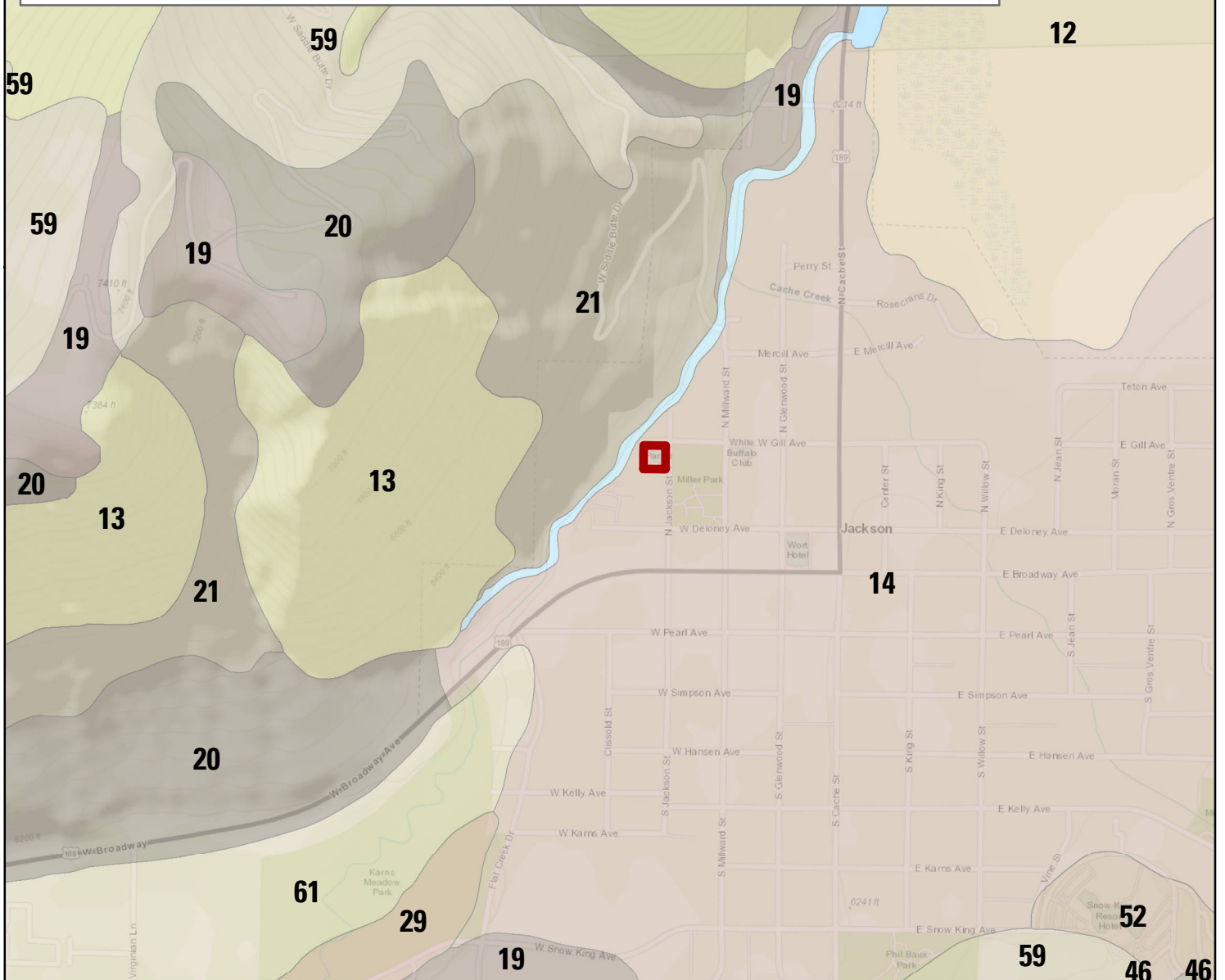
FOUNDATION DETAIL SHEET: G1.1	PLOT DATE:		SET TITLE:	127	DRAWN BY: REVIEWED BY:	
	TITLE	DATE				
	JOB NO:					

MAP EXPLANATION



MUSYM, MUNAME

- | | |
|--|--|
| 12: Cryaquolls-Cryofibrists complex | 29: Newfork fine sandy loam |
| 13: Cryorthents-Cryoborolls complex, 60 to 90 percent slopes | 46: Starman-Owican association |
| 14: Greyback gravelly loam, 0 to 3 percent slopes | 52: Tetonia-Lantonia silt loams, 10 to 20 percent slopes |
| 19: Greyback-Thayne complex, 10 to 20 percent slopes | 53: Tetonia-Lantonia silt loams, 20 to 30 percent slopes |
| 20: Greyback-Thayne complex, 20 to 30 percent slopes | 59: Thayne-Adel complex, 30 to 60 percent slopes |
| 21: Grobutte-Thayne gravelly loams, 30 to 60 percent slopes | 61: Tineman gravelly loam, wet |
| | 69: Turnerville silt loam, 0 to 30 percent slopes |
| | 73: Water |



1 inch = 1,000 feet

Feet
0 250 500 1,000

Soils Map

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming

128



Y2consultants.com
307.733.2999

Boring Number		BH-1	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		11:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:30pm	Backfill material	Cuttings	Water depth at drilling	24'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		13	20		4" paver stone
1			11			
			9		Sand and gravel	
2	SS2			8		
3			6			
			4			
4	SS3		4	50/5"	Moist sand and gravel	
5						
			50/5"			
6	SS4		-	90/8"		
			-		Sand and gravel, pieces of boulder	Spoon bouncing
7	SS5			50/5"		
8			23			
			40			
9	SS6		50/2"	66/11"	Sand and gravel	
10						Auger grinding
			48			
11	SS7		50/5"	66/11"		
			-		Sand and gravel	
12	SS8			66/11"		
13						
14						
15						
			4			
16	SS9		11	66/11"		
			50/5"		Sand, some gravel, top 2" sand and gravel	
17	SS10			66/11"		
18						
19						
20	SS11			66/11"		

Y2 CONSULTANTS

Boring Number		BH-2	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		11:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:30pm	Backfill material	Cuttings	Water depth at drilling	21'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		24	28		6" asphalt
1			15		Fill	
			13		Sand and gravel	
2	SS2			15		
3			6			
			8			
4	SS3		7	8	Sand and gravel	
5						Auger grinding
	SS4		3	47		
6			3			
			5		Gravel and sand	
7	SS5			63		
8			11			
			20			
9	SS6		27	50/5"	Sand and gravel	
10						Auger grinding
			9			
11	SS7		27	50/5"		
			36		Sand and gravel	
12						
13	SS8			50/5"		
14						
15	SS9			50/5"		
16			41			Auger grinding
			50/5"			
17	SS10		-	50/5"	Sand and gravel	
18						
19	SS11			50/5"		
20	SS12					



Boring Number		BH-3	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		8:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:00pm	Backfill material	Cuttings	Water depth at drilling	24'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		18	51		3" conc and surface
1			39		Fill	
			12		Sand and gravel	
2	SS2			7		
3			4			
			3			
4	SS3		4	49	Sandy silt	
5						
			9			
6	SS4		13	52		
			36		Sand and gravel	
7						
						Auger grinding
8	SS5		13	37		
			24			
9			28		Sand and gravel	
10	SS6			50/5"		
11			7			
			15			
	SS6		22	50/5"	Sand and gravel	
12						
13						
	SS6			50/5"		
14						
15						
	SS6		13	50/5"		
16			50/5"			
			-		Sand and gravel	
17						
	SS6			50/5"		
18						
19						
	SS6			50/5"		
20						

[illegible]

Boring Number		BH-4	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		2:00pm	Drilling Method	HAS	Project No	19352
Time Finished		5:00pm	Backfill material	Cuttings	Water depth at drilling	25'
Page 1 of		2	Total Depth	30'	Static Water Level	19'
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		50/5"	50/5"		3" asphalt
1			-			Granular base
			-		Sand and gravel	
2	SS2			41		
3			14			Auger grinding
			20		2A - 12" Sandy silt till	
4	SS3		21	60	2B - 6" Sand and gravel	
5						
			10			
6	SS4		24	75		
			36		Sand and gravel	
7	SS5			43		
8			18			
			43			
9	SS6		32	85	Sand and gravel	
10						
			10			
11	SS7		23			
			20		Sand and gravel	
12	SS8					
13						
14						Auger grinding
15						
			27			
16	SS9		43			
			42		Sand and gravel	
17	SS10					
18						
19	SS11					
20	SS12					

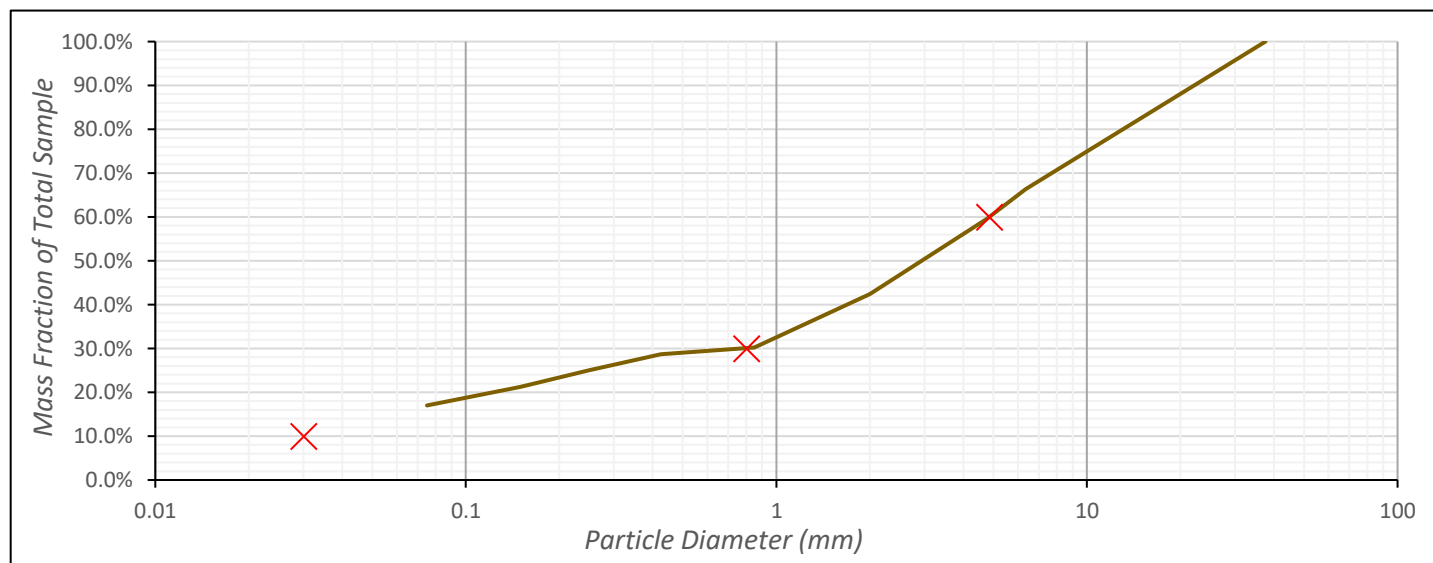
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Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 11.5			Sample No: 19352-BH1-SS5			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	975.6	186.0	33.6%	66.4%
#4	4.75	509.8	547.9	38.1	6.9%	59.5%
#10	2	478.8	573.4	94.6	17.1%	42.4%
#20	0.85	636.1	703.2	67.1	12.1%	30.2%
#40	0.425	362.7	371.2	8.5	1.5%	28.7%
#60	0.25	554.8	575.0	20.2	3.7%	25.0%
#100	0.15	522.3	543.3	21.0	3.8%	21.2%
#200	0.075	320.6	344.0	23.4	4.2%	17.0%
Pan	0	372.6	374.6	2.0	0.4%	16.7%
		Washed Material		92.1	16.7%	
		Sum of Total Sample		553.0	100.0%	



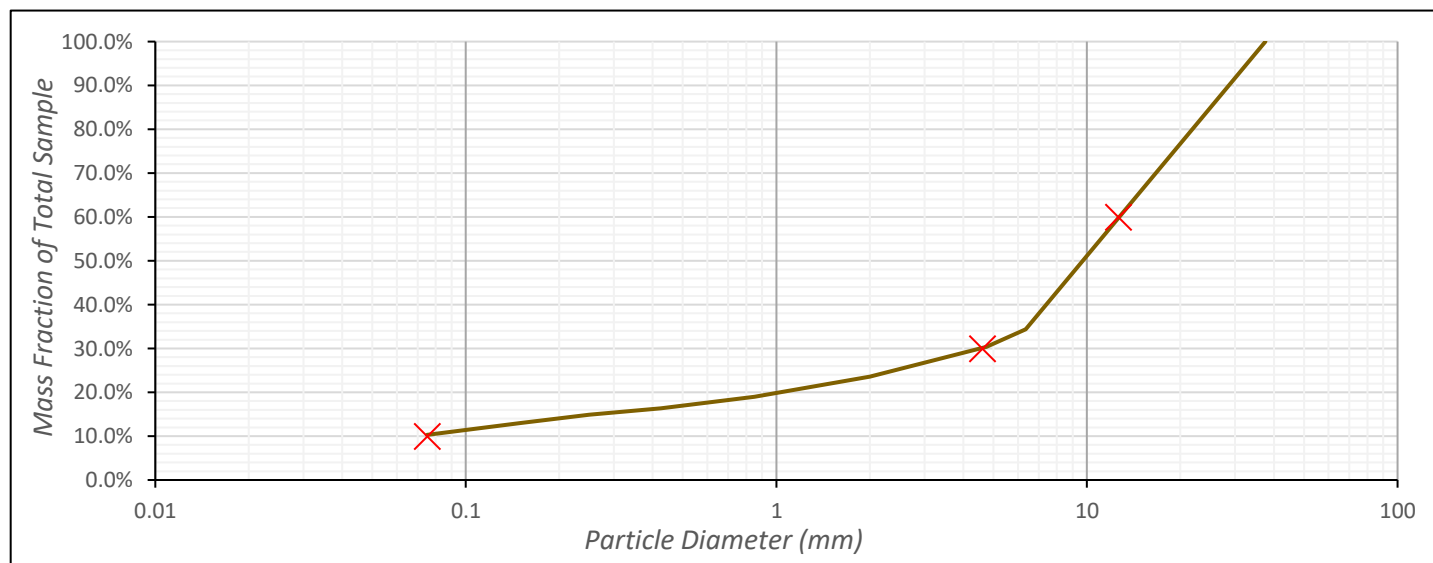
Gravel Content	40.5%	D ₁₀ (mm) =	0.03	Cu =	161.67
Sand Content	42.5%	D ₃₀ (mm) =	0.80	Cc =	4.40
Fines Content	17.0%	D ₆₀ (mm) =	4.85		
Sample Classification	Silty Sand with Gravel			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			153.1	4%	
Mass of Container + Dry Soil (g)			146.7		

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 6.5			Sample No: 19352-BH2-SS3			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	1014.8	225.2	65.6%	34.4%
#4	4.75	509.8	523.6	13.8	4.0%	30.3%
#10	2	478.8	502.0	23.2	6.8%	23.6%
#20	0.85	636.1	651.9	15.8	4.6%	19.0%
#40	0.425	362.7	371.7	9.0	2.6%	16.4%
#60	0.25	554.8	559.8	5.0	1.5%	14.9%
#100	0.15	522.3	528.9	6.6	1.9%	13.0%
#200	0.075	320.6	329.7	9.1	2.7%	10.3%
Pan	0	372.6	373.8	1.2	0.3%	10.0%
		Washed Material		34.2	10.0%	
		Sum of Total Sample		343.1	100.0%	



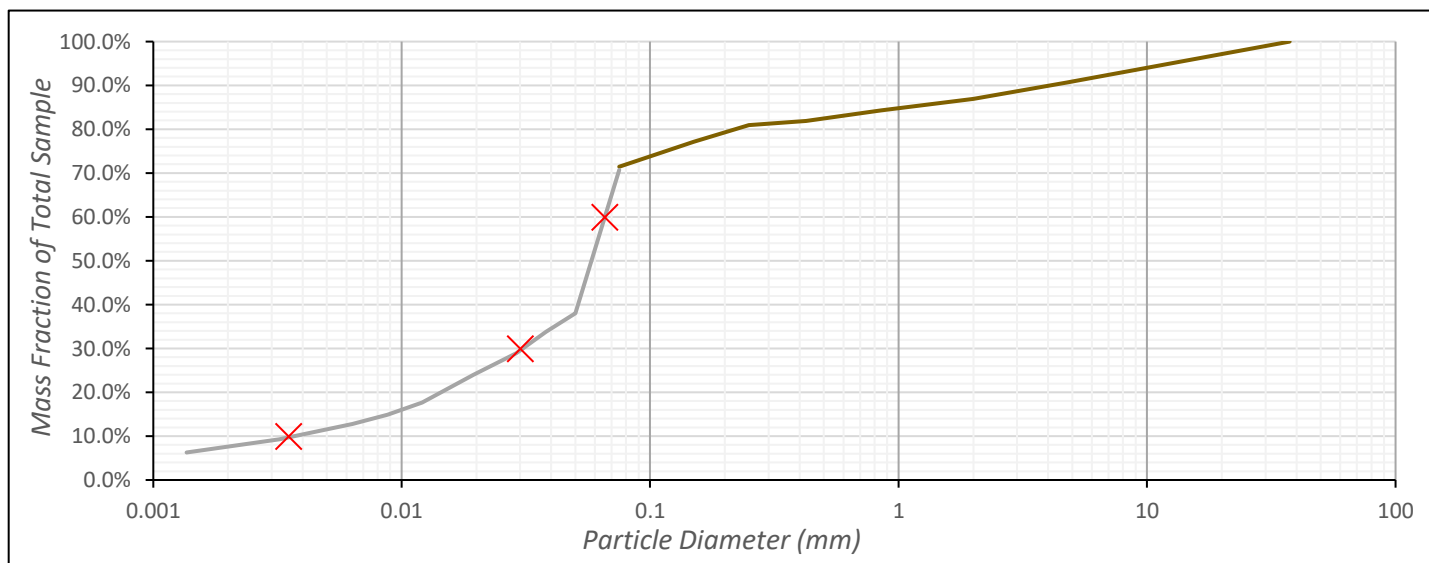
Gravel Content	69.7%	D ₁₀ (mm) =	0.08	Cu =	168.00
Sand Content	20.0%	D ₃₀ (mm) =	4.60	Cc =	22.39
Fines Content	10.3%	D ₆₀ (mm) =	12.60		
Sample Classification	Poorly-graded Gravel with Silt and Sand			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			206.0		
Mass of Container + Dry Soil (g)			198.0		
4%					

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 26.5			Sample No: 19352-BH3-SS8			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	852.2	62.6	8.0%	92.0%
#4	4.75	509.8	520.3	10.5	1.3%	90.6%
#10	2	478.8	507.4	28.6	3.7%	87.0%
#20	0.85	636.1	657.1	21.0	2.7%	84.3%
#40	0.425	362.7	381.2	18.5	2.4%	81.9%
#60	0.25	554.8	562.0	7.2	0.9%	81.0%
#100	0.15	522.3	552.0	29.7	3.8%	77.2%
#200	0.075	320.6	364.5	43.9	5.6%	71.5%
Pan	0	372.6	378.5	5.9	0.8%	70.8%
		Washed Material		551.6	70.8%	
		Sum of Total Sample		779.5	100.0%	



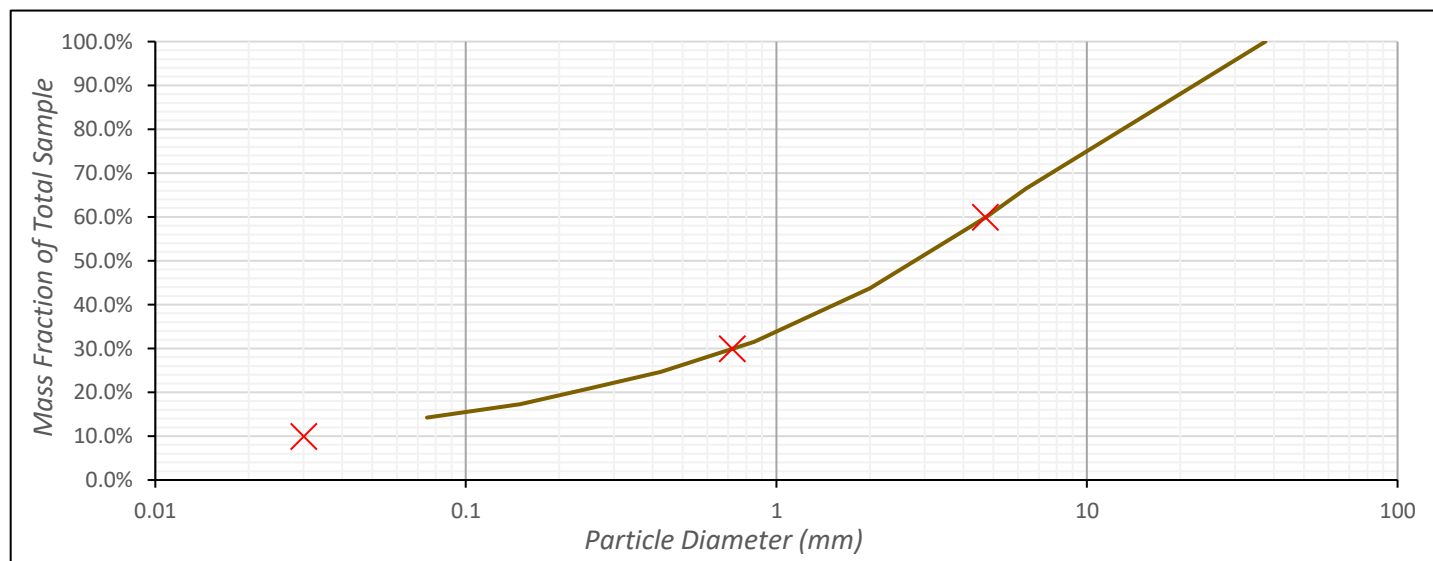
Gravel Content	9.4%	D ₁₀ (mm) =	0.00	Cu =	18.71	
Sand Content	19.1%	D ₃₀ (mm) =	0.03	Cc =	3.93	
Fines Content	71.5%	D ₆₀ (mm) =	0.07			
Sample Classification	Silt with Sand			Plastic Limit	0.0%	
Classification Abbreviation				ML	Liquid Limit	16.5%
Fine Classification				ML	Plasticity Index	0.0%
Moisture Content						
Mass of Container (g)			0.0	Moisture Content		
Mass of Container + Wet Soil (g)			311.5	25%		
Mass of Container + Dry Soil (g)			249.8			

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 21.5			Sample No: 19352-BH4-337			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	1003.9	214.3	33.6%	66.4%
#4	4.75	509.8	551.1	41.3	6.5%	60.0%
#10	2	478.8	582.6	103.8	16.3%	43.7%
#20	0.85	636.1	714.1	78.0	12.2%	31.5%
#40	0.425	362.7	406.4	43.7	6.8%	24.7%
#60	0.25	554.8	579.2	24.4	3.8%	20.8%
#100	0.15	522.3	544.8	22.5	3.5%	17.3%
#200	0.075	320.6	340.2	19.6	3.1%	14.2%
Pan	0	372.6	375.0	2.4	0.4%	13.9%
		Washed Material		88.6	13.9%	
		Sum of Total Sample		638.6	100.0%	



Gravel Content	40.0%	D ₁₀ (mm) =	0.03	Cu =	156.67
Sand Content	45.7%	D ₃₀ (mm) =	0.72	Cc =	3.68
Fines Content	14.2%	D ₆₀ (mm) =	4.70		
Sample Classification	Silty Sand with Gravel			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			210.7		
Mass of Container + Dry Soil (g)			188.4		
12%					



Figure 1: BH-1



Figure 2: BH-2 Monitoring well



Figure 3: BH-3



Figure 4: BH-3 Split spoon sample from 21.5' bgs



Figure 5: BH-3 Typical soil from borehole.



Figure 6: BH-4



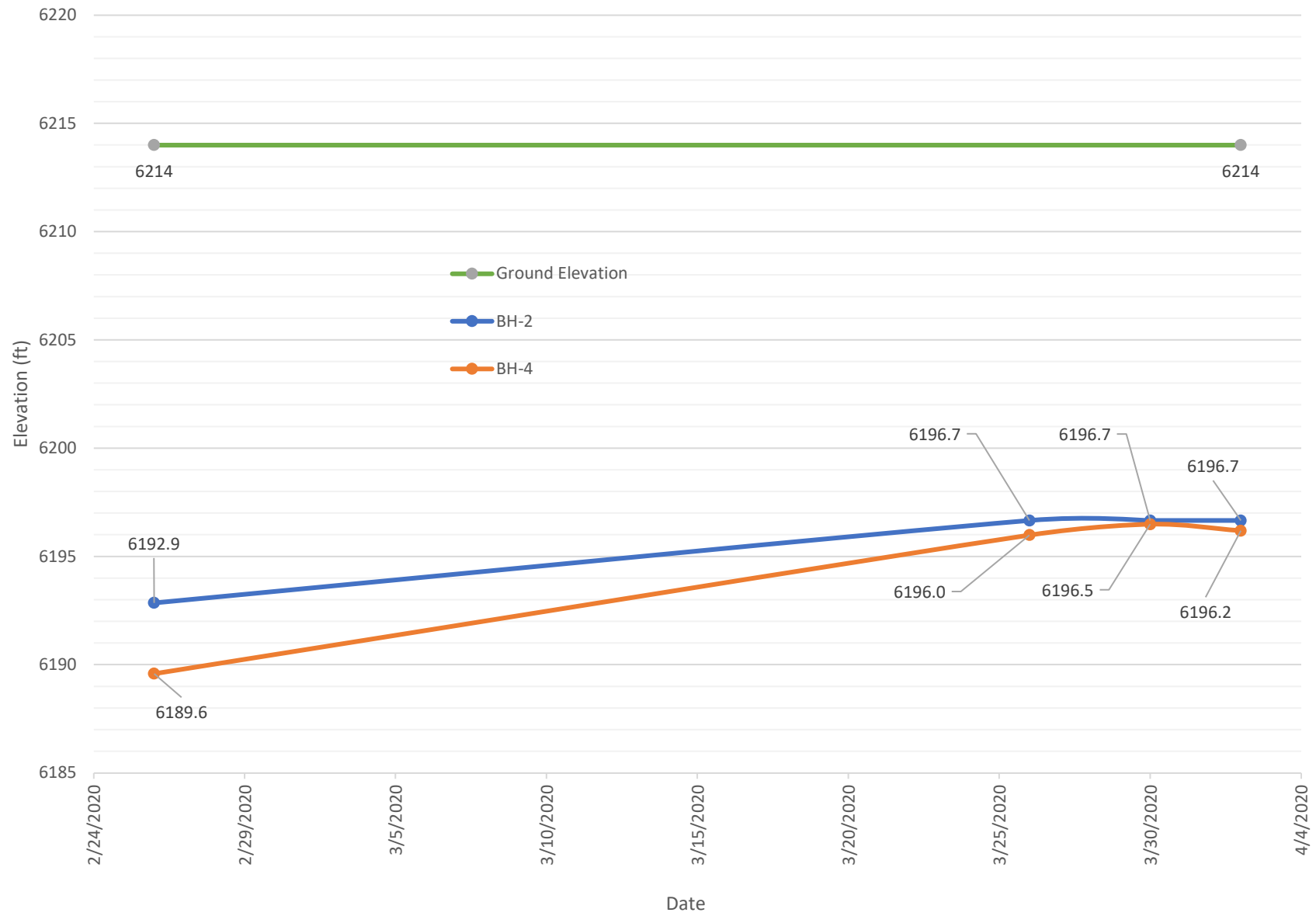
Figure 7: BH-4 Monitoring well and typical soil from borehole.

19352 Rusty Parrot Well Monitoring

Borehole	Cap Elevation	Ground Elevation	
BH2	6213.86	6214	2/26/2020
BH4	6214.59	6214	4/2/2020

Date	Water Level Reading				Conditions	Notes
	BH-2	Elevation	BH-4	Elevation		
26-Feb-20	21.0	6192.9	25.0	6189.6	Cold, cloudy	Initial measurement taken at groundwater
26-Mar-20	17.2	6196.7	18.6	6196.0	Sunny, 30F	Had to find BH-4 under ice, about 20 mins of chipping ice Bentonite had melted and made a mess inside the well casings
30-Mar-20	17.2	6196.7	18.1	6196.5	Sunny, 30F	in BH-2, pictures in folder
2-Apr-20	17.2	6196.7	18.4	6196.2	Sunny, 20F	N/A

Rusty Parrot Groundwater Levels



Tyler Valentine

From: Hal Hutchinson <hal@hhlandstrategies.com>
Sent: Wednesday, June 17, 2020 3:13 PM
To: Tyler Valentine
Subject: Rusty Parrot Expiration Dates

Dear Tyler,

Please accept this e-mail as a formal request to allow the expiration dates for the Rusty Parrot Development Plan to extend to two years from the date of approval. This request also seeks to allow the two variances and the one administrative adjustment associated with the Development Plan application as submitted on May 1, 2020 to extend to two years from the date of approval.

Thank you,

Hal Hutchinson
HH Land Strategies
307-699-0265

Tyler Valentine

From: Hal Hutchinson <hal@hhlandstrategies.com>
Sent: Tuesday, July 07, 2020 11:12 AM
To: Tyler Valentine
Subject: Rusty Parrot

Hi Tyler,

The owners of the Rusty Parrot have agreed to install a car lift in the underground garage as a way to meet the parking requirement that we are one space short on. This will be at least a single car lift to meet the requirement.

In addition, they would like to agree to the 89%-120% AMY deed restriction for the housing unit in the lodge.

Please let me know if you have any other issues. When will the staff report be done?

Thanks, Hal

Hal Hutchinson
HH Land Strategies
307-699-0265

Tyler Valentine

From: Leslie Jones <aftonjones@msn.com>
Sent: Sunday, July 05, 2020 10:48 AM
To: Tyler Valentine
Subject: Rusty Parrot Construction

Thanks for the information you provided about this project. We would like you to consider some of our concerns about the project.

Our property is accessed from Gill street and a narrow Alley in front of our home. It is important that we continue to have access to our property at all times during the construction of the project. And these streets remain open to our property.

Lighting coming from the Rusty Parrot needs to be in harmony with the needs and values of our home and property.

As much as possible the activity from this project needs to remain on the property of the Rusty Parrot.

It would be great that when the construction of the project is started that it be preformed in an expedient manner to reduce the time this project impacts us.

Thanks for your consideration of our concerns.

Les and Afton Jones

Sent from [Mail](#) for Windows 10



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: JULY 10, 2020
MEETING DATE: JULY 15, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEMS P20-089 & P20-092:** DEVELOPMENT PLAN AND ADMINISTRATIVE ADJUSTMENT TO DEVELOP A NEW LODGING BUILDING AT 175 NORTH JACKSON STREET

APPLICANT: Y2 CONSULTANTS – HAL HUTCHINSON

OWNER: HARRISON HOSPITALITY PROPERTIES

REQUESTED ACTION

The applicant is requesting approval of a Development Plan and Administrative Adjustment for the Rusty Parrot's new 40-room lodging building which includes a restaurant and health spa at the property located at 175 N. Jackson Street.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan
Section 8.8.1 Administrative Adjustment

LOCATION

The subject property is described as Part of Lots 1, 2 & 3, Block 4, Jackson Addition to the Town of Jackson, and is addressed as 175 N. Jackson Street. An aerial photo and zoning map are shown on the following page:



BACKGROUND

Existing Site Characteristics

The subject property, located at the southwest corner of W. Gill Avenue and N. Jackson Street, is within the DC zone and Lodging Overlay. The site is located at the western end of W. Gill Avenue which dead-ends at Flat Creek. The surrounding zoning to the north is Commercial Residential – 2 (CR-2), to the east is Public / Semi-Public (P/SP (Miller Park)), to the south is DC, and west is Neighborhood High Density – 1 (NH-1). The site consists of three town lots, each 50' x 140', totaling 0.48 acres or 21,000 sf. Historically the site was home to the Rusty Parrot and consisted of two structures: a two-story, 33-room hotel with attached restaurant and a 789 sf, two-story health spa building. Unfortunately in November 2019 the lodging facility succumbed to a devastating fire which damaged the building beyond repair and has since been demolished. The health spa building still remains and there are currently no plans for it to be incorporated into future development. Vehicular access to the site is currently from both Jackson and Gill.

PROJECT DESCRIPTION

General Overview

Request #1: Development Plan for a new 40-room hotel: As a result of the fire in 2019, the owners of the Rusty Parrot decided to rebuild the site at 175 N. Jackson Street with a new three-story lodging facility with a restaurant, health spa and underground parking (30 spaces). The project will include 40 conventional lodging units, 1 on-site deed restricted unit, a 934 sf restaurant, and a 1,734 sf health spa in a total of approximately 31,000 sf of habitable floor area (with about 26,902 sf of that being above ground). With regards to vehicular access, the project includes a one-way porte-cochere entrance off of N. Jackson Street with a one-way exit onto W. Gill Avenue. Valet services will be provided and guest's vehicles will be stored in the underground garage which is accessed off W. Gill Avenue. Below is a breakdown of each floor by use and size:

LEVEL	SIZE	USE
Basement	4,500 sf	Garage, Spa, Mechanical, Staff Space
1 st Floor	7,235 sf	Lobby, Office, Spa, Restaurant
2 nd Floor	11,407 sf	24 Lodging Units
3 rd Floor	8,260 sf	16 Lodging Units
TOTAL	31,402 sf	

Request #2: Administrative Adjustment to reduce the Pedestrian Frontage: The applicant is also requesting approval of an Administrative Adjustment to reduce the required pedestrian frontage from 13'6" to 12'3" on the Jackson Frontage. The stated justification for the request stems from the fact that the existing property boundaries are slightly skewed and do not run parallel. The reduction in width will only impact the furnishing zone between the sidewalk and the building. The applicant will be providing a compliant 5'-wide planting area and 6'-wide sidewalk, but with a smaller 1'3"-wide furnishing zone.

Affordable Housing Credit and Requirement

The applicant calculates that the property has a housing credit under Sec. 6.3.2.A.1 in the LDRs of 8.111 units. This is based on the historical uses (since December 18, 1995) of Hotel, Restaurant and Service uses (Original Rusty Parrot). According to the applicant, the existing credit of 8.111 units does not cover the new requirement which they have calculated as 9.641 units. The applicant is proposing to satisfy their requirement by deed restricting an off-site unit located at 355 W. Deloney Avenue, Unit A-1. This unit is a 744 sf two-bedroom unit in the Meadowbrook Village condominiums. Instead of paying the fee-in-lieu for the remaining

fractional amount, the applicant is proposing to build an 623 sf one-bedroom unit on-site and deed restrict is as a workforce unit.

Other Related Applications

The applicant has also applied for two variances in conjunction with this Development Plan. The first variance seeks 32' of curb cut along W. Gill Avenue where the LDRs allow a maximum curb cut of 24'. The other variance seeks to allow Trees in Lawn as the pedestrian frontage type over the required Trees in Grates frontage.

2-Year Deadline Request

The applicant has requested that the deadline for building permit submittal be two years from the time of Development Plan approval instead of 18 months. In addition, the applicant has requested that the deadline for building permit submittal be two years from the time of Administrative Adjustment approval instead of 1 year.

STAFF ANALYSIS

Development Plan Review

The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents. This project requires a Development Plan because the project's 26,902 sf of qualifying floor area falls within the 19,500 sf – 39,000 sf threshold range for a Development Plan in the DC Zone. Staff finds that the information submitted by the applicant to be appropriate for reviewing the proposed development at this final Development Plan.

Conformance with the Comprehensive Plan

This site is located Character District 2: Town Commercial Core and Subarea 2.3: Downtown. This is a *Transitional* area intended for redevelopment with a mixture of 2 to 3-story commercial and residential buildings, a high level of pedestrian and transit connection, high-quality public spaces, and a high concentration of tourist-related accommodations and services. Parking should be hidden or underground and buildings should create an attractive street wall to encourage pedestrian activity. Other than street trees, landscaping and green areas are minimal and largely provided on a voluntary basis. Staff finds that the project is consistent with these goals but please see the section on Findings for Development Plans for staff's more detailed analysis on the project's conformance with the Comprehensive Plan.

Conformance with Other Applicable Regulations

Staff finds that the application complies with the dimensional standards in the DC zone as shown in the table below and discussed further in this section.

	DC	Proposed	Complies?
FAR	1.3 base max (27,300 sf)	1.28 base (26,902 sf)	Yes
LSR	n/a	n/a	Yes
Plant Units	n/a	n/a (8 street trees provided + 17	Yes

		internal trees and 33 perennials)	
Minimum Lot Size	5,000 sf	21,000 sf	Yes
Height	42' (< 5:12 roof pitch) 46' (≥ 5:12 roof pitch)	46' (≥ 5:12 roof pitch)	Yes
Density	n/a	n/a	Yes
Parking	0.75 space per lodging unit = 30 + 1 space for on-site residential unit = 1	30 spaces in underground garage + 7 on-street spaces + 2 historical credits.	Yes (as conditioned)
Max Curb Cut (Jackson)	24'	20'	Yes
Max Curb Cut (Gill)	24'	32'	No (Variance requested)
Primary Street Setback (Jackson)	0' – 5'	0' – 5'	Yes
Secondary Street Setback (Gill)	0' – 5'	0' – 5'	Yes
Rear Setback (west)	0' or 5'	5'	Yes
Side Interior (south)	0' or 5'	5'	Yes
Street Façade Width	80% of primary and secondary street	94% for primary (Jackson) and 95% for secondary (Gill)	Yes
3rd Story Stepback	10' with 60% encroachment allowed	10' and < 60% encroachment	Yes
Pedestrian Frontage	13'-6" with Trees in Grate	13'-6" (Gill) and 12'-3" (Jackson) both Trees in Lawn	No (Admin Adjustment requested for reduction in width & Variance requested for Trees in Lawn)

Landscaping

There is no landscaping requirement for this project because the DC zone has no LSR requirement. However, the applicant has provided a landscaping plan (stamped by WY Landscape Architect) that shows a variety of plantings (perennials and tall grasses) along the front facades on both sides. These plantings not only help to break up the mass of the buildings but they add greenery to the public view while helping to define the public and private realms along the sidewalk. Additional trees, shrubs, grasses and outdoor amenities (i.e. spas, seating, etc.) are proposed within the private courtyard creating a private area for hotel guests to gather. The project also proposes 8 new street trees (Patmore Ash) as part of their pedestrian frontage requirement. These trees will provide shade and screening of the project and help to create an attractive sidewalk experience for all users.

Site Design

The proposed site plan is consistent with the goals of the DC zone by providing a strong street wall, street-level entrances, ample landscaped sidewalks, an internal courtyard with private open space, and an underground parking lot that hides all parking from public view. New sidewalks will be installed on both Jackson Street and Gill Avenue that will significantly improve pedestrian safety and function along the frontage of this project. Since no sidewalks currently exist on this side of Jackson Street and Gill Avenue, this project will set the tone for this area. Street trees and planter boxes will further improve the street experience for residents and visitors alike.

In addition, the applicant has proposed a bulb-out on the corner of Jackson and Gill which will prove helpful with designing ADA ramps, improving safety for pedestrian crossings and traffic calming. Generally speaking, when designing bulb-outs it is desirable to design them in pairs or at all 4 corners of an intersection. However, bulb-outs can be done at one corner and still be effective. The Town recently approved a single bulb-out for the Glenwood/Gill Condo project (Hole in the Ground) one block east of the subject site. The idea is that when the other 3 corner lots develop, they too will include bulb-outs and incrementally improve safety and movement of pedestrians at the intersection. Staff supports the bulb-out in this location and finds that it sets an appropriate tone for this area and compliments the corner design of the project.

Building Design

The building is 3-stories with a pitched roof design and is a maximum of 46' in height. The design uses a 3rd-story step-back and other additive and subtractive elements to vary the façade and roof lines to create interest and shadow lines. The exterior materials bring a quality finish and primarily consist of stone with horizontal and vertical wood siding. Several units on the 2nd and 3rd floor have small private balconies and the 3rd floor includes a large balcony for gatherings in the northeast corner. These private open space elements help break up the mass of the building and create active outdoor spaces. In addition, a generous-sized outdoor private courtyard is included behind the building which includes ample landscaping and gathering space. The DRC reviewed this project on May 13, 2020, and unanimously supported the design as presented.

Vehicular Access / Circulation

Vehicular access to the project includes a drive-thru porte-cochere at the corner of Jackson and Gill and an underground parking garage accessed from Gill Avenue. Guests staying at the hotel would enter the site off Jackson Street (entrance only) and temporarily park in the guest porte-cochere while they check in. The porte-cochere has room for 5-6 vehicles. Valet staff would then drive guest vehicles out onto Gill Avenue (exit only) and park them in the underground parking garage. The underground parking garage is accessed from Gill Avenue adjacent to the alley entrance, so it does not use the alley.

Staff acknowledges that vehicular entrances/exits close to street corners can cause conflicts with pedestrian movement or cause congestion at intersections as a result of vehicles queuing in the street while they wait to enter the site. However, the subject site is at the dead end of Gill Avenue and along the perimeter of the DC zone which has far less pedestrian and vehicular activity than typical properties in the downtown core. In addition, the applicant has met the 30' parking setback (measured from the property line) on both Jackson and Gill and the 50' corner setback for driveways (measured from the back of curb). Staff finds that the proposed circulation plan is not anticipated to have significant negative impacts on pedestrians or vehicles.

The above mentioned access plan does hinge upon approval of a variance that is being reviewed concurrently with this Development Plan. The variance requested is to allow 32' of curb cut, in the form of two curb cuts,

along Gill Avenue where the LDRs limit the curb cut width to 24'. Staff is recommending approval of the variance. However, if the variance is not approved by the Board of Adjustment, the applicant will need to redesign the site so that it complies with the 24' curb cut standard which will likely cause a delay in the Development Plan review process.

Parking

As mentioned above, on-site parking will be provided within an underground parking garage accessed from Gill Avenue. The proposal includes 30 on-site spaces. However, the LDRs require 31 on-site spaces. Below is the breakdown for parking:

- 40 Lodging Units @ 0.75 spaces per unit = 30 spaces
- 1 One-Bedroom Deed Restricted Unit = 1 space
- Restaurant and Spa = 0 spaces (ancillary to hotel, thus no parking required)
- 2 historical parking credits + 7 on-street spaces = 9 credits (cannot be used for lodging or residential, but can serve as additional parking for restaurant and spa)
- TOTAL REQUIRED = 31 on-site spaces

The applicant will need to provide 1 additional on-site space for the deed restricted unit. In recent conversations with the applicant regarding this matter, the applicant plans to modify their parking plan to include a car lift in the basement which will add 1 more space making their parking compliant. Car lifts are acceptable means of meeting parking requirements. Hotel Jackson is one example of a hotel that has several car lifts in their basement parking garage. Staff has added a condition of approval that prior to Town Council the applicant shall identify the location of the car lift on the basement floor plan.

As shown above, the site carries 2 historical parking credits + 7 street spaces (3 on Gill & 4 on Jackson). Although these cannot apply to lodging or residential uses, they can be used to mitigate public use of the restaurant and spa. As noted in the applicant's submittal, 90% of restaurant and spa use are from lodging guests with a small percentage of use from the public. No parking requirement will be applied to the restaurant or spa because most guests using these services are already parked under the lodging use.

Staff finds that, as conditioned, the parking plan complies with the LDRs.

Affordable/Workforce Housing

Sec. 6.3.2.A.1 in the LDRs allows properties to get an affordable housing credit for any uses on the site established from December 19, 1995, to the present. Essentially, whichever uses generate the highest mitigation requirement during this period create a credit of equal value that can be used to offset the housing requirement of new development or redevelopment on the same site.

The below table provides a summary of the affordable housing mitigation plan. Additional detail is provided after the table.

**Mitigation Requirement
(Base 1.3 FAR)**

Proposed: 40 new conventional lodging units + 934 sf restaurant + 1,734 sf service/spa (includes basement square footage for purposes of calculating affordable housing)

Requirement: 10.037 deed-restricted units

Credit for existing/historical uses:

- 33 Lodging Units (Rusty Parrot) = 6.742 units
- Restaurant = 1.029 units
- Service (Spa) = 0.340 units

Total Credits = 8.111 units (see below for explanation)

Requirement: 10.037 - 8.111 = 1.926 units (This requires the provision of (1) two-bedroom unit at 80-120 Area Median Income (AMI) + a fee of \$382,206.24 for the remaining 0.926 unit.

The applicant is currently proposing to deed restrict an off-site unit located at 355 W. Deloney Avenue, Unit A-1. This unit is a 744 sf two-bedroom unit in the Meadowbrook Village condominiums. The applicant will be required to work with the Housing Department to ensure the unit meets all livability standards prior to submittal of a building permit for the hotel.

The remaining 0.926 unit requirement, just shy of a full unit, generates a fee of \$382,206.24. When a second unit is required, the type of unit must be a studio or one-bedroom at <50% AMI. In this case, a second unit was almost required, thus the fee is calculated based on the value of a studio or one-bedroom at <50% AMI, which is valued at \$412,749.72 (i.e. $0.926 \times \$412,749.72 = \$382,206.24$).

As previously stated, the applicant has elected to build and deed restrict a 1-bedroom unit on-site as part of the new hotel in exchange for paying the fee. The applicant originally stated they were proposing a workforce restriction, but later stated they would provide a deed restriction at 80-120% AMI. Staff is generally supportive when applicants elect to build a unit instead of paying the fee, however the type of restriction is an important detail because the value of unit being provided should be based on the dollar amount of the fee. For this reason staff is recommending that the deed restriction be 50-80% AMI because the fee amount (\$382,206.24) is closer to the value of a 50-80% AMI unit (valued at \$355,724.36) than it is to the value of an 80-120% AMI unit (valued at \$174,346.22). The chart below is the currently adopted housing fee ordinance which shows the value of each AMI range based on bedroom count. Both Planning and the Housing Department recommend the unit be 50-80% AMI, however the Town Council has the final decision on this matter and may choose to allow the restriction to be 80-120% AMI.

Currently Adopted Affordable Workforce Housing Fees-In-Lieu (Resolution 19-21):

	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
< 50% Median Income	\$ 412,749.72	\$ 558,323.58	\$ 719,089.29
< 80% Median Income	\$ 355,724.36	\$ 485,965.98	\$ 641,527.35
< 120% Median Income	\$ 174,346.22	\$ 271,953.24	\$ 416,437.21
Workforce	\$ 15,981.29	\$ 71,009.20	\$ 201,040.22

Administrative Adjustment for Pedestrian Frontage

Section 2.2.1.C (final paragraph) in the LDRs allows the Planning Director to establish a lesser pedestrian frontage pursuant to the Administrative Adjustment procedure in Section 8.8.1. Rather than setting an objective standard to limit the extent of the modification, such as the 20% applied to many of the standards subject to Administrative Adjustments, the LDRs state the pedestrian frontage can be modified to be more consistent with the existing sidewalk and the desired pedestrian frontages in the Community Streets Plan.

The applicant's request is to reduce the required pedestrian frontage from 13'6" to 12'3" on the Jackson frontage. This request does not require moving the location of curb or narrowing the street. The reason for request is that the site survey revealed that the property lines are not entirely parallel resulting in a slightly skewed polygon. Instead of adjusting the building, the applicant is seeking to reduce the furnishing zone from 2'6" to 1'3". The applicant would still be providing a compliant 5'-wide attached planting area and 6'-wide sidewalk. Staff finds that due to the skewed polygon, a slight adjustment to the pedestrian width is justifiable and will not compromise the more important aspects of the pedestrian frontage, which are the planting area and sidewalk. In addition, when properties to the south develop and install their required pedestrian frontage, they will not be affected by this adjustment and should be able to easily connect their sidewalk to the Rusty Parrot's. Finally, although the furnishing zone will be slightly reduced, the applicant is planting grasses and perennials within the furnishing zones along both the Jackson and Gill sides which is encouraged but not required. Visually, the reduction in the furnishing zone width along Jackson Street will be negligible from the street view due to the generous amount of landscaping provided, especially considering this zone requires no landscaping at all.

Consistent with staff's previous approach, even though the Planning Director is typically the final decision-maker on Administrative Adjustments, whenever a request for an Administrative Adjustment is contained within a larger application that requires Council approval, the Planning Director elevates approval to the Council for the final decision. Please see below the findings for an Administrative Adjustment as drafted by staff.

[PUBLIC COMMENT](#)

The property owner immediately to the west (Les and Afton Jones) provided written comment which expressed interest and concern over how the construction staging will impact access to their home which is directly from the alley. The comment also expressed concern that all project lighting meet the Town's standards so as to have minimal impact on their property.

STAFF FINDINGS

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

This site is located Character District 2: Town Commercial Core and Subarea 2.3: Downtown of the 2012 Comprehensive Plan. The following is the vision for Subarea 2.3:

Sub-area 2.3 Downtown Commercial Core: This large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Complies. The proposed project meets the general purpose and goals of Subarea 2.3. In particular, by providing underground parking, an attractive street wall, a mix of uses, and urban-type landscaping (e.g., street-level grasses), the project has addressed many of the desired characteristics for this part of Town. In addition, the DRC has reviewed this project and approved it for Development Plan with

positive comments regarding all characteristics of the design. Finally, the provision of two deed restricted units meets the Comprehensive Plan's goals of creating deed-restricted workforce housing in locations close to jobs, services, and transit.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Staff finds that by meeting the affordable housing requirement, the proposed development meets this policy goal. The applicant will be providing a two-bedroom affordable deed restricted unit off-site at 80-120% AMI. In addition, instead of paying the fee-in-lieu for the 0.926 unit requirement, the applicant will be providing a deed restricted unit on-site. Staff has recommended that this unit be restricted as 50-80% AMI.

4.1.d: Maintain Jackson as the economic center of the region

Complies. Redeveloping this property with new lodging units, restaurant and spa will help support the "lights on" goals for downtown by adding visitors and new residents within easy walking distance to all the shops, amenities, and transportation options of downtown Jackson.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The proposed mixed-use redevelopment will provide new sidewalks on W. Gill Avenue and N. Jackson Street which will improve pedestrian safety and set the tone for this area which currently has no sidewalks. In addition, the proposed development will add tourist-oriented services (i.e. lodging, restaurant and health spa) within the pedestrian heart of downtown.

4.2.d: Create a Downtown Retail Shopping District

Complies: While no retail is proposed with this project, the addition of visitor lodging facilities within easy walking distance of the stores and restaurants of downtown will help support a vibrant, year-round retail district in the downtown.

4.2.f: Maintain lodging as a key component in the downtown

Complies. The proposed project will replenish the 33 lodging units that were lost by providing 40 new lodging units. These units are within walking and biking distance to the Town Square Area.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Staff finds that by meeting the affordable housing requirement, the proposed development meets this policy goal. The applicant will be providing a two-bedroom affordable deed restricted unit off-site at 80-120% AMI. In addition, instead of paying the fee-in-lieu for the 0.926 unit requirement, the applicant will be providing a deed restricted unit on-site. Staff has recommended that this unit be restricted as 50-80% AMI.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. The Rusty Parrot is a local business that has been in the Valley for a number of years. This proposed development will replenish the jobs that were lost due to the structure fire in 2019.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

6.3.a: Ensure year-round economic viability

Complies. While no retail is proposed with this project, the addition of visitor lodging facilities within easy walking distance of the stores and restaurants of downtown will help support a vibrant, year-round retail district in the downtown.

7.1.c: Increase the capacity for use of alternative transportation modes

Complies. The proposed redevelopment will provide visitor accommodations in the heart of downtown Jackson where all of the alternative modes of travel – walking, biking, and transit – are convenient and readily available.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed the project prior to submittal of this Development Plan and approved it as presented. No changes to the design have occurred since the DRC last reviewed it.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. Staff finds that the application meets the base and bonus standards of the LDRs, assuming the Administrative Adjustment and Variances are approved.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. Staff finds this Development Plan to be consistent with the previously approved variances for access and pedestrian frontage type.

Administrative Adjustment. Pursuant to Section 8.8.1 Administrative Adjustment of the Land Development Regulations, the findings for an Administrative Adjustment Section 8.8.1.C must be made:

A. Purpose

The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs per Subsection B. Applicability

1. *Landscape Surface Ratio may be adjusted up to 20%.*
2. *Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*
3. *Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*
4. *Fencing height and setbacks may be adjusted up to 20%.*
5. *Grade of developable slopes may be adjusted up to 20%.*
6. *Any dimensional standard of a building frontage may be adjusted up to 20%*
7. *Building façade width may be adjusted up to 20%*
8. *Wildlife friendly fencing may be adjusted as allowed by 5.1.2.E.*
9. *Standard plant units may be adjusted as allowed by 5.5.3.F.3.*
10. *Sign standards may be adjusted as allowed by 5.6.1.B.2*
11. *Parking requirement may be adjusted as allowed by 6.2.2.A.1.*
12. *Pedestrian frontage standards may be adjusted as allowed by 2.2.1.C*

Staff finds that the request for approval of a minor adjustment to the “Trees in Lawn” from the “Trees in Grates” pedestrian frontage meets the applicability of allowance #12 above.

C. Findings

An administrative adjustment shall be approved upon finding the application:

1. ***Complies with the applicability standards of this Section;***

Complies. As stated above, the application is in compliance with allowance #12 of the applicability requirements.

2. ***Either:***

- a. ***Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or***
- b. ***Better protects natural and scenic resources, or***

c. Better supports the purpose of the zone;

Complies. Based upon Finding 2.a, staff finds that because the property boundaries are slightly skewed, that the requested adjustment helps to compensate for this existing condition.

3. Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;

District 2: Town Commercial Core

Subarea 2.3: Downtown

Classification: Transitional

Neighborhood Form: Town

Complies. Please see the Comprehensive Plan findings above in Finding #1 for Development Plan. The approval of the pedestrian frontage request would help to create a new compliant sidewalk which will improve pedestrian safety and create an attractive amenity for visitors of the site. Promoting walking and creating inviting and functional streetscapes are central goals of the DC zone.

4. Will not pose a danger to the public health or safety; and

Complies. The request to reduce the 13'6" pedestrian frontage width by up to 1'3" will not impact the width of the road nor impact the 5' wide planting area or 6'-wide sidewalk. In addition, the request would improve pedestrian safety if approved, so staff finds that the modest request should not pose a danger to the public health or safety.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.

Complies. This property has not been the subject of previous administrative adjustments and there is no apparent indication that future administrative adjustments are planned or necessary.

ATTACHMENTS

Department Reviews

Applicant Submittal

Public Comment

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of the Administrative Adjustment (P20-092) to reduce the pedestrian frontage from 13'6" to 12'3" along the Jackson Street frontage for the property located at 175 N. Jackson Street, subject to the department reviews and the following condition:

1. If a building permit is not submitted within 2 years of Administrative Adjustment approval, the Administrative Adjustment shall expire.

Item B: The Planning Director recommends **approval** of a Development Plan (P20-089) for a new 26,902 sf, 3-story lodging building for the property located at 175 N. Jackson Street, subject to the department reviews and the following conditions:

1. The on-site deed restricted one-bedroom unit shall be recorded as a 50-80% AMI unit.
2. Prior to Town Council review, the applicant shall revise the basement floor plan to identify the 31st parking space for the deed restricted residential unit. In addition, the parking space for the deed restricted unit shall be designated with signage.
3. If a building permit is not submitted within 2 years of Development Plan approval, the Development Plan shall expire.

SUGGESTED MOTIONS

Item A: Based on the findings as presented in the staff report and made by the applicant for an **Administrative Adjustment** (Item P20-092), I move to make findings 1-5 in Section 8.8.1.C of the Land Development Regulations relating to 1) applicability; 2) unusual constraint, better protects natural or visual resources, or better supports purpose of zone; 3) consistency with zone or Comprehensive Plan; 4) danger to public safety; and 5) incremental administrative adjustments, and to **recommend approval** to the Town Council of an Administrative Adjustment to reduce the pedestrian frontage from 13'6" to 12'3" along the Jackson Street frontage for the property located at 175 N. Jackson Street, subject to the departmental reviews and the following condition:

1. If a building permit is not submitted within 2 years of Administrative Adjustment approval, the Administrative Adjustment shall expire.

Item B: Based upon the findings as presented in the staff report and made by the applicant for a **Development Plan** (Item P20-089), I move to make findings 1-6 in Section 8.3.2.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with relevant LDRs & Town Ordinances; 6) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Development Plan for a new 26,902 sf, 3-story lodging building for the property located at 175 N. Jackson Street, subject to the departmental reviews and the following conditions:

1. The on-site deed restricted one-bedroom unit shall be recorded as a 50-80% AMI unit.
2. Prior to Town Council review, the applicant shall revise the basement floor plan to identify the 31st parking space for the deed restricted residential unit. In addition, the parking space for the deed restricted unit shall be designated with signage.
3. If a building permit is not submitted within 2 years of Development Plan approval, the Development Plan shall expire.

PLANNING

Project Number	P20-092	Applied	5/8/2020	STOL
Project Name	Admin Adjustment - Rusty Parrot	Approved		
Type	ADMINISTRATIVE ADJUS	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Y2 Consultants	Owner	HARRISON HOSPITALITY	
Site Address		City	State	Zip
175 N JACKSON STREET		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
JACKSON ORIGINAL-TOWNSITE		22411628411001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (5/13/2020 8:34 AM KS) Building plans must meet the current adopted building codes and amendements	APPROVED W/CONDITI	5/8/2020	5/29/2020	5/13/2020	
Fire Kathy Clay	NO COMMENT	5/8/2020	5/29/2020	5/13/2020	
Joint Housing Dept Stacy Stoker		5/8/2020	5/29/2020		
Legal Lea Colasuonno		5/8/2020	5/29/2020		
Parks and Rec Steve Ashworth		5/8/2020	5/29/2020		
Pathways Brian Schilling		5/8/2020	5/29/2020		
Planning Tyler Valentine (7/10/2020 10:51 AM TV) Please see staff report.	APPROVED W/CONDITI	5/8/2020	5/29/2020	7/10/2020	
Police Todd Smith		5/8/2020	5/29/2020		

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Public Works Contact Notes Caitlin Barilec (5/22/2020 2:51 PM CB)	APPROVED W/CONDITIONS	5/8/2020	5/29/2020	5/22/2020	see notes
Administrative Adjustment LDR Section 2.2.1.C.2/2.2.1.C.3 - Approved w/ Conditions					

P20-092
ADDRESS: 175 N Jackson St
OWNER: Harrison Hospitality Properties
APPLICANT: Y2 Consultants

5/22/2020
Caitlin Barilec, 733-3079

DATE OF SUBMITTAL: 05/08/2020
DATE OF MATERIALS: 05/01/2020
REVISION NO.: 00

The engineering division has reviewed your application for a ADMINISTRATIVE ADJUSTMENT submitted on and with application materials as dated above.

CONDITIONS OF APPROVAL:

1. Administrative Adjustment approval is contingent upon approval of the proposed development plan.

START 5/8/2020 5/29/2020
Darren Brugmann

PLANNING

Project Number	P20-089	Applied	5/8/2020	STOL
Project Name	Dev Plan - Rusty Parrot	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Y2 Consultants	Owner	HARRISON HOSPITALITY	
Site Address		City	State	Zip
175 N JACKSON STREET		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
JACKSON ORIGINAL-TOWNSITE		22411628411001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (5/13/2020 8:32 AM KS) Building plans must meet the current adopted building codes and amendements	APPROVED W/CONDITI	5/8/2020	5/29/2020	5/13/2020	
Fire Kathy Clay	NO COMMENT	5/8/2020	5/29/2020	5/13/2020	

Joint Housing Dept Stacy Stoker (6/19/2020 1:58 PM SAS)	APPROVED W/CONDITI	5/8/2020	5/29/2020	6/19/2020	See Notes
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The Planning Department has determined that the housing requirement is 1.926. The applicant is proposing to provide an existing housing unit 2-bedroom at 80 - 120% income range to satisfy their requirement for the first unit. This complies with the LDRs. Since the .926 left is a fraction of a unit, it is allowed to pay a fee in lieu. The applicant is proposing to provide a 1-bedroom Workforce unit on site rather than pay the fee in lieu. However, the second unit requirement would normally be a 1-bedroom 0 - 50% income range. The requirement of .926 is very close to a whole unit. The Housing Department recommends requiring the unit to be a lower income range instead of Workforce.

Both of the units must meet the Livability Standards in the Housing Rules and Regulations. The Housing Department will work with the applicant to ensure the units are in compliance. The applicant is encouraged to contact the Housing Department early in the design process with questions.

Prior to Certificate of Occupancy, the following must occur:

1. The Housing Department shall inspect the units.
2. The Special Restrictions provided by the Housing Department shall be recorded.
3. The applicant shall meet with the Housing Department (Compliance Conference) to review the compliance requirements and process.

Legal	5/8/2020	5/29/2020
Lea Colasuonno		

Parks and Rec	5/8/2020	5/29/2020
Steve Ashworth		

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Pathways Brian Schilling		5/8/2020	5/29/2020		

Planning Tyler Valentine (7/10/2020 10:50 AM TV) Please see staff report.	APPROVED W/CONDITI	5/8/2020	5/29/2020	7/10/2020
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Police Todd Smith		5/8/2020	5/29/2020	
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Public Works Brian Lenz	APPROVED W/CONDITI	5/8/2020	5/29/2020	6/3/2020
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Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(6/3/2020 2:15 PM BTL)					
Development Plan – APPROVED with Conditions					
P20-089					
ADDRESS: 175 N Jackson St					
OWNER: Harrison Hospitality Properties					
APPLICANT: Y2 Consultants					
6/3/2020					
Brian Lenz and Caitlin Barilec, 733-3079					
DATE OF SUBMITTAL: 5/8/2020					
DATE OF MATERIALS: Geotech Report (4/3/2020), Civil (5/1/2020)					
REVISION NO.: 00					
The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.					
*The following comments are being provided for use in preparation of future applications and are required for sufficiency .					
CONDITIONS OF APPROVAL:					
1. Applicant shall be responsible for watering, the upkeep of bedding and border materials, and all aspects of the landscaping within the public rights-of-way in an attractive, presentable, and safe status consistent with Town levels of maintenance and upkeep.					
PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING ITEMS NEED TO BE ADDRESSED AND APPROVED:					
1. The existing waterline on Gill is likely a 4-inch main, not a 6-inch, that will not adequately serve the proposed 6-inch service. Provide domestic water and fire demands, hydraulic modeling to determine sizing, and appropriately sized mains and services.					
2. The fire hydrant on the NE corner needs to be setback so it is 2 feet from the sidewalk to centerline of hydrant. The town will inspect and determine if it can be reused or must be replaced. If replacement is required, Town will provide the new hydrant.					
3. The grease interceptor should be shifted west to have better access for maintenance and inspections.					
4. All existing water and sewer services that are not being reused must be abandoned at the main.					
5. Buried power and communication utility lines shall be buried along the outside of the rights-of-way.					
6. Show the removal and replacement of the existing curb cuts with new curb.					
7. The landscaping at the bulb out between the ADA ramps shall be removed and replaced with concrete.					
8. All Storm lines, stationing and centerlines must be labeled on Grading Plans.					
9. Provide a construction management plan and narrative. Construction staging in the parking spaces on Jackson and Gill is not allowed without further discussion and an agreement to determine compensation for the use.					
10. Provide 20-foot radii for reverse curves in the bulb-out where feasible.					
11. Provide a striping and signage plan showing restricted parking, parking, regulation signage. Provide at least two parking signs per block face and no parking to corner signs. Final striping and signage required by the Town may vary based on finished site conditions .					
12. Stormwater system in Jackson and Gill shall be sized to carry the 25-year storm event for the drainage basin served.					
13. Provide estimated costs, including design, for the proposed stormwater system in Jackson and Gill. Identify any costs that applicant feels qualify for cost sharing with the Town. Provide justification for any request.					
14. If it is determined that a cost sharing agreement is justified, a development agreement for the improvements identifying each party's role, cost responsibilities, ownership, warranty, maintenance, etc. shall be executed and recorded.					
15. If an alternate plan to the proposed stormwater system exists that would not request cost sharing; provide the plan, profiles, design information, and estimated costs, including design costs. The Town reserves the right to determine where within the right-of-way utilities will be located.					
START		5/8/2020	5/29/2020		
Darren Brugmann					



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

May 1, 2020

Paul Anthony, Planning Director
Town of Jackson Planning and Building Department
150 E Pearl Avenue
Jackson, WY 83001

Via Digital to: tstolte@jacksonwy.gov

Dear Mr. Anthony,

As the applicant for Harrison Hospitality Properties, owner of the Rusty Parrot Lodge and Spa, we are pleased to submit a Development Plan application for the reconstruction of the Rusty Parrot Lodge. Enclosed with this application are all the submittal requirements, based on the Pre-application Conference held on April 17, 2020 (PAP#20-013)

Included with this application for a Development Plan are associated applications for a variance to LDR Section 2.2.10.B.1. Lot Standards (Access), a variance to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) and an Administrative Adjustment to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions.

A review by the Design Review Committee is also required as part of the Development Plan review. We are requesting that the Design Review Committee hold a workshop to review the project plans during their regularly scheduled meeting on May 13, 2020. To that end, I will be submitting a separate packet, providing only architectural plans, and a narrative addressing compliance with the Design Review Guidelines on Monday May 4, 2020.

We will be providing application fee payment via check to the Town of Jackson offices later today in the following amounts:

Development Plan Application Fee:	\$2,500.00
Variance Application Fee:	\$500.00
Variance Application Fee:	\$500.00
Administrative Adjustment Application Fee:	\$500.00
Design Review Fee:	\$200.00

Please contact me with and questions.

Sincerely,

Hal Hutchinson



Rusty Parrot Lodge and Spa

Application for:

Development Plan

Design Review

Variance to Curb Cut Maximum

Variance to Pedestrian Frontage Form Standards

Administrative Adjustment to Pedestrian Frontage Dimension

Submitted: _May 1, 2020_

Owner:	Applicant:	Land Planning:
Harrison Hospitality Properties PO Box 1657 Jackson, WY 83001	Y2 Consultants PO Box 2870 Jackson, WY 83001 (307)733-2999	Y2 Consultants Hal Hutchinson: Land Planner PO Box 2870 Jackson, WY 83001 (307) 733-2999 (307) 699-0265 (mobile)
Architecture:	Civil Engineering:	Landscape Architecture:
Rowland and Broughton Scott McHale: Sr. Pjt. Manager 500 W Main Street Aspen, CO 81611 (970) 544-9006 (970) 708-5053 (mobile)	Y2 Consultants Vince Roux: Civil Engineer PO Box Jackson, WY 83001 (307) 733-2999 (307) 699-2677 (mobile)	Agrostis, Inc. Heath Kuszak, RLA PO Box 3074 Jackson, WY 83001 (307) 413-1883 (307)413-1883 (mobile)

Table of Contents

- 1. Development Narrative**
- 2. Planning Permit Application**
- 3. Housing Mitigation Checklist**
- 4. Development Plans**
 - A1.0 Cover Sheet**
 - 1 of 2 Survey and Existing Conditions**
 - C1.0 Civil Drawings**
 - L1.0 Landscape Drawing**
 - A0.6 Architectural Drawings**
- 5. Proposed Artist Renderings**
- 6. Geotechnical Report**

Project Goals and Applications:

Project Goals:

A long standing and outstanding lodge in Jackson Hole, The Rusty Parrot suffered a devastating fire on November 18, 2019. The owners, Harrison Hospitality Properties, L.P. are committed to rebuild. Their goal is to return to the Town of Jackson a first-class accommodation and develop a building of the highest quality of architecture and design that will endure and become a treasured Jackson Hole landmark for years to come.

To achieve this goal, the owners are submitting a Development Plan application for approval of a new lodge building that will contain a total of 40 hotel rooms, 6 spa treatment rooms, a restaurant, and various hotel amenities, including common areas for guests, and an outdoor gathering area and spa. The plans for this new lodge building include an off-street Porte-cochere for guest vehicular drop off and pick up and an underground garage to accommodate the parking needs for the project.

In the interest of providing an attractive, first class lodging facility, the owners seek to construct a new facility that is designed in the style and form of a traditional western lodge building while including a modern design approach using high quality materials and creative elements.

Applications:

The Rusty Parrot reconstruction project includes 40 hotel units, an underground garage, a restaurant, spa facilities and hotel amenities including interior and exterior common areas. The total square footage of the proposed building is 26,902 s.f. Therefore, this proposal requires submittal of a Development Plan application. Review by the Design Review Committee is also required. For required information please see the section of this report titled Development Plan – Description, Submittal Requirements and Findings for Approval.

In association with the Development Plan application we are seeking approval of two variances and an administrative adjustment.

The first variance is for relief from LDR Section 2.2.10.B.1. Lot Standards (Access) in the DC Zone District, which limits the width of curb cuts along a street frontage to 24'. For a number of reasons, as discussed in the section of this report titled Variance – Lot Standards (Access) Curb Cut we are seeking relief to this standard to allow two curb cuts along the Gill Avenue frontage of the property that total 32', 8' beyond the maximum curb cut standard.

The second variance is for relief to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) in the DC Zone District. This pedestrian frontage standards limits the form of pedestrian frontages to the option of "Trees in Grates" or "Covered Walkway". As discussed in the section of this report titled Variance – Form Standards (Pedestrian Frontage), the limitation

on pedestrian frontages to “Trees in Grates” or “Covered Walkways” within the DC Zone District is appropriate for most the properties within the DC Zone. However, due to the character of the neighborhood surrounding the Rusty Parrot property, and the limited pedestrian traffic fronting the property we as seeking approval to allow the “Trees in Lawn” pedestrian frontage standard.

The administrative adjustment we ae seeking is to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions limitations for pedestrian frontage options “Trees in Grates” and/or “Trees in Lawn”. As discussed in the section of this report titled Administrative Adjustment – Pedestrian Frontage Dimensions, the skewed nature of the exterior boundary of the property, presents challenges in maintaining the required 13.5’ pedestrian frontage dimension requirement. As such, we are seeking the approval to decrease this dimension to up to 1’-3” which will allow encroachment into the transition zone and will not impact the sidewalk width and planting area width minimum standards.

In summary, this development proposal seeks approval of the following applications:

1. Development Plan
2. Variance to LDR Section 2.2.10.B.1 – Lot Standards (Access)
3. Variance to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage)
4. Administrative Adjustment to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 Pedestrian Frontage Dimensions

Development Plan

General Information:

The general information required by the submittal checklist includes administrative requirements such as providing a planning permit application, application fees, any applicable review fees, a mailed notice fee, and submittal of the application in digital format. All of these administrative requirements have been provided within the application.

Narrative Description of Proposed Development:

Property Description: Located at 175 N. Jackson Street, the Rusty Parrot Lodge property is zoned Downtown Commercial (DC) and is within the Lodging Overlay. It consists of three (3) original Jackson Townsite lots totaling approximately .48 acres. The property is bordered on the east by Jackson Street, on the North by Gill Avenue and on the West by an alley. To the South is the Miller Park Lodge, which is constructed at the common property line with the Rusty Parrot Lodge property. Across Jackson Street to the east is Miller Park. Properties across Gill Avenue are zoned Commercial Residential-2 and the property across the alley to the West is zoned Neighborhood High Density-1. The property is not within the Flat Creek flood zone.

Jackson Street is configured with parallel parking fronting the subject parking and diagonal parking across Jackson Street fronting Miller Park. The West side of the Jackson Street along the block has no typical sidewalks and has a character that consists of lawn and trees in the right-of-way between the curb and property line. Gill Avenue includes parallel parking configuration on both sides of the street. This block of Gill Avenue also has no sidewalks. Gill Avenue terminates a half block from the alley at Flat Creek, where a private bridge accesses a private property west of the creek. Due to this dead end there is very little traffic on the block of Gill Avenue fronted by the Rusty Parrot Lodge.

The alley west of the subject property extends from West Deloney Avenue north to Gill Avenue. The southern 325 feet of this alley fronts the Town Creek development, which effectively uses the alley for head in parking over this distance. The remaining northern 175 feet of the alley has a traditional alley character. The alley in this area is unimproved, has drainage problems and contains encroachments in the form of trees and a fence on the west side of the alley across from the Rusty Parrot property.

In addition, the alley where it borders the Rusty Parrot property is substandard in width. Where the alley intersects with Gill Avenue the surveyed width of the alley is 18.15 feet, 1.85 feet narrower than the typical Town alley width. Furthermore, the sidelines of the alley are not parallel, resulting in an alley width at the Southwest corner of the Rusty Parrot property of 19.83 feet. According to the surveyor, there are various, historical reasons for this deviation in alley width from typical Town alleys.

The Rusty Parrot property was part of the original Town of Jackson townsite as shown in Plat 100, recorded in 1901. While the alley behind the Rusty Parrot is shown on the original Townsite plat, no width for this alley is called out on the plat, in contrast to other alleys shown on the original Townsite plat that are clearly called out at 20' feet in width. This fact, coupled with the fact that the Jones property across the alley to the West of the Rusty Parrot was not and is not part of the original Townsite plat or any other plat reveals that, together, the original townsite plat and the east boundary of the Jones property was never separated by the typical alley width of 20 feet. Furthermore, the alley sidelines were never parallel, resulting in a narrower alley at the Gill Avenue intersection than at the southwest corner of the Rusty Parrot property.

In support of this is a survey performed by Jorgensen Engineering in 1980 and recorded as map D-50 with Teton County. This Map D50 identifies a similar configuration. This survey map lists the width of the subject alley at the Gill Avenue intersection as 17.91 feet wide. While there is a discrepancy as to the total width of the alley between the 1980 to 2020 surveys, it is clear from these that the alley width at the Gill Avenue intersection is approximately 2 feet narrower than the typical Town of Jackson alley.

This is important because it supports our position that the proposed underground garage cannot be reasonably accessed from the alley. This existing situation, as well as other arguments discussed under the section of this report titled Variance – Lot Standards (Access) Curb Cut support our position that the requested variance to the maximum curb cut width on Gill Avenue is justified.

The Rusty Parrot property is flat, with minimal grades flowing west along Gill avenue and north along Jackson Street. The high point of the property is 6217.5 near the Southeast corner and the low point is 6213.5 at the Northeast corner.

It is important to note that, based on the survey completed in early 2020 the exterior boundary of the subject property is not square, resulting in a skewed site that contains no parallel boundary lines. This is in part due to the situation discussed in the alley width and historical survey narrative outlined above. Essentially the exterior boundary is a polygon rather than a parallelogram. With a 90.41-degree corner at the Jackson and Gill Street corner this skewed site makes siting the building and complying with all the regulations a challenge. While we have made every effort to site the building to comply with the regulations, we are seeking some minor relief as discussed in the Administrative Adjustment – Pedestrian Frontage Dimensions section of this report.

As a result of the fire, and efforts to clean the property, the original lodge building and the foundation have been removed. While the fire did impact the Rusty Parrot's Spa building, located at the southwest corner of the property it remains on site in a damaged state. The Spa building remains but is slated to be demolished as part of the Development Plan application.

Project Description: The Rusty Parrot redevelopment project seeks to develop a new conventional lodging building that will contain a total of 40 hotel rooms, including two suites that contain a single bedroom. These are located on the second and third floor of the building. The old lodge building contained 33 hotel rooms.

The new project will all be contained within a single building, located along the north and east portions of the property. The Southwest portions of the property will contain an outdoor gathering and spa area.

A restaurant of containing 934 s.f. proposed primarily as a hotel amenity is included in the new lodge building. It will be used in a manner consistent with the restaurant in the previous Rusty Parrot lodge, where over 90% of the breakfast patrons were hotel guests, no lunch service was provided, and the majority of the dinner patrons were guests of the hotel.

The new lodge will also contain a spa (service) use as an amenity to the hotel. This includes a spa common area and 6 treatment rooms containing a total of 813 s.f. Similarly, to the restaurant situation, while the spa is open to the public on a limited basis, the majority of the spa patronage is anticipated to be hotel guests, as was the case in the past.

The lodge also includes traditional lobby, check in, office and common gathering areas for hotel guests. The outdoor patio will provide outdoor gathering areas and spa (hot tub) amenities.

The lodge will provide a covered porte cochere area accessed in one direction from Jackson Street and exiting in one direction to Gill Avenue. This approach to pick up and drop off will be the most efficient traffic movement pattern for guests. In addition, the lodge will include a basement garage providing parking for 30 cars including required ADA parking spaces. This

underground garage (entrance) is proposed to be located along Gill Avenue at the west side of the block adjacent to the west alley. The majority of the guests will be provided with valet parking for the underground spaces. The operational pattern for vehicles will be to drop off at the porte cochere, with a valet taking the vehicle to the underground parking. The traffic pattern will therefore include three turning movements for guest drop off and valet parking and three turning movements for guest pick up of vehicles.

The curb cut on Jackson Street for the porte cochere is designed to have a two-lane entrance with a 20-foot curb cut. The exit from the porte cochere is designed to have a one lane exit with a 12-foot curb cut. The entrance to the underground garage will have a 20' curb cut allowing for two-way traffic in and out of the underground garage. The overall curb cut length along Gill Avenue is proposed at 32 feet, exceeding the maximum curb cut length of 24'. This is necessary to minimize the traffic pattern movements and to make access to the underground garage feasible and functional. If access were taken from the alley, the underground garage movements and layout would be infeasible and an underground garage would not be provided within the project. Furthermore, the alley to the west of the property is substandard in width (18.15 feet) at the alley/Gill Avenue intersection and also contains encroachments making it infeasible for a functional garage entrance. As such, this development plan includes a variance request to the curb cut maximum, more fully discussed in the Variance section of this report.

Along the South property line, the building is setback 5 feet allowing for functional access from service areas of the building to the dumpster and recycling area located at the southwest corner of the property along the ally. Along the street frontage the building is located within the required setback range and along the secondary property line along the alley the building is located 5' from the property line.

The building will contain a total of 26,902 s.f., below the 1.3 maximum FAR of 27,205 s.f. The height of the proposed building will be within the required height limitation except for architectural projections that are not visible from the street or are mechanical as allowed by the regulations.

Proposed Development Program

The project's compliance with primary development standards is summarized below. Please see architectural plans for details notes/descriptions/illustrations of compliance.

Development Standard	Permitted	Proposed	Drawing #
Primary street setback range (min-max)	0'-5'	0'-5'	A1.1 / A1.2
Secondary street setback range	0'-5'	0'-5'	A1.1 / A1.2
Side interior (min)	0' or 5'	5'	A1.1 / A1.2
Rear (min)	0' or 5'	5'	A1.1 / A1.2
Fencing height – street yard	4'	4'	A1.1
Fencing height - rear yard	6'	6'	A1.1
Parking setback (Structured)	0'	0' - >0'	N/A / A1.2
Access – curb cut width Jackson Street (Max)	24'	20'	A1.1 / A1.2
Access – curb cut width Gill Avenue (Max)	24'	32' (see variance)	A1.1 / A1.2
Street Façade % of lot width (min)	80%	>80%	A1.1 / A4.X_A
Length from street corner Jackson St. (min)	30'	48-8 3/4'	A1.2
Length from street corner Gill Ave. (min)	30'	51-8'	A1.2
Height (max) if roof pitch > 5/12	46'	<46'	A4.X_A
Height (max) if roof pitch < 5/12	42'	<42'	A4.X_A
Building Stepback 3rd story (min)	10'	10'	A2.3 / A4.X_A
Encroachment into Building Stepback (Max%)	60%	<60%	A4.X_A
FAR (Max)	1.3 (27,205)	<1.3 (26,902)	A0.6

Architectural plans including site plans, floor plans, elevations and renderings

Please refer to enclosed architectural site plans, floor plans, elevations, renderings and LDR compliance drawings completed by Rowland and Broughton Architects.

Structure Location and Mass

Please refer to enclosed architectural site plans, floor plans, elevations, renderings and LDR compliance drawings completed by Rowland and Broughton Architects.

Design Review

To be provided under separate cover on May 4, 2020 as part of the Design Review Committee review submittal

Site Development

Please refer to discussion in Narrative Description of Proposed Development, Proposed Development Program, and Variance – Lot Standards (Access) Curb Cut sections of this report for discussion on driveway and assess limits as related to site development.

Fencing

The proposed development will include fencing along the south, side property line, and short portion of fencing, including a gate along the south end of the Jackson Street property line and a wall along the rear property line. Please refer to architectural plans. The fencing along the side (south) and Jackson street property line will be 4' in height from finished grade. The wall along the rear (west) property line will be 6' in height from finished grade on property line.

Scenic Standards

The property is not within the Scenic Resource Overlay and scenic resource Overlay standards do not apply.

Exterior lighting standards apply. Please refer to architectural plans, specifically Sheet A 1.4 - Proposed Site Lighting Concepts and Sheet A 1.5 Proposed Site Lighting Concepts for detailed information.

Natural Hazards to Avoid

No steep slopes are present on site. The property is not within the Flat Creek floodplain. Soil and groundwater studies have been completed revealing no hazards. Please refer to the attached engineering plan completed by Y2 Consultants for any additional information on soil stability and excavation, erosion control and shoring.

Grading and Erosion Control, Stormwater, etc.

Preliminary grading, erosion control, shoring approach, and stormwater management plans has been provided by Y2 Consultants. Please see plans. These plans provide information on compliance with relevant LDR standards and proposed utility locations.

Allowed uses

The proposed Rusty Parrot Lodge and Spa includes Conventional Lodging (hotel uses, and all support and amenity uses such as front deck, back office and common guest areas associated with such use. All lodging units are located on the second and third floor.

The project also includes a restaurant use, a spa (service) use and a workforce housing use within the proposed building. The building also includes underground parking. All uses are consistent with the previous use of the site and are permitted uses within the DC Zone District. Total floor area and number of lodging units are detailed within the Employee Housing section of this report.

Parking

Below is a breakdown of the uses proposed and scale and intensity of uses within the Rusty Parrot project for the purpose of calculating parking requirements:

- 40 Lodging Units
- 934 s.f. of “Restaurant” space provided primarily as a hotel amenity
- 6 spa treatment rooms (Service Use) totaling 813 s.f. provided primarily as a hotel amenity.
- 1 on-site Employee Housing Unit

Other uses, such as office, reception, lobby, restaurant, and spa treatment are considered a part of the lodging use and any parking requirement for these uses are included in the “Conventional Lodging” use parking requirements.

The following are the parking requirements for the uses listed above:

- Conventional Lodging: .75 space/lodging unit
- Housing Unit: 2 spaces per Dwelling Unit

Based on the above uses, and their scale and intensity, below is a calculation of the parking requirements under the LDRs:

- Conventional Lodging: 40 Lodging Units x .75 = **30 spaces)**
- On-site employee housing: 2/ DU **2 spaces**
- **Total Parking Requirement:** **32 spaces**

Parking is proposed to be provided as follows:

- Underground Garage: **30 spaces**
- On Street parking: **7 spaces (3 on Gill and 4 on Jackson)**

- Parking Credits: **2 spaces**
- **Total Parking Provided:** **39 spaces**

Based on the above, the proposed project exceeds the parking requirement by 9 spaces. To the extent that the restaurant and spa will be used by persons other than hotel guests, this excess parking will accommodate that use.

Employee housing

Provided within submittal packet as separate document titled: Town of Jackson Affordable/Workforce Housing Checklist and Housing Mitigation Plan

Operational standards

Refuse and recycling enclosure will be provided per the LDR requirements. Please refer to site plans provided by the architect, engineer and landscape architect.

Infrastructure

Please refer to enclosed architectural, engineering and landscape architecture plans for further information and compliance with LDR Sections 7.6 and 7.7.

Of importance regarding the stormwater management, and street and alley grading is the following:

During the Dev. Plan pre-application conference, the Applicant and their Agents discussed options for the Rusty Parrot stormwater management plan with TOJ staff. The option considered with TOJ Engineering was design the terminus of a potential future TOJ stormwater system buildout to which the Rusty Parrot will connect. The stormwater system will discharge to Flat Creek via a treatment system installed at the West end of Gill Avenue.

Included in these plans and as part of this application is a proposed design for said system. It has been designed to accommodate buildout of a larger TOJ stormwater system to the east in Gill Avenue, to the south in Jackson Street, and to the south in the Alley. This has been accomplished in the following manners:

1. Match Flat Creek discharge invert elevation to existing discharge pipe.
2. Maintain minimum pipe slope for pipe size in accordance with WYDEQ Rules. (Pipe size has been approximated due to lack of data on total flows) except where potential utility conflicts exist.
3. Generate conceptual grading and stormwater piping plans for the Alley - provided as the last sheet in this plan set "Feasibility Grading - Alley P&P" - that illustrate how the Alley could be regraded, and stormwater piping installed, to correct existing drainage problem.

The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

Construction Staging:

The applicant will provide a complete construction staging and management plan along with a building permit application. However, at the request of the Town we provide the following conceptual construction staging plan:

The applicant is currently in discussions with a neighboring property owner to the north to secure some of their land for construction staging. This has not been finalized.

However, we anticipate that regardless of whether we can secure this area for additional construction staging, we request to utilize that portion of the Jackson and Gill street frontages of the property from the edge of parallel parking to the property line.

Findings for Approval

A development plan shall be approved upon finding the application:

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

Complies: The purpose of the LDRs is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety and general welfare of the present and future inhabitants of the community. The subject property is located in Comprehensive Plan Subarea 2.3 – Town Commercial Core, which forms the basis of the DC zone district and was used to establish DC zoning for properties surrounding the subject property. The goal of this subarea is to create a vibrant mixed-use area by accommodating a variety of uses and amenities. This project helps achieve this goal. The block in which the subject property is located has traditionally contained lodging and associated uses. This is consistent with the current and future character of this sub-area.

2. **Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;**

Not applicable.

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

Complies: The proposal is a replacement of a previous use on the property with only a slight increase in intensity of use. It will have no significant impact on public facilities.

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

Complies: The applicant has made every effort to comply with the Town of Jackson Design guidelines. We are seeking a workshop and a formal hearing before the Design Review Committee to confirm the project's compliance with these design guidelines.

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

Complies: With the exception of the three issues where we are seeking two variances and an administrative adjustment, all three of which we believe will result in a better compliance with both the Comprehensive Plan and the purpose of the LDRs, the project complies with relevant standards and Town ordinances.

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

Not Applicable.

Variance – Lot Standards (Access) Curb Cut

Description of Variance and Justification:

This variance is for relief from LDR Section 2.2.10.B.1. Lot Standards (Access) in the DC Zone District, which limits the width of curb cuts along a street frontage to 24'. For a number of reasons, we are seeking relief to this standard to allow two curb cuts along the Gill Avenue frontage of the property that total 32', 8' beyond the maximum curb cut standard.

First, the width of the alley where access to an underground parking garage is substandard, it being 18.15 feet wide at the alley/Gill Avenue intersection. The historical reason for this is discussed above under the Development Plan - Narrative Description of Proposed

Development. This narrower alley width makes access to an underground garage from the alley infeasible due to the turning radii into and out of an underground garage entrance located off the alley. Furthermore, the alley contains encroachments and requires improvement. It drains poorly and encroachments along the neighboring property would have to be removed for access to an underground garage to be feasible even if the alley were at typical 20 in width. Currently encroachments render the alley to have an effective travel width of 18.15 feet. Finally, it is the position of the applicant that the impacts of an underground garage entrance adjacent to a single-family home across a narrow alley would have far greater impacts to the neighbor than accessing the underground garage from a 60' wide dead-end street.

In further support of the variance is the fact that access to an underground garage at the alley would result in an underground garage design that would include a number of turning movements and drive aisle location and configuration that would make the parking layout infeasible. The traffic movement and number of turns that would be required to move guest cars from the proposed porte cochere to the parking garage would increase, resulting in additional pressure on both Gill Avenue and the alley traffic patterns.

Consideration should also be given to the fact that Gill Avenue is a dead-end street terminating at the bridge over Flat Creek just west of the subject property. Because of this, Gill Avenue has very little traffic on it and further less pedestrian traffic. The purpose of the limitation on curb cuts is to ensure prioritization of pedestrians over vehicles entering and exiting individual properties and retaining on-street parking. The addition of a single additional curb cut to access the parking garage on Gill will not result in obstruction of pedestrian traffic and will only eliminate a single parking space in an area where parking is not limited due to the minimal use of the dead-end street.

When considering the option to proposed underground garage access from Gill Avenue, the applicant initially proposed a wider curb cut for both the porte cochere exit and the underground garage entrance. As a result of discussions with the Planning staff they reduced this significantly, reducing both the width of the parking entrance and the width of the porte cochere exit, reducing it from a two-lane exit to a one lane exit.

Another benefit to the public is that the applicant has proposed an on-site porte cochere for pick up and drop off, resulting in the overall curb cut width to exceed the 24' limitation. Without the curb cuts associated with the porte cochere, the loss of on street parking from porte cochere curb cut is less than the on-street parking that would be lost if the porte-cochere was not present and instead required curb side queuing and designated valet spaces on Jackson Street.

The provision of underground parking for the project is a significant benefit to the town and the neighborhood while incurring significant expense to the applicant. If not permitted a slight increase in the allowable curb cut width along Gill Avenue, which represents a very minor impact to a little used dead-end street, the owner may need to rethink the design and provide parking at grade.

Findings for Approval:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;

Complies: The special circumstances involve substandard width of the alley that would act as an alternative to the underground garage access and the dead-end nature of Gill Avenue, which has very little vehicular and pedestrian traffic. Because of these special circumstances, as well as the condition of the alley, the challenges to make an underground parking garage work if accessed from the alley and the unique nature of the neighborhood this Variance is justified.

2. The special circumstances and conditions have not resulted from any willful modification of the land or building;

Complies: The special circumstances were inherited by the applicant, including a substandard alley width being created by historical conditions and the dead end nature of Gill Avenue being a result of Flat Creek and the steep Butte beyond.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community

Complies: The hardship would be that the applicant would have to revise the design and provide at grade parking. This would negatively impact the applicant as well as the immediate neighbors. The protection provided the community by restricting curb cut widths is minimal at this location due to the characteristics of the neighborhood and the dead end nature of the Gill Avenue frontage where minimal pedestrian and vehicular traffic exists or is reasonable anticipated in the future. Furthermore, the protection afforded the community by limiting curb cuts would be negated if the porte cochere curb cuts were not included, requiring significant curb side queuing and designated valet spaces on Jackson Street.

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;

Complies: The applicant has made every effort to minimize the overall width of the curb cuts which is the minimal amount to allow for one way exit from the porte cochere and two-way entry and exit to the parking garage.

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and

Complies: By allowing the variance the impact to the neighborhood will be minimized by allowing for underground parking. Furthermore, less turning movements and headlight and vehicular disturbance will result even if the applicant could find a feasible way to achieve underground parking accessed from the alley, which is unlikely.

6. The granting of the variance is consistent with the general purpose and intent of these LDRs

Complies: The purpose of the LDRs is to allow development that allows for the appropriate use of individual property which minimizes impacts to neighbors and providing for the public health and welfare. Granting this variance will achieve all here purposes.

Variance – Form Standards (Pedestrian Frontage)

Description of Variance and Justification:

This variance is for relief to LDR Section 2.2.10.B.3 – Form Standards (Pedestrian Frontage) in the DC Zone District. This pedestrian frontage standards limits the form of pedestrian frontages to the option of “Trees in Grates” or “Covered Walkway”. The limitation on pedestrian frontages to “Trees in Grates” or “Covered Walkways” within the DC Zone District is appropriate for most the properties within the DC Zone. However, due to the character of the neighborhood surrounding the Rusty Parrot property, and the limited pedestrian traffic fronting the property we as seeking approval to allow the “Trees in Lawn” pedestrian frontage standard.

All along the subject property’s block of Jackson Street and Gill Avenue the character of the street is one where sidewalks do not exist, and lawn and trees are within the right-of way between the curb and the property lines. The applicant values the presence of sidewalks and desire to provide them as well as a planning area in the widths prescribed by the LDRs. However, due to the existing character of the neighborhood, and how it differs from most of the DC zone district they would like the opportunity to add to, or accentuate the vegetative character of both blocks by being allowed to have a “Trees in Lawn” character fronting their property.

Prior to the fire at the Rusty Parrot, there was no sidewalk and the space between the curb and the property line was entirely filled with lawn and trees. The approach of allowing a “Trees in Grass” pedestrian frontage option allows for the continued existing and past character of the street while accommodating the desired sidewalk.

Because of the DC Zone district only allows the “Trees in Grate” or “Covered Walkway” options, the applicant is forced to seek a variance because it is the only option available to them. Though they would prefer not to have to apply for a variance, it is the only approach to maintain and enhance the character of the street frontages and the neighborhood overall.

Findings for Approval:

1. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;

Complies: This neighborhood is not a typical DC neighborhood because it contains street frontages with lawn and trees and the imposition of a “Trees in Grate” street frontage would be incongruous to the neighborhood character.

2. The special circumstances and conditions have not resulted from any willful modification of the land or building;

Complies: The neighborhood character existed prior to the applicant’s ownership of the property and the owner did not create this special circumstance.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community

Complies: The hardship would not be overly great to the applicant but would cause a hardship to the neighborhood and its overall character.

4. The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant;

Complies: The applicant seeks only to allow trees in lawn in the vegetative portion of the pedestrian frontage and will provide the clear sidewalk width and vegetative zone width as required by the LDRs.

5. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and

Complies: The variance would serve to allow sidewalks fronting the property while preserving and enhancing the character of the neighborhood.

6. The granting of the variance is consistent with the general purpose and intent of these LDRs

Complies: One purpose of the LDRs is to protect and enhance neighborhood character and granting this variance which achieve this purpose.

Administrative Adjustment – Pedestrian Frontage Dimensions

Description of Administrative Adjustment and Justification:

The administrative adjustment we are seeking is to LDR Section 2.2.1.C.2 and/or 2.2.1.C.3 to allow a decrease in the Pedestrian Frontage Dimensions limitations for pedestrian frontage options “Trees in Grates” and/or “Trees in Lawn”. The skewed nature of the exterior boundary of the property, presents challenges in maintaining the required 13.5’ pedestrian frontage dimension requirement. As such, we are seeking the approval to decrease this dimension to up to 1’-3” which will allow encroachment into the transition zone and will not impact the sidewalk width and planting area width minimum standards.

Please refer to the survey and site plan included with the application. They show a lot that has no parallel lines where the polygon is skewed in all direction in relation to the compass as well as the street and curbs. Because of this we are seeking a slight reduction in the transition zone portion of the pedestrian frontage requirements of the DC Zone. No deviation from the clear sidewalk width and vegetative zone is being requested.

Findings for Approval:

1. Complies with the applicability standards of this Section;

Complies: This request is consistent with the standards under which an Administrative Adjustment may be considered.

2. Either:

a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or

Complies: The lot configuration is an unusual constraint.

b. Better protects natural and scenic resources, or

Not applicable.

c. Better supports the purpose of the zone;

Not applicable

3. Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;

Complies. The purpose is to have a functional and attractive pedestrian zone, and this will not reduce or erode this purpose.

4. Will not pose a danger to the public health or safety; and

Complies: The request is minor, resulting in a reduction of only 1'-3" feet of the transition zone only and will maintain required sidewalk and vegetative zone widths.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.

Complies: No additional administrative adjustments are being sought or are anticipated to be sought for this site.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Rusty Parrot Lodge
Physical Address: 175 N. Jackson Street
Lot, Subdivision: Lots 1, 2, 3, Block 4, Town of Jackson PIDN: 22-41-16-28-4-11-001

PROPERTY OWNER.

Name: Harrison Hospitality Properties, L.P. Phone: _____
Mailing Address: PO Box 1657, Jackson, WY ZIP: 83001-1657
E-mail: _____

APPLICANT/AGENT.

Name: Y2 Consultants, Hal Hutchinson Phone: 733-2999 or 699-0265
Mailing Address: PO Box 2870 ZIP: 83001
E-mail: hal@y2consultants.com or hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Physical Development

_____ Sketch Plan
☒ Development Plan
☒ Design Review

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Relief from the LDRs

_____ Administrative Adjustment
☒ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Subdivision/Development Option

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

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

☒ **Other Admin. Adjustment**
_____ Environmental Analysis

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

Pre-application Conference #: P20-013 Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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

Have you attached the following?

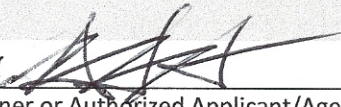
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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

RON HARRISON 

Signature of Property Owner or Authorized Applicant/Agent

Ronald H. Harrison

Name Printed

4/30/2020

Date

Member

Title

Rusty Parrot Lodge and Spa

Town of Jackson Affordable/Workforce Housing Checklist And Housing Mitigation Plan



Jackson/Teton County Affordable/Workforce 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 LDR Section 6.3.2.c _____

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 LDR Section 6.3.5.D.3. _____

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 (see LDR section 6.3.3.B)? Yes ☐ No ☒

If yes, provide the calculation according to LDR Section 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. A link to the Town of Jackson download can be found here: www.jacksonwy.gov/200/Planning A link to the Teton County Calculator can be found (TBD). 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 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				1	RENTAL
2-bedroom			1		RENTAL
3-bedroom					

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 from their website .
www.jhaffordablehousing.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 on the Housing Department's website.
www.jhaffordablehousing.org/1790/Housing-Department-Rules-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.

Rusty Parrot Lodge Housing Mitigation Plan:

Pre-Existing Development (Please note that calculations are based on Housing Department provided spreadsheets and are rounded up):

Based on LDR Division 6.3.2.A, development that was existed on 12/18/1995 or a building or use that was legally established since that date is credited against current Affordable Workforce Housing Standards. This includes the uses that generated the highest affordable housing requirement since the establishment of a development or use. This credit offsets the Affordable Workforce Housing Requirement of a new development.

The pre-existing development of the Rusty Parrot Lodge and Spa, includes the following:

- **Conventional Lodging Units:** 33 Units (This includes a Lodging Unit that was in the building in 2005 but since has been removed and replaced with “Den” space.)
- **Restaurant/bar dining floor area:** 859 s.f. (based on s.f. calculations from previous lodge plans as measured by R+B Architects)
- **Spa (Service) use:** 789 s.f. (Based on spa building plans and previous lodge plan, broken down as follows:
 - Treatment Room Main Lodge: 8x16 = 128 s.f.
 - Treatment Room, Spa Building 1st floor: 24x12 = 288 s.f.
 - Treatment room, Spa Building 2nd floor: 13.4x10= 133 s.f.
 - Treatment room, Spa Building 2nd floor: 13x9.3= 120 s.f.
 - Treatment room, Spa Building 2nd floor: 13x9.3= 120 s.f.
 - **Total:** **789 s.f.**

Based on the above the total preexisting housing “credit” is as follows:

- Conventional Lodging: .204 Units/Room (.204 x 33)= 6.742 Units
- Restaurant/Bar Space: .001197 Units/s.f. .001197 x 859)= 1.029 Units
- Spa (Service) Use: .000431 Units/s.f.(.000431 x 789)= .340 Unit
- **Total Credit:** **8.111 Units**

Proposed Development (Please note that calculations are based on Housing Department provided spreadsheets and are rounded up):

The proposed development that is subject the affordable Workforce Housing Requirements is as follows:

- Conventional Lodging Units: 40 Units
- Restaurant/bar dining floor area: 934 s.f.
- Spa (Service) use: 813 s.f. Based on proposed building plans, broken down as follows:

○ Treatment Room 1 Basement:	110 s.f.
○ Treatment Room 2 Basement	185 s.f.
○ Treatment Room 3, Basement	122 s.f.
○ Treatment Room 4, 1st floor:	147 s.f.
○ Treatment Room 5, 1st floor:	123 s.f.
○ Treatment Room 6, 1st floor:	<u>126 s.f.</u>
○ Total:	813 s.f.

Based on the above the total Affordable Workforce Requirement for the new development is as follows:

• Conventional Lodging:	.204 Units/Room (.204 x 40)=	8.172 Units
• Restaurant/Bar Space:	.001197 Units/s.f (.001197 x 934)	1.118 Units
• Spa (Service) Use:	.000431 Units/s.f.(.000431 x 813)=	<u>.351 Units</u>
• Total Requirement:		9.641 Units

Total Credit Less Housing “Credit”:

This is simply the total housing requirement less the total housing “credit” as follows:

Total Requirement (9.641 Units) - Total Credit (8.111) = **1.53 Units Required to be provided**

Method for Providing Housing:

The applicant proposes to provide two separate units for Workforce Housing. The first is a two bedroom, 744 s.f. unit located in the Town Creek condominium development. This is unit 1-A, Antelope Building, Town Creek (Meadowbrook Condominiums). The second is a 623 s.f. one-bedroom unit within the main lodge.

- Provide 1.0 of the required units in the 2-bedroom Town Creek unit and deed restrict for persons making 120% median income.
- Deed restrict the one-bedroom unit in the proposed lodge building as a workforce rental unit.

Phasing Plan:

All required housing will be provided prior to issuance of a certificate of occupancy for the Rusty Parrot Lodge and Spa.

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	33	6.742
Restaurant/Bar	0.001197 * sf		859	1	1.029
Service	0.000431 * sf		789	1	0.340
					?
					?
					?
					?
					?
					?
					?
48					?
Total		1	2018	35	8.111

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	40	8.172
Restaurant/Bar	0.001197 * sf		934	1	1.118
Service	0.000431 * sf		813	1	0.351
Workorce Housing Bonus Unit	Exempt		623	1	0.000
					?
					?
					?
					?
					?
					?
49		Total	1	2740	43
					9.641

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's size in floor area and bedrooms (if applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Sections 6.3.2 and 6.3.3 of the proposed LDRs.

Use	LDR Rate	Proposed Use Size (bedrooms)	Proposed Use Size (sf)	Proposed Use Quantity	Affordable Units Required
Conventional Lodging	0.204 * bedrooms	1	370	7	1.430
Restaurant/Bar	0.001197 * sf		75	1	0.090
Service	0.000431 * sf		24	1	0.010
Workforce Housing Bonus Unit	Exempt		623	1	0.000
					?
					?
					?
					?
					?
					?
	50				?
Total		1	1092	10	1.530

**Special Restrictions
for Affordable Condominium Rental Housing
Located at _____, Town of Jackson**

These Special Restrictions for Affordable Condominium Rental Housing ("Special Restrictions"), are made and entered into this day of _____, 20 , by the undersigned Owner ("Owner") the Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in the Town of Jackson, Wyoming, and more specifically described as follows:

A Condominium Subdivision within _____ Town of Jackson, Teton County Wyoming.

PIDN: _____ ("Residential Unit")

WHEREAS, as a condition of its approval for permit # _____ received _____ (Date) ("FDP Approval") Owner was required to provide and restrict as follows:

(hereinafter "Residential Unit").

The Income Ranges are different than the Income Ranges defined in the Jackson/Teton County Housing Department Rules and Regulations because the FDP approval was received before the update to the Housing Rules and Regulations. The Rules and Regulations are enforced by the Jackson/Teton County Affordable Housing Department, such Rules and Regulations are defined in Section 1 below;

WHEREAS, in accordance with the FDP Approval, the Residential Unit is intended to address the need for rental housing for employees in Teton County, Wyoming and therefore Owner agrees it will not be owner-occupied;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further

resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of FDP Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit ~~and Land~~ shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and shall be enforceable by Housing Department and Town of Jackson, Wyoming.

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the FDP Approval, and in further consideration of the foregoing Recitals, which are incorporated herein by this reference, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Residential Unit shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS. References made herein to the "Rules and Regulations" are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with Town of Jackson, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPANCY AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Housing Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

- A. Qualified Household. The rental, use and occupancy of the Residential Unit shall be limited to a Qualified Household, as set forth below (“Qualified Household”):
1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business. A “local business” means a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and the business serves clients or customers who are physically located in Teton County, Wyoming.
 2. Income Restriction. The Qualified Household’s gross income shall fall between 0 – 80% of the median family income in Teton County, Wyoming, as determined by the current year’s published Federal Department of Housing & Urban Development median family income chart for Teton County, Wyoming (“Income Cap”).
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by Owner. Owner shall require each prospective renter of a Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Affordable Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including at a minimum, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. Each Residential Unit shall be occupied as the Qualified Household’s sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a

Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for Residential Unit. Each Residential Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting the Residential Unit. If the Housing Department, upon review of supporting documentation determines that an occupant of the Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of the Residential Unit pursuant to Sections 4 & 5 below.

- B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of the Town of Jackson, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.
- C. No Owner Occupancy. Owner shall not reside in or occupy the Residential Unit. For purposes of this paragraph, if Owner is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.
- D. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- E. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household

proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.

- F. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- G. Rental Rate. The household size used to determine the median family income is based on one (1) person per bedroom. A studio Residential Unit's maximum rent will be fifteen percent (15%) less than the maximum rental rate for a one-bedroom Residential Unit. The maximum Rental Rate that may be charged for the Residential Unit is variable annually based on the Housing and Urban Development Department's Median Family Income standard for Teton County, Wyoming. The Housing Department will calculate the maximum Rental Rate every year for the Residential Unit after the Housing and Urban Development Department issues the Median Family Income for Teton County, Wyoming in the following manner: The maximum monthly rental rate for 0 – 80% Income range for 2018 is: \$34,475 (50% of 2018 median family income for one (1) person household) multiplied by thirty percent (30%) with the product divided by twelve (12) and multiplied by 85% for a Studio = \$733. The rent charged must include basic utilities (electric, gas, water, sewer) and trash removal. Notwithstanding the foregoing to the contrary, the rental rate charged by Owner may at any time be less than the maximum rent calculation.
- H. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- I. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year.
- J. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- K. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- L. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.

- M. Insurance. Owner shall keep the Residential Unit continuously insured against “all risks” of physical loss (not otherwise covered by a homeowner’s association insurance), for the full replacement value of the Residential Unit.
- N. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner’s association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- O. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each Owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of not less than two (2) years.
- P. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit ~~Complex~~ may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of the Residential Unit shall be subject to these Special Restrictions. Not less than ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, each of the following shall be considered a default (“Default”):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.

- B. A violation of any term of these Special Restrictions or any laws affecting the Residential Unit.
- C. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- D. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- E. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Revocation. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, revoke or seek revocation of the rights to use or occupy the Residential Unit.
- D. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the Town of Jackson, Wyoming that these Special Restrictions are no longer consistent with the Town of Jackson, Wyoming goals for affordable housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Residential Unit, with the written consent of Owner of the Residential Unit ~~Complex~~ and Town of Jackson, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and Town of Jackson. These Special Restrictions shall be prior and superior to any mortgage or lien interest encumbering the ~~Land and/or Residential Unit Complex~~.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

To Owner

Jackson, WY 83001

SECTION 9. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file

suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION. Owner shall indemnify, defend, and hold the Housing Department and the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for an Owner's breach of any provision of these Special Restrictions. Owner waives any and all such claims against the Housing Department and the Town of Jackson.

SECTION 15. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 16. GOVERNMENTAL IMMUNITY. Neither the Town of Jackson, JTCHA, nor the Housing Department waive governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Owner has executed this instrument on the _____ day of _____, 20____
(the "Effective Date").

OWNER:

Its:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing Special Restrictions for
Employee Housing was acknowledged before me by _____ as
_____ President of _____.

Witness my hand and official seal.

(Seal)

Notary Public

TOWN OF JACKSON:

Pete Muldoon, Mayor

ATTEST:

Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Stacy Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Stacy Stoker, as Housing Manager of the Jackson/The Town of Jackson Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Special Restrictions
for Workforce Condominium Rental Housing
Located at insert Town of Jackson or Teton County, Wyoming

These Special Restrictions for Workforce Rental Housing, ("Special Restrictions"), are made this ____ day of _____, 20____(the "Effective Date"), by the undersigned Owner ("Owner") and insert the Town of Jackson or Teton County, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in insert the Town of Jackson or Teton County, Wyoming, and more specifically described as follows:

Click here to add legal description of property.

PIDN: _____ ("Residential Unit")

WHEREAS, as a condition of its approval for permit #Click here to enter Permit #. ("Approval"), Owner was required to provide and restrict as follows:

Owner developed property addressed as _____, _____, Wyoming 830____ for a _____square foot retail/service/office/residential/etc. building. This development generated the obligation to provide Workforce Ownership Housing in accordance with _____ Approval. Owner is restricting:

- Unit _____, with _____ number of bedrooms.
- Unit _____, with _____ number of bedrooms.
- Unit _____, with _____ number of bedrooms.

(hereinafter each is a "Residential Unit").

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of insert approval type (FDP, CUP, etc.) Approval, and consistent with the insert the Town of Jackson or Teton County's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit, and shall be enforceable by Housing Department and insert the Town of Jackson or Teton County, Wyoming.

RESTRICTIONS:

NOW THEREFORE, in satisfaction of the conditions in the _____ Approval, and in consideration of such _____ Approval and further consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, shall be owned, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS.

References made herein to the “Rules and Regulations” are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with insert the Town of Jackson or Teton County, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPATION AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Housing Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

A. Qualified Household. The rental, use and occupancy of the Residential Units shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below (“Qualified Household”).

1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business.

A.) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job.

Or

B.) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming

to perform their job.

2. Income Requirement. The entire Qualified Household must earn at least seventy-five percent (75%) of the Household's income from a local business, as defined above.
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own or have any interest (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) in whole or in part in any other residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by the Owner. Owner shall require each prospective renter of a Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Workforce Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including *at a minimum*, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. Each Residential Unit shall be occupied as the Qualified Household's sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a fulltime basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for Residential Units. Each Residential Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting Residential Units. If the Housing Department, upon review of supporting documentation determines that an occupant of a Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of a Residential Unit pursuant to Sections 4 & 5 below.
- B. No Legal Action. No Owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against insert the Town of Jackson or Teton County, Wyoming or the Housing Department, or any person affiliated with insert the Town of Jackson or Teton County, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall insert the Town of Jackson

or Teton County, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of insert the Town of Jackson or Teton County, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

- C. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- D. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.
- E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- F. Rental Rate: Owner shall set the rent. There is no cap on rent or rent appreciation.
- G. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- H. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year
- I. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- J. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- K. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.
- L. Insurance. Owner shall keep the Residential Unit continuously insured against physical loss for the full replacement value of the Residential Unit.

- M. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- N. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.
- O. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of a Residential Unit shall be subject to these Special Restrictions. Not less than ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, each of the following shall be considered a default ("Default"):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.
- B. A violation of any term of these Special Restrictions or any laws affecting the Residential Unit.
- C. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- D. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- E. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any

substantial part of the Residential Unit, or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department, shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Revocation. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, revoke or seek revocation of the rights to use or occupy the Residential Unit.
- D. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the insert the Town of Jackson or Teton County, Wyoming that these Special Restrictions are no longer consistent with the insert the Town of Jackson or Teton County, Wyoming goals for affordable housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Residential Unit, in whole or in part, with the written consent of Owner of the Residential Unit and insert the Town of Jackson or Teton County, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants

running with the Residential Units, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Units, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by the Housing Department and insert the Town of Jackson or Teton County, Wyoming. Where these Special Restrictions are silent, the Housing Rules and Regulations govern. These Special Restrictions shall be prior and superior to any mortgage or lien interest encumbering the Resideintial Unit.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

insert the Town of Jackson or Teton County.
insert the Town of Jackson or Teton County.
Jackson, WY 83001.

To Owner

SECTION 9. ATTORNEY’S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney’s fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Residential Unithereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions.

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such

Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the _____ of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

[SEAL]

Notary Public

TOWN OF JACKSON

Pete Muldoon, Mayor

ATTEST: _____
By: Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _ day of _____, 20__, the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _ day of _____, 20__, the foregoing instrument was acknowledged before me by Sandy Birdyshaw as Town Clerk, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Approved as to form:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Insert name of Housing Manager, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the day _____ of _____, 20__, the foregoing instrument was acknowledged before me by Insert name of Housing Manager, as Housing Manager of the Jackson/Teton County Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

PROJECT IMAGES

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



APPROACH ON GILL AVE.



PEDESTRIAN APPROACH N. JACKSON STREET

VICINITY MAP (N.T.S.)



PROJECT DIRECTORY

OWNER:	HARRISON HOSPITALITY PROPERTIES, LP 175 N JACKSON ST JACKSON, WY 83001 PHONE: 307-733-2000 CONTACT: BRANDON HARRISON RON HARRISON CELL: 307-690-6968 email: bharrison@rustyparrot.com
ARCHITECT:	ROWLAND+BROUGHTON ARCHITECTURE AND URBAN DESIGN 500 W. MAIN ST. ASPEN, CO 81611 PHONE: 970.544.9006 FAX: 970.544.3473 CONTACT: SCOTT MCHALE scott@rowlandbroughton.com cell: 970.708.5035
PRECON CONTRACTOR:	BIG D SIGNATURE 1705 HIGH SCHOOL RD BLDG 100, STE 150 JACKSON, WY, 83002 PHONE: 307-215-8097 CONTACT: SHANDON BRINKERHOFF cell: 307-413-9881 email: shandon.brinkerhoff@big-d.com
LAND PLANNER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: SCOTT PIERSON HAL HUTCHINSON cell: 307-699-0265 Hal 307-413-8522 Scott email: scott@y2consultants.com hal@y2consultants.com
SURVEYOR:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: MARK FELLERMAN cell: 307-413-5429 email: mark@y2consultants.com
CIVIL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: VINCE ROUX cell: email: vince@y2consultants.com
GEOTECHNICAL ENGINEER:	Y2 CONSULTANTS 180 S. WILLOW ST JACKSON, WY 83001 PHONE: 307-733-2999 CONTACT: ZIA YASROBI, PE cell: email: zia@y2consultants.com
LANDSCAPE ARCHITECT:	AGROSTIS, INC. PO BOX 3074 1130 MAPLE WAY, SUITE #2C JACKSON, WY 83001 CONTACT: HEATH KUSZACK, PLA, CLARB, ASLA cell: 307-413-1883 email: heath@agrostisinc.com
STRUCTURAL ENGINEER:	KLAA, INC. 215 N. 12TH STREET, UNIT E CARBONDALE, CO 81623 CONTACT: DAN DOHERTY cell: 970-948-7464 email: ddoherty@klaa.com

SHEET INDEX

ARCHITECTURAL	
A0.1	COVER
A0.6	FLOOR AREA CALCULATIONS
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED PEDESTRIAN FRONTAGE PLAN
A1.3	PROPOSED SITE PLAN @ BASEMENT LEVEL
A1.4	PROPOSED SITE LIGHTING CONCEPTS
A1.5	PROPOSED SITE LIGHTING EXAMPLES
A1.6	PROPOSED SNOW STORAGE PLAN
A2.0	PROPOSED BASEMENT FLOOR PLAN
A2.1	PROPOSED LEVEL 1 FLOOR PLAN
A2.2	PROPOSED LEVEL 2 FLOOR PLAN
A2.3	PROPOSED LEVEL 3 FLOOR PLAN
A2.4	PROPOSED ROOF LEVEL PLAN
A4.1	EXTERIOR ELEVATIONS
A4.1_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.2	EXTERIOR ELEVATIONS
A4.2_A	EXTERIOR ELEVATIONS LDR COMPLIANCE
A4.3	EXTERIOR ELEVATIONS
A4.3_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE
A4.4	EXTERIOR ELEVATIONS
A4.4_A	EXTERIOR ELEVATIONS TOJ COMPLIANCE

SURVEY

1 OF 2	SURVEY
2 OF 2	SURVEY

CIVIL

C0.1	NOTES
C1.1	EXISTING CONDITIONS
C2.1	FINISHED CONDITIONS
C3.1	GRADING PLANS - SITE PLAN
C3.2	GRADING PLANS - BASEMENT PLAN
C3.3	GRADING PLANS - CURB & GUTTER P & P 1
C3.4	GRADING PLANS - CURB & GUTTER P & P 2
C3.5	GRADING PLANS - CURB & GUTTER P & P 3
C3.6	GRADING PLANS - RAMP P & P
C4.1	UTILITY PLANS - SITE PLAN
C4.2	UTILITY PLANS - POWER
C4.3	UTILITY PLANS - BASEMENT PLAN
C4.4	STORMWATER PLAN
C4.5	STORMWATER P&P
C5.1	FEASIBILITY GRADING - ALLEY P&P

LANDSCAPE

L1.0	DEVELOPMENT PERMIT APPLICATION - LANDSCAPE PLAN
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rowland+broughton

architecture / urban design / interior design

500 w. main st. 1830 blake st.
aspen, co 81611 denver, co 80202
970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

PROJECT INFORMATION AND ZONING SUMMARY

PROJECT:	175 N JACKSON ST JACKSON, WY 83001	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):	1 HOUR, STRUCTURE, SEE CODE SHEETS
PARCEL ID:	22-41-16-28-4-11-001	SETBACKS	
PERMIT #:	PENDING	SIDE: 5	0' or 5'-0" SEE SITE PLAN
LEGAL DESCRIPTION:	LOT 1,2,3, BLK 4, JACKSON	PRIMARY:	5'-0" RANGE FROM PEDESTRIAN FRONTAGE SETBACK SEE SITE PLAN
ZONE DISTRICT:	DC, DOWNTOWN CORE	REAR:	0' or 5'-0" SEE SITE PLAN
HEIGHT LIMIT:	48' FOR 5/12 OR STEEPER; 42' FOR LESS THAN 5/12	INSULATION REQUIREMENTS	PER 2012/2015 IECC TETON COUNTY - CLIMATE ZONE 7 MAXIMUM GLAZING U-FACTOR: 0.37 OPERABLE / 0.29 FIXED MIN. CEILING R-VALUE: R-49 OR R-35ci MIN. WALL R-VALUE: R-13 & R-7.5ci OR R-20 & R-3.8ci MIN. FLOOR R-VALUE: R-30 MIN. BASEMENT WALL R-VALUE: R10ci MIN. SLAB PERIMETER R-VALUE: R-15, 24" BELOW MIN. CRAWL SPACE WALL R-VALUE: R-10ci
LOT SIZE:	20,908 ± SF (0.48ACRES ±)		
OCCUPANCY CLASSIFICATION:	R-1, A-2, A-3, B, S-2 MIXED USE		
BUILDING TYPE:	TYPE VA, 1 HR, SEE CODE SHEETS		
FIRE SPRINKLER:	NFPA 13		

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

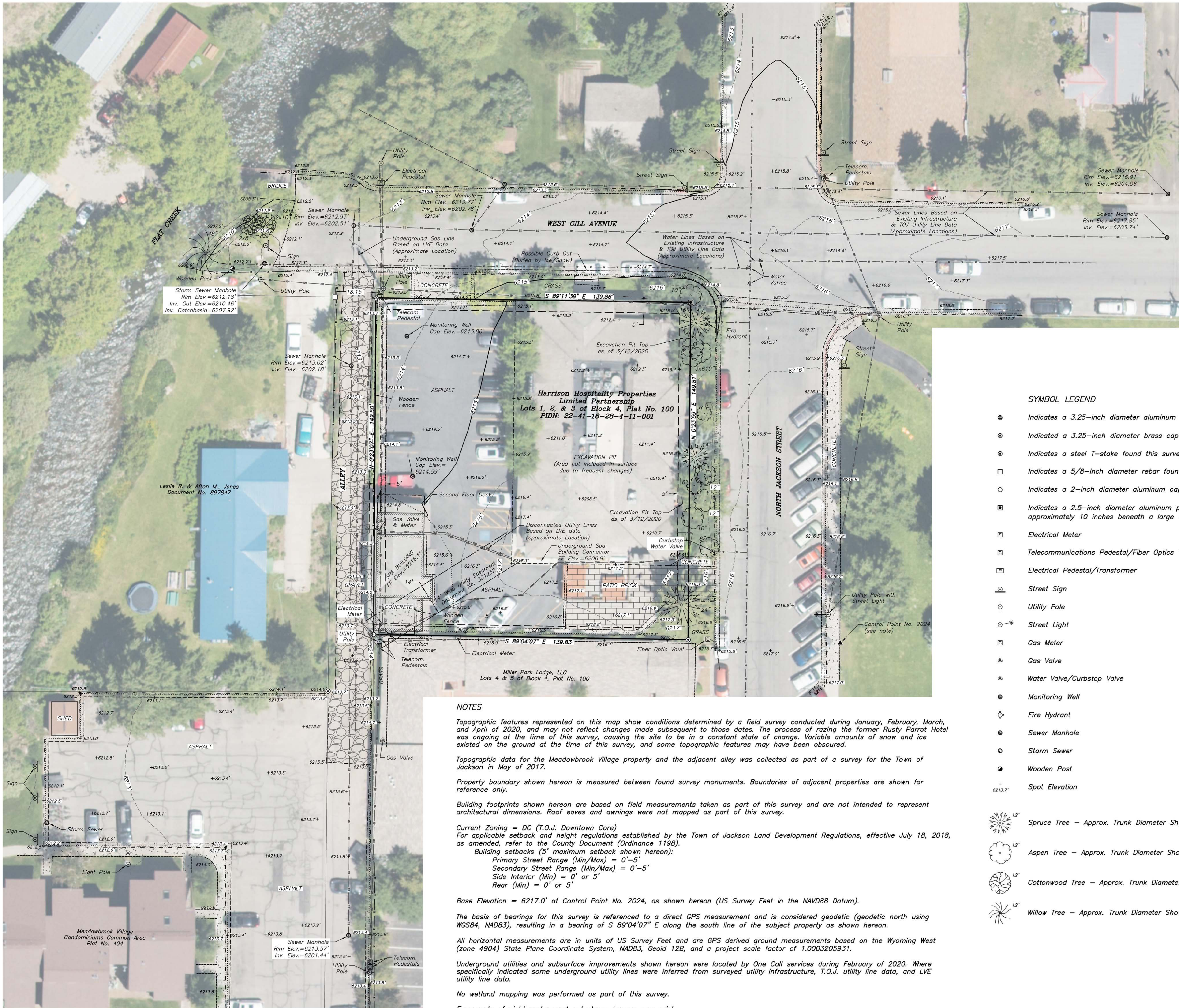
PROJECT NO:
22007

SHEET TITLE:
COVER

SCALE: 12" = 1'-0"

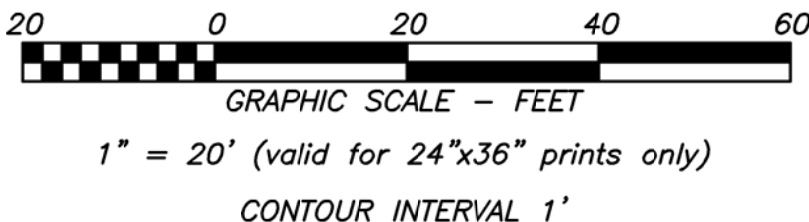
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- LINEWORK LEGEND
- Measured Property Boundary
 - Adjoining Property Boundary
 - Max Building Setbacks – Town of Jackson
 - Record Easement Line
 - Existing Building Perimeter
 - Building Deck/Wooden Bridge
 - Building on Adjoining Property
 - Flowline
 - Fenceline
 - Top Back of Curb
 - Underground Sewer Line
 - Underground Water Line
 - Underground Gas Line
 - Underground Telecommunications Line
 - Underground Power Line
 - Overhead Wire
 - Asphalt
 - Concrete
 - Patio Brick
 - Gravel
 - Index Contours
 - Intermediate Contours

- SYMBOL LEGEND
- Indicates a 3.25–inch diameter aluminum cap inscribed "PE & LS 2612" found this survey
 - Indicated a 3.25–inch diameter brass cap with illegible markings found this survey
 - Indicates a steel T–stake found this survey
 - Indicates a 5/8–inch diameter rebar found this survey
 - Indicates a 2–inch diameter aluminum cap inscribed "PLS 6447" found this survey
 - Indicates a 2.5–inch diameter aluminum pipe monument with no cap found this survey. Pipe found approximately 10 inches beneath a large boulder, and appeared to be broken or sawed off.
 - Electrical Meter
 - Telecommunications Pedestal/Fiber Optics Vault
 - Electrical Pedestal/Transformer
 - Street Sign
 - Utility Pole
 - Street Light
 - Gas Meter
 - Gas Valve
 - Water Valve/Curbstop Valve
 - Monitoring Well
 - Fire Hydrant
 - Sewer Manhole
 - Storm Sewer
 - Wooden Post
 - Spot Elevation
 - 12" Spruce Tree – Approx. Trunk Diameter Shown
 - 12" Aspen Tree – Approx. Trunk Diameter Shown
 - 12" Cottonwood Tree – Approx. Trunk Diameter Shown
 - 12" Willow Tree – Approx. Trunk Diameter Shown



NOTES

Topographic features represented on this map show conditions determined by a field survey conducted during January, February, March, and April of 2020, and may not reflect changes made subsequent to those dates. The process of razing the former Rusty Parrot Hotel was ongoing at the time of this survey, causing the site to be in a constant state of change. Variable amounts of snow and ice existed on the ground at the time of this survey, and some topographic features may have been obscured.

Topographic data for the Meadowbrook Village property and the adjacent alley was collected as part of a survey for the Town of Jackson in May of 2017.

Property boundary shown hereon is measured between found survey monuments. Boundaries of adjacent properties are shown for reference only.

Building footprints shown hereon are based on field measurements taken as part of this survey and are not intended to represent architectural dimensions. Roof eaves and awnings were not mapped as part of this survey.

Current Zoning = DC (T.O.J. Downtown Core)
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1198).

Building setbacks (5' maximum setback shown hereon):
Primary Street Range (Min/Max) = 0'–5'
Secondary Street Range (Min/Max) = 0'–5'
Side Interior (Min) = 0' or 5'
Rear (Min) = 0' or 5'

Base Elevation = 6217.0' at Control Point No. 2024, as shown hereon (US Survey Feet in the NAVD88 Datum).

The basis of bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of S 89°04'07" E along the south line of the subject property as shown hereon.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD83, Geoid 12B, and a project scale factor of 1.0003205931.

Underground utilities and subsurface improvements shown hereon were located by One Call services during February of 2020. Where specifically indicated some underground utility lines were inferred from surveyed utility infrastructure, T.O.J. utility line data, and LVE utility line data.

No wetland mapping was performed as part of this survey.

Easements of sight and record not shown hereon may exist.



Y2 Consultants
180 South Willow St.
P.O. Box 2870
Jackson, WY 83001
Y2consultants.com

Existing Conditions Survey

Project Number - 19352
Project Path - F:\2019\19352_RustyParrot\Survey\ACAD\200427_COMBINED_ECS.dwg
Drawn By - MWW
Reviewed By -
Drawing Date - March 13, 2020
Revision Date - April 27, 2020

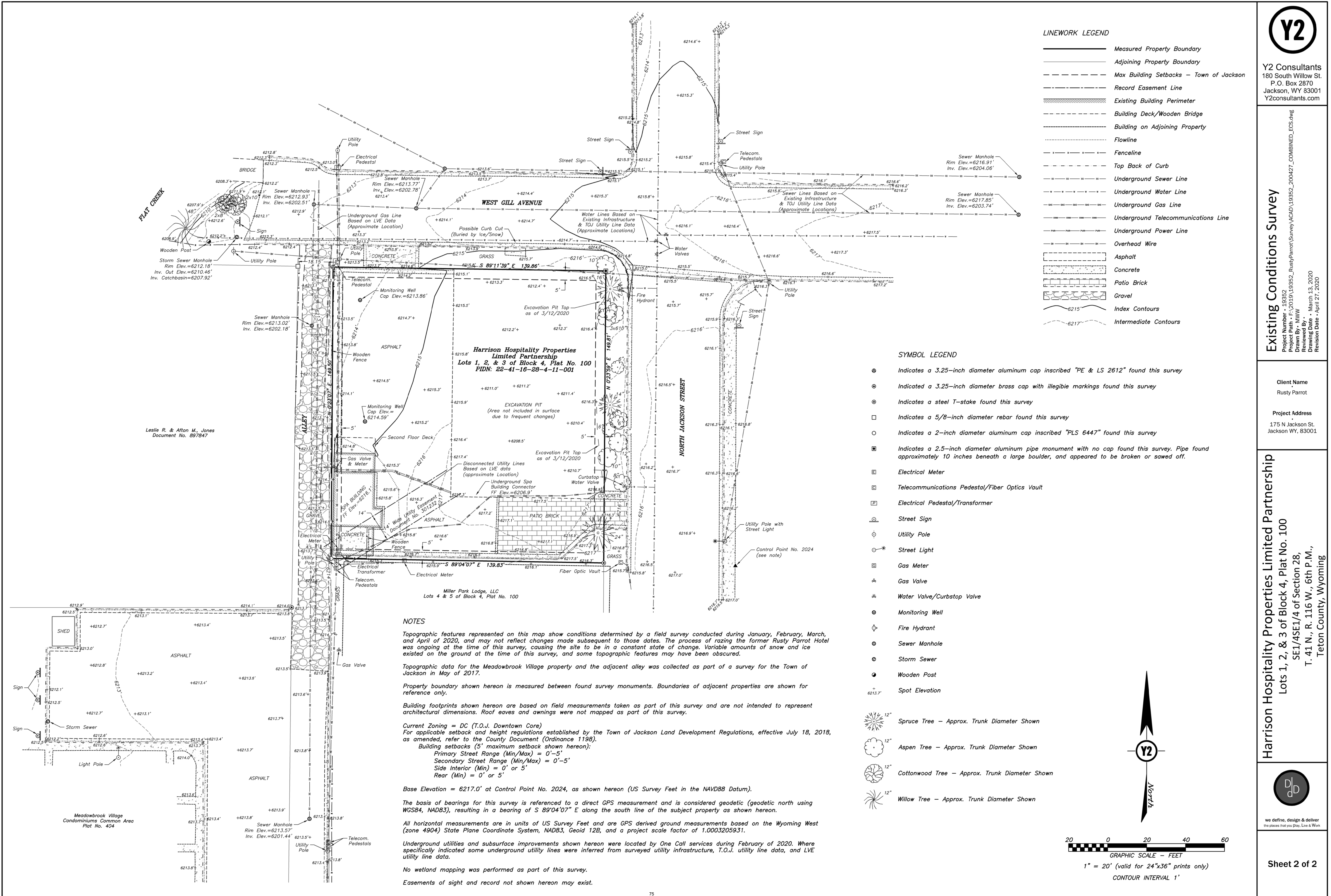
Client Name
Rusty Parrot

Project Address
175 N Jackson St.
Jackson WY, 83001

Harrison Hospitality Properties Limited Partnership
Lots 1, 2, & 3 of Block 4, Plat No. 100
SE1/4SE1/4 of Section 28,
T. 41 N., R. 116 W., 6th P.M.,
Teton County, Wyoming



we define, design & deliver
the pieces that you play, live & work



SURVEY NOTES

1. TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY CONDUCTED DURING JANUARY, FEBRUARY, MARCH, AND APRIL OF 2020, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THOSE DATES. THE PROCESS OF RAZING THE FORMER RUSTY PARROT HOTEL WAS ONGOING AT THE TIME OF THIS SURVEY, CAUSING THE SITE TO BE IN A CONSTANT STATE OF CHANGE. VARIABLE AMOUNTS OF SNOW AND ICE EXISTED ON THE GROUND AT THE TIME OF THIS SURVEY, AND SOME TOPOGRAPHIC FEATURES MAY HAVE BEEN OBSCURED.
2. TOPOGRAPHIC DATA FOR THE MEADOWBROOK VILLAGE PROPERTY AND THE ADJACENT ALLEY WAS COLLECTED AS PART OF A SURVEY FOR THE TOWN OF JACKSON IN MAY OF 2017.
3. PROPERTY BOUNDARY SHOWN HEREON IS MEASURED BETWEEN FOUND SURVEY MONUMENTS. BOUNDARIES OF ADJACENT PROPERTIES ARE SHOWN FOR REFERENCE ONLY.
4. BUILDING FOOTPRINTS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS TAKEN AS PART OF THIS SURVEY AND ARE NOT INTENDED TO REPRESENT ARCHITECTURAL DIMENSIONS. ROOF EAVES AND AWNINGS WERE NOT MAPPED AS PART OF THIS SURVEY.
5. CURRENT ZONING = DC (T.O.J. DOWNTOWN CORE)
6. FOR APPLICABLE SETBACK AND HEIGHT REGULATIONS ESTABLISHED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, EFFECTIVE JULY 18, 2018, AS AMENDED, REFER TO THE COUNTY DOCUMENT (ORDINANCE 1198).
7. BUILDING SETBACKS (5' MAXIMUM SETBACK SHOWN HEREON):
PRIMARY STREET RANGE (MIN/MAX) = 0'-5'
SECONDARY STREET RANGE (MIN/MAX) = 0'-5'
SIDE INTERIOR (MIN) = 0' OR 5'
REAR (MIN) = 0' OR 5'
8. BASE ELEVATION = 6217.0' AT CONTROL POINT NO. 2024, AS SHOWN HEREON (US SURVEY FEET IN THE NAVD88 DATUM).
9. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC (GEODETIC NORTH USING WGS84, NAD83), RESULTING IN A BEARING OF S 89°04'07" E ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. ALL HORIZONTAL MEASUREMENTS ARE IN UNITS OF US SURVEY FEET AND ARE GPS DERIVED GROUND MEASUREMENTS BASED ON THE WYOMING WEST (ZONE 4904) STATE PLANE COORDINATE SYSTEM, NAD83, GEOID 12B, AND A PROJECT SCALE FACTOR OF 1.0003205931.
11. UNDERGROUND UTILITIES AND SUBSURFACE IMPROVEMENTS SHOWN HEREON WERE LOCATED BY ONE CALL SERVICES DURING FEBRUARY OF 2020, WHERE SPECIFICALLY INDICATED SOME UNDERGROUND UTILITY LINES WERE INFERRED FROM SURVEYED UTILITY INFRASTRUCTURE, T.O.J. UTILITY LINE DATA, AND LVE UTILITY LINE DATA.
12. NO WETLAND MAPPING WAS PERFORMED AS PART OF THIS SURVEY.
13. EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

DEVELOPMENT PLAN NARRATIVE

This narrative supplements the Development Plan Application narrative with sections specific to the Civil Engineering plans and relevant sections of the TOJ LDRs.

Excavation and Shoring
Excavation will take place within the property boundaries in accordance with TOJ LDRs Section 5.7.2.B.8. *Cut and Fill within Site Boundaries*, except for re-grading of adjacent streetscapes in the ROW, and trenching for utilities. Construction barriers and/or fencing will surround the project during construction in order to protect pedestrians and restrict access.

In accordance with TOJ LDR Section 5.7.2.B.10 *Cut and Fill Slopes*, all cut and fill slopes will be graded at 2:1 or shallower, except where permanent and temporary retaining walls are proposed. Retaining walls greater than 4 ft in height will be designed by a Wyoming PE per 5.7.2.B.3.

Construction of the basement level will require vertical excavation at or near the property boundary. This will be accomplished using one of several potential soil stabilization methods to be later determined and specified in detail by the General Contractor in a shoring plan. The shoring plan will be prepared by a team that includes the project Geotechnical Engineer, Civil Engineer, Architect, and Shoring Contractor. The final documents will be provided as part of the Construction Management Plan and submitted with the Building Permit application.

Shoring techniques can include both vertical and horizontal components. Horizontal shoring components have the potential to extend across the property boundary and into the subsurface of adjacent lands. Where potential conflicts with utilities exist the shoring design will use a combination vertical and horizontal system to avoid those conflicts. The combination system employs vertical elements at upper elevations in order to avoid major encroachment beyond the property boundary. As shoring is constructed and excavation deepens below the depth of the utilities other shoring designs with horizontal elements that encroach into the ROW may be implemented. These horizontal components would be sufficiently deep to avoid utility conflicts and would be designed such that they would not destabilize the foundation/bedding materials for those utilities.

In accordance with TOJ LDR Section 5.7.2.B.8. *Cut and Fill* within Site Boundaries; shoring components will remain within the property boundary, or an easement and/or encroachment agreement will be sought. Shoring elements that are temporary will be abandoned in place as the basement foundation and walls are constructed and replace the shoring as the structural building support and provide stabilization of the surrounding soils. The abandoned shoring elements would not be of concern for subsequent excavations on adjacent projects, particularly those related to typical work occurring in the ROW including street grading and maintenance, and utility installation, maintenance or replacement, but could be altered or removed if necessary, dewatering

Dewatering
Should dewatering become necessary during construction it will comply with section 5.7.4.B. *Design Criteria, Standards, and Specifications for Erosion Control Measures*. All necessary State permitting and discharge requirements will be met. Method and location of discharge will be determined once dewatering is determined to be necessary, and would be coordinated with TOJ Public Works.

DESIGN NOTES

Water and Sewer Demand

Water demand was calculated using the original Hunter's Curve and water fixture unit counts:

Appurtenance	Private or Public	Quantity	WSFU
Shower (per head)	Private	44	61.6
Bathtub or Bath/Shower	Private	42	168.0
Lavatory	Public	15	30.0
Lavatory	Private	81	81.0
Clothes Washer (Res.)	Public	3	18.0
Water Closet (flush valve)	Public	9	90.0
Water Closet (flush tank)	Private	41	90.2
Dishwasher (Comm.)	Public	1	15.0
Sink-Service/Mop	Public	2	6.0
Sink-Bar	Public	3	9.0
Sink-Laundry	Public	1	1.5
Urinal (flush tank)	Public	3	9.0
Sink-Kitchen	Private	11	16.5

Total WSFU = 596. Total peak hourly flow rate per Hunter's Curve = 170 gpm. Irrigation demand = 30 gpm
Total, peak, hourly water demand = 200 gpm
Total, average, hourly water demand = 100 gpm (assume peaking factor of 2).
Maximum daily water demand = 24,480 gpd (assume peaking factor of 10 per Georgia Environmental Protection Division's Minimum Standards for Public Water Systems).

Sewer flows were calculated according to WYDEQ Rules & Regulations:
40 "motel" bedrooms at 140 gpd each = 5,600 gpd
3 laundry machines at 450 gpd each = 1,350 gpd
145 meals per day at 10 gpd each = 1,450 gpd
45 staff at 15 gpd each = 675 gpd
Total flow rate = 9,075 gpd

Stormwater System and Alley Grading

During the Dev. Plan pre-application conference the Applicant and their Agents discussed options for the Rusty Parrot stormwater management plan with TOJ staff. The option considered with TOJ Engineering was design of the terminus of a potential future TOJ stormwater system buildout to which the Rusty Parrot will connect. The stormwater system will discharge to Flat Creek via a treatment system installed at the West end of Gill Avenue.

Included in in these plans and as part of this application is a proposed design for said system. It has been designed to accommodate buildout of a larger TOJ stormwater system (final pipe sizing to be determined with TOJ) to the east in Gill Avenue, to the south in Jackson Street, and to the south in the Alley. This has been accomplished in the following manners:

1. Match Flat Creek discharge invert elevation to existing discharge pipe.
2. Maintain minimum pipe slope for pipe size in accordance with WYDEQ Rules. (Pipe size has been approximated due to lack of data on total flows) except where potential utility conflicts exist.
3. Generate conceptual grading and stormwater piping plans for the Alley – provided as the last sheet in this plan set "Feasibility Grading – Alley P&P" – that illustrate how the Alley could be regraded, and stormwater piping installed, to correct existing drainage problem.

The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

DRAWING SET TITLE

DEV. PERMIT APP

DATE

2020.05.01

Y2

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING

LANDSCAPE ARCHITECTURE, GIS

NATURAL RESOURCE SERVICES

Y2consultants.com

307.733.2999

Professional Engineer (Civil)

8902

05/01/2020

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET

JACKSON, WY

NOTES

C0.1

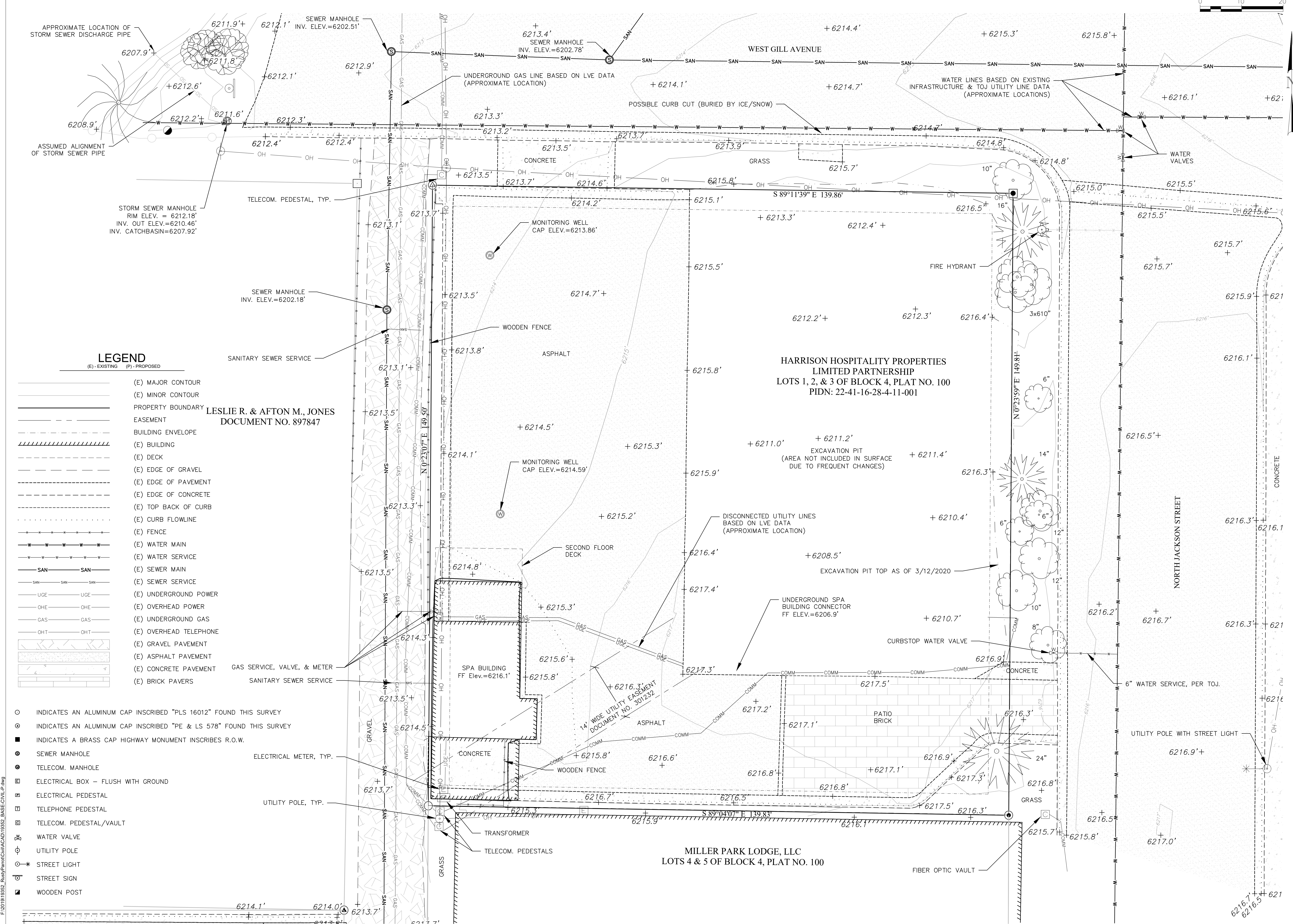
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CHECKED BY: VR

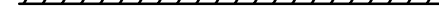
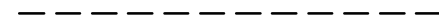
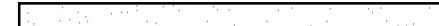
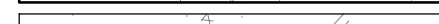
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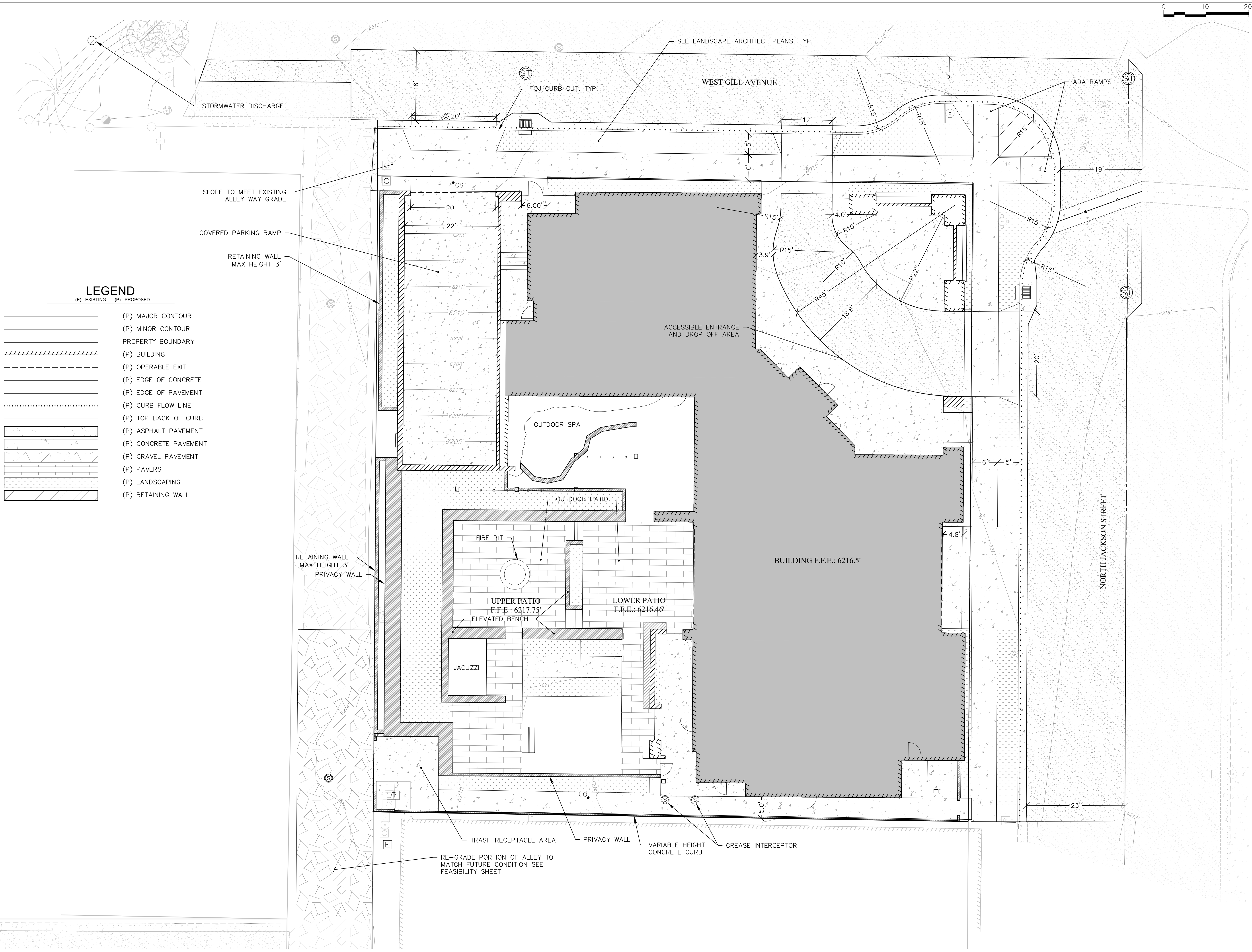
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RUSTY PARROT LODGE HARRISON HOSPITALITY PROPERTIES, LP. 175 N JACKSON STREET JACKSON, WY				
EXISTING CONDITIONS				
C1.1				

LEGEND	
(E) - EXISTING	(P) - PROPOSED
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	PROPERTY BOUNDARY
	(P) BUILDING
	(P) OPERABLE EXIT
	(P) EDGE OF CONCRETE
	(P) EDGE OF PAVEMENT
	(P) CURB FLOW LINE
	(P) TOP BACK OF CURB
	(P) ASPHALT PAVEMENT
	(P) CONCRETE PAVEMENT
	(P) GRAVEL PAVEMENT
	(P) PAVERS
	(P) LANDSCAPING
	(P) RETAINING WALL



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Professional Engineer (Civil)
SELECTION ZIA A. VA-5-50-19
8902
05/01/2020
WYOMING

RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

FINISHED
CONDITIONS

C2.1

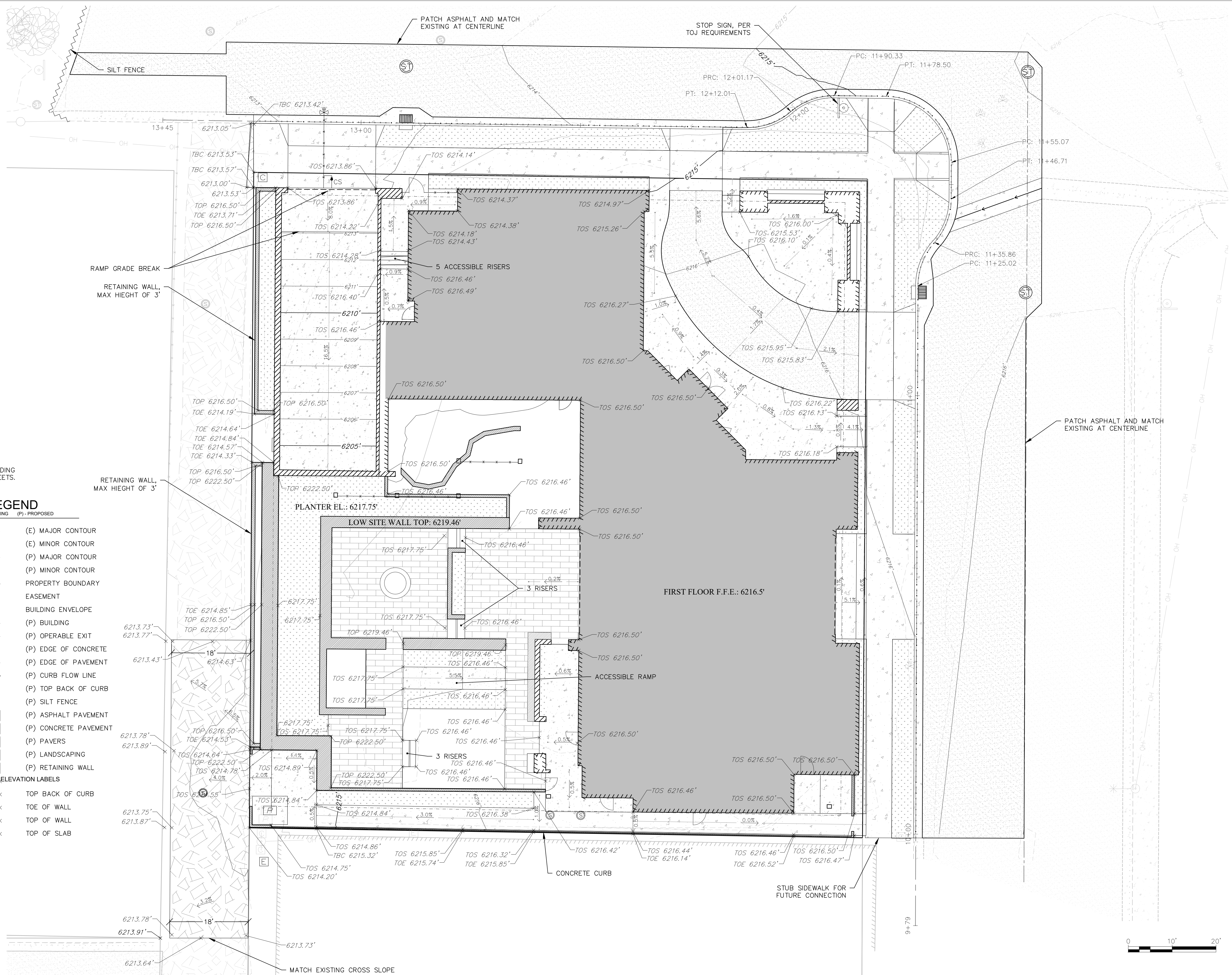
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NOTES:
FOR STREET FRONTAGE GRADING
SEE PLAN AND PROFILE SHEETS.

LEGEND

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	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	PROPERTY BOUNDARY
	EASEMENT
	BUILDING ENVELOPE
	(P) BUILDING
	(P) OPERABLE EXIT
	(P) EDGE OF CONCRETE
	(P) EDGE OF PAVEMENT
	(P) CURB FLOW LINE
	(P) TOP BACK OF CURB
	(P) SILT FENCE
	(P) ASPHALT PAVEMENT
	(P) CONCRETE PAVEMENT
	(P) PAVERS
	(P) LANDSCAPING
	(P) RETAINING WALL
	TBC 95.0' SPOT ELEVATION LABELS
	TOE 95.0' TOP BACK OF CURB
	TOP 95.0' TOE OF WALL
	TOS 95.0' TOP OF WALL
	FL 95.0' TOP OF SLAB



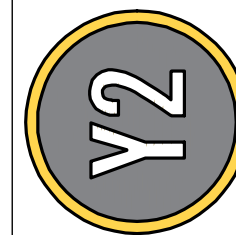
RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
SITE PLAN

C3.1



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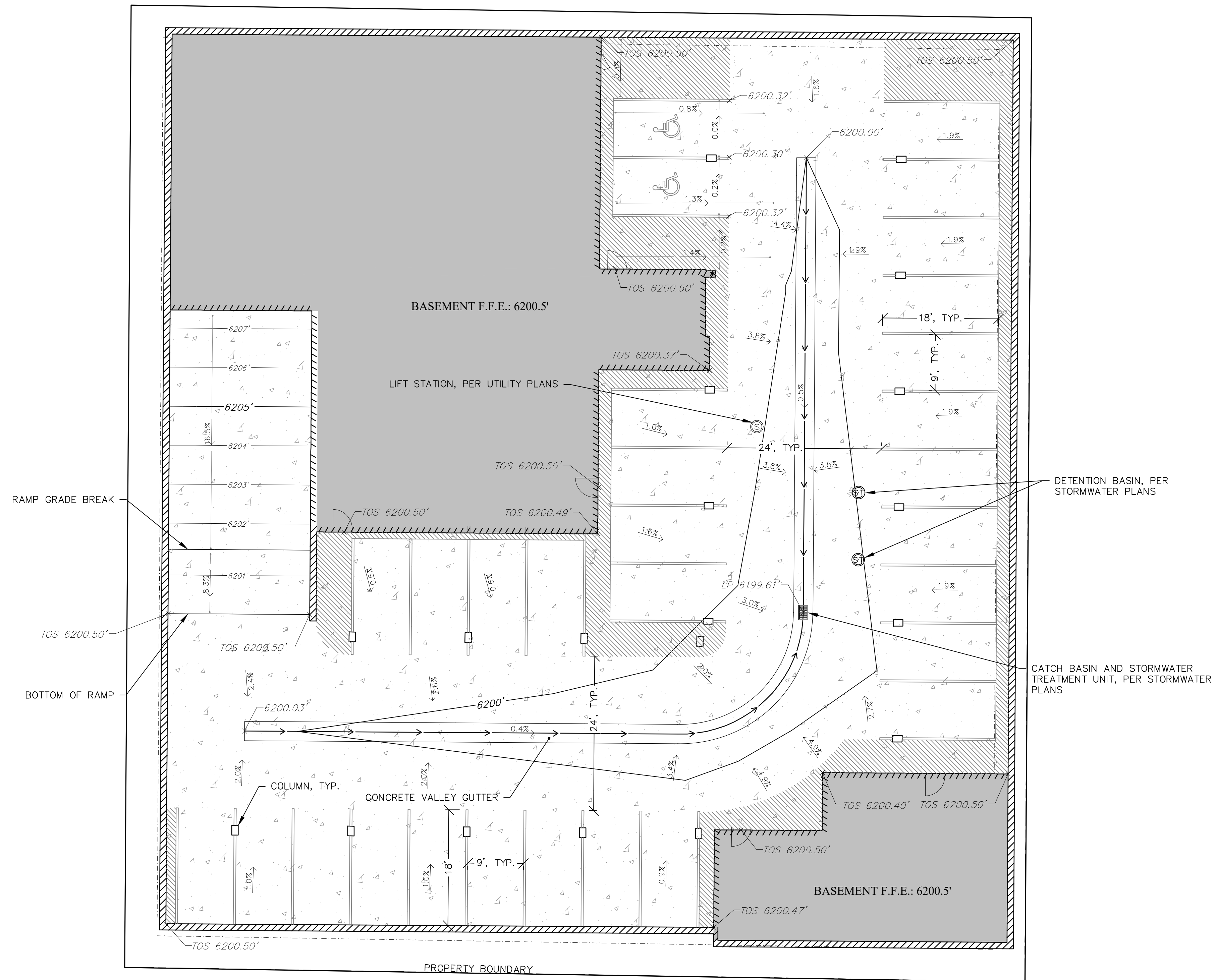
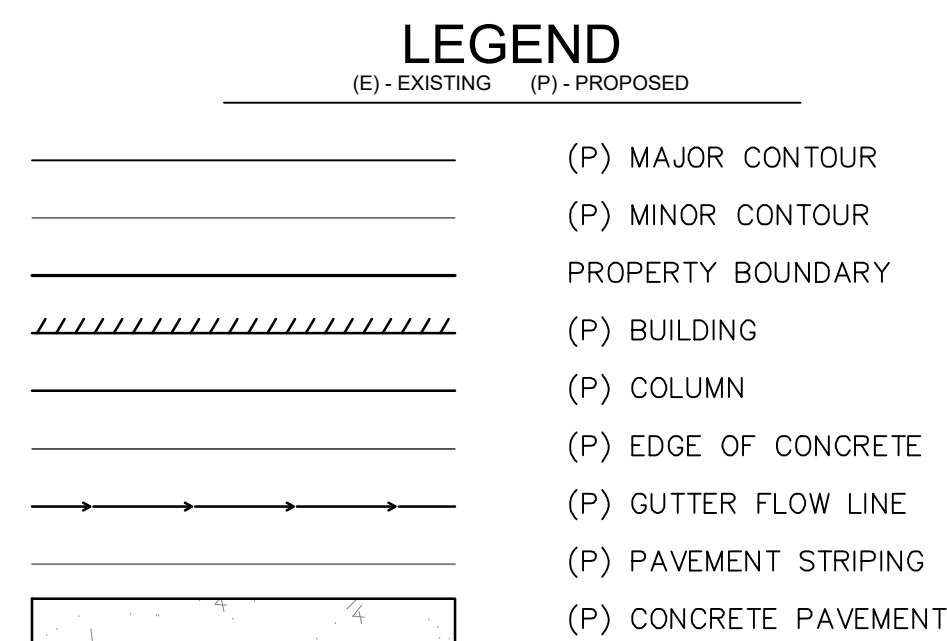
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RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
BASEMENT PLAN

C3.2

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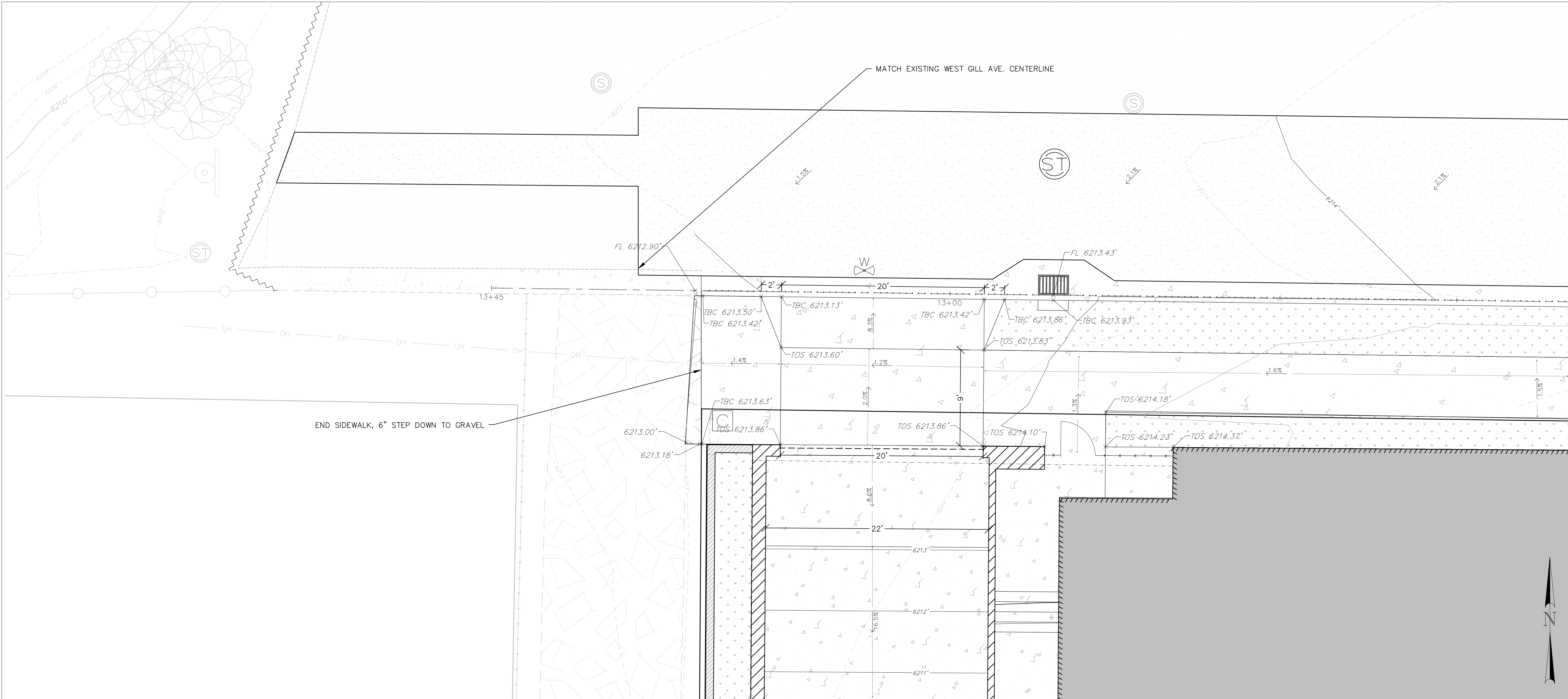
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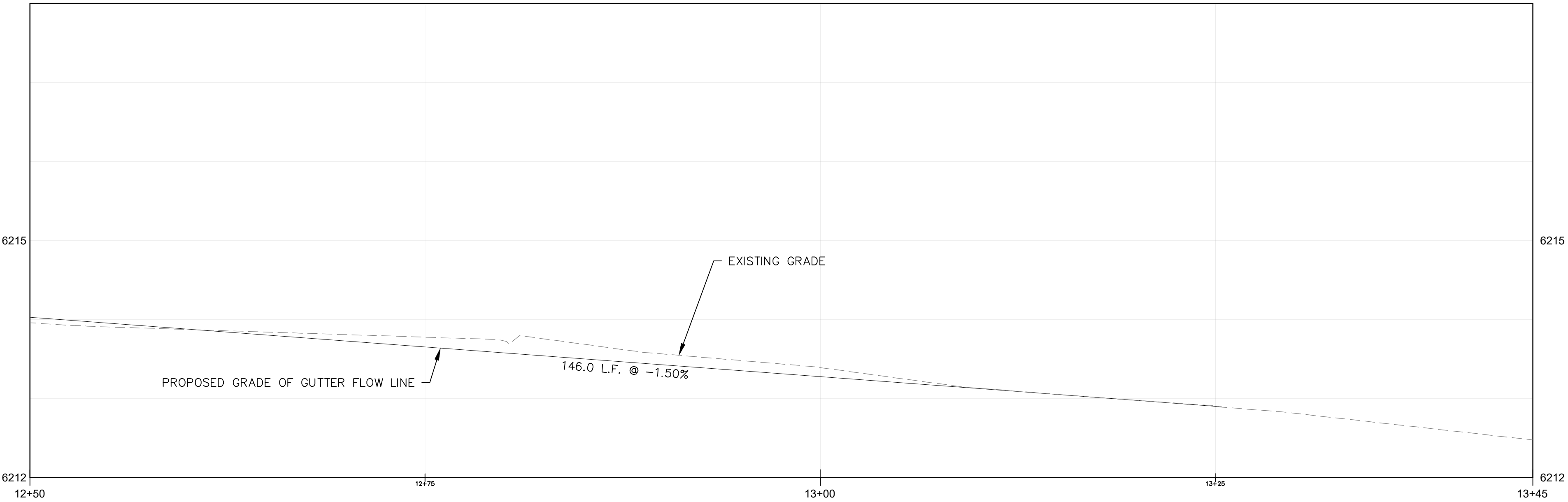
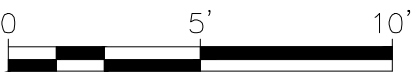
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P-ROAD-FLOWLINE PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 5' VERT. 1" = 1'
START STA: 12+50.00, END STA: 13+45.08



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JOB #:	19352

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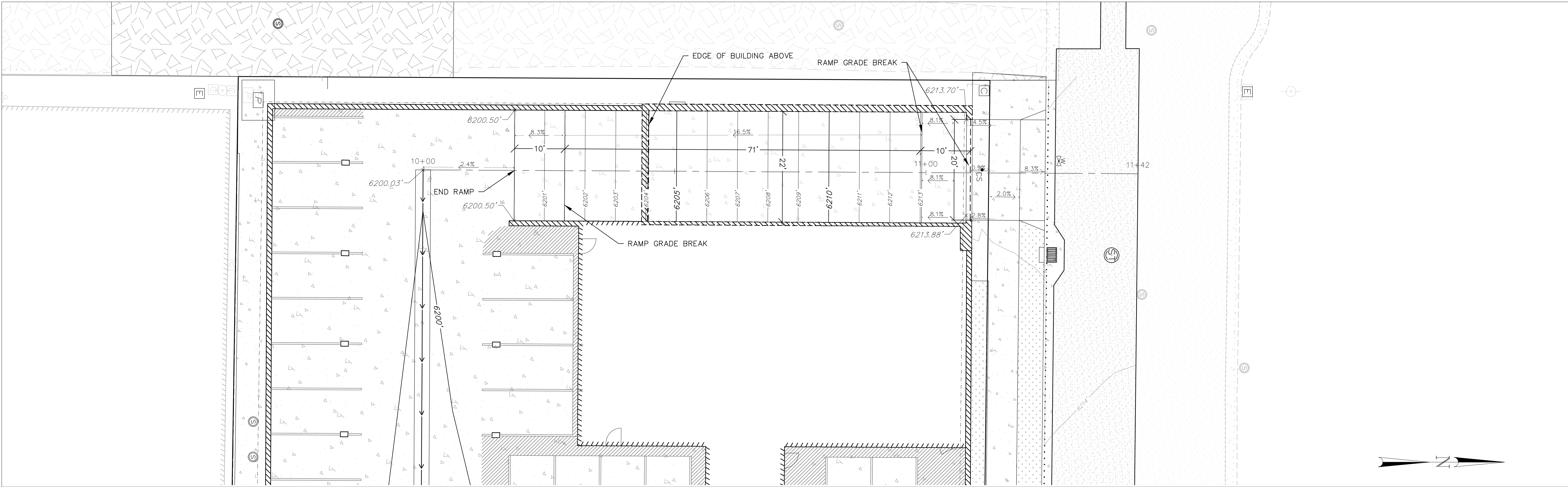
Professional Engineer (Civil)
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8902
05/01/2020
WYOMING

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175 N JACKSON STREET
JACKSON, WY

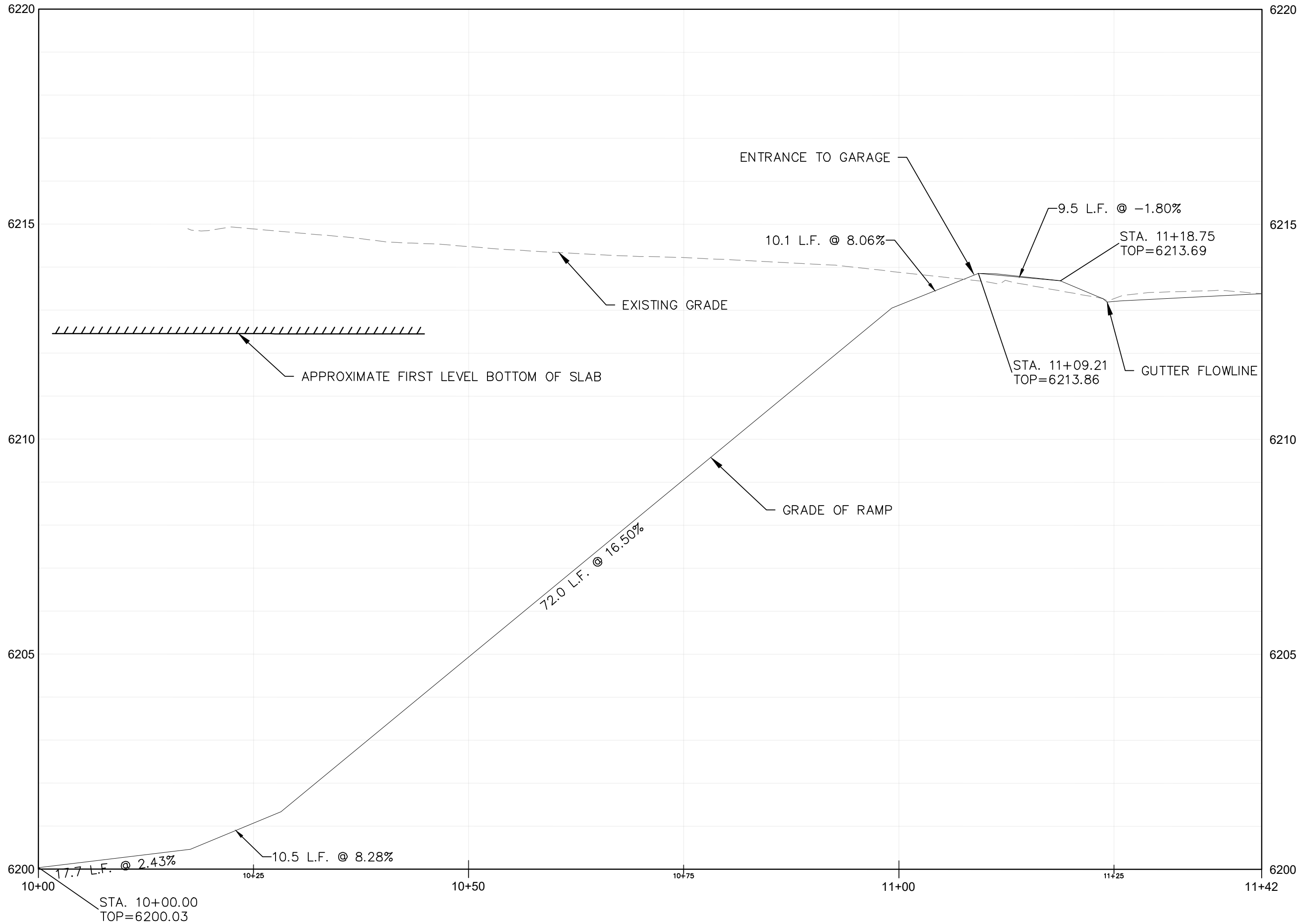
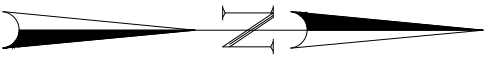
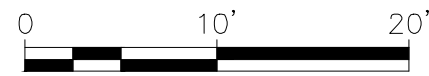
GRADING PLANS -
CURB & GUTTER P&P
3

C3.5

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P-RAMP PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 10' VERT. 1" = 2'
START STA: 10+00.00, END STA: 11+42.17



RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

GRADING PLANS -
RAMP P&P

C3.6



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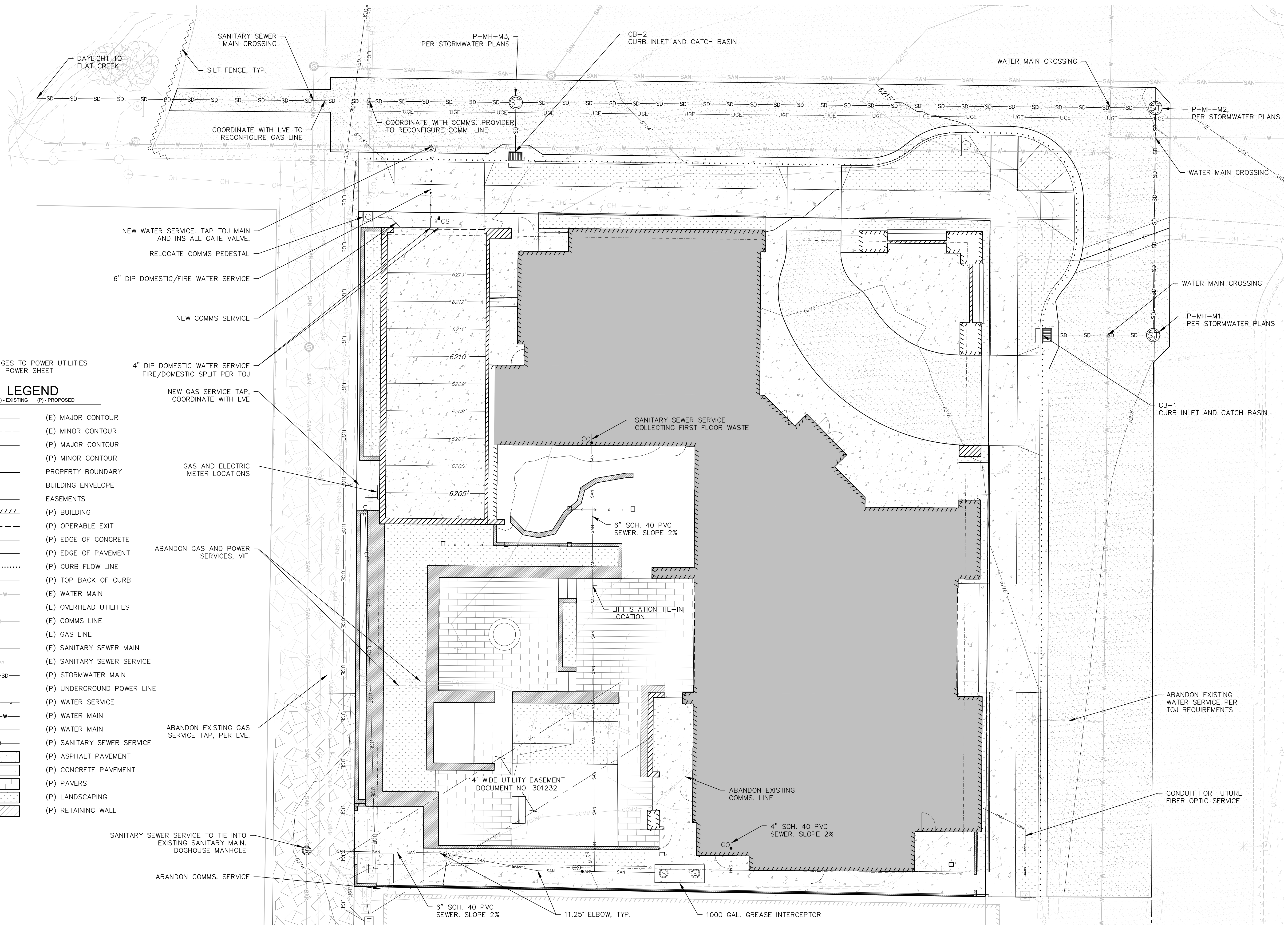
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NOTES:
FOR PROPOSED CHANGES TO POWER UTILITIES
SEE UTILITY PLANS - POWER SHEET

LEGEND

(E) - EXISTING (P) - PROPOSED

- | | |
|--|----------------------------|
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |
| | PROPERTY BOUNDARY |
| | BUILDING ENVELOPE |
| | EASEMENTS |
| | (P) BUILDING |
| | (P) OPERABLE EXIT |
| | (P) EDGE OF CONCRETE |
| | (P) EDGE OF PAVEMENT |
| | (P) CURB FLOW LINE |
| | (P) TOP BACK OF CURB |
| | (E) WATER MAIN |
| | (E) OVERHEAD UTILITIES |
| | (E) COMMS LINE |
| | (E) GAS LINE |
| | (E) SANITARY SEWER MAIN |
| | (E) SANITARY SEWER SERVICE |
| | (P) STORMWATER MAIN |
| | (P) UNDERGROUND POWER LINE |
| | (P) WATER SERVICE |
| | (P) WATER MAIN |
| | (P) WATER MAIN |
| | (P) SANITARY SEWER SERVICE |
| | (P) ASPHALT PAVEMENT |
| | (P) CONCRETE PAVEMENT |
| | (P) PAVERS |
| | (P) LANDSCAPING |
| | (P) RETAINING WALL |



RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

UTILITY PLANS - SITE
PLAN

C4.1

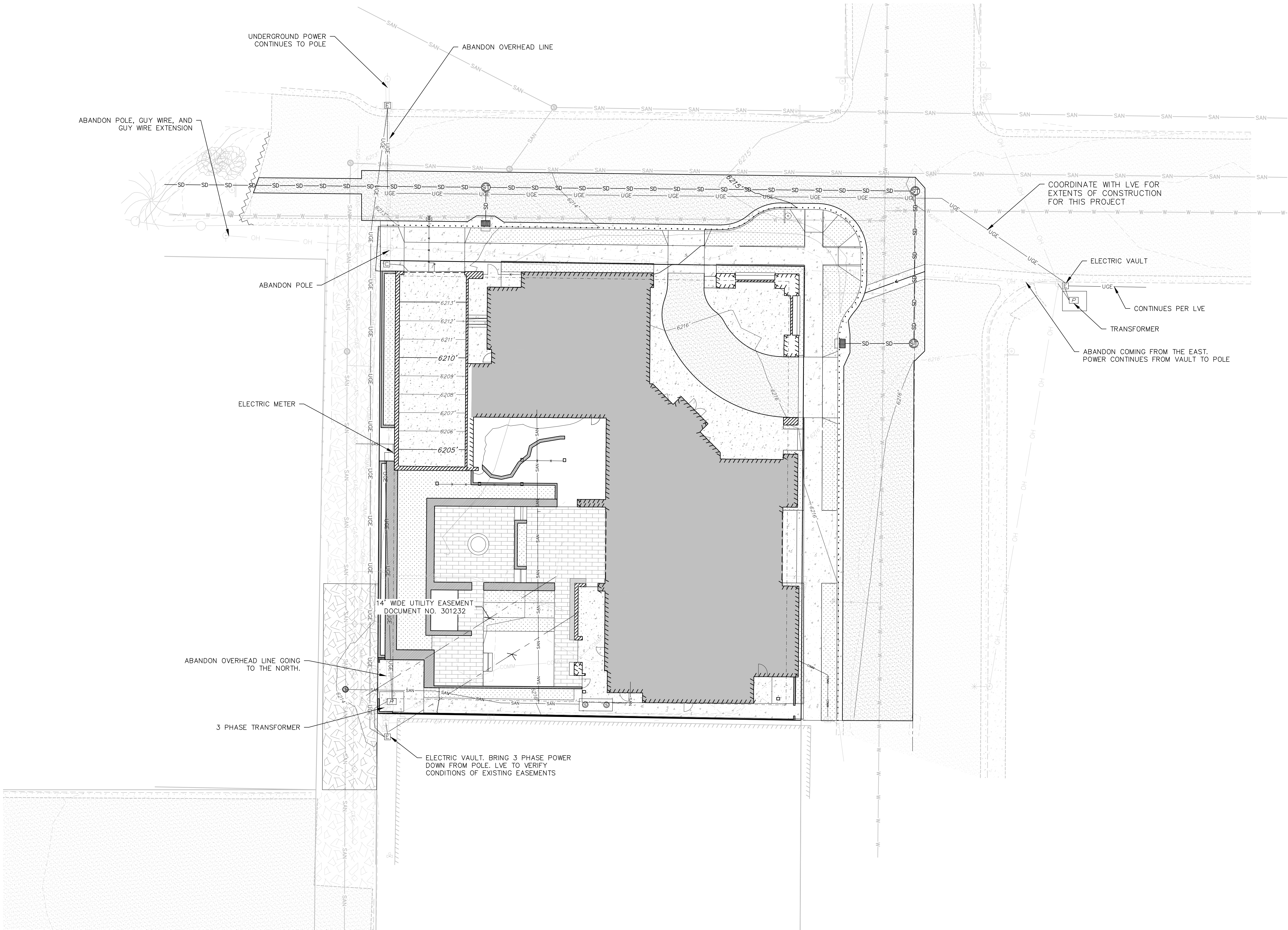


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RUSTY PARROT LODGE

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175 N JACKSON STREET
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UTILITY PLANS -
POWER

C4.2



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STORMWATER CALCULATIONS

STORMWATER DEFINITIONS, ASSUMPTIONS, AND COEFFICIENTS

STORMWATER FLOWS CALCULATED USING RATIONAL METHOD
STORMWATER STORAGE VOLUMES CALCULATED USING MODIFIED RATIONAL METHOD

C_f = RUNOFF COEFFICIENT ADJUSTMENT FACTOR = 1.25
 C = COMPOSITE RUNOFF COEFFICIENT
 T_c = TIME OF CONCENTRATION (MIN)
 T_d = DURATION (MIN)
 A = AREA OF LOT (ACRES)
 Q_{100} = FLOW RATE OF THE 100 YEAR STORM FOR TETON COUNTY
 Q = FLOW RATE OF POST-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 Q_{PRE} = FLOW RATE OF PRE-DEVELOPMENT SITE CONDITIONS FOR 100 YEAR STORM
 I = INTENSITY (INCHES/HOUR)
 V = VOLUME (CUBIC FEET)

Q_{100} (CUBIC FEET/SECOND) = $C_f \times CIA$

WHERE $T_d < T_c$, $Q_{100} = Q \times (T_d/T_c)$

WHERE $T_d > T_c$, $Q_{100} = Q$

Q_{PRE} (CUBIC FEET/SECOND)

WHERE $Q_{100} < Q_{PRE}$, $V = 0$
WHERE $Q_{100} > Q_{PRE}$, $V = (Q_{100} - Q_{PRE}) \times (T_d - (Q_{PRE}/Q) \times T_c) \times 60(\text{SEC}/\text{MIN})$

PRE-DEVELOPMENT: BASIN 1
BASIN SIZE: 0.32 ACRES
LENGTH OF TRAVEL: 180 LF
SLOPE: 5%
HARDSCAPE AREA: 0.32 ACRES $C = 0.9$
 $T_c = 2.84$ MINUTES - USE 5 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 5 MINUTE DURATION = 3 INCH/HOUR

BASIN 1 DRAINAGE SHALL BE RETAINED ON SITE

AREA = 0.32 ACRES
 $Q_r = CIA = 1.069$ CFS

PRE-DEVELOPMENT: BASIN 2
BASIN SIZE: 0.14 ACRES
LENGTH OF TRAVEL: 40 LF
SLOPE: 20%
HARDSCAPE AREA: 0.13 ACRES $C = 0.9$
LANDSCAPE AREA: 0.01 ACRES $C = 0.22$
COMPOSITE $C = 0.87$

$T_c = 7.52$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 2 DRAINAGE SHALL EXIT THE PROPERTY

AREA = 0.14 ACRES
 $Q_r = CIA = 0.357$ CFS

PRE-DEVELOPMENT: BASIN 3
BASIN SIZE: 0.02 ACRES
LENGTH OF TRAVEL: 30 LF
SLOPE: 10%

LAWN AREA: 0.023 ACRES $C = 0.35$

$T_{0.9} = 5.88$ MINUTES - USE 10 MINUTES

PER TETON COUNTY/TOJ LDRs, 100 YEAR STORM INTENSITY
FOR 10 MINUTE DURATION = 2.33 INCH/HOUR

BASIN 3 DRAINAGE SHALL EXIT THE PROPERTY

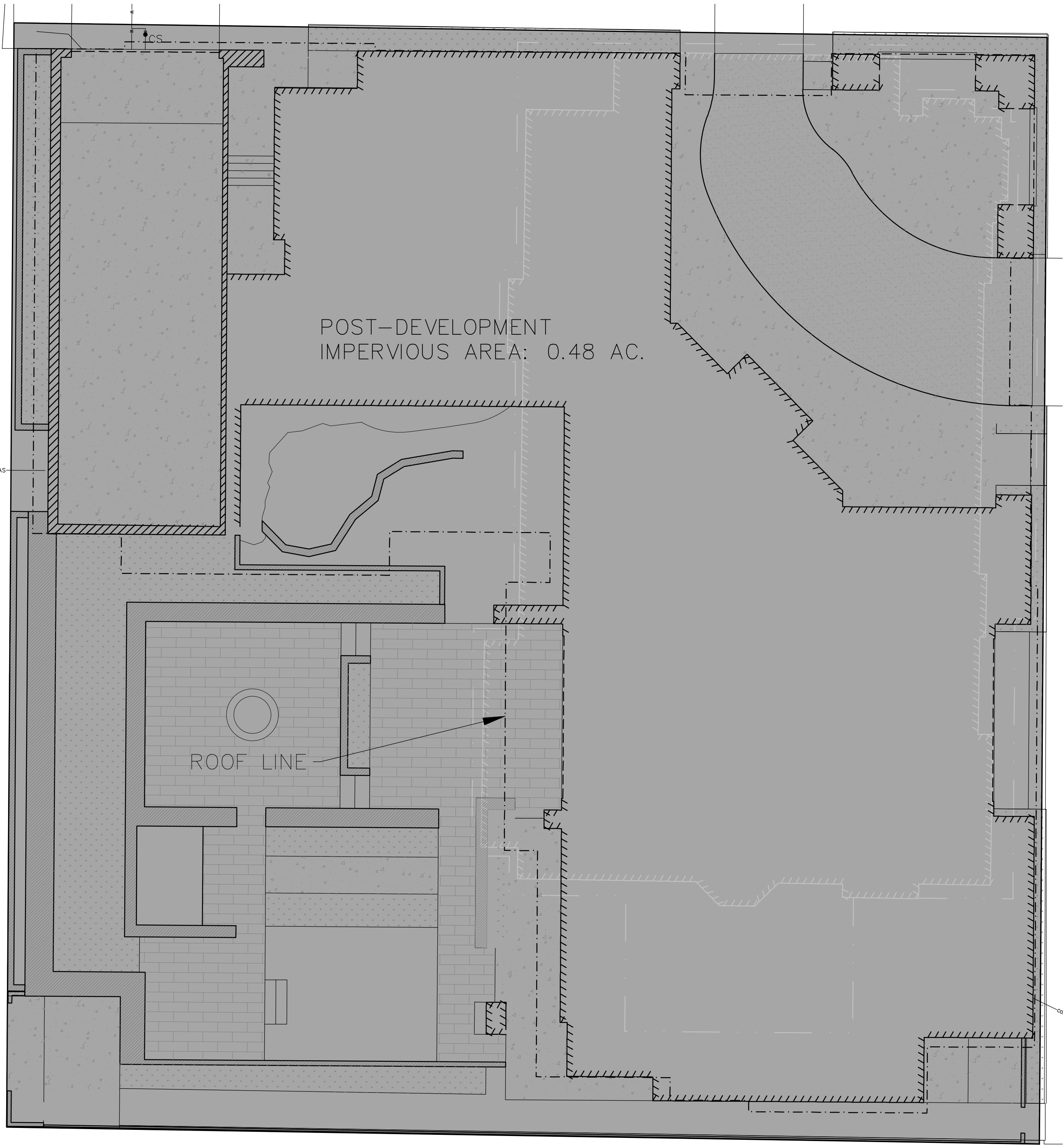
AREA = 0.023 ACRES
 $Q_r = CIA = 0.030$ CFS

CUMULATIVE $Q_r = 0.357 + 0.030 = 0.387$ CFS

NOTES:
STORMWATER CALCULATIONS ARE PRELIMINARY AND SUBJECT TO
REVISION. PERVIOUS AREAS MAY NOT BE ACCURATELY SHOWN.



PRE-DEVELOPMENT DRAINAGE AREAS



POST-DEVELOPMENT DRAINAGE AREAS

FOR THE PURPOSES OF THIS DEVELOPMENT ANALYSIS, THE PROPOSED
DEVELOPMENT WILL BE CONSIDERED AS ONE DRAINAGE BASIN:

IMPERVIOUS AREA: 0.48 ACRES

AREA TYPES:	AREA (ACRES)	C VALUE
PAVEMENT & ROOFS	0.48	0.9

BASIN SIZE: 0.48 ACRES
LENGTH OF TRAVEL: 60 LF
SLOPE: 20%

PRE-DEVELOPMENT FLOW RATE $Q_r = 0.496$ CFS

T_d (DURATION, MINS)	I (INTENSITY, INCHES/HOUR)	Q (FLOW RATE POST DEV., CFS)	MAX Q (CFS)	V (VOLUME, CF)
5.00	3.00	1.62	1.62	319.10
10.00	2.33	1.26	1.26	441.50
15.00	1.90	1.03	1.03	463.60
20.00	1.65	0.89	0.89	462.50
25.00	1.30	0.70	0.70	363.20
30.00	1.08	0.58	0.58	205.40

MAX STORAGE VOLUME = 593.3 CF. = 4,438 GAL.

WATER WILL BE STORED ON SITE AND RELEASED TO THE PROPOSED STORMWATER
INFRASTRUCTURE IN W. GILL AVE. AT THE PRE-EXISTING RATE.

RUSTY PARROT LODGE

HARRISON HOSPITALITY PROPERTIES, LP.

175 N JACKSON STREET
JACKSON, WY

STORMWATER PLAN

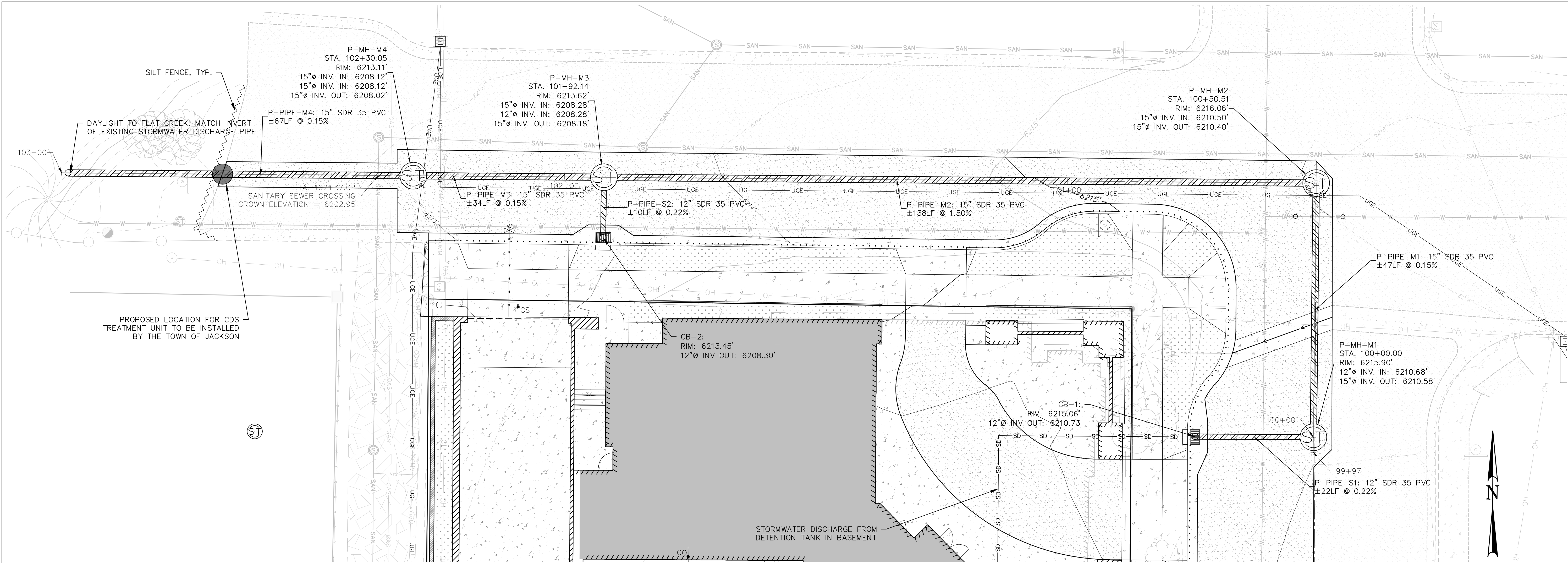
C4.4



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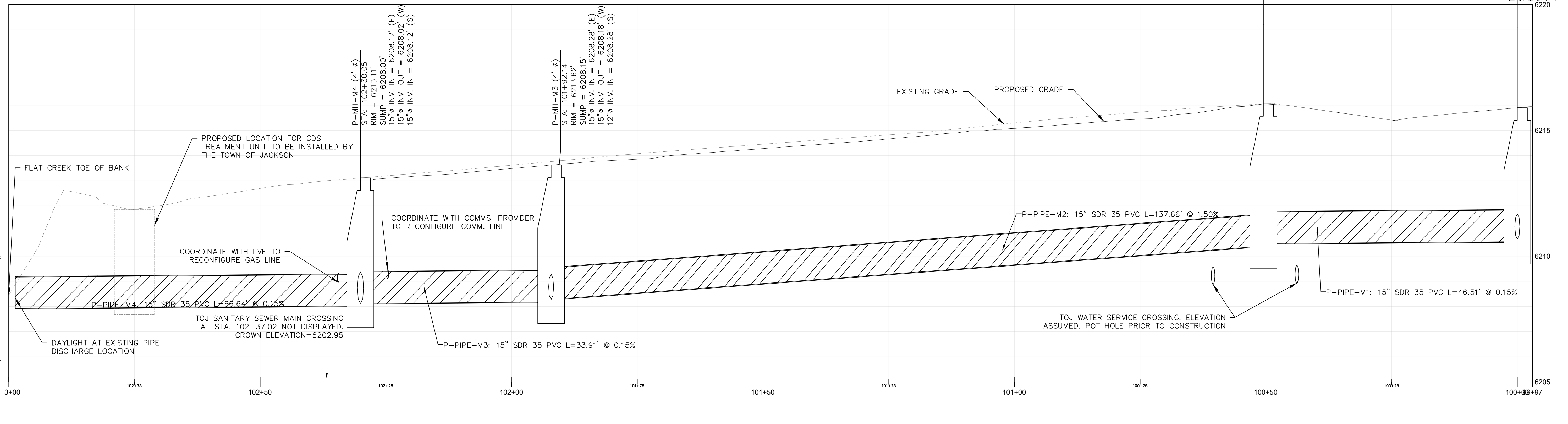
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JOB #: 19352	



STORMWATER DESIGN NOTES:
The applicant proposes this design as an optimal solution for both the applicant and TOJ. As the stormwater infrastructure in the ROW is proposed as a future TOJ system the final design and construction will occur in close cooperation with TOJ Public Works. However, the applicant proposes this solution under the assumption that TOJ will participate in cost-sharing for this infrastructure and the cost sharing on the part of the TOJ should be commensurate with the significant benefit it provides to the overall TOJ infrastructure. The alternative is for the applicant to propose a stormwater collection system that only serves the project thereby missing out on the opportunity to resolve the broader drainage problems within the neighborhood.

- GENERAL NOTES:**
1. COMMS. AND GAS LINE ELEVATIONS ARE ASSUMED AND WERE NOT SURVEYED. POTENTIAL CONFLICTS WITH PROPOSED STORMWATER PIPE WILL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
 2. FINAL STORMWATER PIPE SIZING TO BE DETERMINED PENDING DISCUSSION WITH TOWN OF JACKSON.

P-STORM-MAIN PROFILE
24x36 SHEET SCALE: HORIZ. 1" = 10' VERT. 1" = 2'
START STA: 99+97.00, END STA: 103+00.00



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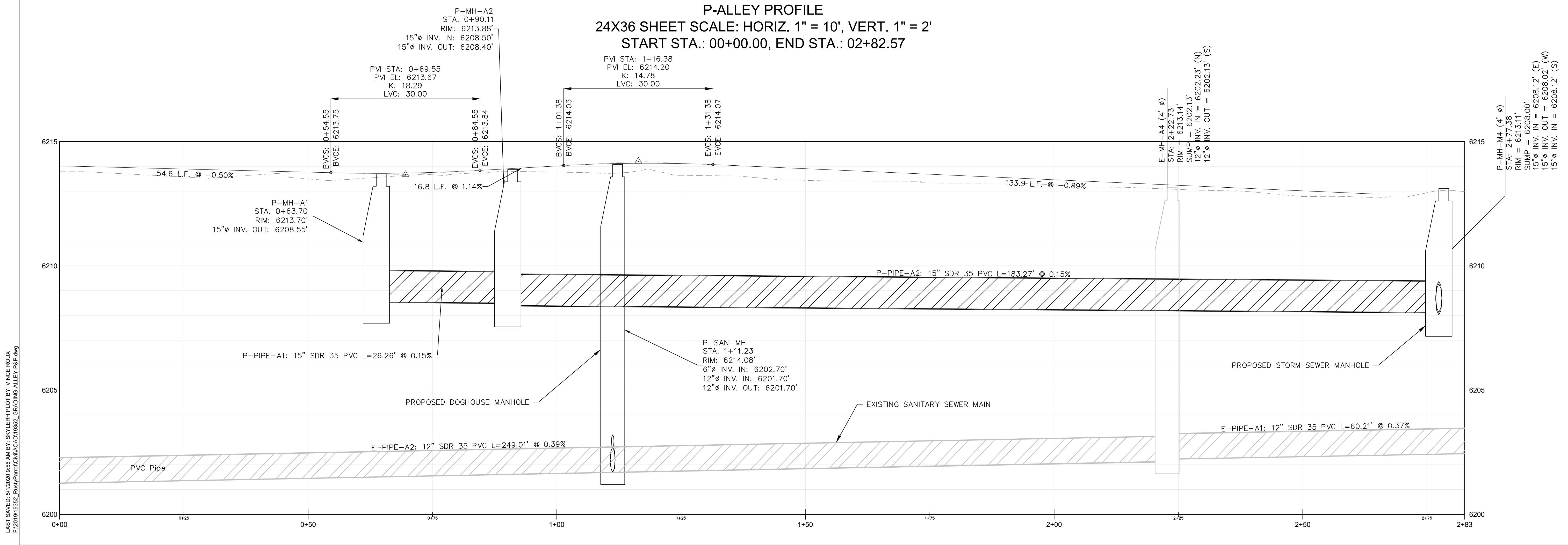
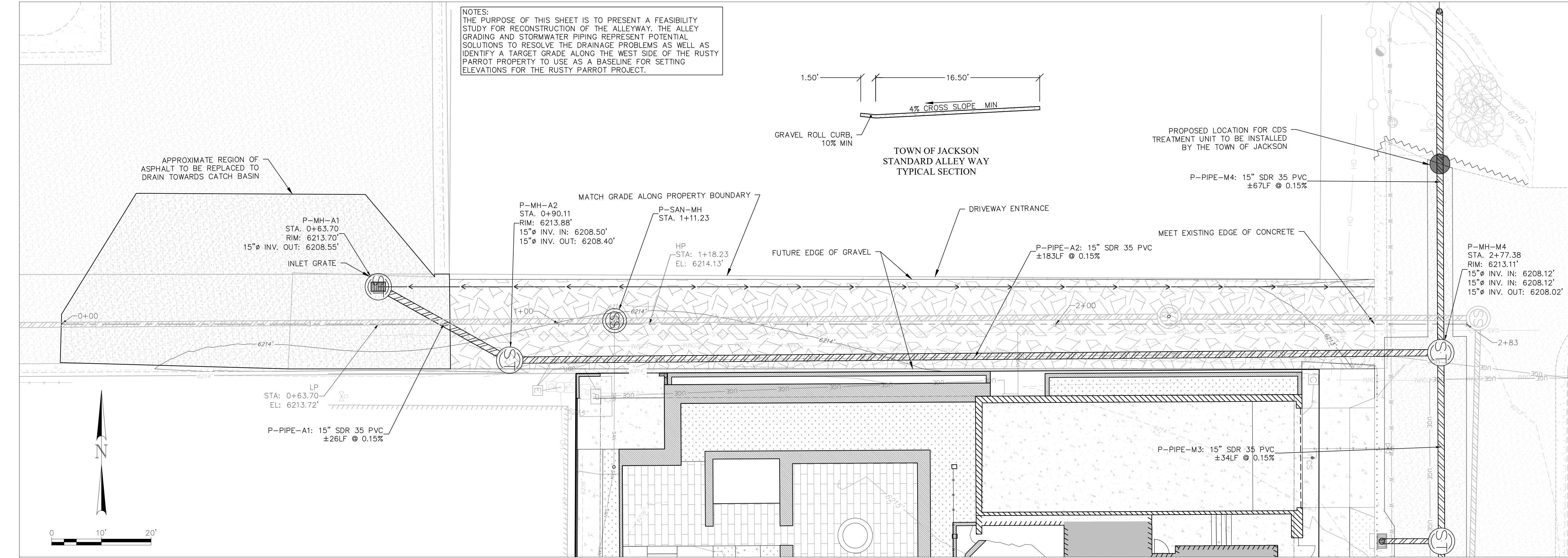
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175 N JACKSON STREET
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STORMWATER P&P

C4.5



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RUSTY PARROT LODGE
HARRISON HOSPITALITY PROPERTIES, LP.
175 N JACKSON STREET
JACKSON, WY

FEASIBILITY GRADING
- ALLEY P&P

C5.1



Landscape Plan Notes

Zoning - Downtown Core (DC)

- Per Town of Jackson LDR Section 2.2.10, Figure 1 - Lot Standards, both minimums for Landscape Surface Ratio and Plant Units are listed as *not applicable* resulting in no requirement for landscaping.

- Section 5.5.3.B states that plant units shall be provided at a rate of one plant unit per 1,000 square feet of required landscaped surface area. Since the DC zone has no minimum for required Landscape Surface Ratio, the requirement is zero.

- Section 5.5.3.C.1 - development in the DC zone requires zero plant units for any use.

- Section 5.5.3.D - development in the DC zone is exempted from plant unit requirements for loading bays.

Maintenance and Irrigation Notes

- All proposed landscaping to be maintained by an automatic underground irrigation system. Locations for the backflow preventer, point of connection, main line routing, sleeving are to be determined.

- Property owner will maintain landscaping to the standard of the intent of this development plan - including Town of Jackson rights of way.

Landscape Lighting Notes:

- All proposed landscape lighting to be downcast with a 90 degree cut-off and shall comply to all Town of Jackson exterior lighting regulations.

Reclamation Methods

- Grade all areas as shown on the plan while providing for smooth transitions to existing grade. Scarify all compacted areas to a depth of 4" to provide an adequate substrate for plant growth. Remove rocks and other material greater than 3" in diameter.

- All disturbed areas to receive seed shall have a minimum of 3" of clean topsoil applied prior to seeding or planting.

- Prior to placing topsoil, the area to receive seed shall be raked or tilled to ensure adequate bonding between subgrade and the topsoil layer.

- Seed shall be spread at the rate indicated below and between the dates of October 15th and May 15th. Use approved mechanical broadcasting methods to evenly distribute the seed mix across the surface to be seeded. DO NOT apply seed during high wind conditions and take care not to disturb existing improvements. After seeding is applied, rake the surface of the soil to ensure good contact between seed and soil particles.

- The seed used in the reclamation mix shall be fresh, pure live seed (PLS), of the most recent crop and mixed in the quantities shown below.

Botanical Name	Common Name	#s PLS/Acre
<i>Bromus marginatus</i>	Mountain Brome	9.0
<i>Elymus trachacaulis</i>	Slender Wheatgrass	5.0
<i>Festuca idahoensis</i>	Idaho Fescue	3.0
<i>Pascopyrum smithii</i>	Western Wheatgrass	7.0
<i>Pseudoroegneria spicata</i>	Blue Bunch Wheatgrass	6.0
TOTAL =		30.0
		pounds PLS/Acre

- Fertilizer shall be 10-6-4, or approved alternate, and shall be applied at a rate of ten pounds (10 lbs) per one thousand square feet (1,000 sf).

Legend

Existing

Property Line

Adjacent Property Line

Edge of Pavement

Street Sign

Electric Transformer

Communications Vault

Utility Pole

Sewer Manhole

Water Service

Water Valve

Stormwater Manhole

Buried Water Line

Buried Sewer Line

Overhead Power Line

Buried Gas Line

Buried Power Line

Buried Stormwater Line

Tree & Shrub Schedule

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
Trees				
	<i>Populus tremuloides</i>	Quaking Aspen	5" - 7" Cal.	1
	<i>Fraxinus pennsylvanica</i> 'Palmore'	Palmore Ash	3" Cal.	8
Multi-stemmed Tree or Large Shrub				
	<i>Philadelphus lewisii</i> 'Blizzard'	Blizzard Mock Orange	6' - 8' B+B	10
	<i>Acer ginnala</i>	Amur Maple	8' - 10' B+B	6
Grasses and Perennials				
	<i>Calamagrostis acutiflora</i>	Feather Reed Grass	1 Gal.	33
	<i>Poa pratensis</i>	Kentucky Bluegrass	Sod	1,680 sf
	Varies	Native Grass / Wildflower Mix	Sod / Seed	180 sf
	Varies	Perennial Mix	1 Gal. / 4" pot	1,750 sf

1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com

agrostis, inc.

landscape architecture
land planning

Rusty Parrot Lodge & Spa
175 N Jackson Street

Lots 1, 2, & 3 - Block 4
Town of Jackson, Wyoming
Project # 2002

Revisions

#	Date	Description
	5.1.20	original
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Development Permit
Application

--

Landscape Plan

L1.0

91



Consultants:

A0.6

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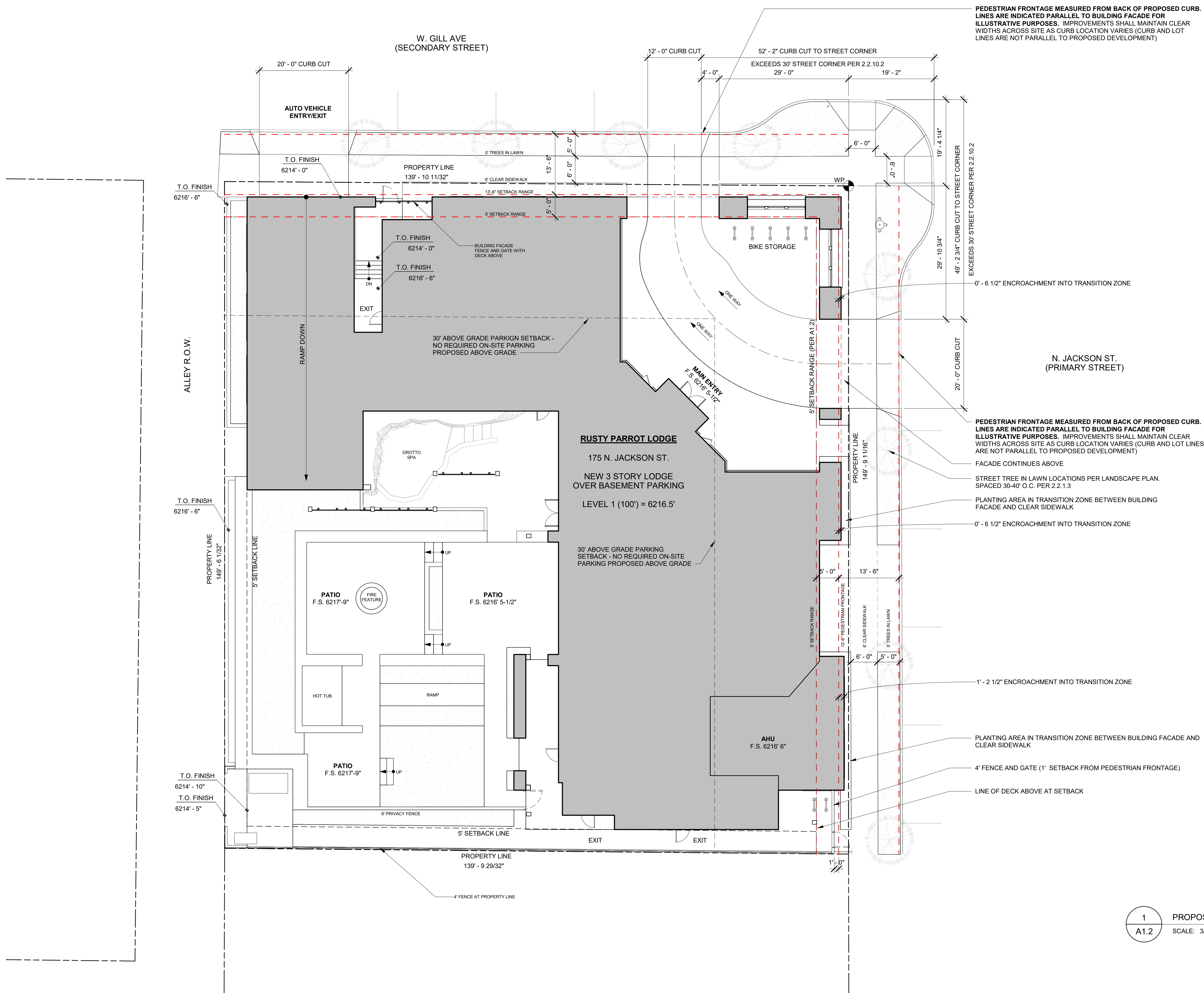
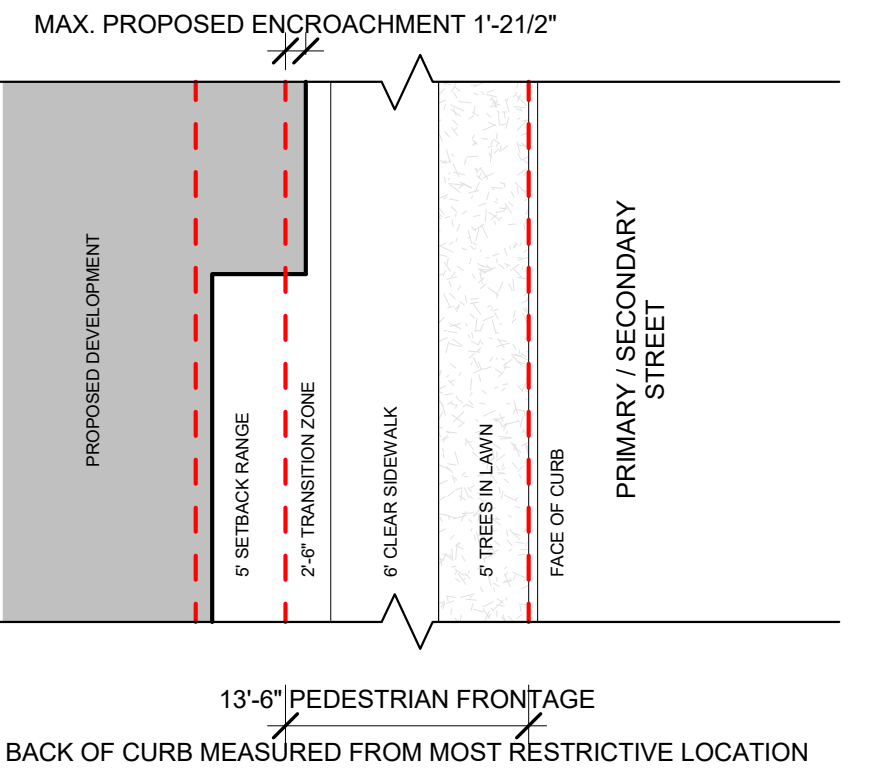
PEDESTRIAN FRONTAGE DIAGRAM:

TREES IN LAWN (2.2.1.C.3) PROPOSED AS ALTERNATE TO TREES IN GRATES (2.2.1.C.2)

PEDESTRIAN FRONTAGE LINES INDICATED IN RED ARE MEASURED FROM BACK OF PROPOSED CURB.

LINES ARE INDICATED PARALLEL TO BUILDING FACADE FOR ILLUSTRATIVE PURPOSES. IMPROVEMENTS SHALL MAINTAIN CLEAR WIDTHS ACROSS SITE AS CURB LOCATION VARIES (CURB AND LOT LINES ARE NOT PARALLEL TO PROPOSED DEVELOPMENT)

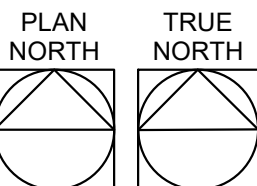
DIAGRAM FOR ILLUSTRATIVE PURPOSES ONLY:



1
A1.2

PROPOSED PEDESTRIAN FRONTAGE SITE PLAN

SCALE: 3/32" = 1'-0"



RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
**PROPOSED
PEDESTRIAN
FRONTAGE PLAN**
SCALE: As indicated

A1.2

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rowland+broughton

architecture / urban design / interior design

500 w. main st. 1830 blake st.
aspen, co 81611 denver, co 80202
970.544.9006 303.308.1373

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE PLAN @ BASEMENT LEVEL
SCALE: 3/32" = 1'-0"

A1.3

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BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

W. GILL AVE
(SECONDARY STREET)

AUTO VEHICLE
ENTRY/EXIT

PROPERTY LINE
139' - 10 11/32"

5' SETBACK RANGE (PER A1.2)

5' SETBACK RANGE (SEE A1.2)

N. JACKSON ST.
(PRIMARY STREET)

ALLEY R.O.W.

PROPERTY LINE
149' - 6 1/32"

5' SETBACK LINE

AUTO RAMP

RAMP UP

BASEMENT PARKING GARAGE

LEVEL 0 (84'-0") = 6200.5'

PROPERTY LINE
149' - 9 11/16"

CONSTRUCTION BARRIERS TO SURROUND THE PROJECT DURING CONSTRUCTION OF THE PROJECT

BASEMENT LEVEL CONSTRUCTION, EXCAVATION AND SHORING:
CONSTRUCTION OF THE BASEMENT WILL REQUIRE VERTICAL EXCAVATION AT OR NEAR THE PROPERTY LINE, ACCOMPLISHED USING ONE OF SEVERAL POTENTIAL SOIL STABILIZATION METHODS TO BE LATER DETERMINED AND SPECIFIED IN DETAIL BY THE GENERAL CONTRACTOR IN A SHORING PLAN TO BE PREPARED BY THE DESIGN TEAM.

SHORING PLAN DOCUMENTS WILL BE PROVIDED AS PART OF A CONSTRUCTION MANAGEMENT PLAN TO BE INCLUDED AS PART OF THE BUILDING PERMIT APPLICATION.

NEIGHBORING BUILDING ABOVE

MILLER PARK LODGE, LLC
155 N. JACKSON ST.

EXCAVATION AND SHORING GENERAL NOTES

EXCAVATIONS:
ALL PROPOSED EXCAVATION WORK WITHIN THE PROPERTY TO BE IN ACCORDANCE WITH TOU LDR'S SECTIONS 7.2.2.B.8, EXCEPT FOR RE-GRADING OF ADJACENT STREETSCAPES IN THE ROW AND TRENCHING FOR UTILITIES.

CUT AND FILL SLOPES:
ALL CUT AND FILL SLOPES WILL BE GRADED PER TOU LDR SECTION 5.7.2.B.10, EXCEPT WHERE PERMANENT OR TEMPORARY RETAINING WALLS ARE PROPOSED.

RETAINING WALLS:
ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT WILL BE DESIGNED BY A WYOMING PE PER 5.7.2.B.3.

SHORING TECHNIQUES:
SHORING TECHNIQUES CAN INCLUDE BOTH VERTICAL AND HORIZONTAL COMPONENTS. HORIZONTAL SHORING COMPONENTS HAVE THE POTENTIAL TO EXTEND ACROSS THE PROPERTY BOUNDARY AND INTO THE SUBSURFACE OF THE ADJACENT LANDS, WHERE POTENTIAL CONFLICTS WITH UTILITIES EXIST. THE SHORING DESIGN WILL USE A COMBINATION OF VERTICAL AND HORIZONTAL SYSTEMS TO AVOID THOSE CONFLICTS. COMBINATION SYSTEMS WILL EMPLOY VERTICAL ELEMENTS AT UPPER ELEVATIONS IN ORDER TO AVOID MAJOR ENCROACHMENTS BEYOND THE PROPERTY BOUNDARY. BELOW THE DEPTH OF UTILITIES, OTHER SHORING DESIGNS WITH HORIZONTAL ELEMENTS THAT ENCROACH INTO THE ROW MAY BE EMPLOYED AND WHICH WILL BE SUFFICIENTLY DEEP TO AVOID CONFLICTS AND DESTABILIZATION OF FOUNDATION/BEDDING MATERIALS FOR THOSE UTILITIES.

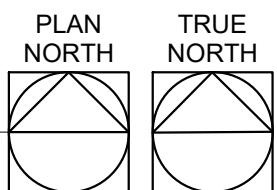
IN ACCORDANCE WITH TOU LDR SECTION 5.7.2.B.8 SHORING COMPONENTS WILL REMAIN WITHIN THE PROPERTY BOUNDARY, OR AN EASEMENT AND/OR ENCROACHMENT AGREEMENT WILL BE SOUGHT. TEMPORARY/ABANDONED SHORING ELEMENTS WILL NOT BE OF CONCERN FOR SUBSEQUENT EXCAVATIONS ON ADJACENT PROJECTS, PARTICULARLY THOSE RELATED TO TYPICAL WORK OCCURRING IN THE ROW.

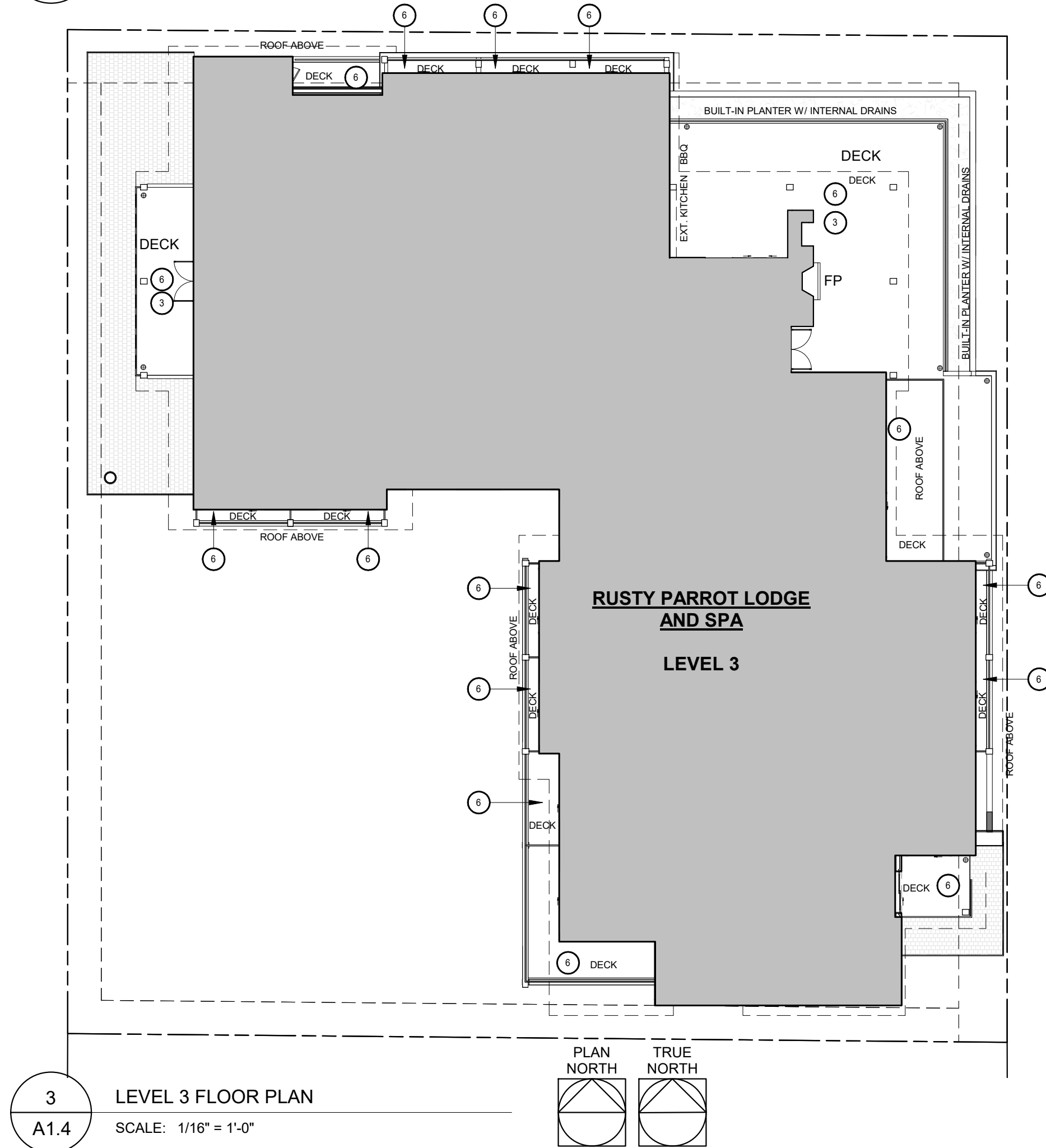
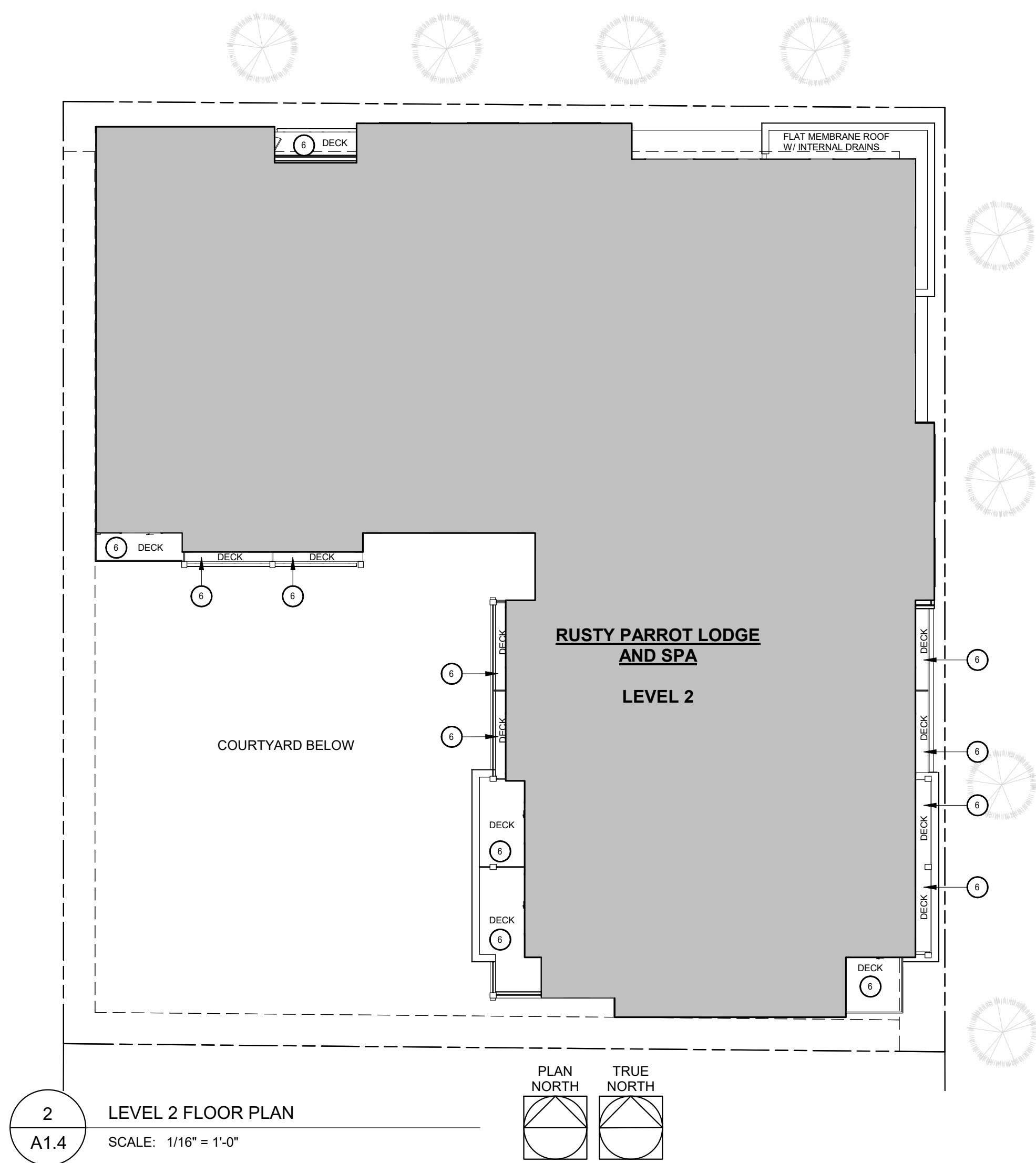
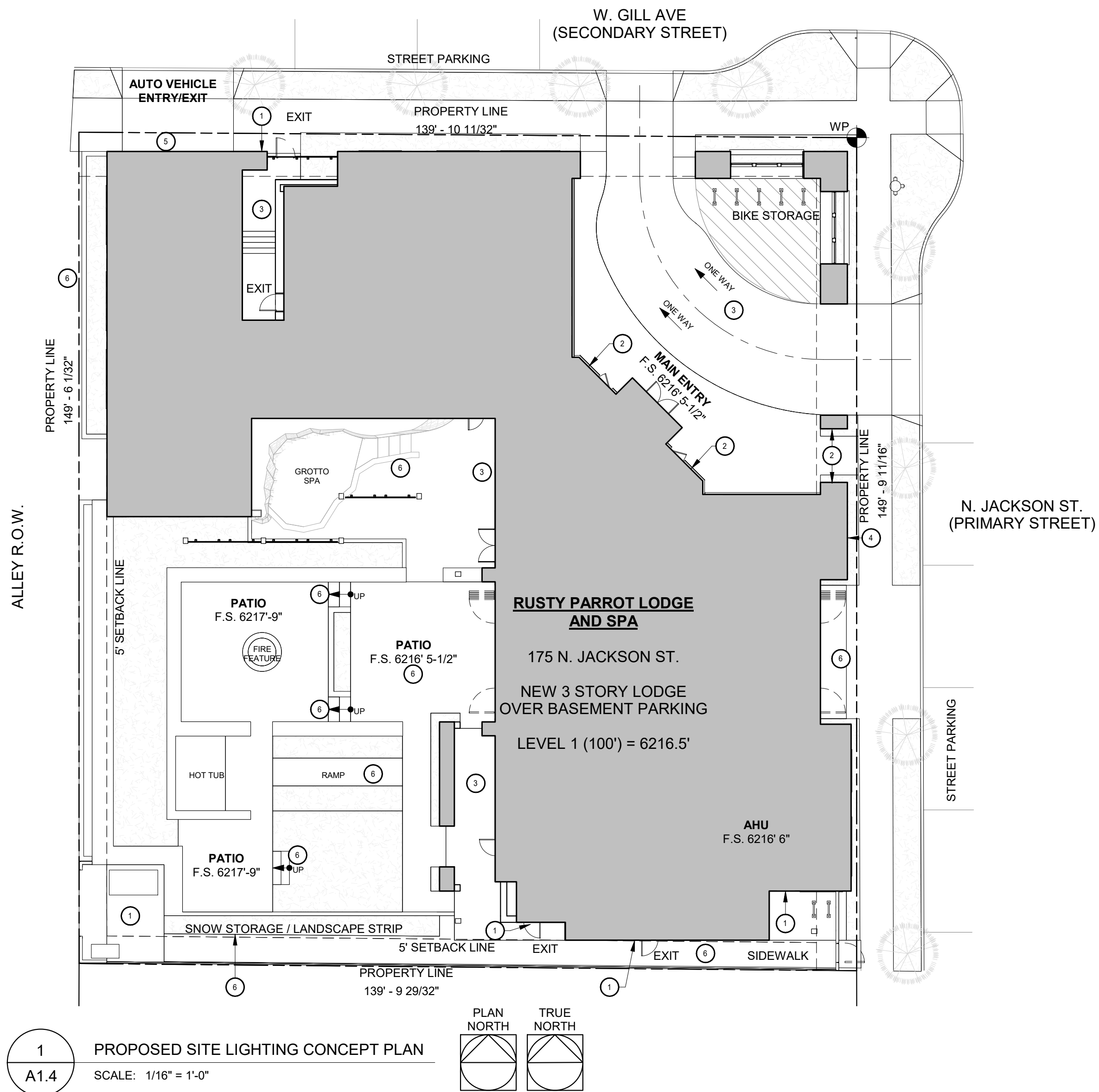
DEWATERING:
SHOULD DEWATERING BECOME NECESSARY DURING CONSTRUCTION IT WILL COMPLY WITH SECTION 5.7.4.B. AND ALL NECESSARY STATE PERMITTING AND DISCHARGE REQUIREMENTS WILL BE MET. METHOD AND LOCATION OF DISCHARGE WILL BE DETERMINED ONCE DEWATERING IS DETERMINED TO BE NECESSARY, AND WOULD BE COORDINATED WITH TOU PUBLIC WORKS.

1
A1.3

PROPOSED SITE PLAN @ BASEMENT

SCALE: 3/32" = 1'-0"





SITE LIGHTING PLAN LEGEND

- ① WALL-MOUNTED DOWNLIGHT
- ② WALL-MOUNTED EXT. SCONCE
- ③ RECESSED CEILING LIGHTS
- ④ SIGNAGE LIGHTING
- ⑤ GARAGE DOOR ENTRY LIGHT: RECESSED LIGHT INTEGRATED WITH GARAGE DOOR
- ⑥ PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
**PROPOSED SITE
LIGHTING CONCEPTS**

SCALE: As indicated

A1.4

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Urban Indoor/Outdoor LED Wall Sconce

By Modern Forms

LUMENS

LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Finish: Black, Bronze, Graphite

Size: Small, Medium, Large

Details

- Aluminum shade
- Aluminum body
- Dimmable with electronic low voltage (ELV) dimmer (not included)
- LED Average Rated Life: 50,000 hours
- LED Color Temperature: 3000K
- CRI: 85
- Lumens: 720 (Small), 960 (Medium), 1200 (Large)
- UL Listed Wet
- ADA Compliant
- Dark Sky Compliant
- Material: Aluminum
- Shade Material: Aluminum
- Electronic low voltage (ELV) Dimmer
- ADA compliant, Dark Sky compliant
- Made in China

Dimensions

Small Option Fixture: Height 10", Width 7", Depth 2"

Medium Option Fixture: Height 16", Width 7", Depth 2"

Large Option Fixture: Height 22"

Lighting

- Small option utilizes 12 Watt 120 Volt LED array (integrated).
- Medium option utilizes 16 Watt 120 Volt LED array (integrated).
- Large option utilizes 20 Watt 120 Volt LED array (integrated).

Additional Details

Product URL: <https://www.lumens.com/urban-indoor-outdoor-led-all-sconce-by-modern-forms-uu504623.html>

Rating: UL Listed Wet

Product ID: uu504623

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created April 28th, 2020

Notes:

Shown in Bronze finish, Medium size, lit

Ripley Outdoor Wall Sconce

By Kichler

LUMENS

LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Size: Small, Medium, Large

Details

- Aluminum construction
- Oldie Bronze finish
- Round wall plate
- UL Listed Wet
- Dark Sky compliant when used with R14 40-W lamp (not included)
- Finish: Oldie Bronze
- Made in China

Dimensions

Small Option Fixture: Height 7.5", Width 8", Depth 9.5"

Small Option Plate: Diameter 5.12"

Medium Option Fixture: Height 9.5", Width 10", Depth 11.5"

Medium Option Plate: Diameter 5.87"

Large Option Fixture: Height 10", Width 12", Depth 13"

Lighting

- One 40 Watt 120 Volt R14 E26 Medium Base Incandescent lamp (not included), or one 60 Watt 120 Volt G40 E26 Medium Base Incandescent lamp (not included).

Additional Details

Product URL: <https://www.lumens.com/ripley-outdoor-wall-sconce-by-kichler-uu302778.html>

Rating: UL Listed Wet

Product ID: uu302778

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created April 28th, 2020

Notes:

Shown in Small size

MINI DRIVESTAR™

MD-S

SURFACE MOUNT™

"I love this fixture because it is a great, inconspicuous light for garden pathways. Ron (the boss) hates using bollards in our landscape designs...they are far too commercial and distracting. The Mini DriveStar™ lights the pathway while letting the plants shine!"

Kimberly Stuart, Ron Rule Consultants Ltd., BKU Fall 2011

Material: ALU, BR, SS

Finish: Clear Anodized Powder (CAP) finish

Surface Mount, Style 'X'

2" Dia. (51mm)

Style 'X'

2" Dia. (51mm)

Style 'R'

5 1/8" (138mm)

9 1/4" (235mm)

1 1/8" (29mm)

4" Dia. (102mm)

1 5/8" Dia. (41mm)

119

B-K LIGHTING

www.bklighting.com

① WALL-MOUNTED DOWNLIGHT

② WALL-MOUNTED EXT. SCONCE

③ PATH LIGHTING / BOLLARD

LED recessed wall - shielded

BEGA

Application

Designed for low mounting heights for interior and exterior locations, the shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (<0.3% copper content) A360.0 aluminum alloy

White safety glass

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 2.2 lbs.

Electrical

Operating voltage: 120-277V AC

Minimum start temperature: -30° C

LED module wattage: 3.9 W

System wattage: 6.0 W

Controllability: 0-10V dimmable

Color rendering index: Ra> 80

Luminaire lumens: 150 lumens (3000K)

Lifetime at Ta=15° C: >50,000 h (L70)

Lifetime at Ta=45° C: 172,000 h (L70)

LED color temperature

① 4000K - Product number + **K4**

② 3500K - Product number + **K35**

③ 3000K - Product number + **K3 (EXPRESS)**

④ 2700K - Product number + **K27**

⑤ Amber - Product number + **AMB**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ① Black (BLK) ② White (WHT) ③ RAL: ④ Bronze (BRZ) ⑤ Silver (SLV) ⑥ CUS: ⑦ CUS:

LED recessed wall - shielded

2272

LED

3.9W

A

B

C

5 1/4"

5 1/4"

4 1/4"

2272

LED

3.9W

A

B

C

5 1/4"

5 1/4"

4 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 805/684-0533 info@bega-us.com

Due to the constant nature of lighting products and the associated technologies, luminaires data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

Updated 10/13/19

④ PATH LIGHTING / BOLLARD

SITE LIGHTING PLAN LEGEND

- ① WALL-MOUNTED DOWNLIGHT
- ② WALL-MOUNTED EXT. SCONCE
- ③ RECESSED CEILING LIGHTS
- ④ SIGNAGE LIGHTING
- ⑤ GARAGE DOOR ENTRY LIGHT: RECESSED LIGHT INTEGRATED WITH GARAGE DOOR
- ⑥ PATH LIGHTING / BOLLARD

NOTE:

- ALL SITE LIGHTING WILL MEET DARK SKY COMPLIANCE
- (5) SIGNAGE LIGHTING EXEMPT PER TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS 5.3.1: EXTERIOR LIGHTING STANDARDS

Issuances and Revisions:

2020.05.01	DEVELOPMENT PERMIT APPLICATION
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RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SITE
LIGHTING EXAMPLES

SCALE: 12" = 1'-0"

A1.5

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File Path: C:\Users\jrb\Documents\rowland+broughton\22007 - Rusty Parrot Lodge\22007 - Rusty Parrot Lodge\22007 - Rusty Parrot Lodge\A1.5.rvt
Print Date: 5/13/2020 12:25:11 PM

97

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED SNOW STORAGE PLAN

SCALE: As indicated

A1.6

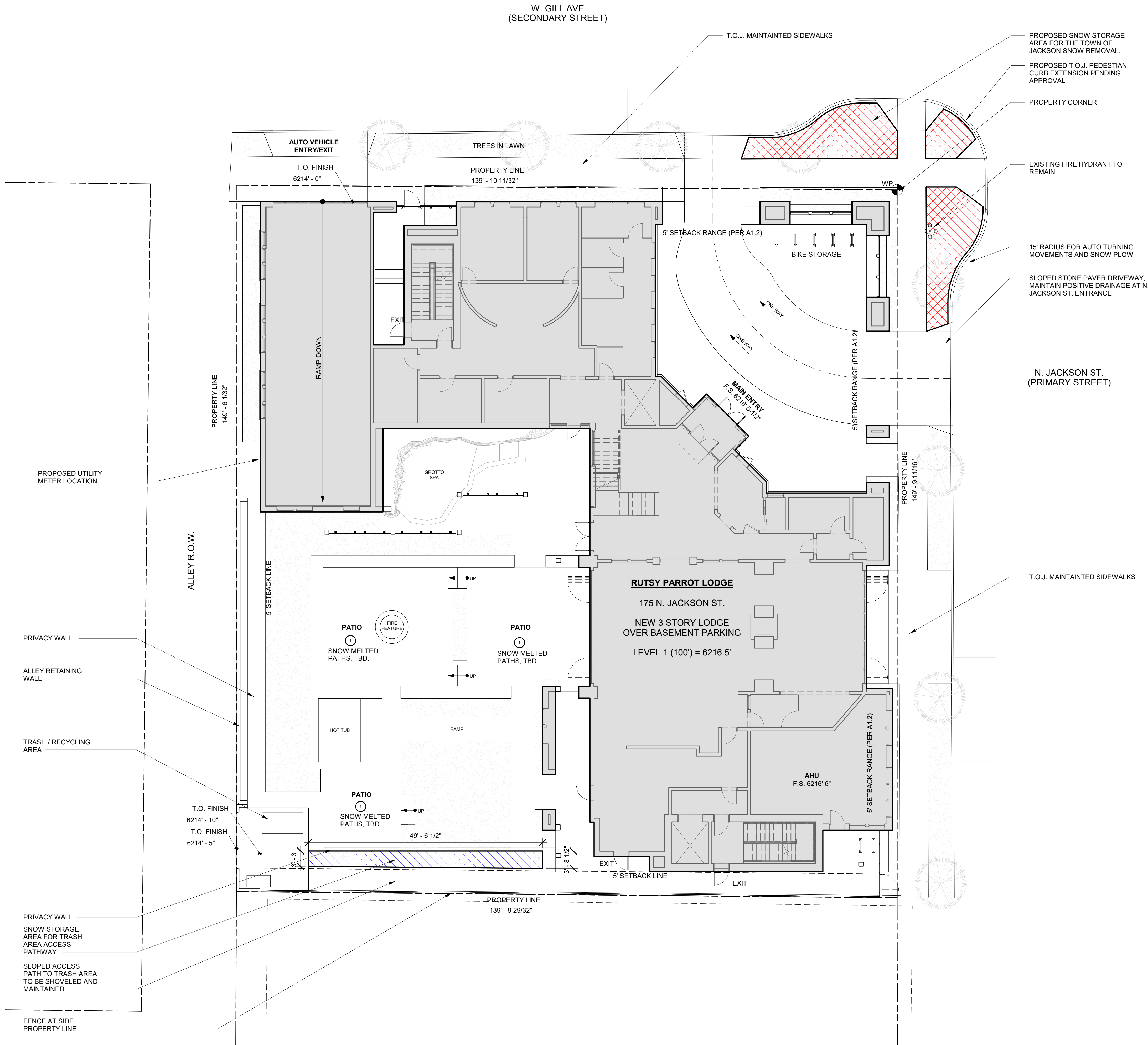
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SNOW STORAGE PLAN LEGEND

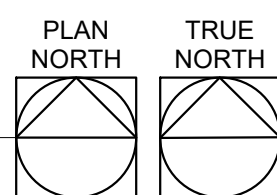
-  SITE SNOW STORAGE
-  PROPOSED SIDEWALK SNOW STORAGE
-  AREA WITH SNOWMELTED PATHS

NOTES:

- SNOW STORAGE WILL BE KEPT ON THE PROPERTY.
- ALL ROOFS ARE DESIGNED TO HOLD SNOW, SEE SHEET A2.4.
- SNOWMELTED PATHS TBD IN COURTYARD AREA. ALL SNOWMELT TO BE HANDLED ON SITE PER T.O.J. L.D.R. ARTICLE 6.2.5C.
- OTHER SNOW STORAGE TO BE HELD ON THE PROPERTY IN THE COURTYARD



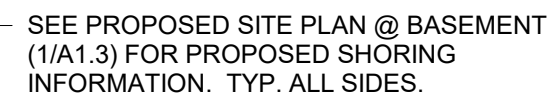
1
A1.6
PROPOSED SNOW STORAGE PLAN
SCALE: 3/32" = 1'-0"





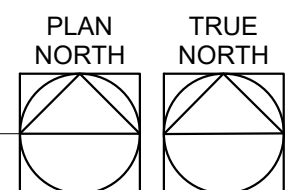
Consultants:

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	CIRCULATION		OFFICE AND BOH
	COMMON		PARKING
	DECK		RESTAURANT
	HOUSING UNIT		SPA
	LODGE		

1 BASEMENT FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"





Consultants:

Issuances and Revisions:
2020.05.01 DEVELOPMENT PERMIT APPLICATION

RUSTY PARROT LODGE

175 N. JACKSON ST.
JACKSON, WY 83001

PROJECT NO:
22007

SHEET TITLE:
PROPOSED LEVEL 2 FLOOR PLAN

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

A2.2

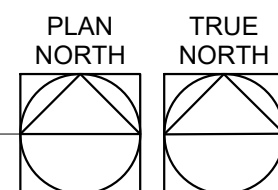
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HOTEL ROOM COUNT AND NET AREA	
# OF ROOMS	NET LODGING AREA THIS LEVEL
24	8,571 SF

FLOOR AREA USES	
CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.2
LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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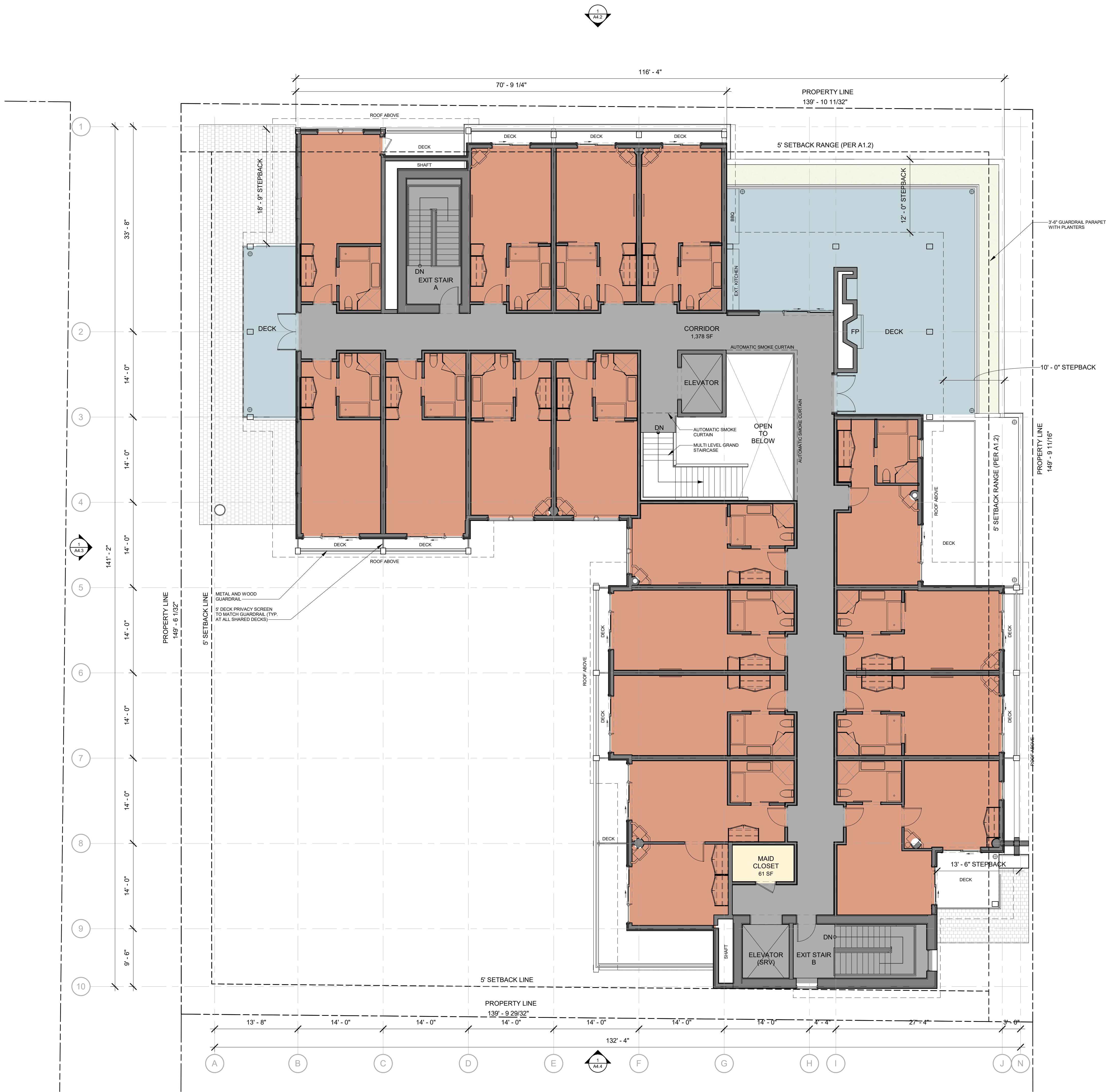
PROJECT NO:
22007

SHEET TITLE:
PROPOSED LEVEL 3 FLOOR PLAN

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

A2.3

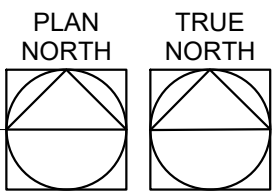
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HOTEL ROOM COUNT AND NET AREA	
# OF ROOMS	NET LODGING AREA THIS LEVEL
16	6,037 SF

FLOOR AREA USES	
CIRCULATION	OFFICE AND BOH
COMMON	PARKING
DECK	RESTAURANT
HOUSING UNIT	SPA
LODGE	

1
A2.3 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

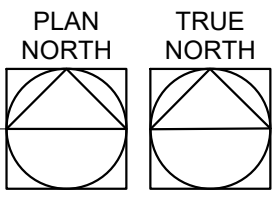




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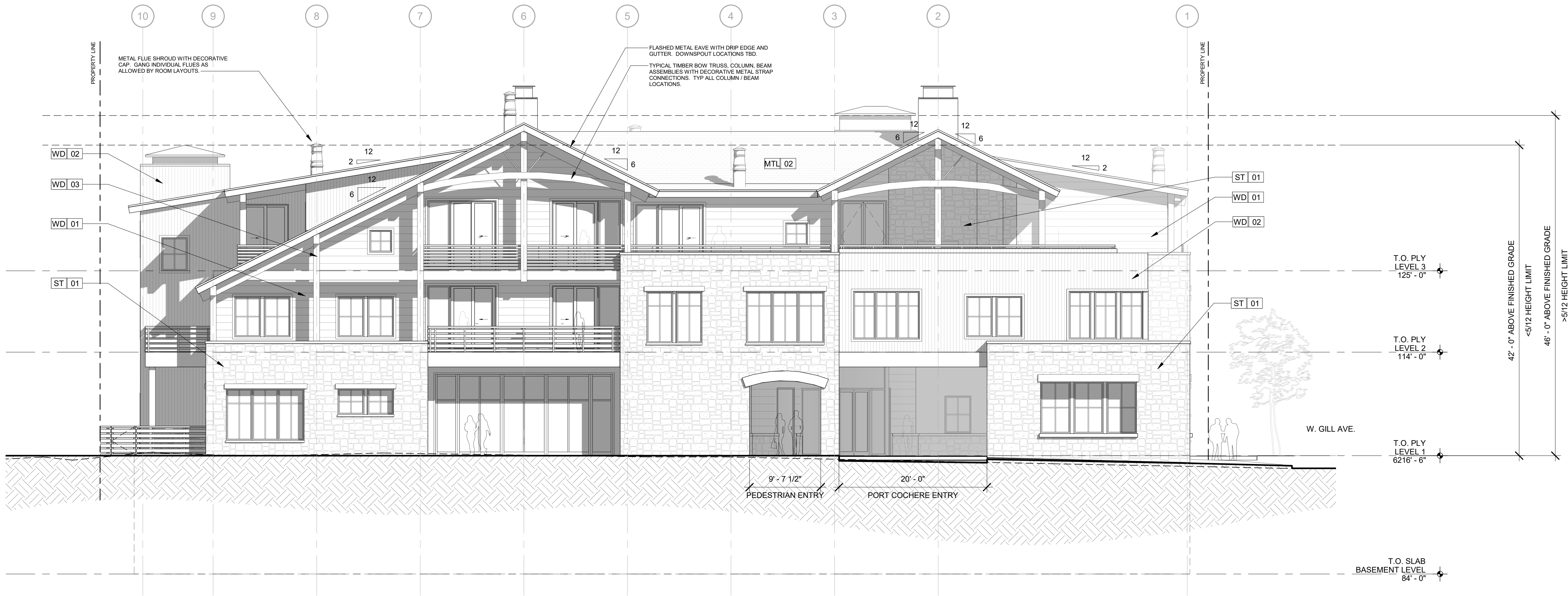
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1
A4.1
EAST ELEVATION - N. JACKSON STREET
SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES			
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES			ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

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SHEET TITLE:
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ELEVATIONS

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

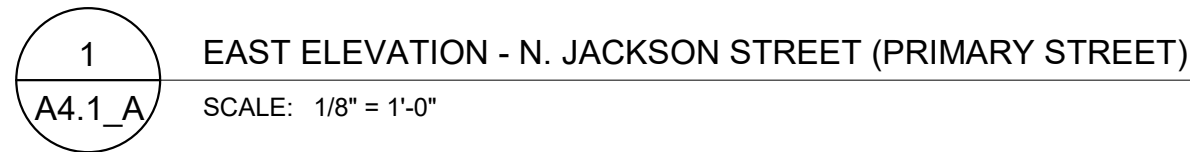
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1 NORTH ELEVATION - GILL AVE.
A4.2 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR							
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME
METAL							
MTL	01	BERRIDGE OR SIM.	DARK BRONZE / ZINC TONE		VARIES		
MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD		
STONE							
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE		
WOOD							
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD		
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD		
WD	03	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	BEAM HAND HEWN TIMBERS	TIMBER SIZE VARIES		ALL EXPOSED TIMBERS SHALL MEET TYPE IV CONSTRUCTION & HEAVY TIMBER DIMENSIONAL AND CONNECTION REQUIREMENTS (REQ'S TO BE VERIFIED W/ LOCAL BUILDING DEPARTMENT)

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A4.2

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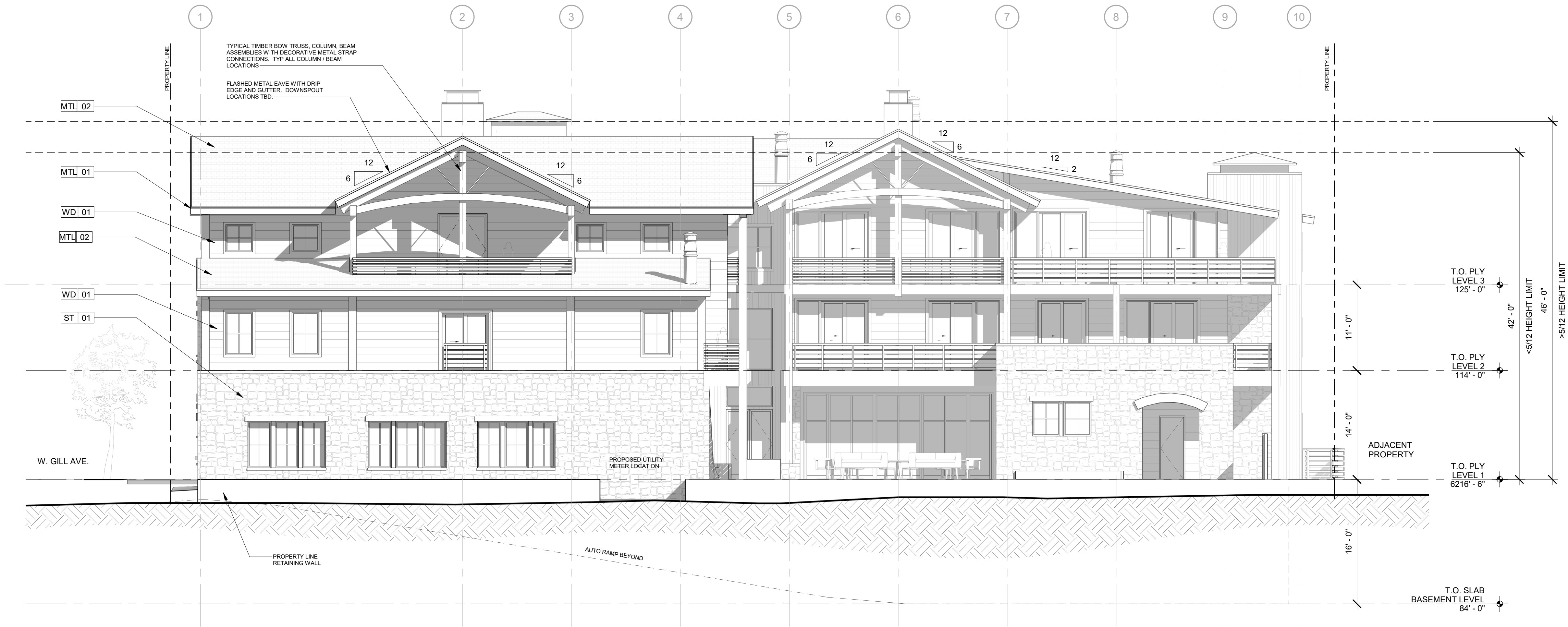


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1 WEST ELEVATION - COURTYARD
A4.3 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
METAL								
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MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
WD	02	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	VERTICAL SIDING	4" BOARD			
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WD 01



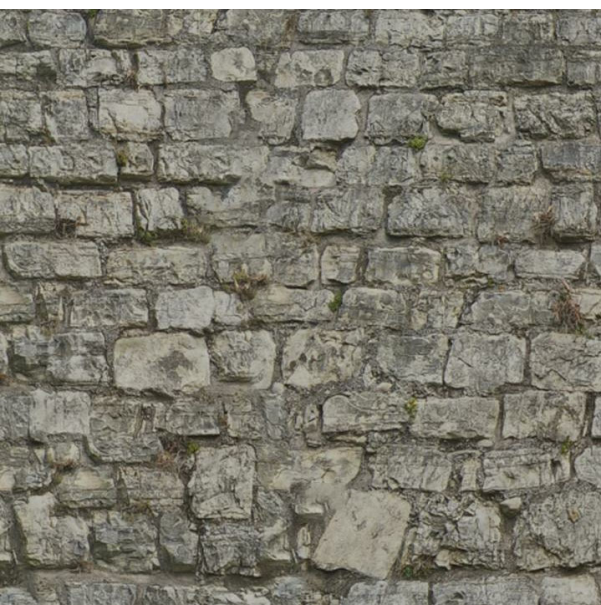
WD 02



WD 03



ST 01



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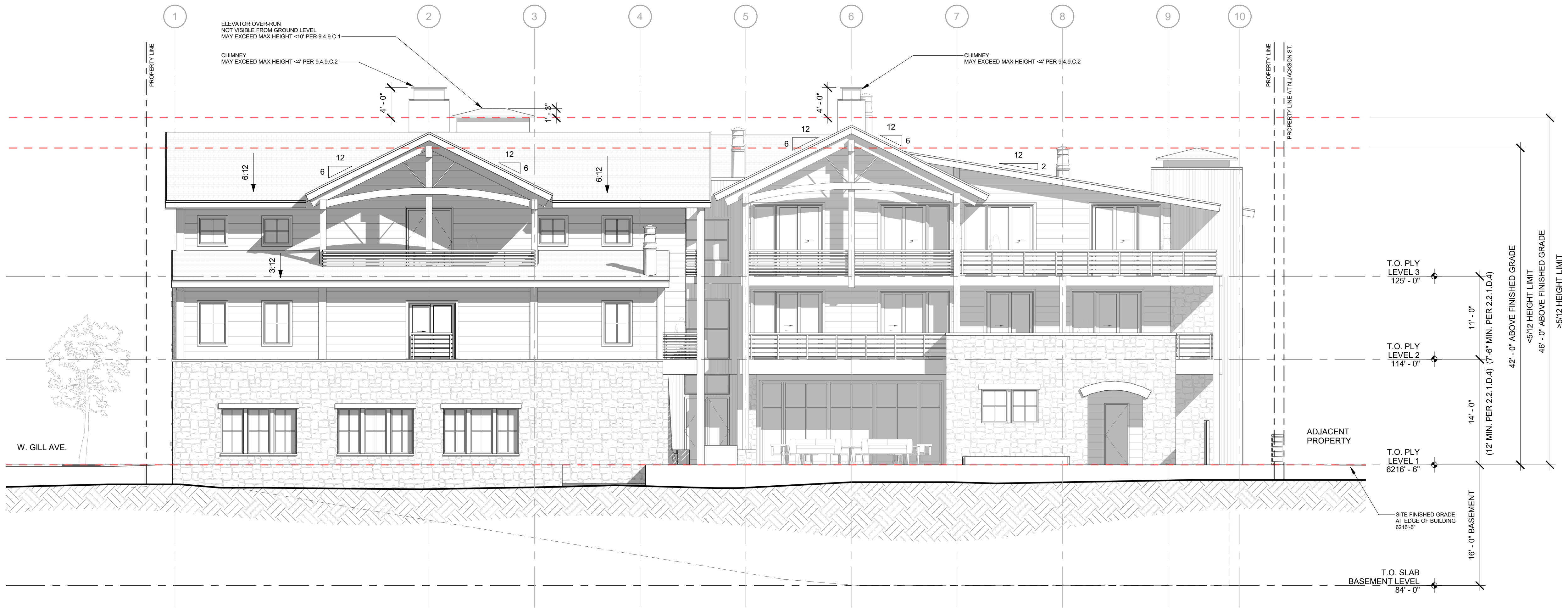
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SHEET TITLE:
EXTERIOR ELEVATIONS

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

A4.3

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1 SOUTH ELEVATION - INTERIOR COURTYARD
A4.4 SCALE: 1/8" = 1'-0"

FINISH LIST - EXTERIOR								
MARK	NUMBER	MANUFACTURER	COLOR/FINISH	PATTERN/STYLE	SIZE	CONTACT	APPROX. LEAD TIME	NOTES
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MTL	02	TBD	DARK BRONZE / ZINC TONE	METAL SHINGLE TBD	TBD			
STONE								
ST	01	TBD	DRY STACK	TBD	VARIES W/ LARGEST STONES AT BASE			
WOOD								
WD	01	MONTANA TIMBER PRODUCTS OR SIM.	WEATHERED STAIN	HORIZONTAL SIDING	12" BOARD			
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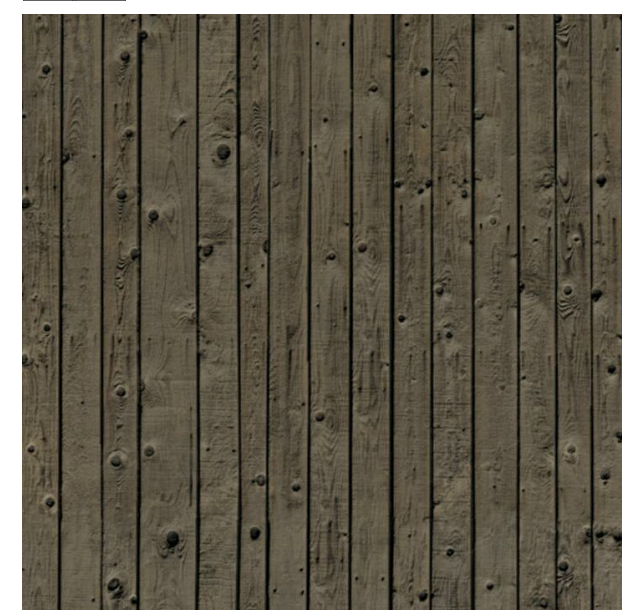
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WD| 01



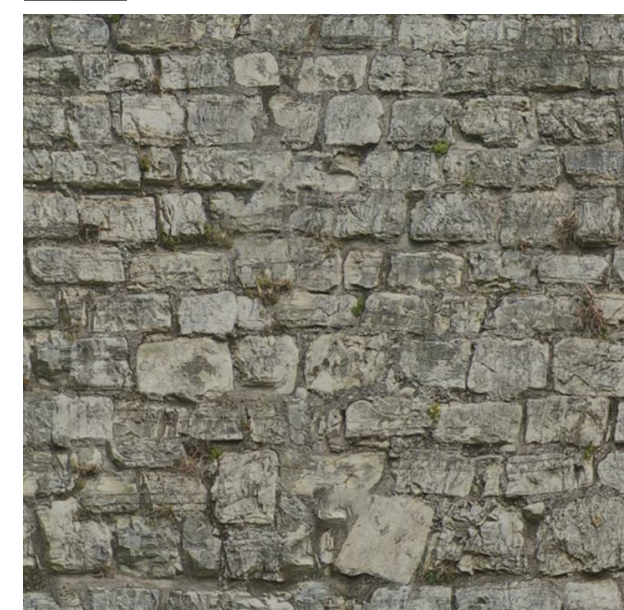
WD| 02



WD| 03



ST| 01



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JACKSON, WY 83001

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22007

SHEET TITLE:
EXTERIOR
ELEVATIONS

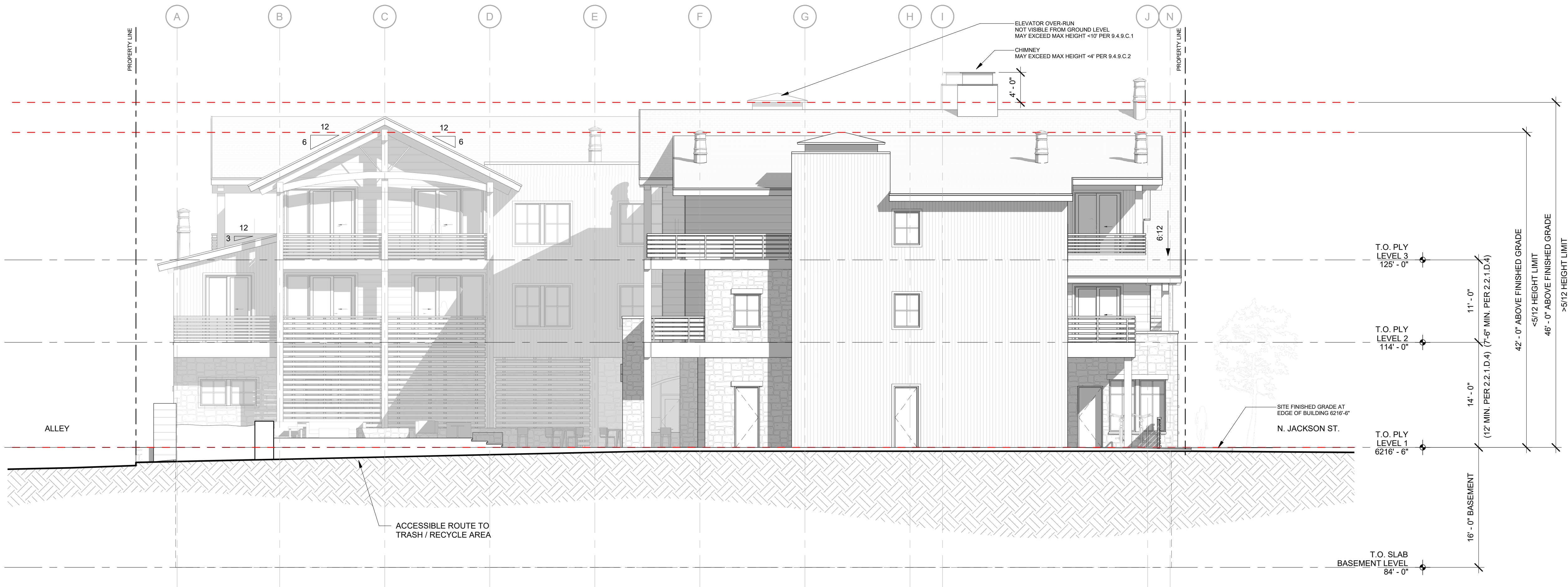
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A4.4_A SCALE: 1/8" = 1'-0"

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A4.4_A

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JACKSON, WY

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GILL AVENUE APPROACH



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RUSTY PARROT LODGE

1 MAY 2020

N. JACKSON STREET AND GILL AVENUE CORNER



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RUSTY PARROT LODGE

1 MAY 2020

GILL AVENUE PARKING ENTRANCE



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COURTYARD



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N. JACKSON STREET PEDESTRIAN



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ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

GEOTECHNICAL INVESTIGATION REPORT

RUSTY PARROT LODGE

Prepared by:

Y2 Consultants, LLC
Zia Yasrobi, PE

Prepared for:

Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming



April 3, 2020

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CONTENTS

Introduction	4
Site Description	4
Proposed Development.....	4
Scope Of Services.....	4
Geology	4
Seismicity And Geologic Hazards	5
Site Investigation	5
Field Investigation	5
Observed Soils	6
Groundwater	6
Geotechnical Recommendations	6
Foundation	6
Slab-On-Grade Construction.....	7
Pavement	8
Surface Drainage	8
Lateral Earth Pressure	8
Excavation And Shoring.....	9
Dewatering	9
Compaction	9
Other Considerations	9
Conclusions	10
Limitations	10

TABLES

Table 1. Groundwater Level Monitoring Results.....	6
Table 2. Structural Fill Specifications.....	7
Table 3. Slab-on-Grade Construction	8
Table 4. Driveway Specifications	8
Table 5. Lateral Earth Pressures	9

APPENDIX

FIGURES

- Figure 1. Vicinity Map
- Figure 2. Proposed Development
- Figure 3. Geologic Map
- Figure 4. Seismic Criteria Map
- Figure 5. Landslide Map
- Figure 6. Borehole Locations Map
- Figure 7. Foundation Detail
- Figure 8. Soil Map

BOREHOLE LOGS

GEOTECHNICAL LABORATORY TEST RESULTS

PHOTOS

GROUNDWATER MONITORING

INTRODUCTION

SITE DESCRIPTION

The subject property is located at 175 North Jackson Street, Jackson, Wyoming (Appendix Figure 1), in the southwest corner of the North Jackson Street and West Gill Avenue intersection. At the time of the investigation the Rusty Parrot Lodge building, recently damaged by fire, was in the process of being demolished.

PROPOSED DEVELOPMENT

The proposed development includes construction of a new multi-story hotel building with one underground parking garage for which the footprint generally spans the entire site (Appendix Figure 2; garage level not shown).

SCOPE OF SERVICES

Y2 Consultants LLC (Y2) performed a geotechnical investigation at the subject site to provide geotechnical engineering recommendations for the proposed development. The results of this investigation are included in this report along with recommendations for foundation, slab-on-grade, excavation and pavement construction.

Scope of services for this work included a review of published geology, seismic, and soils information for the project site, advancing and logging four (4) exploratory boreholes, and performing laboratory analyses to provide geotechnical engineering recommendations for the proposed development. Two (2) of those boreholes were equipped with monitoring wells to track groundwater level.

GEOLOGY

The geology of the subject property is found on the Geologic map of the Jackson Quadrangle, Teton County, Wyoming. An adapted version of this map is included in Appendix Figure 3. According to the map and other iterations of the map (1972, 2000, 2003), soils beneath the property are classified as Alluvium, Alluvial-fan deposits, and border Flood-plain deposits. These are further described on the map as follows:

Alluvium – Valley and stream deposits of gravel with lesser amounts of sand, silt, and clay. T-1. gravel and sand at and slightly above Snake River level. T-2. dashes mark outer boundary of terrace surface 10 to 15 (3-4.5 m) feet above Snake River. surface is gravel overlain by thin discontinuous deposits of sand and silt.

Alluvial-fan deposits – Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons; show linear sorting along distributaries; finer-grained debris becomes progressively more abundant toward downstream margin of fan.

Flood-plain deposits – Sand, silt, clay, and minor lenses of gravel; lesser amount of gravel at surface distinguishes these deposits from alluvium along topographically lower stream valleys. T-3 marks outer boundary of terrace surface 15 to 25 feet above T-2 and 10 to 15 feet below T-4; 1 to 3 feet of fines above gravel. T-4 dashes mark outer boundary of broad alluvial surface 30 to 40 feet above Snake River, has 2 to 4 feet of fines above gravel.

SEISMICITY AND GEOLOGIC HAZARDS

Teton County is located within the Intermountain Seismic Belt (ISB), a zone of seismicity extending south to Arizona and north into Montana. The subject property is located approximately 200 feet north of a segment of the Cache Creek thrust fault, 1,000 feet east of an unnamed normal fault, and 3,700 feet north of another segment of the Cache Creek thrust fault. The Jackson thrust fault is located approximately 4500ft south of the property (Appendix Figure 3).

According to the Wyoming Multi-Hazard Mitigation Plan, the Teton Fault and other Quaternary faults in northwestern Wyoming are considered capable of generating magnitude 7.0 to 7.5 earthquakes (Wyoming Office of Homeland Security 2016-2021). Strong ground motion at the project site can be expected if a sizeable earthquake occurs along the Teton Fault or other regional faults. Seismic design criteria, provided by the USGS, are shown in Figure 4 of this report.

Loose saturated sands and silts may liquify when exposed to seismic shaking. Evaluation of the potential for liquefaction during a large magnitude earthquake is beyond the scope of the investigation for this site.

The site is located approximately 1,800 ft from the nearest landslide area as shown in the Appendix Figure 5.

SITE INVESTIGATION

FIELD INVESTIGATION

On February 26th and 27th, 2020, Y2 conducted a subsurface investigation at the site which included drilling and sampling of four (4) boreholes to a depth of about 31.5 ft below grade. Boreholes were located within the footprint of the proposed building and underground parking to identify the stratigraphy of the site. The locations of the boreholes are shown on Figure 6 in the Appendix.

The boreholes were drilled by a subcontractor retained by Y2 using a truck mounted drill rig with hollow stem augers and were sampled with conventional split barrel samplers when the Standard Penetration Test (SPT) was carried out (ASTM D1586). A Professional Geotechnical Engineer from Y2 supervised the work and logged the boreholes. Soils were classified in the field, logged, and sampled by the geotechnical field crew. Soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs.

Samples were taken from the boreholes for further geotechnical laboratory testing at Y2. The geotechnical laboratory testing consisted of water content determination, sieve, and hydrometer analysis tests on selected soil samples. Test results for individual samples are labeled on the Borehole Logs at respective sampling depths. The results from the geotechnical lab testing are enclosed in the Appendix.

Groundwater levels were measured in the open boreholes upon completion of drilling. Monitoring wells consisting of 2 inch diameter PVC tubing were installed in all boreholes for ground water level monitoring. Ground water levels were measured in the wells at the time of drilling and at intervals thereafter. The results of the ground water level monitoring are summarized in the following sections and provided in the Appendix.

OBSERVED SOILS

The boreholes encountered a surficial layer of topsoil/paver stones/concrete at the ground surface underlain by a sand and gravel. Underlying the sand and gravel, a layer of sandy silt till with trace amounts of clay and gravel was encountered below 25 ft depth in Boreholes 1 and 3, located at the easterly portion of the site. Intermittent layers of silty sand/silt/sand were encountered from 20 to 30 ft depth in Boreholes 2 and 4 located at the westerly portion of the site.

The sand and gravel deposit were generally loose to compact, above, and dense to very dense, below a depth of 5 ft, while the sandy silt till and silty sand/silt/sand deposits were compact to very dense (generally compact) in relative density.

GROUNDWATER

The groundwater levels were measured in the boreholes upon completion and in the monitoring wells installed in the boreholes at intervals thereafter. The following table summarizes the results of groundwater level monitoring to date.

Table 1. Groundwater Level Monitoring Results

Borehole No.	Groundwater Depth/Elevation(ft)	
	Upon Completion of Drilling	April 2nd, 2020
BH 1	24	N/A
BH 2	21 / 6192.9	17.2 / 6196.7
BH 3	24	N/A
BH 4	25 / 6189.6	18.6 / 6196.2

GEOTECHNICAL RECOMMENDATIONS

FOUNDATION

Based on the information provided by the client, we understand that the proposed building will have one level of underground parking garage. The proposed foundations would be at about 16-18 ft below grade according to the conceptual plans.

The soils encountered in the boreholes below 10 ft are suitable to support the proposed building foundations. The topsoil and loose material are not suitable to provide support for the proposed foundations. The topsoil, vegetation, and loose materials should be removed from the construction area. The unsuitable materials in the building foundation area should be excavated to the underlying layer of dense to very dense sand and gravel prior to placement of foundations.

The foundations should be at least two feet above seasonally high groundwater level and footings below the frost depth of 36-inches. Accurate, seasonal high depth-to-groundwater should be determined prior to construction. At the time of the investigation and preparation of this report, groundwater has not yet reached levels that would impact construction at this site.

Based on the results of boreholes, the underlying dense to very dense layer of sand and gravel is competent to support conventional spread footings for the proposed building. The footings can be designed on the underlying dense to very dense sand and gravel layer with a bearing pressure of 6,000 pounds per square foot (psf) at 10 ft, and a bearing

pressure of 4,000 pounds per square foot (psf) at the founding level of 20 ft below grade. The recommended soil bearing pressure assumes a minimum footing depth of 36 inches and a maximum total settlement of 0.5 inches for individual footing and 0.3 inches for differential settlement between the footings.

The above analyses assume a maximum width of 2 feet for continuous footings and a maximum dimension of 4 feet for isolated footings. Construction of large footing sizes can lead to increased settlement as the bearing pressure bulb can extend deeper into the soil profile resulting in larger settlement than specified.

Any excessively loose material or soft spots encountered in the footing subgrade will require sub-excavation to the level of underlying competent soil and backfilling with structural fill placed in layers with a maximum thickness of 8 inches, compacted to 98% of maximum density per ASTM D698 (Standard Proctor). The compaction and testing should be carried out under the supervision of Y2.

Structural fill should meet the gradation specifications defined in Table 2. Structural fill material should be clean sand and gravel free of topsoil, organic debris such as roots or brush, with all material greater than 6-inches removed.

Table 2. Structural Fill Specifications

Sieve	% Passing
6-inch greater	Removed
5-inch	90 to 100
3/4-inch	60
No. 200	0 to 5

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics.

The sand and gravel layer contain large size particles that should not bear directly against the footings and foundation walls. Oversize material, such as large cobble greater than 6 inches in diameter, should not be used as backfill against footings or foundation walls.

A waterproof barrier should be installed on the exterior surface of the foundation wall between the foundation wall and backfill and should extend from above grade to the bottom of the footer. The waterproof barrier should be either liquid-applied (roll or spray) or a sheet membrane. Prior to installing the waterproof barrier any holes, spalling, or recesses in the concrete wall resulting from removal of the forms should be filled using an appropriate cement surface sealant. See Table 3 for waterproof barrier specification, and Appendix Figure 7 for an illustration of foundation installation.

SLAB-ON-GRADE CONSTRUCTION

For slab-on-grade construction loose materials including topsoil should be removed to the level of underlying sand and gravel deposit. Thickened edge slab should be at least two feet above seasonal high groundwater and native soils compacted to 95% of maximum density per ASTM D698 (Standard Proctor). A moisture barrier should be installed above the compacted native material finished by placing 6 to 8 inches of angular fill material, such as ¾ inch minus crush base (Table 3). Rebar or wire mesh may be installed and will be designed by a structural engineer during the structural design phase of the project.

Table 3. Slab-on-Grade Construction

Material	Thickness (in inches)
Concrete Slab	4
Angular Course - ¾ inch Minus Crush Base Material	6 to 8
Waterproofing Barrier	10 mil Polypropylene or approved equal
Vapor Barrier (interior slabs)	15 mil Stegowrap, or approved equal
Vapor Retarder (exterior slabs, eg: garage)	10 mil Stegowrap, or approved equal
Compacted Fill	To meet finished grade

PAVEMENT

The sand and gravel deposit are considered suitable subgrade for the proposed access road. The topsoil and loose materials should be removed from the footprint of the proposed access road. Structural fill should be placed in maximum 8-inch layers, compacted to 95% of maximum density per ASTM D698 (Standard Proctor) below the granular base of the access road to meet the finished grade. Four inches of compacted, ¾ inch Minus Crush Base material shall overlay the structural fill. A minimum of 3 inches of asphalt surface is recommended if the access driveway is paved (Table 4).

Table 4. Driveway Specifications

Access Driveway Components	Thickness (in inches)
Asphalt Surface (optional)	3
¾ inch Minus Crush Base Material	4
Structural Fill	As necessary to reach finished grade
Compacted Native Soil	Not required
Geotextile	Not required

SURFACE DRAINAGE

Proposed grades should provide positive drainage away from structures. General recommendations are 5% for 10 feet or 10% for 5 feet. It is the responsibility of the civil engineer or other qualified professional to provide an appropriate grading plan that ensure protection of structures from excessive moisture.

LATERAL EARTH PRESSURE

Structural fill or native sand and gravel may be used as back fill material for foundation walls. Large cobbles and large angular boulders, greater than 6 inches in diameter, should not be used as backfill against footings and foundations walls.

Lateral earth pressure parameters were calculated using Rankine and Jaky's theory with the assumption that the foundations are above groundwater elevation. Results are depicted in Table 5, assuming a horizontal backfill behind the wall:

Table 5. Lateral Earth Pressures

Backfill Material	Unit Weight (pcf)	Earth Pressure Coefficients		
		K_o	K_a	K_p
Structural Fill	130	0.50	0.33	3.00
Silty Sand/Silt/Sand/Till	130	0.47	0.31	3.25
Loose to Compact Sand and Gravel	140	0.44	0.28	3.54
Dense to very Dense Sand and Gravel	140	0.41	0.26	3.85

EXCAVATION AND SHORING

Excavations for retaining walls and foundations shall conform to applicable OSHA and State of Wyoming safety standards. Excavations shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. If site conditions observed during the excavation stage of construction are different than those detailed in this report, the structural design may need to be adjusted. A Professional Geologist and/or Structural Engineer from Y2 should observe the site conditions after the unsuitable material is excavated and before the imported fill is placed and compacted to ensure that site conditions have not changed and to verify bearing soils. More information on applicable shoring can be found in the OSHA Excavations: [Hazard Recognition in Trenching and Shoring Technical Manual Section VL Chapter 2.](#)

DEWATERING

As described above, groundwater elevation has not yet reached the level of the proposed footers. However, as the weather warms, and Spring runoff develops, the groundwater level may continue to rise. The contractor should be prepared for potential excavation dewatering depending on the time of year foundation construction takes place. Should the groundwater level rise to within 2 feet of the bottom of footings appropriate long-term dewatering measures will need to be developed.

COMPACTION

Structural fill shall be placed in layers of not more than 8 inches in thickness. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction.

OTHER CONSIDERATIONS

- Topsoil should be stripped and stockpiled for future use.
- Final grade, slopes and landscaping should be sloped away from foundation areas. Site drainage recommendations should be provided by a Civil Engineer. Trees should be kept away from foundation and other structural elements.

- Y2 should be retained to provide comment on final plans and specifications to ensure the geotechnical recommendations in this report are enough.
- Foundation recommendations were made assuming the removal of unsuitable material and replacement with structural fill material.
- The Scope of Services was for geotechnical information only and does not address any environmental or biological issues on the subject property.

CONCLUSIONS

Based on the results of geotechnical investigation, we are of the opinion that the subsurface condition at the site is suitable for the proposed development provided that the recommendations and instructions provided in this report be followed.

LIMITATIONS

The geotechnical recommendations in this report are based on limited subsurface investigation and review of published literature. Subsurface conditions vary, and the possibility exists that unfavorable conditions exist on the property that were not identified during this limited investigation. Findings in this report are limited to data collected onsite and do not account for fill zones, and variability in soils throughout the property. Recommendations in this report are based on general engineering properties of soils and conditions observed onsite. Y2 Consultants should be retained to observe actual subsurface conditions during excavation activities to provide additional recommendations as needed.

The information and recommendations contained in this report are specific to the defined subject property. This report is for the sole use of Harrison Hospitality Properties (the "Client"), LLC and Y2 Consultants, LLC; no other use is authorized without written permission from Y2 Consultants, LLC.

MAP EXPLANATION

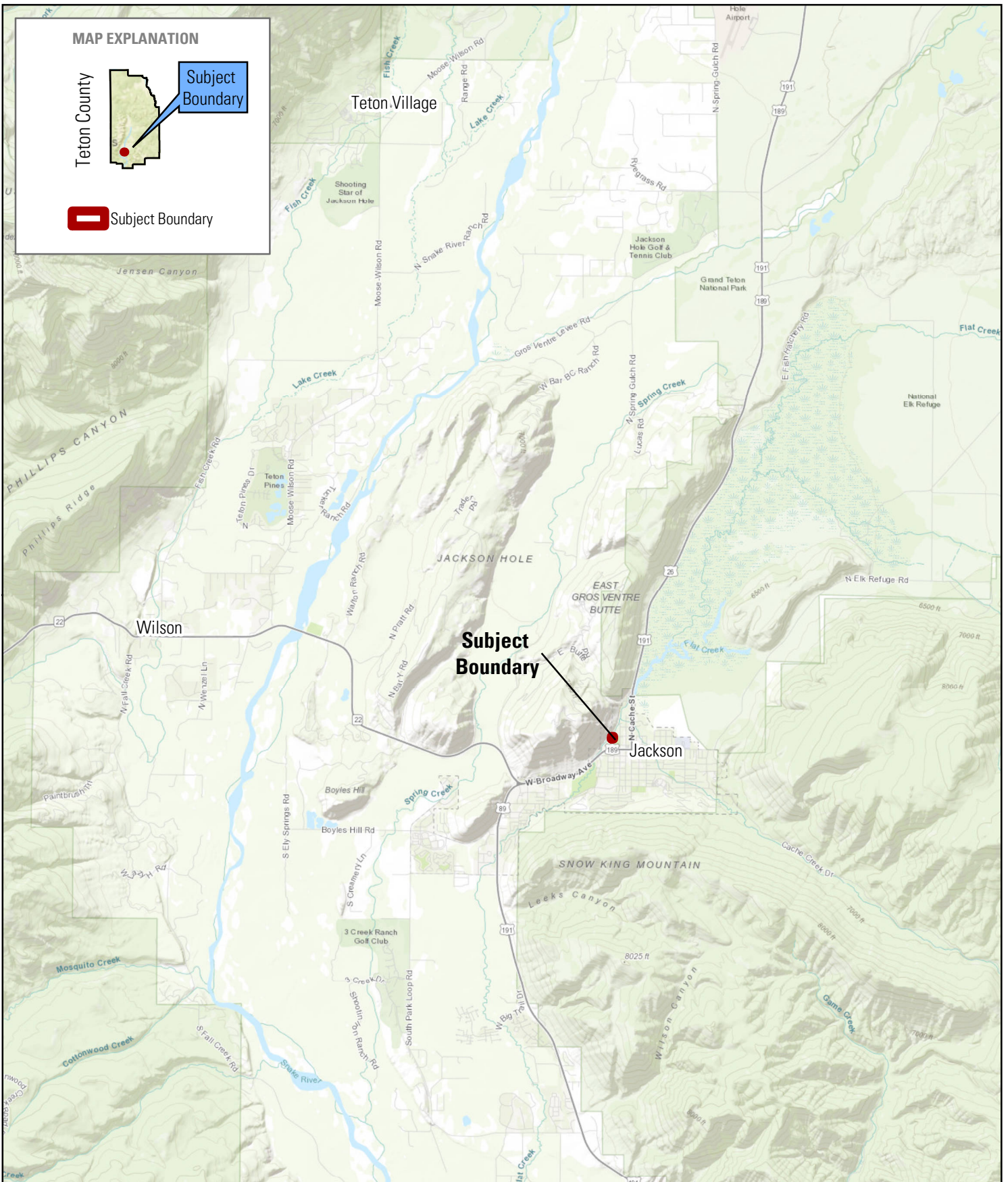
Teton County



Subject Boundary



Subject Boundary



Subject Boundary

Jackson



1 inch = 2 miles



Vicinity Map

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming

129



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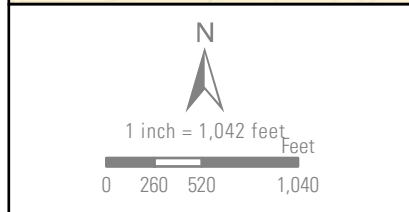
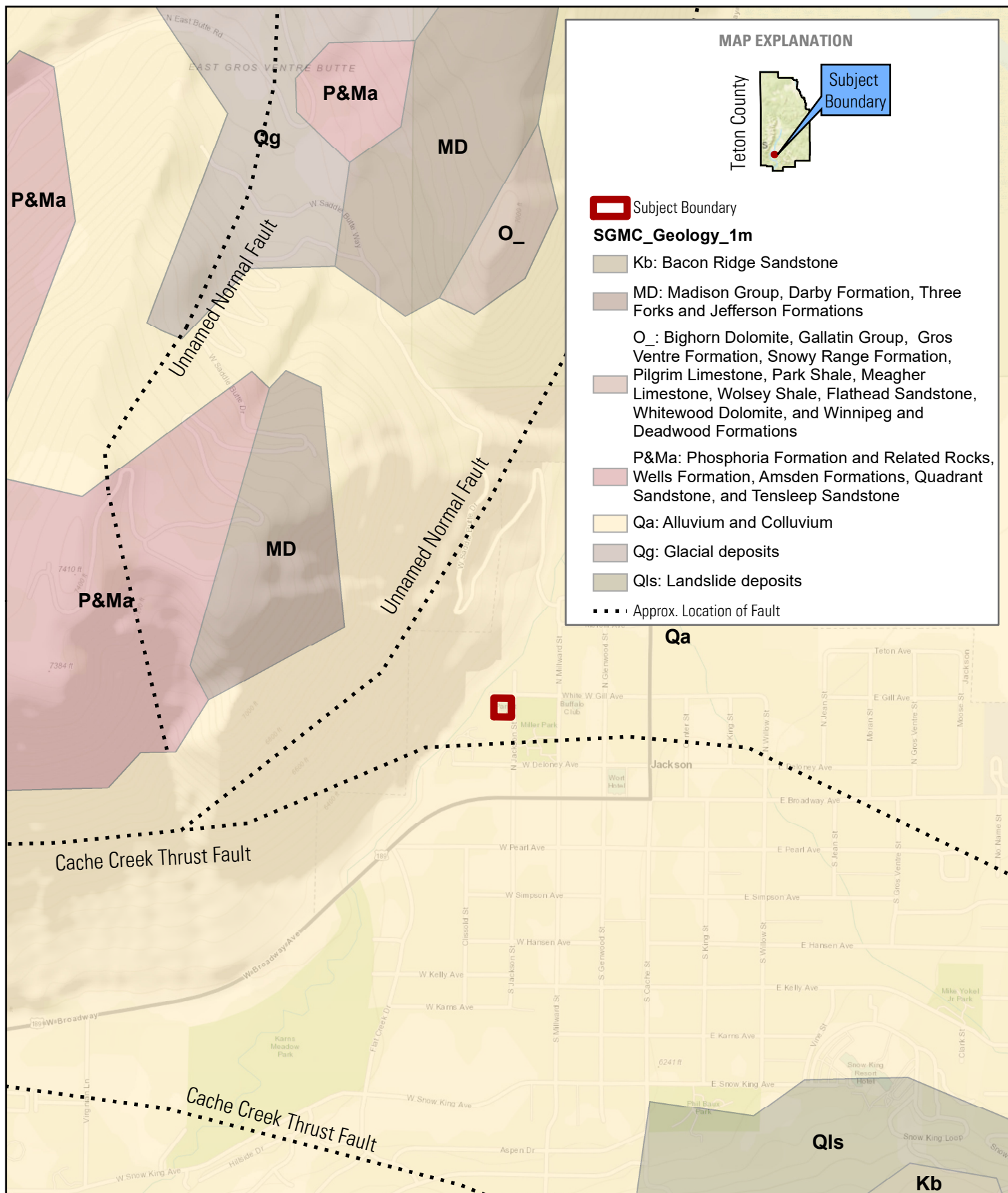


Proposed Development

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming



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Geologic Map

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming

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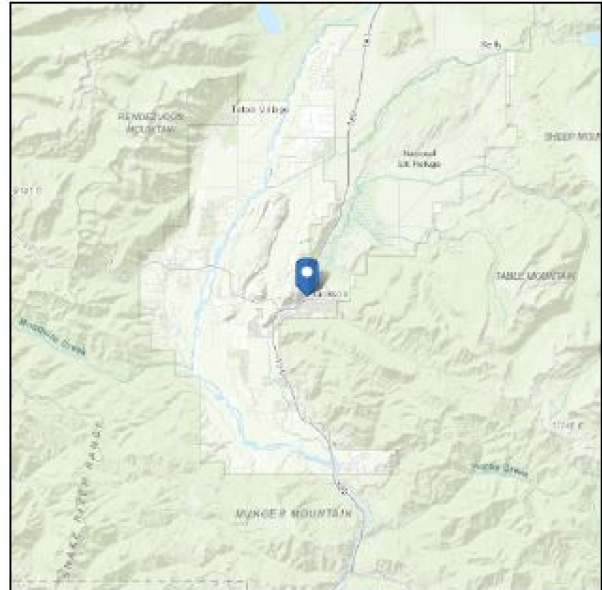


ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-16
Risk Category: IV
Soil Class: D - Default (see
Section 11.4.3)

Elevation: 6209.06 ft (NAVD 88)
Latitude: 43.481659
Longitude: -110.766722



Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s	1.039	S_{D1}	N/A
S_1	0.343	T_L	8
F_a	1.2	PGA	0.461
F_v	N/A	PGA_M	0.553
S_{MS}	1.246	F_{PGA}	1.2
S_{M1}	N/A	I_e	1.5
S_{DS}	0.831	C_v	1.308

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Mar 12 2020

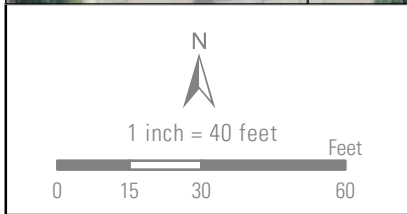
Date Source: [USGS Seismic Design Maps](#)

<https://asce7hazardtool.online/>
Date: 3/12/2020

Seismic Criteria
Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming



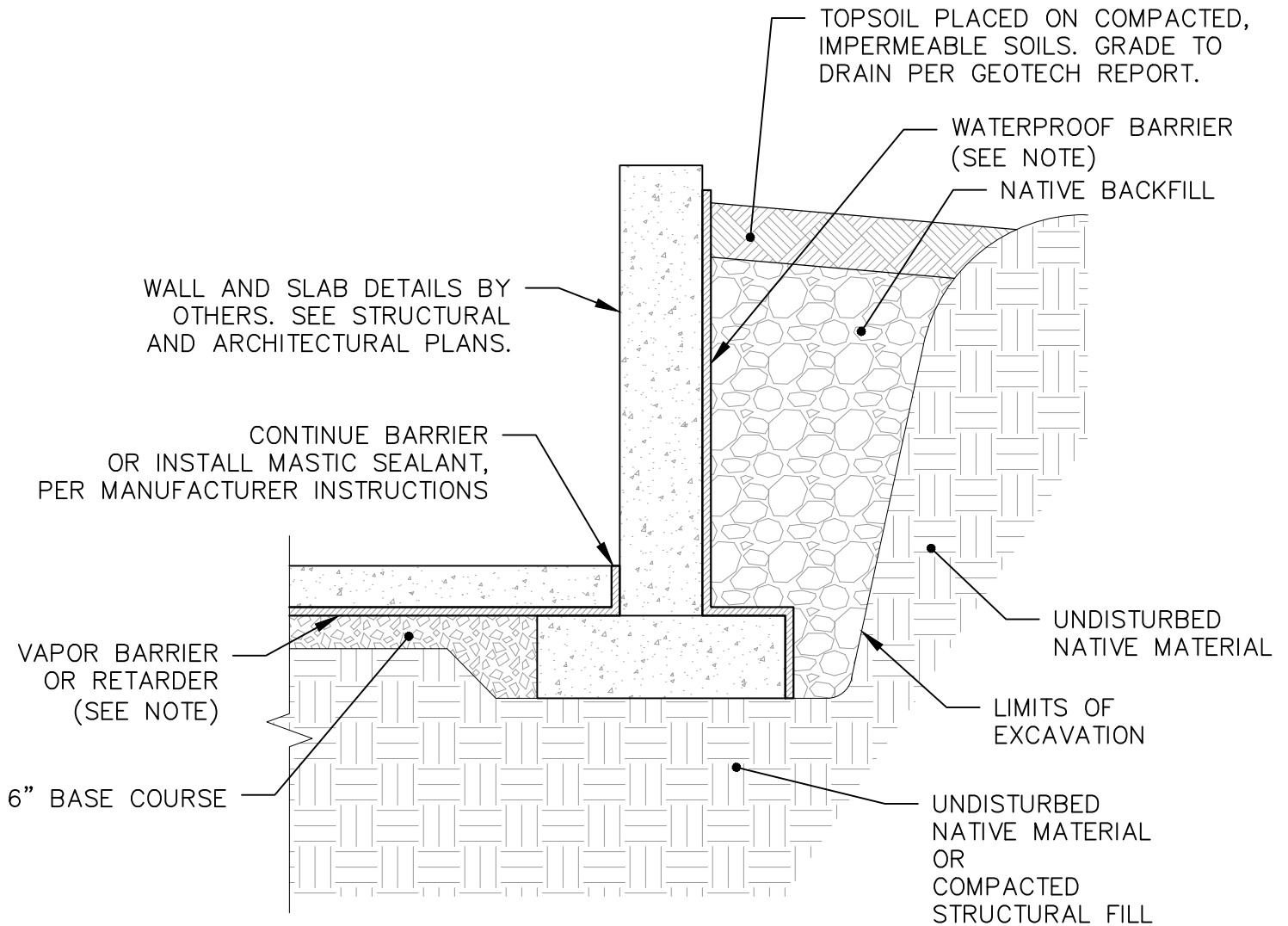
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Test Pit Location Map
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Harrison Hospitality Properties
175 North Jackson Street
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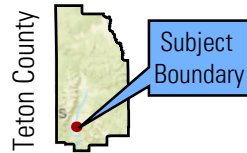


NOTES:

1. INSULATION NOT SHOWN, SEE ARCHITECTURAL PLANS FOR REQUIREMENTS.
2. FOUNDATION WALL EXTERIOR WATERPROOF BARRIER CAN BE ROLL-ON OR SHEET MEMBRANE. SEE GEOTECH REPORT FOR ADDITIONAL SPECIFICATIONS.
3. FOR INTERIOR SLABS USE VAPOR BARRIER. FOR EXTERIOR SLABS (EG. GARAGE) USE VAPOR RETARDER. SEE GEOTECH REPORT FOR ADDITIONAL SPECIFICATIONS.

FOUNDATION DETAIL SHEET: G1.1	PLOT DATE:		SET TITLE:	135	DRAWN BY: REVIEWED BY:	
	TITLE	DATE				
	JOB NO:					

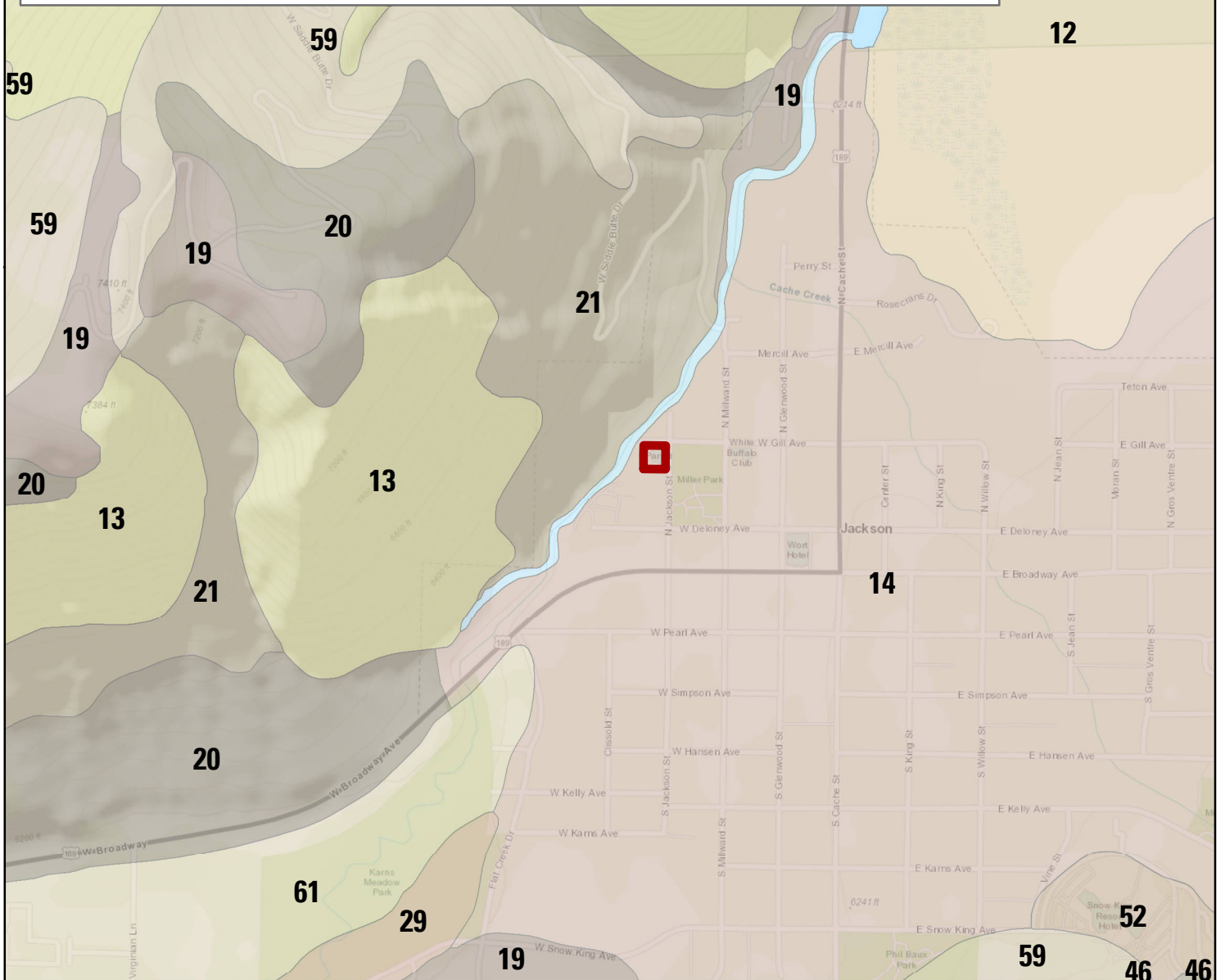
MAP EXPLANATION



Subject Boundary

MUSYM, MUNAME

- | | |
|--|--|
| 12: Cryaquolls-Cryofibrists complex | 29: Newfork fine sandy loam |
| 13: Cryorthents-Cryoborolls complex, 60 to 90 percent slopes | 46: Starman-Owican association |
| 14: Greyback gravelly loam, 0 to 3 percent slopes | 52: Tetonia-Lantonia silt loams, 10 to 20 percent slopes |
| 19: Greyback-Thayne complex, 10 to 20 percent slopes | 53: Tetonia-Lantonia silt loams, 20 to 30 percent slopes |
| 20: Greyback-Thayne complex, 20 to 30 percent slopes | 59: Thayne-Adel complex, 30 to 60 percent slopes |
| 21: Grobutte-Thayne gravelly loams, 30 to 60 percent slopes | 61: Tineman gravelly loam, wet |
| | 69: Turnerville silt loam, 0 to 30 percent slopes |
| | 73: Water |



1 inch = 1,000 feet

Feet
0 250 500 1,000

Soils Map

Geotechnical Investigation Report
Harrison Hospitality Properties
175 North Jackson Street
Jackson, Wyoming

136



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Boring Number		BH-1	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		11:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:30pm	Backfill material	Cuttings	Water depth at drilling	24'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		13	20		4" paver stone
1			11			
			9		Sand and gravel	
2	SS2			8		
3			6			
			4			
4	SS3		4	50/5"	Moist sand and gravel	
5						
			50/5"			
6	SS4		-	90/8"		
			-		Sand and gravel, pieces of boulder	Spoon bouncing
7	SS5			50/5"		
8			23			
			40			
9	SS6		50/2"	66/11"	Sand and gravel	
10						Auger grinding
			48			
11	SS7		50/5"			
			-		Sand and gravel	
12	SS8					
13						
14						
15						
			4			
16	SS9		11			
					Sand, some gravel, top 2" sand and gravel	
			50/5"			
17	SS10					
18						
19						
20	SS11					

Y2 CONSULTANTS

Boring Number		BH-2	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		11:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:30pm	Backfill material	Cuttings	Water depth at drilling	21'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		24	28		6" asphalt
1			15		Fill	
			13		Sand and gravel	
2	SS2			15		
3			6			
			8			
4	SS3		7	8	Sand and gravel	
5						Auger grinding
	SS4		3	47		
6			3			
			5		Gravel and sand	
7	SS5			63		
8			11			
			20			
9	SS6		27	50/5"	Sand and gravel	
10						Auger grinding
			9			
11	SS7		27	50/5"		
			36		Sand and gravel	
12						
13	SS8			50/5"		
14						
15	SS9			50/5"		
16			41			Auger grinding
			50/5"			
17	SS10		-	50/5"	Sand and gravel	
18						
19	SS11			50/5"		
20	SS12					

Boring Number		BH-2	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		11:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:30pm	Backfill material	Cuttings	Water depth at drilling	21'
Page 2 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
20	SS7		23	29		Auger grinding
			20			Groundwater @21'
21.5'			9		Silty sand, tr clay, tr gravel, till, wet	
	SS8			24		
25	SS8		3	24		
			7			
26.5			17		Silt, tr clay, tr gravel, wet, cohesive	
	SS9			54		
30	SS9		20	54		
			30			
31.5			24		Sand and gravel, tr silt, wet	
	SS9			54		

Boring Number		BH-3	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		8:00am	Drilling Method	HAS	Project No	19352
Time Finished		1:00pm	Backfill material	Cuttings	Water depth at drilling	24'
Page 1 of		2	Total Depth	30'	Static Water Level	-
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
	SS1		18	51		3" conc and surface
1			39		Fill	
			12		Sand and gravel	
2	SS2			7		
3			4			
			3			
4	SS3		4	49	Sandy silt	
5						
			9			
6	SS4		13	52		
			36		Sand and gravel	
7						Auger grinding
8	SS5		13	37		
			24			
9			28		Sand and gravel	
10	SS6			50/5"		
11			7			
			15			
	SS6		22	50/5"	Sand and gravel	
12						
13						
	SS6			50/5"		
14						
15						
	SS6		13	50/5"		
16			50/5"			
			-		Sand and gravel	
17						
	SS6			50/5"		
18						
19						
	SS6			50/5"		
20						

[illegible]

Boring Number		BH-4	Drilling Contrator	IME - Truck	Date	2/26/2020
Time Start		2:00pm	Drilling Method	HAS	Project No	19352
Time Finished		5:00pm	Backfill material	Cuttings	Water depth at drilling	25'
Page 1 of		2	Total Depth	30'	Static Water Level	19'
Depth in Feet	Sample Type	Sample No.	Blows per 6 IN.	N-value	Sample Description	Notes
			50/5"			3" asphalt
1			-			Granular base
	SS1		-	50/5"	Sand and gravel	
2						
3			14			Auger grinding
			20		2A - 12" Sandy silt till	
4	SS2		21	41	2B - 6" Sand and gravel	
5						
			10			
6			24			
	SS3		36	60	Sand and gravel	
7						
8			18			
			43			
9	SS4		32	75	Sand and gravel	
10						
			10			
11			23			
	SS5		20	43	Sand and gravel	
12						
13						
14						Auger grinding
15						
			27			
16			43			
	SS6		42	85	Sand and gravel	
17						
18						
19						
20						

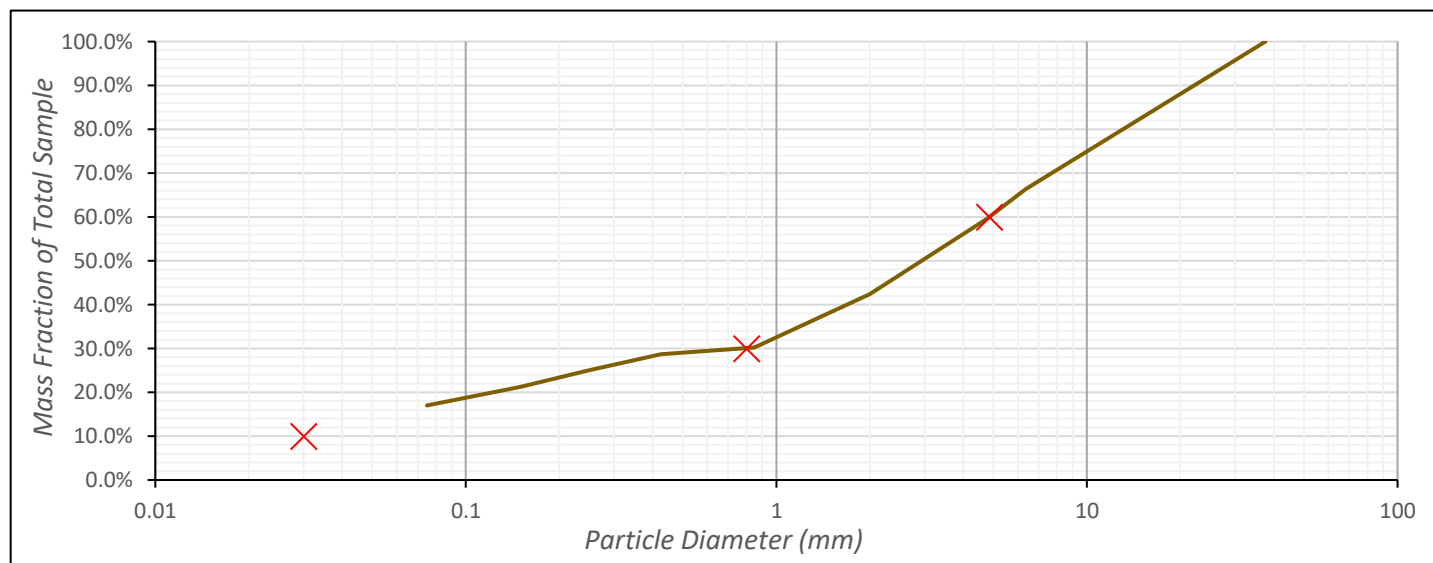
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Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352			Sample No: 19352-BH1-SS5			
Sample Depth: 11.5			Sample No: 19352-BH1-SS5			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	975.6	186.0	33.6%	66.4%
#4	4.75	509.8	547.9	38.1	6.9%	59.5%
#10	2	478.8	573.4	94.6	17.1%	42.4%
#20	0.85	636.1	703.2	67.1	12.1%	30.2%
#40	0.425	362.7	371.2	8.5	1.5%	28.7%
#60	0.25	554.8	575.0	20.2	3.7%	25.0%
#100	0.15	522.3	543.3	21.0	3.8%	21.2%
#200	0.075	320.6	344.0	23.4	4.2%	17.0%
Pan	0	372.6	374.6	2.0	0.4%	16.7%
Washed Material				92.1	16.7%	
Sum of Total Sample				553.0	100.0%	



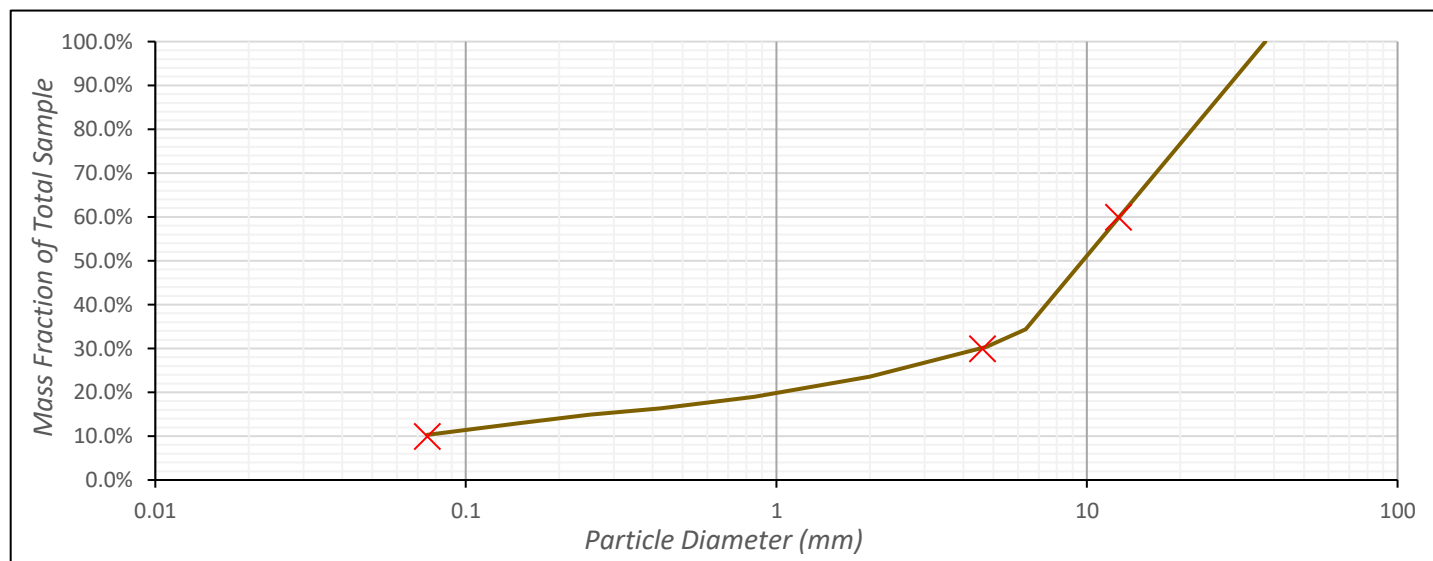
Gravel Content	40.5%	D ₁₀ (mm) =	0.03	Cu =	161.67
Sand Content	42.5%	D ₃₀ (mm) =	0.80	Cc =	4.40
Fines Content	17.0%	D ₆₀ (mm) =	4.85		
Sample Classification	Silty Sand with Gravel			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			153.1	4%	
Mass of Container + Dry Soil (g)			146.7		

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 6.5			Sample No: 19352-BH2-SS3			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	1014.8	225.2	65.6%	34.4%
#4	4.75	509.8	523.6	13.8	4.0%	30.3%
#10	2	478.8	502.0	23.2	6.8%	23.6%
#20	0.85	636.1	651.9	15.8	4.6%	19.0%
#40	0.425	362.7	371.7	9.0	2.6%	16.4%
#60	0.25	554.8	559.8	5.0	1.5%	14.9%
#100	0.15	522.3	528.9	6.6	1.9%	13.0%
#200	0.075	320.6	329.7	9.1	2.7%	10.3%
Pan	0	372.6	373.8	1.2	0.3%	10.0%
		Washed Material		34.2	10.0%	
		Sum of Total Sample		343.1	100.0%	



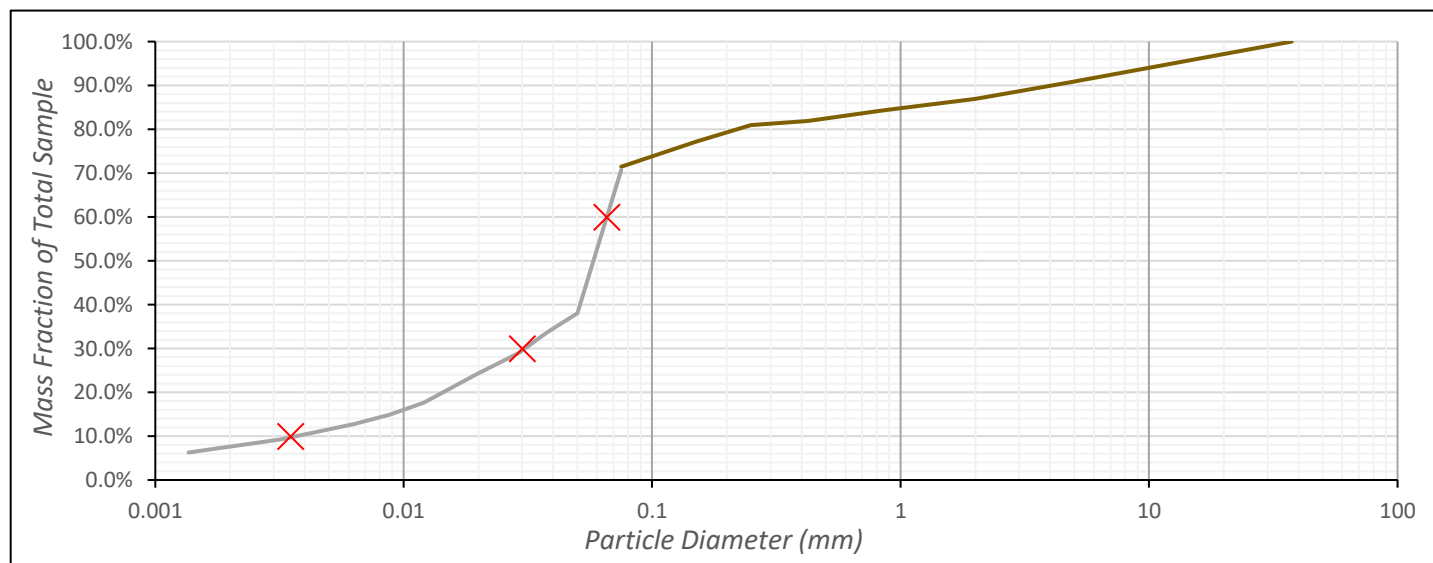
Gravel Content	69.7%	D ₁₀ (mm) =	0.08	Cu =	168.00
Sand Content	20.0%	D ₃₀ (mm) =	4.60	Cc =	22.39
Fines Content	10.3%	D ₆₀ (mm) =	12.60		
Sample Classification		Poorly-graded Gravel with Silt and Sand GP-GM ML		Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			206.0	4%	
Mass of Container + Dry Soil (g)			198.0		

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 26.5			Sample No: 19352-BH3-SS8			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	852.2	62.6	8.0%	92.0%
#4	4.75	509.8	520.3	10.5	1.3%	90.6%
#10	2	478.8	507.4	28.6	3.7%	87.0%
#20	0.85	636.1	657.1	21.0	2.7%	84.3%
#40	0.425	362.7	381.2	18.5	2.4%	81.9%
#60	0.25	554.8	562.0	7.2	0.9%	81.0%
#100	0.15	522.3	552.0	29.7	3.8%	77.2%
#200	0.075	320.6	364.5	43.9	5.6%	71.5%
Pan	0	372.6	378.5	5.9	0.8%	70.8%
		Washed Material		551.6	70.8%	
		Sum of Total Sample		779.5	100.0%	



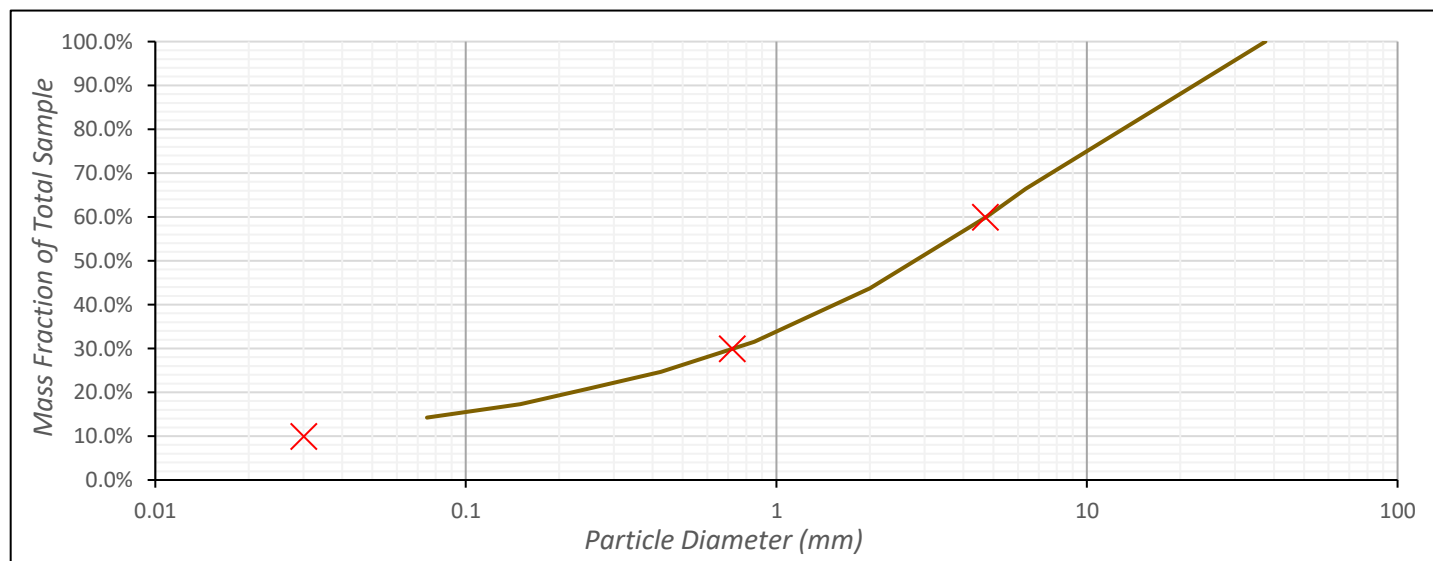
Gravel Content	9.4%	D ₁₀ (mm) =	0.00	Cu =	18.71	
Sand Content	19.1%	D ₃₀ (mm) =	0.03	Cc =	3.93	
Fines Content	71.5%	D ₆₀ (mm) =	0.07			
Sample Classification	Silt with Sand			Plastic Limit	0.0%	
Classification Abbreviation				ML	Liquid Limit	16.5%
Fine Classification				ML	Plasticity Index	0.0%
Moisture Content						
Mass of Container (g)			0.0	Moisture Content		
Mass of Container + Wet Soil (g)			311.5	25%		
Mass of Container + Dry Soil (g)			249.8			

Soil Analyses

(Sieve, Atterberg, Hydrometer & Moisture)



Project Number: 19352						
Sample Depth: 21.5			Sample No: 19352-BH4-337			
Sample Date: 2/26/2020			Tested By: AK		Checked By:	
Sieve Number	Diameter (mm)	Mass of Empty Sieve (g)	Mass of Sieve + Soil Retained (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
1 1/2"	37.5	0.0	0.0	0.0	0.0%	100.0%
1/4"	6.35	789.6	1003.9	214.3	33.6%	66.4%
#4	4.75	509.8	551.1	41.3	6.5%	60.0%
#10	2	478.8	582.6	103.8	16.3%	43.7%
#20	0.85	636.1	714.1	78.0	12.2%	31.5%
#40	0.425	362.7	406.4	43.7	6.8%	24.7%
#60	0.25	554.8	579.2	24.4	3.8%	20.8%
#100	0.15	522.3	544.8	22.5	3.5%	17.3%
#200	0.075	320.6	340.2	19.6	3.1%	14.2%
Pan	0	372.6	375.0	2.4	0.4%	13.9%
		Washed Material		88.6	13.9%	
		Sum of Total Sample		638.6	100.0%	



Gravel Content	40.0%	D ₁₀ (mm) =	0.03	Cu =	156.67
Sand Content	45.7%	D ₃₀ (mm) =	0.72	Cc =	3.68
Fines Content	14.2%	D ₆₀ (mm) =	4.70		
Sample Classification	Silty Sand with Gravel			Plastic Limit	0.0%
Classification Abbreviation				Liquid Limit	0.0%
Fine Classification				Plasticity Index	0.0%
Moisture Content					
Mass of Container (g)			0.0	Moisture Content	
Mass of Container + Wet Soil (g)			210.7		
Mass of Container + Dry Soil (g)			188.4		
12%					



Figure 1: BH-1



Figure 2: BH-2 Monitoring well



Figure 3: BH-3



Figure 4: BH-3 Split spoon sample from 21.5' bgs



Figure 5: BH-3 Typical soil from borehole.



Figure 6: BH-4



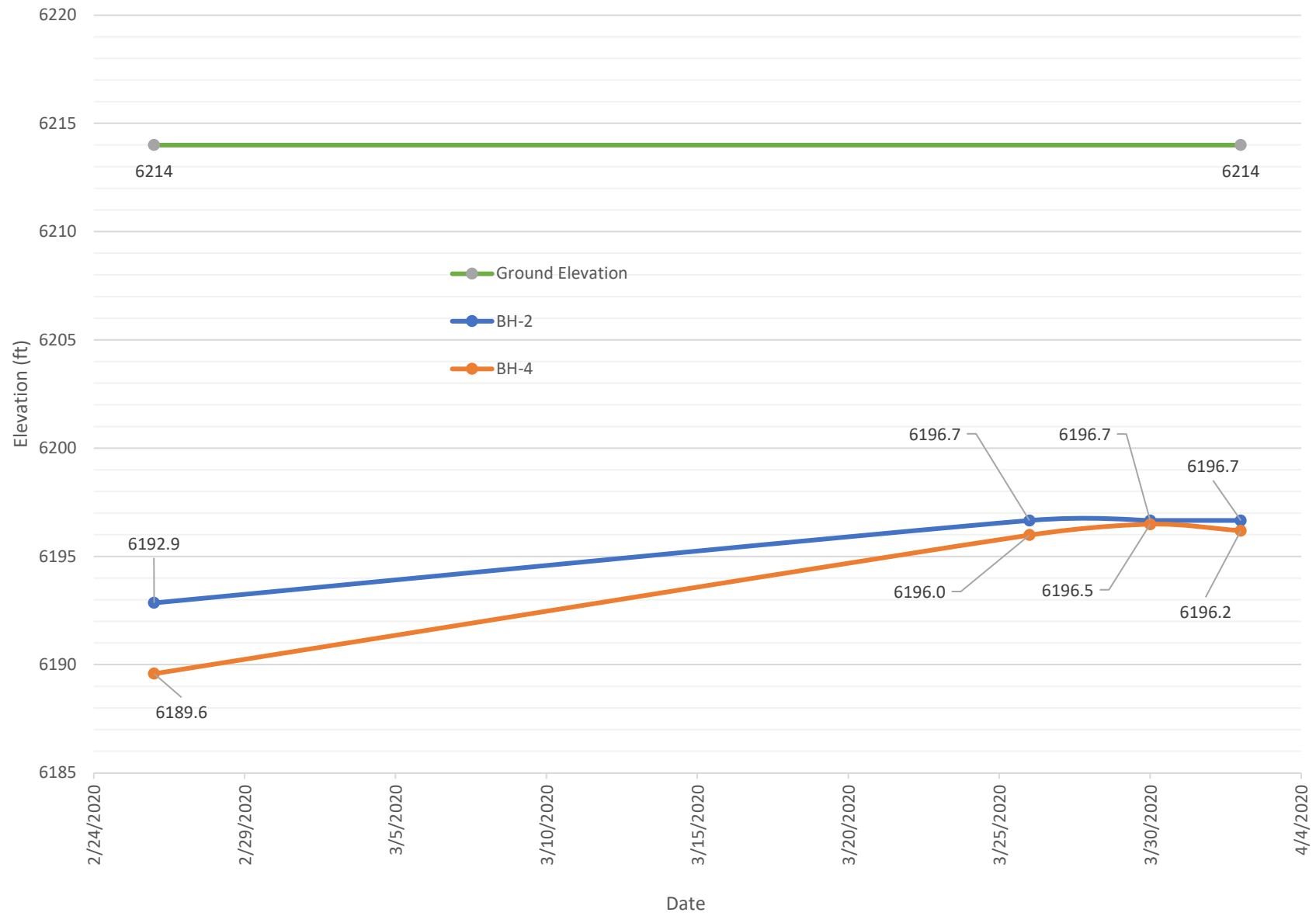
Figure 7: BH-4 Monitoring well and typical soil from borehole.

19352 Rusty Parrot Well Monitoring

Borehole	Cap Elevation	Ground Elevation	
BH2	6213.86	6214	2/26/2020
BH4	6214.59	6214	4/2/2020

Date	Water Level Reading				Conditions	Notes
	BH-2	Elevation	BH-4	Elevation		
26-Feb-20	21.0	6192.9	25.0	6189.6	Cold, cloudy	Initial measurement taken at groundwater
26-Mar-20	17.2	6196.7	18.6	6196.0	Sunny, 30F	Had to find BH-4 under ice, about 20 mins of chipping ice Bentonite had melted and made a mess inside the well casings
30-Mar-20	17.2	6196.7	18.1	6196.5	Sunny, 30F	in BH-2, pictures in folder
2-Apr-20	17.2	6196.7	18.4	6196.2	Sunny, 20F	N/A

Rusty Parrot Groundwater Levels



Tyler Valentine

From: Hal Hutchinson <hal@hhlandstrategies.com>
Sent: Wednesday, June 17, 2020 3:13 PM
To: Tyler Valentine
Subject: Rusty Parrot Expiration Dates

Dear Tyler,

Please accept this e-mail as a formal request to allow the expiration dates for the Rusty Parrot Development Plan to extend to two years from the date of approval. This request also seeks to allow the two variances and the one administrative adjustment associated with the Development Plan application as submitted on May 1, 2020 to extend to two years from the date of approval.

Thank you,

Hal Hutchinson
HH Land Strategies
307-699-0265

Tyler Valentine

From: Hal Hutchinson <hal@hhlandstrategies.com>
Sent: Tuesday, July 07, 2020 11:12 AM
To: Tyler Valentine
Subject: Rusty Parrot

Hi Tyler,

The owners of the Rusty Parrot have agreed to install a car lift in the underground garage as a way to meet the parking requirement that we are one space short on. This will be at least a single car lift to meet the requirement.

In addition, they would like to agree to the 89%-120% AMY deed restriction for the housing unit in the lodge.

Please let me know if you have any other issues. When will the staff report be done?

Thanks, Hal

Hal Hutchinson
HH Land Strategies
307-699-0265

Tyler Valentine

From: Leslie Jones <aftonjones@msn.com>
Sent: Sunday, July 05, 2020 10:48 AM
To: Tyler Valentine
Subject: Rusty Parrot Construction

Thanks for the information you provided about this project. We would like you to consider some of our concerns about the project.

Our property is accessed from Gill street and a narrow Alley in front of our home. It is important that we continue to have access to our property at all times during the construction of the project. And these streets remain open to our property.

Lighting coming from the Rusty Parrot needs to be in harmony with the needs and values of our home and property.

As much as possible the activity from this project needs to remain on the property of the Rusty Parrot.

It would be great that when the construction of the project is started that it be preformed in an expedient manner to reduce the time this project impacts us.

Thanks for your consideration of our concerns.

Les and Afton Jones

Sent from [Mail](#) for Windows 10