

Jackson Town Council Regular Meeting

December 19, 2022

6:00 PM

Town Council Chambers

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**

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/82233135979?pwd=bmFvZFZlT1ZlMFBRPR2JidHVnakVlUT09>

If the link does not work, join at zoom.com with Webinar ID **822 3313 5979** Password: **83001**

or join by phone **+1 719 359 4580** with Webinar ID **822 3313 5979** and Password: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Announcements/Proclamations
 - 1. Resolution of Appreciation for Clarene Law

III. PUBLIC COMMENT

This section is reserved for comments from the public on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Council does not discuss, debate, or take action on issues raised or comments made under public comment. Council may refer items to staff for follow-up. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item or send an email to Council@jacksonwy.gov.

IV. CONSENT CALENDAR

All matters listed in this section are considered to be of routine nature by the governing body and will be enacted in one motion, unless it is removed from the consent calendar and considered separately by Council. Public comment may be given on any item.

- A. Meeting Minutes
 - 1. December 5, 2022 Regular Town Council Meeting
- B. Disbursements
- C. November Municipal Court Report
- D. P22-271 JH Nordic Temporary Sign (Paul Anthony)
- E. Special Event: New Year's Fireworks Display (Tyler Sinclair)
- F. Disposition of Surplus Office Furniture (Floren Poliseo)
- G. Disposition of Surplus Bluebird Bus Parts (Floren Poliseo)
- H. Surplus Property at 400 W. Snow King (April Norton)
- I. Tree City Application (Andy Erskine)
- J. STIO Malt Beverage Permit (Lynsey Lenamond)

V. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

A. Administration

1. Legislative Policy Approach (Susan Scarlata)
2. Wilson Boat Ramp Improvements Project (Tyler Sinclair)
3. Resort Liquor License CCC's PBI LLC (Lynsey Lenamond) - *This item will be continued.*

B. Planning

1. P22-141: Development Plan at 1050, 1060, and 1080 South Park Loop Rd. (Paul Anthony)

VI. ORDINANCES

A. Ordinance E: P22-176 Electric Vehicle Supply Equipment LDR Amendment (first reading)

B. Ordinance F: P22-211 Neighborhood Low Density-5 (NL-5) Zone LDR Amendment (second reading)

VII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

TOWN OF JACKSON RESOLUTION #22-23
RESOLUTION OF APPRECIATION FOR CLARENE LAW

WHEREAS, on September 21, 2022, Clarene Webb Law, of Jackson, Wyoming, passed away at the age of 89, and with her passing, Jackson lost a beloved member of the community; and

WHEREAS, in 1962 with the help of family, Clarene purchased the Antler Motel, and thus began a career in hospitality which grew to include several properties in Jackson that have been pivotal to tourism as well as to the iconic history of the downtown Jackson area; and

WHEREAS, Clarene's contributions to the community include her support of many organizations such as the Grand Teton Music Festival, the National Museum of Wildlife Art, Community Entry Services, and the Chamber of Commerce; and

WHEREAS, Clarene served on the Jackson Planning Commission, the Jackson Hole Business and Professional Women's Club, the Jackson Hole Resort Association, and the school board; and

WHEREAS, Clarene's service didn't stop at the local level, but extended to the State of Wyoming's Legislature for 14 years, membership in the Wyoming Business Council, and serving as President of the Wyoming Lodging and Restaurant Association; and

WHEREAS, in 2013 Clarene was inducted into the Wyoming Business Hall of Fame, which recognizes industry leaders who have demonstrated substantial business merit while making a virtuous impact on their community; and

WHEREAS, Clarene was known for her kindness, respect, and love of people, remembering the names of her customers after one stay and always being willing to take time to share advice and encouragement with others; and

WHEREAS, Clarene was always generous to community members needing emergency lodging due to pass and canyon closures and as well as to the Town of Jackson specifically when we requested lodging for interview candidates, law enforcement personnel in emergencies, and winter lodging for START Transit Operators, making the needs of the community a priority.

NOW, THEREFORE, I, Hailey Morton Levinson, Mayor of the Town of Jackson, and the Town Council, do hereby recognize and express appreciation for the life and accomplishments of Clarene Webb Law.

BE IT FURTHER RESOLVED, that a copy of this resolution be maintained in the official records of the Town of Jackson as a permanent record and memorandum of the contributions of Clarene Webb Law.

DATED THIS 19th DAY OF DECEMBER 2022

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TOWN COUNCIL PROCEEDINGS

DECEMBER 5, 2022

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jim Rooks, and Jonathan Schechter. Jessica Sell Chambers was absent.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Paul Anthony, Katelyn Page, Floren Poliseo, Carl Pelletier, Johnny Ziem, Russ Ruschill, Lynsey Lenamond, and Riley Taylor.

Mayor Morton Levinson recognized Mary Pat Walker and Janeen McCreight for going the “Extra Mile” and introduced Kellie Fishpaugh, Police Social Worker.

Public Comment. There was no public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the consent calendar including items A-F as presented with the following motions.

- A. **Meeting Minutes.** To approve the meeting minutes as presented for the November 21, 2022 Town Council Workshop and Regular Town Council Meeting and the November 28, 2022 Special Town Council Meeting.
- B. **Disbursements.** To approve disbursements as presented. 842-NCPERS GROUP WYOMING \$96.00; ACE EQUIPMENT & SUPPLY \$3,482.25; ACE HARDWARE \$1,533.11; AFLAC \$3,064.76; AIRGAS INTERMOUNTAIN INC. \$289.64; ALLEGIANCE BENEFIT PLAN MANAGE, INC. \$36,520.79; ALTA PLANNING & DESIGN \$6,607.00; AMAZON \$3,367.32; AT&T \$2,427.31; AVAIL VALLEY CONTRUCTION-IDAHO, LLC \$266,338.68; BESTDRIVE IDAHO FALLS \$16,046.32; BIG R RANCH & HOME \$470.86; BISON LUMBER \$43.09; CARAHSOFT TECHNOLOGY CORP \$7,419.36; CARQUEST AUTO PARTS INC. \$423.58; CASH \$165.49; CDW-GOVERNMENT \$12,655.28; CENTURYLINK \$46.70; CHAMBERS, JESSICA \$341.32; CLIMB WYOMING \$1,531.25; CONRAD & BISCHOFF INC. \$44,140.28; CONTROL SYSTEM TECHNOLOGY, INC. \$300.00; CONVERGEONE, INC \$787.50; CORE & MAIN LP \$24,007.60; DELTA DENTAL PLAN OF WYOMING \$10,091.00; DICK ANDERSON CONSTRUCTION \$417,312.87; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; E.R. OFFICE EXPRESS \$256.23; ENERGY CONSERVATION WORKS \$8,750.00; ENERGY LABORATORIES INC. \$417.00; ESRI, INC \$8,251.37; FIRST TRANSIT \$30,516.87; FLEETPRIDE \$2,304.81; GARMIN USA \$62.95; GILLIG LLC \$2,818.92; HD FOWLER COMPANY \$2,659.68; HEALTHIEST YOU \$1,393.20; HIGH COUNTRY LINEN \$39.41; IDAHO FALLS PETERBILT \$0.00; IDAHO STATE TAX COMMISSION \$4,424.00; IDENTISYS, INC \$7,597.75; INTERSTATE BATTERY \$1,041.60; JACKSON CURBSIDE INC. \$1,480.00; JACKSON HOLE NEWS & GUIDE \$6,461.94; JACKSON HOLE SECURITY, LLC \$1,516.05; JACKSON LUMBER INC \$1,004.06; JACKSON PAINT AND GLASS, INC. \$990.00; JACKSON WHOLE FAMILY HEALTH \$380.00; JH20 WATER CONDITIONING & FILTRATION \$78.00; JHAM, INC. \$306.64; JONES SIMKINS \$6,050.00; JORGENSEN ASSOCIATES, PC \$46,626.38; JP CONCRETE FINISHING, LLC \$150.00; KENWORTH SALES COMPANY DEPT #1 \$478.00; KOIS BROTHERS EQUIPMENT COMPANY \$1,528.29; LEIGH, CHRISTOPHER S. \$94.77; LEPCO \$2,490.50; MARSH, SUSAN \$294.00; MSC INDUSTRIAL SUPPLY CO \$600.37; NAPA AUTO PARTS INC. \$2,593.81; NATIONAL ASSOCIATION OF WOMEN \$100.00; NELSON ENGINEERING \$3,139.80; NETSUPPORT INCORPORATED \$2,379.58; ONE 22, INC. \$75,000.00; PAYRAILZ LLC \$49.45; PEAK WATER SERVICES, LLC \$1,749.97; PHILLIPS, JAMES \$305.00; PIZANO, FERNANDO ALVARADO \$1,500.00; PLATT \$102.30; PORTLANDLABS INC \$90.00; PREMIER TRUCK- SALT LAKE CITY \$2,796.13; PROTERRA \$2,747.34; RT1 INC \$480.96; S4 FLATS LLC \$131,786.77; SAFETY-KLEEN SYSTEMS, INC. \$310.98; SCHOLES, PAULINE \$28.52; SHERWIN-WILLIAMS CO. \$266.48; SILVERSTAR \$2,695.57; SNAKE RIVER MEP COMPLETE, INC \$1,035.00; SNOW KING HOTEL \$6,900.32; SOSA'S JANITORIAL SERVICE \$5,520.00; STANDARD INSURANCE COMPANY \$8,102.07; STEPHENS, SHAWN \$1,223.43; STOTZ EQUIPMENT \$253.59; TETON MOTORS INC \$1,517.85; TETON TRASH REMOVAL, INC. \$49.00; TETON TRUST FOR HISTORIC PLACES \$7,500.00; THE HILSINGER CO \$1,479.78; THE TIRE RACK, INC. \$1,931.68; TIGHE, JOHN \$410.40; TRIPLE L LUMBER COMPANY \$103.40; USA BLUE BOOK \$2,085.60; VALLEY OFFICE SYSTEMS \$950.93; VERIZON WIRELESS \$7,590.73; VISA \$24,719.16; VISION SERVICE PLAN - (WY) \$1,758.91; WAM \$125.00; WAMCO LAB, INC. \$550.00; WESTERN STATE \$104.76; WESTWOOD CURTIS \$113,764.90; WY CHILD SUPPORT ENFORCEMENT \$146.76; WY WORKERS' SAFETY & COMP \$17,398.57; WYOMING FIRST AID & SAFETY \$162.22; WYOMING RETIREMENT SYSTEM \$139,619.62; YELLOW IRON EXCAVATION, LLC \$160.00; ZIEM, JOHNNY \$652.55
- C. **P22-255 Good Samaritan Temporary Sign.** To approve temporary banner application (P22-255) for Good Samaritan Mission, including the three conditions of approval recommended by the Planning Director in the staff report dated December 5, 2022.

- D. **P22-266 Ceremony of Carols Temporary Sign.** To approve temporary banner application (P22-266) for JH Classical Academy, including the three conditions of approval recommended by the Planning Director in the staff report dated December 5, 2022.
- E. **P22-270 Nora's Grand Reopening Temporary Sign.** To approve temporary banner application (P22-270) for Nora's Fish Creek Inn including the three conditions of approval recommended by the Planning Director in the staff report dated December 5, 2022.
- F. **2023 Rodeo Dates.** To approve the 2023 rodeo schedule as presented and to accept the 2022 Rodeo End of Season Report as presented.

There was no public comment. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Special Event: Pedigree Stage Stop Dog Sled Race. Carl Pelletier made staff comment. Could held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve the application made by Pedigree Stage Stop Dog Sled Race for the annual ceremonial start to the Pedigree Sled Dog Race special event on Friday, January 27, 2023, subject to the conditions listed in the staff report. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Jackson Elks Club Gaming License Renewal. This item was withdrawn. There was no motion.

Transfer of Retail Liquor License DG JH LLC – Continued. Lynsey Lenamond made staff comment. Council held discussion with staff. Tyler Davis made applicant comment. John Graham and Dom Gagliardi made public comment. Having considered Wyoming Statute §12-4-104(b) factors for this application, a motion was made by Jim Rooks and seconded by Mayor Morton Levinson to approve the application for the transfer of the retail liquor license currently held by Pink Garter LLC to DG JH LLC, subject to the following conditions, and further direct the Town Clerk to issue the license upon confirmation that the following conditions of approval have been met within the timeframe set forth in Wyoming Statute § 12-4- 103(a)(iv):

1. The Town Clerk shall not issue the license until all required Town licenses and permits have been obtained.
2. The Town Clerk shall not issue the license until the real estate transaction has been finalized and the applicant provides closing documents.
3. Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried. Mayor Morton Levinson closed the public hearing.

P22-218 Partial Vacation Without Replat – 75, 85, and 105 McKean Drive. Katelyn Page made staff comment. Council held discussion with staff. Pursuant to the standards in Section 8.2.13.C.5. Partial Vacation without Replat, a motion was made by Jonathan Schechter and seconded by Jim Rooks to acknowledge a Partial Vacation without Replat for Lot 4, Lot 5, and Lot 6 of the Ashley Nowlin Addition to the Town of Jackson, subject to the Town LDRs, departmental reviews, staff report, and minor adjustments by staff, including two (2) conditions of approval:

1. Physical improvements related to relocation of the fire turnaround must be made and approved by the Town prior to recordation of the plat.
2. The existing fire turnaround shall not be removed until the new turnaround is constructed and approved by the Town

Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Jim Rooks to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Ordinance R: An Ordinance Regarding Housing Rules and Regulations Summary of Housing Programs
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1289, 1259, 1242, AND 1195 AND SECTION 16.10.000(B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS SUMMARY OF HOUSING PROGRAMS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance S: An Ordinance Regarding Housing Rules and Regulations Housing Mitigation Plan

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1290, 1259, 1242, AND 1195 AND SECTIONS 16.10.200(B)(2)(c) AND 16.10.200(B)(2)(e)(i) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS HOUSING MITIGATION PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance T: An Ordinance Regarding Housing Rules and Regulations Livability Standards

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1290, 1259, 1242, AND 1195 AND SECTIONS 16.10.200(C) AND 16.10.200(I) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS LIVABILITY STANDARDS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance U: An Ordinance Regarding Housing Rules and Regulations Dues Assessments

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1290, 1259, 1242, AND 1195 AND SECTIONS 16.10.200(C)(7) THROUGH 16.10.200(C)(11) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS DUES ASSESSMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance V: An Ordinance Regarding Housing Rules and Regulations Qualification and Eligibility

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1291, 1260, 1242, AND 1195 AND SECTIONS 16.10.300(B)(1), 16.10.300(B)(4), 16.10.300(C)(1)(b), 16.10.300(C)(3)(d), AND 16.10.300(C)(4) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS QUALIFICATION AND ELIGIBILITY AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance W: An Ordinance Regarding Housing Rules and Regulations Weighted Drawing

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1292, 1261, 1242, AND 1195 AND SECTIONS 16.10.400(B)(1), 16.10.400(B)(2), 16.10.400(B)(4), 16.10.400(C)(2)(g), AND 16.10.400(D) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS WEIGHTED DRAWING AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance X: An Ordinance Regarding Housing Rules and Regulations Purchase and Sale Standards

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1296, 1294, 1293, 1262, 1263, 1242, AND 1195 AND SECTIONS 16.10.500 AND 16.10.600 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS PURCHASE AND SALE STANDARDS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance Y: An Ordinance Regarding Housing Rules and Regulations Compliance

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1297, 1264, 1242, AND 1195 AND SECTIONS 16.10.700(A)(1)–(3) AND 16.10.700(B)(4)–(5) OF THE

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance Z: An Ordinance Regarding Housing Rules and Regulations Occupancy and Use
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1265, 1242, AND 1195 AND SECTION 16.10.800(B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS OCCUPANCY AND USE AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance A: An Ordinance Regarding Housing Rules and Regulations Preservation Program
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1295 AND SECTIONS 16.10.850(A)(5)(b) AND 16.10.850(B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS FOR THE PRESERVATION PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance B: An Ordinance Regarding Housing Rules and Regulations Definitions
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1298, 1266, 1242, AND 1195, AND SECTION 16.10.900(A) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Julien Haas made public comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve Ordinances R, S, T, U, V, W, X, Y, Z, A, and B on third reading and designate them Ordinances 1325 through 1335, respectively. Mayor Morton Levinson called for the vote. The vote showed 3-1 with Mayor Morton Levinson, Arne Jorgensen, and Jonathan Schechter in favor, Jim Rooks opposed, and Jessica Sell Chambers absent. The motion carried.

Ordinance C: An Ordinance Regarding Funding for Public Art
AN ORDINANCE ADDING CHAPTER 15.34 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING FUNDING FOR PUBLIC ART AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

There was no public comment. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approved Ordinance C on third reading and designate it Ordinance 1336. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Ordinance D: An Ordinance Regarding Personnel
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 1-A, 1-E, 2, 3, 31b, 69, 145, 145A, 145B, 153, 212, 226, 283, 326, 350, 360, 361, 384, 385, 457, 499, 597, 598, 599, 644, 652, 699, 717, 719, 787, 842, 872, 934, 1002, 1051, 1186, 1190, 1252, 1268 AND 1315; SECTION 2 OF ORDINANCE NOS. 1-F, 2, 3, 69, 109, 145, 153, 226, 289, 317, 816, 872 AND 873; SECTION 3 OF ORDINANCE NOS. 2, 69, 109, 153, 317, AND 872; SECTION 4 OF ORDINANCE NOS. 2, 69, 145, 152 AND 872; SECTION 5 OF ORDINANCE NOS. 154 AND 872; SECTION 6 OF ORDINANCE NOS. 109 AND 152; SECTION 7 OF ORDINANCE NOS. 109 AND 152; SECTION 8 OF ORDINANCE NO. 152; SECTION 10 OF ORDINANCE NO. 109; SECTIONS 1 THROUGH 4 OF ORDINANCE NOS. 1, 164, 256 AND 644; AND SECTIONS 5 AND 6 OF ORDINANCE NO. 69; AND TITLE 2 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING PERSONNEL, TO INCLUDE OFFICERS, BOARDS, AND COMMISSION AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance F: An Ordinance Regarding Neighborhood Low Density-5 (NL-5)
AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1122, 1196, 1197, 1198, 1214, AND 1299 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 2.2.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING NEIGHBORHOOD LOW DENSITY-5 (NL-5) AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Katelyn Page made staff comment. Council held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance F on first reading. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Matters from Mayor and Council.

Wilson Boat Ramp Improvement Project – Continued. Council continued discussion of the Wilson Boat Ramp Improvements project from the earlier Joint Information Meeting. Tyler Sinclair and Steve Ashworth made staff comment. Council held discussion with staff. A motion was made by Jonathan Schechter and seconded by Jim Rooks to continue the item to the next available meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Legislative Session. Council discussed plans to attend the upcoming legislative session. No motion was made.

CAST Meeting Travel Authorization. A motion was made by Mayor Morton Levinson and seconded by Jim Rooks to authorize expenditures from the FY23 Council Training, Travel and Meeting budget for any interested councilmembers to attend the CAST Meeting in Steamboat Springs, CO. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Town Manager’s Report. Tyler Sinclair made staff comment. Council held discussion with staff. The report contained an update on virtual Council meeting attendance, social and human service agency updates, joint retreat, and ISWR EPA Grant. A motion was made by Jonathan and seconded by Jim Rooks to approve the Town Manager’s report. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried. The meeting adjourned at 7:48 p.m. Minutes: rt

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7160	ABRAMS, STEPHAN	121522	REFUND WATER AND SEWER B	12/15/2022	139.34	.00	
Total 7160:					139.34	.00	
51	ACE HARDWARE	804145	PRO LIGHTS	11/02/2022	69.99	.00	
51	ACE HARDWARE	804335	KEY KRAFTER	11/04/2022	8.97	.00	
51	ACE HARDWARE	804340	REFILL KEY TAGS	11/04/2022	3.87	.00	
51	ACE HARDWARE	805188	CASTER	11/10/2022	27.75	.00	
51	ACE HARDWARE	807474	SCREW DRIVING	11/29/2022	141.98	.00	
51	ACE HARDWARE	807476	DRILL IMPACT	11/29/2022	139.00	.00	
51	ACE HARDWARE	807645	ROPE	11/30/2022	66.97	.00	
51	ACE HARDWARE	807773	JOINT CEMENT	12/01/2022	44.27	.00	
51	ACE HARDWARE	807796	TAPE AND FLAGGING	12/01/2022	23.45	.00	
51	ACE HARDWARE	807826	SNOW SHOVEL	12/02/2022	76.98	.00	
51	ACE HARDWARE	807855	SANDSCREEN	12/02/2022	72.93	.00	
51	ACE HARDWARE	807879	WRENCH	12/02/2022	51.98	.00	
51	ACE HARDWARE	807888	WIRE	12/02/2022	11.98	.00	
51	ACE HARDWARE	808257	PREM PVC CHEMICAL	12/06/2022	6.49	.00	
51	ACE HARDWARE	808324	couple	12/06/2022	39.96	.00	
Total 51:					786.57	.00	
6900	ALDER ENVIRONMENTAL LLC	2965	THAW WELL	12/01/2022	368.75	.00	
Total 6900:					368.75	.00	
6386	ALENTADO TRAINING CONSULT	1372	TRAINING	12/06/2022	3,835.00	.00	
Total 6386:					3,835.00	.00	
6524	ALPHAGRAPHICS	JX-281805	ACCIDENT REPORT CARDS	11/02/2022	168.30	.00	
Total 6524:					168.30	.00	
3213	ALTA PLANNING & DESIGN	22-047-8	SNOW KING SCOTT LANE	11/29/2022	969.00	.00	
Total 3213:					969.00	.00	
5726	AMAZON	11YW-YVGH-T	ERASABEL CALENDAR	11/24/2022	30.60	.00	
5726	AMAZON	14FF-RYND-G	LIBERTY PUMPS	11/30/2022	325.14	.00	
5726	AMAZON	19LJ-HR6F-17	GEARWRNCH	12/05/2022	34.94	.00	
5726	AMAZON	1FQY-F4K3-D4	SPIILL TECH	12/02/2022	193.00	.00	
5726	AMAZON	1LDJ-JNDH-F	EXXO LED	11/02/2022	98.98	.00	
5726	AMAZON	1NNF-LRTH-1	SUPCAM WEBCAM	12/14/2022	149.97	.00	
5726	AMAZON	1TTK-KMNV-9	ROCK TRIX	12/02/2022	17.40	.00	
5726	AMAZON	1W4F-K7Y1-3K	CREDIT	11/22/2022	82.42	.00	
5726	AMAZON	1W7N-L6G9-H	ANKER USB CHARGER	12/10/2022	884.30	.00	
5726	AMAZON	1WXJ-4FM1-6	DEWALT	11/29/2022	276.35	.00	
Total 5726:					1,928.26	.00	
6453	AMERICAN SHOOTERS LAS VE	10072022	speert gold dots	10/07/2022	1,932.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6453:					1,932.00	.00	
6575	APEX SAGE INC	12122022	BUNK HOUSE	12/12/2022	460.00	.00	
Total 6575:					460.00	.00	
7027	ARISTORENAS, MARIA	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7027:					450.00	.00	
7028	BADILLO, MARCELA	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7028:					450.00	.00	
5994	B-CYCLE LLC	3857760	LICENSING FEE	11/18/2022	493.21	.00	
5994	B-CYCLE LLC	3857761	LICENSING FEE	11/18/2022	629.84	.00	
5994	B-CYCLE LLC	3857762	LICENSING FEE	11/18/2022	733.15	.00	
5994	B-CYCLE LLC	3857763	LICENSING FEE	11/18/2022	733.15	.00	
5994	B-CYCLE LLC	3857764	LICENSING FEE	11/18/2022	723.15	.00	
5994	B-CYCLE LLC	3857765	LICENSING FEE	11/18/2022	333.25	.00	
Total 5994:					3,645.75	.00	
279	BEARING & INDUSTRIAL SALE	152127-1	parts	11/23/2022	54.86	.00	
Total 279:					54.86	.00	
7033	BERGMAN, PIERRE	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7033:					450.00	.00	
4774	BIG R RANCH & HOME	1577361	VABLE TIES	08/26/2022	30.45	.00	
4774	BIG R RANCH & HOME	1577430	OIL	08/26/2022	14.99	.00	
Total 4774:					45.44	.00	
4485	BLISS CARGO	15757	FRIGHT	11/15/2022	57.05	.00	
Total 4485:					57.05	.00	
1560	BLUE SPRUCE CLEANERS,INC	113022	CLEANING	11/30/2022	125.81	.00	
Total 1560:					125.81	.00	
7159	BLUFFS DEVELOPMENT GROU	121522	REFUND SEWER AND WATER B	12/15/2022	687.63	.00	
Total 7159:					687.63	.00	
7154	BOREMAN, BRAD	121222	WORK BOOTS	12/12/2022	100.00	.00	
Total 7154:					100.00	.00	
6727	BRIGGS, ERIC L	18153	TOOLS	10/27/2022	200.50	.00	
6727	BRIGGS, ERIC L	18439	TOOLS	11/10/2022	89.95	.00	
6727	BRIGGS, ERIC L	18572	TOOLS	11/17/2022	119.95	.00	
6727	BRIGGS, ERIC L	18899	24 pc dr dp	12/08/2022	499.95	.00	
6727	BRIGGS, ERIC L	18900	blades and snap off	12/08/2022	20.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6727	BRIGGS, ERIC L	18902	flex zilla	12/08/2022	63.50	.00	
	Total 6727:				994.75	.00	
3303	BRISTOL, JAMES	6620	BUSINESS CARD	11/09/2022	73.00	.00	
	Total 3303:				73.00	.00	
7077	BURKHOLDER, SHAWN	121222	JANUARY RENT	12/12/2022	1,850.00	.00	
	Total 7077:				1,850.00	.00	
6995	CAMBRIDGE SYSTEMATICS, IN	210070-02	task 1 and task 2	11/30/2022	50,532.80	.00	
	Total 6995:				50,532.80	.00	
6051	CARPETS PLUS COLORTILE	8434	carpet	09/01/2022	5,985.00	.00	
	Total 6051:				5,985.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-590480	Skt imp	10/29/2022	13.39	.00	
5	CARQUEST AUTO PARTS INC.	6090-592401	DIATOM OIL ABSORB	11/15/2022	62.24	.00	
	Total 5:				75.63	.00	
102	CASELLE INC.	121208	CONTRACT SUPPORT	12/01/2022	1,867.00	.00	
	Total 102:				1,867.00	.00	
447	CDW-GOVERNMENT	FJ42525	BROTHER CAR ADAPTER	11/29/2022	25.57	.00	
447	CDW-GOVERNMENT	FJ70290	MIMECAST	11/30/2022	30,899.16	.00	
	Total 447:				30,924.73	.00	
544	CENTURYLINK	616995021	Monthly bill for account 75912352	11/20/2022	173.06	.00	
	Total 544:				173.06	.00	
5967	CITY OF DRIGGS	BBSTART2022	DECEMBER	11/30/2022	1,736.66	.00	
	Total 5967:				1,736.66	.00	
514	CONRAD & BISCHOFF INC.	IN-202339-22	FUEL	12/06/2022	32,640.58	.00	
	Total 514:				32,640.58	.00	
4887	CONTROL SYSTEM TECHNOLO	10676	WATER SCADA	11/28/2022	1,742.50	.00	
4887	CONTROL SYSTEM TECHNOLO	10682	CONTROL SERVICE	12/07/2022	600.00	.00	
4887	CONTROL SYSTEM TECHNOLO	10683	TROUBLE SHOOTING	12/07/2022	1,567.50	.00	
	Total 4887:				3,910.00	.00	
6475	CONVERGEONE, INC	IE9100531	MAINTENANCE AND SERVICE	12/01/2022	4,128.07	.00	
6475	CONVERGEONE, INC	IE9101014	MAINTENACE MANAGED SERVI	12/15/2022	6,916.00	.00	
	Total 6475:				11,044.07	.00	
3272	COPYWORKS, LLC	41686	ON DEMAND	11/30/2022	265.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3272:					265.25	.00	
7157	CORBETT, KIRSTEN	121522	REFUND WATER AND SEWER B	12/15/2022	47.12	.00	
Total 7157:					47.12	.00	
1691	CORE & MAIN LP	R917927	WATER METERS	11/16/2022	2,333.50	.00	
1691	CORE & MAIN LP	R964550	WATER PARTS	11/17/2022	2,202.45	.00	
Total 1691:					4,535.95	.00	
7030	DAY, JEAN	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7030:					450.00	.00	
4918	DEAN'S PEST CONTROL LLC	76321	pest	11/17/2022	100.00	.00	
4918	DEAN'S PEST CONTROL LLC	76609	pest control	11/29/2022	50.00	.00	
4918	DEAN'S PEST CONTROL LLC	76639	pest control	11/04/2022	100.00	.00	
Total 4918:					250.00	.00	
6883	DIVISION OF CHILD SUPPORT	120122	DCSE CASE #0005405448	12/01/2022	509.23	509.23	12/01/2022
6883	DIVISION OF CHILD SUPPORT	121522	DCSE CASE #0005405448	12/15/2022	509.23	509.23	12/15/2022
Total 6883:					1,018.46	1,018.46	
2175	DIVISION OF VICTIM SERVICES	113022	Crime Victim Surcharge	12/15/2022	450.00	.00	
Total 2175:					450.00	.00	
7164	DUCKS UNLIMITED, INC	GPRO-2023-74	WETLAND RESTORATION	11/29/2022	200,000.00	.00	
Total 7164:					200,000.00	.00	
6311	DUSTBUSTERS, INC	73395	ICE KICKER	11/16/2022	3,903.75	.00	
6311	DUSTBUSTERS, INC	73559	ICE KICKER BLUE SALT	11/22/2022	6,835.51	.00	
Total 6311:					10,739.26	.00	
3408	E.R. OFFICE EXPRESS	20412	TAPE AND HIGHLIGHTERS	12/06/2022	26.52	.00	
Total 3408:					26.52	.00	
1134	ENERGY LABORATORIES INC.	519334	INFLUENT AND EFFLUENT	11/29/2022	169.00	.00	
1134	ENERGY LABORATORIES INC.	522261	INFLUENT AND EFFLUENT	12/11/2022	417.00	.00	
1134	ENERGY LABORATORIES INC.	523007	thaw well	12/13/2022	92.00	.00	
Total 1134:					678.00	.00	
6552	ETNA TRADE PARK LLC	121222	JANUARY RENT	12/12/2022	4,062.00	.00	
Total 6552:					4,062.00	.00	
81	EVANS CONSTRUCTION INC	7810	MIXING OF SAND LOAD AND H	11/22/2022	20,000.00	.00	
81	EVANS CONSTRUCTION INC	7813	MIX SAND AND LOAD AND HAU	11/29/2022	20,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 81:					40,000.00	.00	
3885	EVIDENT	206245A	KRAFT PAPER ROLL	11/22/2022	245.48	.00	
Total 3885:					245.48	.00	
3810	FIREWISE LANDSCAPES INC	106896	BENCHES	10/31/2022	406.62	.00	
Total 3810:					406.62	.00	
2549	FIRST TRANSIT	11836661	professional services	10/21/2022	55,433.76	.00	
Total 2549:					55,433.76	.00	
4709	FLEETPRIDE	104116042	suction hose	12/01/2022	247.10	.00	
Total 4709:					247.10	.00	
756	FREDERICK LANDSCAPING	2628	laBOR AND MATERIALS FOR SE	11/30/2022	1,796.62	.00	
Total 756:					1,796.62	.00	
668	FREEDOM MAILING SERVICE I	44243	UTILITY BILLING	12/05/2022	862.50	.00	
668	FREEDOM MAILING SERVICE I	44243	UTILITY BILLING	12/05/2022	862.50	.00	
668	FREEDOM MAILING SERVICE I	44243	INSERTS	12/05/2022	48.00	.00	
Total 668:					1,773.00	.00	
3521	FRIENDS OF PATHWAYS	1283	BIKE OPERATIONS OCTOBER	10/31/2022	8,424.00	.00	
Total 3521:					8,424.00	.00	
7034	FRITTS, JASON	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7034:					450.00	.00	
6844	GE SOFTWARE	208307	FUEL SITE MODULE	11/30/2022	105.00	.00	
6844	GE SOFTWARE	208978	FUEL SITE MODULE	11/30/2022	80.00	.00	
6844	GE SOFTWARE	209045	FUEL SITE MODULE	11/30/2022	80.00	.00	
Total 6844:					265.00	.00	
4212	GILLIG LLC	40979719	cooler	11/22/2022	1,809.31	.00	
4212	GILLIG LLC	40983347	Hose asm	12/05/2022	148.23	.00	
4212	GILLIG LLC	40984518	control unit	12/07/2022	832.38	.00	
4212	GILLIG LLC	40985027	ignition	12/08/2022	550.35	.00	
Total 4212:					3,340.27	.00	
7031	HERNANDEZ, BRANDON	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7031:					450.00	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	4.05	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	25.65	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	17.20	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	31.88	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	5.20	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	10.55	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	23.19	.00	
96	HIGH COUNTRY LINEN	0337381	UNIFORMS	09/08/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0338471	MATS @ SHELTER	09/14/2022	14.21	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	23.84	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	3.90	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	163.10	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0340038	UNIFORMS	09/22/2022	31.88	.00	
96	HIGH COUNTRY LINEN	0340433	BRUSH	09/23/2022	9.46	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	16.36	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	31.88	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	5.15	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	26.69	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	6.30	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0341311	UNIFORMS	09/29/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0341906	MATS @ HOME RANCH	10/03/2022	16.54	.00	
96	HIGH COUNTRY LINEN	0341911	MATS @ SI-FERRIN	10/03/2022	22.87	.00	
96	HIGH COUNTRY LINEN	0342290	MATS AND TOWELS	10/05/2020	67.21	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	4.88	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	23.84	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	25.93	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	31.88	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0342511	UNIFORMS	10/16/2022	3.72	.00	
96	HIGH COUNTRY LINEN	0342869	MATS @ HOME RANCH	10/07/2022	251.20	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	3.72	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	16.36	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	31.88	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	4.88	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	23.84	.00	
96	HIGH COUNTRY LINEN	0343668	UNIFORMS	10/13/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0344240	MATS @ HOME RANCH	10/17/2022	16.54	.00	
96	HIGH COUNTRY LINEN	0344243	MATS	10/17/2022	52.87	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	21.89	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	6.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	163.23	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0344789	UNIFORMS	10/20/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	17.15	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	21.89	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0345859	UNIFORMS	10/27/2022	19.95	.00	
96	HIGH COUNTRY LINEN	0346347	MATS @ HOME RANCH	10/31/2022	16.54	.00	
96	HIGH COUNTRY LINEN	0346351	MATS	10/31/2022	22.87	.00	
96	HIGH COUNTRY LINEN	0346657	toWELS AND MATS	11/02/2022	67.21	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	19.95	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	24.64	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	27.00	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0346845	UNIFORMS	11/03/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0347552	MATS @ SHELTER	11/09/2022	68.94	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	17.43	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	19.95	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	24.64	.00	
96	HIGH COUNTRY LINEN	0347729	UNIFORMS	11/10/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0348155	MATS @ HOME RANCH	11/14/2022	16.54	.00	
96	HIGH COUNTRY LINEN	0348158	MATS	11/14/2022	52.87	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	24.64	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	19.95	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	164.17	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0348650	UNIFORMS	11/17/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0348955	BRUSH abd attrition	11/18/2022	9.46	.00	
96	HIGH COUNTRY LINEN	0349413	MATS @ SHELTER	11/23/2022	79.09	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	17.43	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	33.16	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	13.30	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	4.70	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	24.64	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	19.16	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	5.85	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	6.85	.00	
96	HIGH COUNTRY LINEN	0349619	UNIFORMS	11/24/2022	19.95	.00	
96	HIGH COUNTRY LINEN	0350403	MATS OTWELS	11/30/2022	67.21	.00	
96	HIGH COUNTRY LINEN	0350956	MATS	12/02/2022	251.20	.00	
96	HIGH COUNTRY LINEN	S0341528	liners towels comet	09/29/2022	555.01	.00	
96	HIGH COUNTRY LINEN	S0343154	toilet tissues	10/10/2022	67.20	.00	
96	HIGH COUNTRY LINEN	S0346043	Scot towels	10/27/2022	112.90	.00	
96	HIGH COUNTRY LINEN	S0346772	LINERS	11/02/2022	190.83	.00	
96	HIGH COUNTRY LINEN	S0347691	liners	11/09/2022	65.02	.00	
96	HIGH COUNTRY LINEN	S0348424	black signature	11/15/2022	152.85	.00	
96	HIGH COUNTRY LINEN	S0349210	Towels	11/21/2022	45.69	.00	
Total 96:					4,476.45	.00	
7158	HORN, JOHN	121522	REFUND WATER AND SWER BA	12/15/2022	342.70	.00	
Total 7158:					342.70	.00	
2709	INTERNATIONAL CODE COUNC	Q15.00000140	MEMBERSHIP DUES	11/08/2022	145.00	.00	
Total 2709:					145.00	.00	
106	INTERSTATE BATTERY	22255347	BATTERIES	11/29/2022	1,346.55	.00	
106	INTERSTATE BATTERY	22255442	BATTERIES	12/06/2022	396.85	.00	
Total 106:					1,743.40	.00	
1073	INTOXIMETERS INC.	721692	SUPPLIES	11/30/2022	2,474.50	.00	
Total 1073:					2,474.50	.00	
6954	IVY OUTDOOR SERVICES LLC	0000023	OCTOBER TRASH START	11/01/2022	1,755.00	.00	
6954	IVY OUTDOOR SERVICES LLC	25	TRASH	12/01/2022	1,215.00	.00	
Total 6954:					2,970.00	.00	
6932	J.P. COOKE CO.	1256202	2023 TAGS	12/02/2022	210.75	.00	
Total 6932:					210.75	.00	
2	JACKSON CURBSIDE INC.	00030413	DEC-FEB RECYCLING	11/10/2020	750.00	.00	
Total 2:					750.00	.00	
6931	JACKSON DOWTOWNER, LLC	1013	DECEMBER	11/15/2022	58,292.69	.00	
Total 6931:					58,292.69	.00	
7163	JACKSON GROUP LOCKBOX	11577R	FILTER	11/22/2022	542.28	.00	
7163	JACKSON GROUP LOCKBOX	11684R	FILTER	12/06/2022	222.36	.00	
7163	JACKSON GROUP LOCKBOX	CM11577R	CREDIT	12/06/2022	542.28-	.00	
Total 7163:					222.36	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6477	Jackson Hole Childrens Museum	120722	2ND QUARTER	12/07/2022	5,000.00	.00	
Total 6477:					5,000.00	.00	
6474	JACKSON HOLE LAW, PC	1750	LEGAL SERVICES	11/30/2022	3,003.50	.00	
Total 6474:					3,003.50	.00	
131	JACKSON HOLE NEWS & GUID	347347	AD 412142	11/30/2022	94.50	.00	
131	JACKSON HOLE NEWS & GUID	347348	AD#412101	11/30/2022	313.20	.00	
131	JACKSON HOLE NEWS & GUID	347349	AD 412605	11/30/2022	909.00	.00	
131	JACKSON HOLE NEWS & GUID	347350	AD 412606	11/30/2020	117.00	.00	
131	JACKSON HOLE NEWS & GUID	347397	AD#412607	11/30/2022	45.00	.00	
131	JACKSON HOLE NEWS & GUID	347471	AD#410185	11/30/2022	426.24	.00	
131	JACKSON HOLE NEWS & GUID	347781	AD 412766	12/07/2022	1,390.50	.00	
131	JACKSON HOLE NEWS & GUID	347782	AD 412764	12/07/2022	450.00	.00	
131	JACKSON HOLE NEWS & GUID	347783	AD 412762	12/07/2022	7,362.00	.00	
131	JACKSON HOLE NEWS & GUID	347784	AD 412761	12/07/2022	85.50	.00	
Total 131:					11,192.94	.00	
114	JACKSON LUMBER INC	0000824676-0	PLYWOOD	10/28/2022	31.34	.00	
114	JACKSON LUMBER INC	0000830676-0	dewalt grinder	11/17/2022	88.00	.00	
114	JACKSON LUMBER INC	FC1122-00000	charge	11/30/2022	5.58	.00	
114	JACKSON LUMBER INC	FC1122-00000	charge	11/30/2022	.58	.00	
114	JACKSON LUMBER INC	FC1122-00000	charge	11/30/2022	14.91	.00	
Total 114:					140.41	.00	
7125	JACKSON WHOLE FAMILY HEAL	110122	PHYSICAL	11/02/2022	380.00	.00	
7125	JACKSON WHOLE FAMILY HEAL	120121	DOT PHYISCAL	12/01/2021	150.00	.00	
Total 7125:					530.00	.00	
121	J-B MECHANICAL	34737	WASHER AND INSTALLATION	11/07/2022	2,034.14	.00	
Total 121:					2,034.14	.00	
139	JORGENSEN ASSOCIATES, PC	50256	19137 FLAT CREEK SEWER	11/21/2022	1,487.00	.00	
139	JORGENSEN ASSOCIATES, PC	50383	22210 TOJ PROJECTS	12/12/2022	2,570.00	.00	
Total 139:					4,057.00	.00	
2485	KENWORTH SALES COMPANY	004P8485	WORK LAMP	12/01/2022	249.16	.00	
Total 2485:					249.16	.00	
7029	KRUEGER, ERICA JADE	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7029:					450.00	.00	
5914	LENZ, BRIAN	120922	REIMB FOR DUES	12/09/2022	219.00	.00	
Total 5914:					219.00	.00	
2149	LEXISNEXIS MATTHEW BENDE	34126694	REL SHIPMENT	11/16/2022	87.43	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2149:					87.43	.00	
2224	LOCAL GOV'T LIABILITY POOL	14218	AA200039	12/01/2022	1,000.00	.00	
Total 2224:					1,000.00	.00	
156	LOWER VALLEY ENERGY INC	92050-002 10-	3150 S ADAMS CANYON DR, JA	10/31/2022	339.49	.00	
156	LOWER VALLEY ENERGY INC	92050-003 11-3	SPRUCE DR PUMP HOUSE, JA	11/30/2022	298.04	.00	
156	LOWER VALLEY ENERGY INC	92050-008 10-	CEMETERY, JACKSON, WY 20	10/31/2022	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-010 11-3	ELY SPRINGS RD WELL 6,7,8, J	11/30/2022	1,619.88	.00	
156	LOWER VALLEY ENERGY INC	92050-014 10-	135 E BROADWAY AVE HEAT TA	10/31/2022	18.05	.00	
156	LOWER VALLEY ENERGY INC	92050-017 11-3	WASTE WATER TRTMT INTERM	11/30/2022	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-019 11-3	RANGEVIEW DR LIFT PUMP CO	11/30/2022	96.90	.00	
156	LOWER VALLEY ENERGY INC	92050-021 10-	150 E PEARL AVE, JACKSON, W	10/31/2022	1,644.22	.00	
156	LOWER VALLEY ENERGY INC	92050-024 10-	1605 BERGER LN SEWER LIFT	10/31/2022	27.69	.00	
156	LOWER VALLEY ENERGY INC	92050-025 10-	450 W SNOW KING AVE NEW S	10/31/2022	797.08	.00	
156	LOWER VALLEY ENERGY INC	92050-026 11-3	450 W SNOW KING AVE SHOP, J	11/30/2022	223.08	.00	
156	LOWER VALLEY ENERGY INC	92050-044 11-3	SNOW KING ESTATES BOOSTE	11/30/2022	156.46	.00	
156	LOWER VALLEY ENERGY INC	92050-047 11-3	WASTE WATER TRTMT UV BLD	11/30/2022	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-049 11-3	WASTE WATER TRTMT PTB 545	11/30/2022	8,526.49	.00	
156	LOWER VALLEY ENERGY INC	92050-050 10-	2 MG TANK, JACKSON, WY 200	10/31/2022	23.07	.00	
156	LOWER VALLEY ENERGY INC	92050-051 10-	WELL #5 KARNS MEADOW DR,	10/31/2022	2,589.27	.00	
156	LOWER VALLEY ENERGY INC	92050-052 10-	675 E BROADWAY AVE WELL #1	10/31/2022	961.51	.00	
156	LOWER VALLEY ENERGY INC	92050-053 10-	WELLS #2 & #3, JACKSON, WY	10/31/2022	2,245.10	.00	
156	LOWER VALLEY ENERGY INC	92050-054 11-3	CITY WELL ELK REF 1, JACKSO	11/30/2022	90.10	.00	
156	LOWER VALLEY ENERGY INC	92050-055 11-3	CITY WELL ELK REF 2, JACKSO	11/30/2022	77.94	.00	
156	LOWER VALLEY ENERGY INC	92050-059 10-	440 W SNOW KING AVE POLICE	10/31/2022	276.52	.00	
156	LOWER VALLEY ENERGY INC	92050-060 10-	400 W SNOW KING AVE S GAR,	10/31/2022	906.02	.00	
156	LOWER VALLEY ENERGY INC	92050-061 10-	400 W SNOW KING AVE PUBLIC	10/31/2022	911.42	.00	
156	LOWER VALLEY ENERGY INC	92050-074 10-	CRABTREE LN THAW WELL #2,	10/31/2022	149.33	.00	
156	LOWER VALLEY ENERGY INC	92050-075 10-	HIGH SCHOOL RD THAW WELL	10/31/2022	140.81	.00	
156	LOWER VALLEY ENERGY INC	92050-078 11-3	145 W HANSEN AVE FRONT, JA	11/30/2022	87.74	.00	
156	LOWER VALLEY ENERGY INC	92050-079 11-3	145 W HANSEN AVE BACK, JAC	11/30/2022	187.18	.00	
156	LOWER VALLEY ENERGY INC	92050-082 11-3	400 W SNOW KING AVE E STOR	11/30/2022	367.02	.00	
156	LOWER VALLEY ENERGY INC	92050-090 10-	955 MAPLE WAY, JACKSON, WY	10/31/2022	176.28	.00	
156	LOWER VALLEY ENERGY INC	92050-092 11-3	3150 S ADAMS CANYON DR ANI	11/30/2022	517.32	.00	
156	LOWER VALLEY ENERGY INC	92050-102 11-3	145 W HANSEN AVE FRONT, JA	11/30/2022	73.89	.00	
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	11/30/2022	2,842.13	.00	
156	LOWER VALLEY ENERGY INC	92050-106 11-3	940 SIMON LN, JACKSON, WY	11/30/2022	199.51	.00	
156	LOWER VALLEY ENERGY INC	92050-114 10-3	210 N CACHE ST HOME RANCH	10/31/2022	367.86	.00	
156	LOWER VALLEY ENERGY INC	92050-126 11-3	SPRING WATER LN LIFT STATIO	11/30/2022	30.97	.00	
156	LOWER VALLEY ENERGY INC	92050-127 11-3	3337 S CODY CREEK DR LIFT S	11/30/2022	233.47	.00	
156	LOWER VALLEY ENERGY INC	92050-131 11-3	195 E DELONEY AVE RESTROO	11/30/2022	385.95	.00	
156	LOWER VALLEY ENERGY INC	92050-132 11-3	160 S MILLWARD ST PARKING	11/30/2022	1,489.82	.00	
156	LOWER VALLEY ENERGY INC	92050-134 11-3	160 S MILLWARD ST PARKING	11/30/2022	6.34	.00	
156	LOWER VALLEY ENERGY INC	92050-334 10-	JOSEPHINE LOOP LOT 15 LIFT	10/31/2022	136.53	.00	
156	LOWER VALLEY ENERGY INC	92050-341 11-3	210 N CACHE ST HOME RANCH	11/30/2022	45.52	.00	
156	LOWER VALLEY ENERGY INC	92050-345 10-	930 SIMON LN, JACKSON, WY	10/31/2022	162.45	.00	
156	LOWER VALLEY ENERGY INC	92050-356 11-3	55 KARNS MEADOW DR START	11/30/2022	2,536.52	.00	
156	LOWER VALLEY ENERGY INC	92050-357 11-3	55 KARNS MEADOW DR START	11/30/2022	6,243.06	.00	
156	LOWER VALLEY ENERGY INC	92050-359 10-	MILLER PARK PARKING LOT CH	10/31/2022	102.08	.00	
156	LOWER VALLEY ENERGY INC	92050-361 10-	625 W BROADWAY AVE NEW P	10/31/2022	22.64	.00	
156	LOWER VALLEY ENERGY INC	92050-363 10-	455 VINE ST UTIL, JACKSON, W	10/31/2022	50.57	.00	
156	LOWER VALLEY ENERGY INC	92050-364 10-	65 VIRGINIAN LN #5, JACKSON,	10/31/2022	74.54	.00	
156	LOWER VALLEY ENERGY INC	92050-365 10-	65 VIRGINIAN LN #7, JACKSON,	10/31/2022	78.01	.00	
156	LOWER VALLEY ENERGY INC	92050-367 11-3	455 VINE ST APT #3, JACKSON,	11/30/2022	81.11	.00	
156	LOWER VALLEY ENERGY INC	92050-368 11-3	455 VINE ST APT #4, JACKSON,	11/30/2022	70.14	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-370 11-3	2022 WILDFLOWER CT, JACKS	11/30/2022	142.78	.00	
156	LOWER VALLEY ENERGY INC	92050-371 10-	2022 WILDFLOWER CT, JACKS	10/31/2022	42.76	.00	
156	LOWER VALLEY ENERGY INC	92050-374 10-	455 VINE ST APT #1, JACKSON,	10/31/2022	91.40	.00	
156	LOWER VALLEY ENERGY INC	92050-375 11-3	155 E PEARL AVE, JACKSON, W	11/30/2022	24.13	.00	
156	LOWER VALLEY ENERGY INC	92050-376 11-3	149 E PEARL AVE, JACKSON, W	11/30/2022	217.90	.00	
156	LOWER VALLEY ENERGY INC	92050-378 10-	145 E PEARL AVE #A EAST, JAC	10/31/2022	95.94	.00	
156	LOWER VALLEY ENERGY INC	92050-381 11-3	915 SIMON LN, JACKSON, WY	11/30/2022	139.65	.00	
156	LOWER VALLEY ENERGY INC	92050-383 11-3	SNOW KING DR WATER TANK C	11/30/2022	20.84	.00	
156	LOWER VALLEY ENERGY INC	92050-385 10-	85 N SPRING GULCH RD SPRIN	10/31/2022	180.62	.00	
156	LOWER VALLEY ENERGY INC	92050-388 10-	121 SHERWOOD CT BLDG 2 BU	10/31/2022	27.96	.00	
156	LOWER VALLEY ENERGY INC	92050-389 10-	1640 MARTIN LN LIFT STATION,	10/31/2022	27.75	.00	
156	LOWER VALLEY ENERGY INC	92050-390 11-3	400 W SNOW KING AVE HOUSI	11/30/2022	186.01	.00	
156	LOWER VALLEY ENERGY INC	92050-391 11-3	400 W SNOW KING AVE PARK M	11/30/2022	1,101.89	.00	
156	LOWER VALLEY ENERGY INC	92050-392 11-3	400 W SNOW KING AVE ADMIN,	11/30/2022	499.71	.00	
156	LOWER VALLEY ENERGY INC	92050-393 10-	400 W SNOW KING AVE EMPLO	10/31/2022	985.77	.00	
156	LOWER VALLEY ENERGY INC	92050-395 11-3	145 E PEARL AVE #C LOFT, JAC	11/30/2022	98.59	.00	
156	LOWER VALLEY ENERGY INC	92050-396 11-3	145 E PEARL AVE HSE/CMN, JA	11/30/2022	109.83	.00	
156	LOWER VALLEY ENERGY INC	92050-397 11-3	145 E PEARL AVE #B WEST, JA	11/30/2022	78.36	.00	
156	LOWER VALLEY ENERGY INC	92050-398 10-	155 E PEARL AVE, JACKSON, W	10/31/2022	51.43	.00	
156	LOWER VALLEY ENERGY INC	92050-399 10-	155 E PEARL AVE, JACKSON, W	10/31/2022	104.21	.00	
156	LOWER VALLEY ENERGY INC	92050-401 10-	455 VINE ST APT #2, JACKSON,	10/31/2022	98.43	.00	
156	LOWER VALLEY ENERGY INC	92050-402 10-	6725 W HWY 22 APT 1, WILSON,	10/31/2022	138.98	.00	
156	LOWER VALLEY ENERGY INC	92050-405 10-	3585 S CANADIAN DR, JACKSO	10/31/2022	182.10	.00	
156	LOWER VALLEY ENERGY INC	92050-406 11-3	3585 S CANADIAN DR, JACKSO	11/30/2022	24.96	.00	
156	LOWER VALLEY ENERGY INC	92050-407 10-	130 E KELLY AVE #23, JACKSO	10/31/2022	24.08	.00	
156	LOWER VALLEY ENERGY INC	92050-408 11-3	445 VINE ST UNIT #201, JACKS	11/30/2022	38.22	.00	
156	LOWER VALLEY ENERGY INC	92050-409 10-	6905 W HWY 22 RENTAL, WILS	10/31/2022	136.42	.00	
156	LOWER VALLEY ENERGY INC	92050-410 10-	910 SMITH LN, JACKSON, WY	10/31/2022	196.36	.00	
156	LOWER VALLEY ENERGY INC	92050-413 11-3	76 E CIRCLE DR, THAYNE, WY	11/30/2022	73.58	.00	
Total 156:					43,876.02	.00	
677	MACY'S SERVICES	36932	PUMP TRUCK, CLEANED OUT T	10/31/2022	2,420.50	.00	
Total 677:					2,420.50	.00	
5601	MALWAREBYTES	IN100175319	SUBSCRIPTION 11.05.22-11.04	11/09/2022	9,146.63	.00	
Total 5601:					9,146.63	.00	
7112	MARKMAN, JASON	121222	JANUARY RENT	12/12/2022	1,900.00	.00	
Total 7112:					1,900.00	.00	
6770	MOBILITY FOREFRONT LLC	MFFINV0152	MONTHLY RENT	12/01/2022	35,000.00	.00	
Total 6770:					35,000.00	.00	
257	NAPAAUTO PARTS INC.	102684	TAILLIGHT ASSEMBLY	11/02/2022	30.78	.00	
257	NAPAAUTO PARTS INC.	103499	trico oil blade	11/05/2022	326.24	.00	
257	NAPAAUTO PARTS INC.	105654	SHOP TOWELS	11/16/2022	39.98	.00	
257	NAPAAUTO PARTS INC.	108032	nuts	11/29/2022	52.80	.00	
257	NAPAAUTO PARTS INC.	108169	BRAKe fluid	11/30/2022	34.99	.00	
257	NAPAAUTO PARTS INC.	108179	OIL	11/30/2022	53.28	.00	
257	NAPAAUTO PARTS INC.	108187	disc pad	11/30/2022	66.99	.00	
257	NAPAAUTO PARTS INC.	108189	minfilt	12/15/2022	118.79	.00	
257	NAPAAUTO PARTS INC.	108307	fluid	11/30/2022	38.76	.00	
257	NAPAAUTO PARTS INC.	108320	2015 chevy	11/30/2022	69.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	108324	2015 chevy colorado	11/30/2022	142.19	.00	
257	NAPA AUTO PARTS INC.	108775	led	12/02/2022	19.59	.00	
257	NAPA AUTO PARTS INC.	108958	trico	12/03/2022	95.95	.00	
257	NAPA AUTO PARTS INC.	109250	cv axle	12/05/2022	99.36	.00	
257	NAPA AUTO PARTS INC.	109253	sway bar links	12/05/2022	85.14	.00	
257	NAPA AUTO PARTS INC.	109617	lamp sockaet	12/07/2022	64.76	.00	
257	NAPA AUTO PARTS INC.	109671	napagold air and oil filters	12/07/2022	29.15	.00	
257	NAPA AUTO PARTS INC.	109793	sensor	12/07/2022	142.19	.00	
257	NAPA AUTO PARTS INC.	109891	toogles	12/08/2022	17.48	.00	
257	NAPA AUTO PARTS INC.	109919	2005 chevy tahoe	12/08/2022	40.49	.00	
257	NAPA AUTO PARTS INC.	110032	switch	12/08/2022	18.89	.00	
Total 257:					1,587.58	.00	
187	NELSON ENGINEERING	60155	DESIGN	10/31/2022	1,845.00	.00	
187	NELSON ENGINEERING	60203	CIVIL TIME ENDING 11.19.22	11/30/2022	9,412.00	.00	
187	NELSON ENGINEERING	60211	SEWER MASTER PLAN	11/30/2022	4,418.30	.00	
187	NELSON ENGINEERING	60227	115 JACKSON THAW WELL #4	11/30/2022	3,137.80	.00	
187	NELSON ENGINEERING	6169	SURVEY AND MAPPING	10/31/2022	1,103.75	.00	
Total 187:					19,916.85	.00	
7035	NOLAND, STACY	113022	TASK FORCCE	11/30/2022	450.00	.00	
Total 7035:					450.00	.00	
513	ON SIGHT LAND SURVEYORS I	121522	P22-277 REVIEW	12/15/2022	600.00	.00	
Total 513:					600.00	.00	
4398	PALAZZOLO, MICHAEL	121522	REIMBURSE FOR HOME DAMA	12/15/2022	2,408.63	.00	
Total 4398:					2,408.63	.00	
5611	Palomino LLC	110922	LEASE	11/09/2022	3,000.00	.00	
Total 5611:					3,000.00	.00	
4529	PARROT, DAVE	113022	REIMBURSE DOT	11/30/2022	95.00	.00	
Total 4529:					95.00	.00	
7070	PEAK WATER SERVICES, LLC	INVPWS904	MATERIAL DEPOSTI PER SIGN	12/01/2022	21,388.94	.00	
Total 7070:					21,388.94	.00	
6483	PREMIER TRUCK- SALT LAKE C	775450955	PULLEY	12/01/2022	318.26	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775447911	CORE	11/30/2020	332.50-	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775543137	TEMP 3120	11/30/2022	623.44-	.00	
Total 6483:					637.68-	.00	
532	QUICK BROWN FOX LLC	3965	CARDS	11/22/2022	620.00	.00	
532	QUICK BROWN FOX LLC	3968	MONTHLY PASSES	12/06/2022	412.50	.00	
Total 532:					1,032.50	.00	
7066	R & A SAFETY LLC	40496	PRE EMPLOYMENT	09/01/2022	80.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7066	R & A SAFETY LLC	40499	PRE EMPLOYMENT	09/06/2022	80.00	.00	
7066	R & A SAFETY LLC	40514	PRE EMPLOYMENT	09/06/2022	80.00	.00	
7066	R & A SAFETY LLC	40566	PRE EMPLOYMENT	09/15/2022	80.00	.00	
7066	R & A SAFETY LLC	40584	PRE EMPLOYMENT	09/19/2022	80.00	.00	
7066	R & A SAFETY LLC	40590	PRE EMPLOYMENT	09/16/2022	80.00	.00	
7066	R & A SAFETY LLC	40596	PRE EMPLOYMENT	09/20/2022	160.00	.00	
7066	R & A SAFETY LLC	40614	PRE EMPLOYMENT	09/22/2022	160.00	.00	
7066	R & A SAFETY LLC	40620	PRE EMPLOYMENT	09/23/2022	80.00	.00	
7066	R & A SAFETY LLC	40622	PRE EMPLOYMENT	09/23/2022	80.00	.00	
7066	R & A SAFETY LLC	40625	PRE EMPLOYMENT	09/23/2022	80.00	.00	
7066	R & A SAFETY LLC	40630	PRE EMPLOYMENT	09/22/2022	80.00	.00	
7066	R & A SAFETY LLC	40633	PRE EMPLOYMENT	09/23/2022	80.00	.00	
7066	R & A SAFETY LLC	40645	PRE EMPLOYMENT	09/27/2022	80.00	.00	
7066	R & A SAFETY LLC	40679	PRE EMPLOYMENT	09/30/2022	80.00	.00	
7066	R & A SAFETY LLC	40806	DOT RANDOWM	10/17/2022	80.00	.00	
7066	R & A SAFETY LLC	40814	NON DOT PRE EMPLOYMENT	10/18/2022	80.00	.00	
7066	R & A SAFETY LLC	40848	NON DOT PRE EMPLOYMENT	10/20/2022	80.00	.00	
7066	R & A SAFETY LLC	40866	NON DOT PRE EMPLOYMENT	10/20/2022	80.00	.00	
7066	R & A SAFETY LLC	40953	NON DOT PRE EMPLOYMENT	11/07/2022	80.00	.00	
7066	R & A SAFETY LLC	40974	NON DOT PRE EMPLOYMENT	11/09/2022	80.00	.00	
7066	R & A SAFETY LLC	40982	NON DOT PRE EMPLOYMENT	11/11/2022	80.00	.00	
7066	R & A SAFETY LLC	40996	DOT RENDOM	11/17/2022	80.00	.00	
7066	R & A SAFETY LLC	41036	DOT RNADOM	11/21/2022	80.00	.00	
7066	R & A SAFETY LLC	41068	NON DOT PRE EMPLOYMENT	11/29/2022	80.00	.00	
7066	R & A SAFETY LLC	41085	DOT RANDOM	11/30/2022	80.00	.00	
Total 7066:					2,240.00	.00	
4723	RON'S TOWING	22-24477	START BUS	12/05/2022	750.00	.00	
Total 4723:					750.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1325172	FALL CLEAN UP	11/30/2022	181.62	.00	
Total 5812:					181.62	.00	
2597	RUSCHILL, RUSSELL	120922	REIMBURSE SUPPLIES	12/09/2022	140.82	.00	
Total 2597:					140.82	.00	
3694	RUSH INTERNATIONAL TRUCK	3030291929	FED EX GROUND	11/23/2022	6,419.05	.00	
Total 3694:					6,419.05	.00	
7032	SANCHEZ-MACHUCA, ROSA	113022	TASK FORCE	11/30/2022	450.00	.00	
Total 7032:					450.00	.00	
4359	SHERWIN-WILLIAMS CO.	121522	OPEN CREDITS	12/15/2022	108.91-	.00	
4359	SHERWIN-WILLIAMS CO.	4449-3	WHITE DOVE	05/12/2016	115.46	.00	
Total 4359:					6.55	.00	
4548	SILVER CREEK SUPPLY	0008764900-0	GALCANIZED	11/17/2022	526.01	.00	
Total 4548:					526.01	.00	
4720	SILVERSTAR	654791 1222	MONTHLY SERVICES	12/01/2022	869.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4720:					869.73	.00	
7062	SJOBERG, HANNA	113022	REIMBURSE	11/30/2022	69.00	.00	
7062	SJOBERG, HANNA	120822	REIMB	12/08/2022	34.77	.00	
Total 7062:					103.77	.00	
236	SMITH POWER PRODUCTS,INC	3192305	SENSORS	12/01/2022	415.71	.00	
Total 236:					415.71	.00	
4931	SNOW KING HOTEL	113022	HOLIDAY RECEPTION	11/30/2022	1,480.00	.00	
4931	SNOW KING HOTEL	336096	COUNCIL RETREAT	11/28/2022	627.66	.00	
Total 4931:					2,107.66	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334601619	ANIMAL CARE	11/21/2022	31.39	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334601620	ANIMAL CARE	11/21/2022	98.72	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334601874	ANIMAL CARE	11/28/2022	120.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334601875	ANIMAL CARE	11/28/2022	309.06	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334601989	ANIMAL CARE	11/29/2022	20.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602204	ANIMAL CARE	12/05/2022	32.68	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602443	ANIMAL CARE	12/08/2022	46.64	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602444	ANIMAL CARE	12/08/2022	79.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602445	ANIMAL CARE	12/08/2022	20.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602446	ANIMAL CARE	12/08/2022	114.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602539	ANIMAL CARE	12/12/2022	20.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602540	ANIMAL CARE	12/12/2022	60.77	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602541	ANIMAL CARE	12/12/2022	102.70	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602542	ANIMAL CARE	12/12/2022	20.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602543	ANIMAL CARE	12/12/2022	199.17	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334602653	ANIMAL CARE	12/13/2022	53.81	.00	
Total 1505:					1,328.77	.00	
251	STANDARD PLUMBING SUPPLY	TFHD22	HD FILTER	11/30/2022	34.27	.00	
Total 251:					34.27	.00	
692	STAR VALLEY INDEPENDENT	18690	DISPLAY ADS	09/30/2022	240.00	.00	
Total 692:					240.00	.00	
7161	STAR VALLEY LAND HOLDINGS	121522	REFUND OVER PAYMENT ON A	12/15/2022	1,493.69	.00	
Total 7161:					1,493.69	.00	
7088	STONE, KIRK	121222	JANUARY RENT	12/12/2022	2,800.00	.00	
Total 7088:					2,800.00	.00	
5442	STORRUD, JOSHUA	120522	WORK BOOTS	12/05/2022	100.00	.00	
Total 5442:					100.00	.00	
7155	STOUT, RICHARD D.	1	PROFESSIONAL SERVICES	12/15/2022	1,875.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7155:					1,875.00	.00	
7076	SUSTAINABLE STRATEGIES DC	3224	DECEMBER 2022	12/01/2022	7,500.00	.00	
Total 7076:					7,500.00	.00	
4990	Swagit Productions, LLC	SW-001242SI	MANAGED SERVICES	11/30/2022	1,775.00	.00	
Total 4990:					1,775.00	.00	
7059	TAYLOR, RILEY	112922	REIMBURSE NOTARY STAMP	11/29/2022	27.83	.00	
Total 7059:					27.83	.00	
1443	TETON COUNTY CLERK	121222FE	MONTHLY CONTRIBUTION FIRE	12/12/2022	113,078.50	.00	
1443	TETON COUNTY CLERK	121222H	MONTHLY CONTRIBUTION HOU	12/12/2022	32,102.25	.00	
1443	TETON COUNTY CLERK	121222PR	MONTHLY CONTRIBUTION PAR	12/12/2022	119,601.58	.00	
Total 1443:					264,782.33	.00	
996	TETON COUNTY SPECIAL FIRE	112822C	NOVEMBER 2022 CAPITAL	11/28/2022	267,865.43	.00	
996	TETON COUNTY SPECIAL FIRE	112822N	NOVEMBER 2022	11/28/2022	24,591.46	.00	
Total 996:					292,456.89	.00	
614	TETON COUNTY TREASURER	OJ-000287 202	410 SCOTT LANE	09/23/2022	6,459.75	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/23/2022	2,093.24	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/23/2022	2,093.24	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/23/2022	2,093.24	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/23/2022	2,093.23	.00	
614	TETON COUNTY TREASURER	OJ-000665 202	940 SIMON LANE	09/23/2022	5,588.55	.00	
614	TETON COUNTY TREASURER	OJ-000955 202	955 MAPLE WAY	09/23/2022	5,508.61	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/23/2022	1,792.27	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/23/2022	1,792.27	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/23/2022	1,792.25	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/23/2022	1,792.27	.00	
614	TETON COUNTY TREASURER	OJ-001257 202	915 SIMON	09/23/2022	3,013.40	.00	
614	TETON COUNTY TREASURER	OJ-001262 202	3500 SOUTH PARK	09/23/2022	13,557.57	.00	
614	TETON COUNTY TREASURER	OJ-001631 202	930 SIMON LANE	09/23/2022	5,262.42	.00	
614	TETON COUNTY TREASURER	OJ-005483 202	675 E HANSEN AVENUE	09/23/2022	13,208.30	.00	
614	TETON COUNTY TREASURER	OJ-005484 202	685 EAST HANSEN	09/23/2022	11,576.91	.00	
614	TETON COUNTY TREASURER	OJ-006074 202	155 EAST PEARL	09/23/2022	790.00	.00	
614	TETON COUNTY TREASURER	OJ-006074 202	155 EAST PEARL	09/23/2022	44,219.19	.00	
614	TETON COUNTY TREASURER	OJ-007164 202	65 VIRGINIAN LANE	09/23/2022	3,880.97	.00	
614	TETON COUNTY TREASURER	OJ-007166 202	65 VIRGINIAN LANE	09/23/2022	3,878.23	.00	
Total 614:					132,485.91	.00	
1614	TETON COUNTY-FUND 10	112822D	NOVEMBER 2022 DISPATCH	11/28/2022	46,750.71	.00	
1614	TETON COUNTY-FUND 10	112822EM	NOVEMBER 2022 EMERGENCY	11/28/2022	8,754.96	.00	
1614	TETON COUNTY-FUND 10	112822P	NOVEMBER 2022 PLANNING	11/28/2022	11,286.67	.00	
1614	TETON COUNTY-FUND 10	112822PATH	NOVEMBER 2022 PATHWAYS	11/28/2022	8,764.02	.00	
Total 1614:					75,556.36	.00	
166	TETON COUNTY-FUND 19	112822C	NOVEMBER 2022 CAPITAL	11/28/2022	3,496.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 166:					3,496.00	.00	
268	TETON MOTORS INC	5103880	HUB	09/29/2022	222.57	.00	
268	TETON MOTORS INC	5104512	LAMPs	11/29/2022	120.79	.00	
268	TETON MOTORS INC	5104513	mat pkg	11/29/2022	110.50	.00	
268	TETON MOTORS INC	5104575	SL N block	12/05/2022	135.38	.00	
268	TETON MOTORS INC	5104600	SL N control	12/07/2022	55.60	.00	
Total 268:					644.84	.00	
5895	TETON MOUNTAIN RANCH	10016	HAUL INN	11/09/2022	400.00	.00	
5895	TETON MOUNTAIN RANCH	10056	HAUL	09/20/2022	225.00	.00	
Total 5895:					625.00	.00	
3162	TETON TRASH REMOVAL, INC.	22 DEC 317	TRASH 145 west hansen 2a	12/01/2022	49.00	.00	
Total 3162:					49.00	.00	
2674	TEUSCHER, CORY	120722	safety boots reimb	12/07/2022	100.00	.00	
Total 2674:					100.00	.00	
6941	THE CONNOR E FIELD TRUST	121222	JANUARY RENT	12/12/2022	2,575.00	.00	
Total 6941:					2,575.00	.00	
3955	THOMSON WEST	847254891	ONLINE SOFTWARE SUBSCIPT	11/01/2022	455.91	.00	
3955	THOMSON WEST	847254891	ONLINE SOFTWARE SUBSCIPT	11/01/2022	455.91	.00	
3955	THOMSON WEST	947425952	ONLINE SOFTWARE SUBSCIPT	12/01/2022	460.47	.00	
3955	THOMSON WEST	947425952	ONLINE SOFTWARE SUBSCIPT	12/01/2022	460.47	.00	
Total 3955:					1,832.76	.00	
7153	TRALIAN HOLDINGS, LLC	INV000173	COURSE LICENSES	11/15/2022	3,985.00	.00	
Total 7153:					3,985.00	.00	
4503	TRAPHAGEN, JEROMIE	120522	TRAVEL EXPENSES	12/05/2022	605.24	.00	
Total 4503:					605.24	.00	
7162	TRC FABRICATION, LLC	4877	STRUCTURAL STEEL MATERIA	11/22/2022	119,388.20	.00	
Total 7162:					119,388.20	.00	
5038	TREFONAS LAW, P.C.	113022	NOVEMBER SERVICES	11/30/2022	967.00	.00	
Total 5038:					967.00	.00	
777	UPPER CASE PRINTING INK	18960	START NOTICES	12/06/2022	1,246.40	.00	
Total 777:					1,246.40	.00	
3881	VALLEY OFFICE SYSTEMS	AR1122419	COPIER CONTRACT	11/25/2022	57.94	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3881:					57.94	.00	
3070	VALLEY WEST ENGINEERING,	1669	Rancher Street	12/02/2022	557.75	.00	
3070	VALLEY WEST ENGINEERING,	1669	Rancher Street	12/02/2022	4,099.46	.00	
3070	VALLEY WEST ENGINEERING,	1669	Rancher Street	12/02/2022	920.29	.00	
Total 3070:					5,577.50	.00	
7093	VASIN, PAVEL	113022	REIMBURSEMENT	11/30/2022	145.75	.00	
Total 7093:					145.75	.00	
1949	VERIZON WIRELESS	9921932634	MAY 871451763-00001	12/01/2022	15,543.97	.00	
1949	VERIZON WIRELESS	9921932634	MAY 871451763-00001	12/01/2022	1,262.46	.00	
Total 1949:					16,806.43	.00	
7156	VISTA 360	01-2022	SOLAR MURAL PANELS	12/05/2022	16,632.00	.00	
Total 7156:					16,632.00	.00	
563	WESTBANK SANITATION	4126134T022	SEWER PLANT	12/01/2022	10.13	.00	
Total 563:					10.13	.00	
1640	WESTERN STATE	IN00221046	SERVICE CALL	11/25/2022	892.94	.00	
1640	WESTERN STATE	IN002218101	LAMP	11/21/2022	96.96	.00	
1640	WESTERN STATE	IN002221315	PART KIT	11/28/2022	344.18	.00	
1640	WESTERN STATE	IN002234837	ADAPT PIN	12/08/2022	818.79	.00	
Total 1640:					2,152.87	.00	
472	WHITE GLOVE CLEANING, INC.	1177B	HWY 22	11/28/2022	594.99	.00	
472	WHITE GLOVE CLEANING, INC.	8403	SHELTER AND WINDOWS	09/30/2022	3,048.13	.00	
472	WHITE GLOVE CLEANING, INC.	8445	FOAM AND SOAP	10/03/2022	142.25	.00	
472	WHITE GLOVE CLEANING, INC.	8453	TOWN HALL	09/30/2022	194.00	.00	
472	WHITE GLOVE CLEANING, INC.	8474	SHELTERS	10/31/2022	3,048.13	.00	
472	WHITE GLOVE CLEANING, INC.	8514	START BUS	10/31/2022	159.75	.00	
472	WHITE GLOVE CLEANING, INC.	8535	START BUS	11/30/2022	3,048.13	.00	
472	WHITE GLOVE CLEANING, INC.	8551	JANITORIAL SERVICES	11/30/2022	350.00	.00	
472	WHITE GLOVE CLEANING, INC.	8554	JANITORIAL SERVICES	11/30/2022	100.00	.00	
472	WHITE GLOVE CLEANING, INC.	8556	JANITORIAL SERVICES	11/30/2022	204.00	.00	
472	WHITE GLOVE CLEANING, INC.	8585	CASE OF TOWELS	11/30/2022	333.00	.00	
472	WHITE GLOVE CLEANING, INC.	8586	PARKING GARAGE	11/30/2022	159.75	.00	
472	WHITE GLOVE CLEANING, INC.	8587	MILLER	11/30/2022	159.75	.00	
472	WHITE GLOVE CLEANING, INC.	8588	DELONEY	11/30/2022	159.75	.00	
472	WHITE GLOVE CLEANING, INC.	8589	HOME RANCH	11/30/2022	372.75	.00	
472	WHITE GLOVE CLEANING, INC.	8590	PUBLIC WORKS	11/30/2022	470.75	.00	
Total 472:					12,545.13	.00	
7081	WILMA D SORSBY TRUST	121222	JANUARY RENT	12/12/2022	3,000.00	.00	
Total 7081:					3,000.00	.00	
6117	WILSON, JOHN	121222	JANUARY RENT	12/12/2022	2,200.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6117:					2,200.00	.00	
6704	WSP USA ENVIRONMENT & INF	S67131494	STORMWATER MANAGEMENT	12/12/2022	5,365.00	.00	
Total 6704:					5,365.00	.00	
3619	WY CHILD SUPPORT ENFORCE	120122	case #209790	12/01/2022	146.76	146.76	12/01/2022
3619	WY CHILD SUPPORT ENFORCE	121522	case #209790	12/15/2022	146.76	146.76	12/15/2022
Total 3619:					293.52	293.52	
4900	WYOMING ASSOCIATION OF R	18040	2023 VOTING MEMEBERSHIP	11/23/2022	237.50	.00	
4900	WYOMING ASSOCIATION OF R	18040	2023 VOTING MEMEBERSHIP	11/23/2022	237.50	.00	
Total 4900:					475.00	.00	
7071	WYOMING DEPARTMENT OF E	2079	yearly water tank fees 2023	11/28/2022	400.00	.00	
Total 7071:					400.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2583	685 E HANSEN	11/17/2022	835.00	.00	
Total 5788:					835.00	.00	
7065	WYOMING LAW ENFORCEMEN	113022	OCT FEE	11/30/2022	150.00	.00	
Total 7065:					150.00	.00	
1764	WYOMING.COM INC	2116196	DOMAIN HOSTING	12/05/2022	5.00	.00	
Total 1764:					5.00	.00	
2842	YELLOW IRON EXCAVATION, LL	73318	TRASH REMOVAL @ SHELTER	07/31/2022	200.00	.00	
2842	YELLOW IRON EXCAVATION, LL	74415	TRASH REMOVAL @ SHELTER	08/31/2022	160.00	.00	
2842	YELLOW IRON EXCAVATION, LL	76724	ANIMAL SHELTER	10/31/2022	160.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77145	6905 w HWY 22	11/30/2022	50.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77451	915 SIMON LANE	11/30/2022	40.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77592	455 VINE	11/30/2022	20.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77592	455 VINE	11/30/2022	20.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77592	455 VINE	11/30/2022	20.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77592	455 VINE	11/30/2022	20.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77761	155 E PEARL	11/30/2022	120.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77762	TRASH REMOVAL @ SHELTER	11/30/2022	160.00	.00	
2842	YELLOW IRON EXCAVATION, LL	77763	SK HOUSING TRASH REMOVAL	11/30/2022	640.00	.00	
Total 2842:					1,610.00	.00	
Grand Totals:					1,736,034.53	1,311.98	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	--------------------	-------------	-----------

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT FOR THE MONTH OF NOVEMBER, 2022**

During the month of November, the Court received \$45,225 in fines, costs, and fees and bonds.

590 new cases were docketed: 495 parking citations, 95 summons

61 cases were dismissed: 42 parking violations

The abbreviations used below are: BF= Bond Forfeiture (includes \$10.00 court cost and fees), GP=Guilty Plea and Fine, NC= No Contest, G=Found Guilty at Trial, NG=Found Not Guilty at Trial, R=Restitution, CS=Community Service, DP=Deferred Prosecution, D=Dismissed, D-TS= Dismissed with Traffic School, DA=Deferred Adjudication

CLOSED CASES (Summons only)

<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
186004562AC	Camping/Car Camping on Public Property	BF	175
186004789AC	Camping/Car Camping on Public Property	BF	350
186004506AC	Careless Driving	BF	100
186004405AC	Damage to attended vehicle or property	BF	240
186004451AC	Duty to give information and render aid	BF	100
186004850AC	Duty upon colliding with unattended vehicle or property	BF	250
186004492AC	Expired temporary permit/improper registration	BF	140
186004685AC	Failure to display valid license plate, tabs, permits	BF	90
186004773AC	Failure to display valid license plate, tabs, permits	BF	90
186004493AC	Failure to Obey Traffic Control Device	BF	140
186004710AC	Failure to Obey Traffic Control Device	BF	140
186004626AC	Failure to yield ROW approaching intersections	BF	90
186004679AC	Failure to yield ROW approaching intersections	BF	90
186004483AC	Following too Close	BF	90
186004968AC	Improper Display of Tabs-registration	BF	90
186004449AC	Marijuana: use and/or possession	BF	250
186004867AC	MPH over limit Bond 28/20	BF	190
186004702AC	MPH over limit Bond 30/20	BF	140
186004814AC	MPH over limit Bond 34/25	BF	133
186004706AC	MPH over limit Bond 36/25	BF	167
186004857AC	MPH over limit Bond 39/25	BF	188
186004794AC	MPH over limit Bond 40/30	BF	140
186004827AC	MPH over limit Bond 41/30	BF	167
186004855AC	MPH over limit Bond 42/25	BF	209
186004914AC	MPH over limit Bond 42/25	BF	209
186004872AC	MPH over limit Bond 42/30	BF	174
186004724AC	MPH over limit Bond 42/30	BF	174
186004769AC	MPH over limit Bond 43/30	BF	181
186004782AC	MPH over limit Bond 43/30	BF	181
186004633AC	MPH over limit Bond 43/30	BF	181
186004714AC	MPH over limit Bond 45/30	BF	195
186004711AC	MPH over limit Bond 45/30	BF	195
186004788AC	MPH over limit Bond 45/30	BF	195
186004849AC	MPH over limit Bond 47/30	BF	219
186004781AC	MPH over limit Bond 48/30	BF	216
186004953AC	MPH over limit Bond 48/30	BF	216
186004887AC	MPH over limit Bond 51/25	BF	302
186004942AC	MPH over limit Bond 55/30	BF	295
186004630AC	Open Container	BF	150
186004452AC	Operating Under Suspended or revoked license	BF	100
186004094AC	Proceed with caution on flashing yellow signal	BF	100
186004093AC	Proceed with caution on flashing yellow signal	BF	90
186004313AC	Public intoxication	BF	135

186004022AC	Public intoxication	BF	135
186004959AC	Speed too fast for conditions	BF	90
186004567AC	Speeding 37/25	BF	120
186004780AC	Speeding 43/30	BF	125
186004719AC	Speeding 50/25	BF	185
186004597AC	Speeding urban - 43/30 mph zone	BF	181
186004854AC	Stop Sign Violation	BF	140
186004285AC	Stop Sign Violation	BF	140
186004484AC	Stop Sign Violation	BF	140
186004792AC	Stop Sign Violation	BF	140
186004683AC	Stop Sign Violation	BF	140
186004831AC	Stop Sign Violation	BF	140
186004741AC	Unsafe Turning movement	BF	90
186004790AC	Use of cell phone while driving prohibited	BF	75
186004678AC	Use of cell phone while driving prohibited	BF	75
186001767AC	Driving/Control of vehicle while intox	DA - In accordance with WS 7-13-301	760
01411M	Driving/Control of vehicle while intox	DA - In accordance with WS 7-13-301	760
186004168AC	1st off win 10 years-Drive/control veh under infl alcohol	D-Per Town's Motion	0
186004660AC	Affray	D-Per Town's Motion	0
186004746AC	Camping/Car Camping on Public Property	D-Per Town's Motion	0
186004689AC	Camping/Car Camping on Public Property	D-Per Town's Motion	0
186004361AC	Dog bite causing wound	D-Per Town's Motion	0
186004752AC	Interference w/PD: Resisting officer	D-Per Town's Motion	0
186004578AC	MPH over limit Bond 47/30	D-Per Town's Motion	0
98447N	state statute 31-7-106 No DL	D-Per Town's Motion	0
186004778AC	Compulsory Auto Insurance	D-Provided valid information	0
186004634AC	Compulsory Auto Insurance	D-Provided valid information	0
186004856AC	Compulsory Auto Insurance	D-Provided valid information	0
186004249AC	Following too Close	D-TS	0
186004671AC	MPH over limit Bond 40/25	D-TS	0
186004848AC	MPH over limit Bond 48/30	D-TS	0
186004620AC	MPH over limit Bond 49/30	D-TS	0
186004309AC	MPH over limit Bond 49/30	D-TS	0

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P22-271: TEMPORARY SIGN PERMIT JH Nordic Alliance	Public Comment:	Yes

Purpose & Policy Considerations.

To approve or deny a temporary sign not requiring a special event or exposition license under the Town's sign standards.

Requested Action.

JH Nordic Alliance has requested to display two (2) temporary banners under Section 5.6.1.C.4.c of the LDRs to advertise their free ski, snowshoe, and bike day (see attached for design details).

- 50 E. Broadway – JD High Country Outfitters during:
 - December 28, 2022 – January 8, 2023
- 105 Buffalo Way – Albertson's during:
 - January 1, 2023 – January 8, 2023

Section 5.6.1.C.4.c of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

Recommendations.

The Planning Director recommends approval based on finding that the request is consistent with the LDRs subject to the following conditions:

1. The use of sites shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The signs are approved for the following location:
 - 50 E. Broadway – JD High Country Outfitters during:
 - December 28, 2022 – January 8, 2023
 - 105 Buffalo Way – Albertson's during:
 - January 1, 2023 – January 8, 2023

Background.

NA

Analysis.

NA

Alternatives (Optional).

NA

Fiscal Impact.

None

Staff Impact.

Preparation of this report took approximately 2 hours of staff time to process.

Attachments or Links.

Applicant Submittal

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to **approve** temporary banner application (P22-271) for JH Nordic Alliance including the three conditions of approval recommended by the Planning Director in this staff report dated December 19, 2022.

Location: 50 E. Broadway

Banner Design: 8.75' x 5'

Material: Vinyl



ALL ARE WELCOME

THE JACKSON HOLE NORDIC ALLIANCE
PRESENTS THE 5TH ANNUAL
FREE
NORDIC SKI, FAT BIKE
+ SNOWSHOE DAY
@ TURPIN MEADOW RANCH
SUNDAY, JANUARY 8TH
10:00 AM - 3:00 PM

 TURPIN MEADOW RANCH
JACKSON HOLE, WY

JHNORDIC.COM/ANNUALEVENT

 JACKSON HOLE NORDIC
ALLIANCE

Location: 105 Buffalo Way (Albertson's)

Banner Design: 10' x 8'

Material: Vinyl



ALL ARE WELCOME

THE JACKSON HOLE NORDIC ALLIANCE
PRESENTS THE 5TH ANNUAL
FREE
NORDIC SKI, FAT BIKE
+ SNOWSHOE DAY
@ TURPIN MEADOW RANCH
SUNDAY, JANUARY 8TH
10:00 AM - 3:00 PM

 TURPIN MEADOW RANCH
JACKSON HOLE, WY

REGISTER ONLINE
JHNORDIC.COM/ANNUALEVENT

JACKSON HOLE Travel & Tourism Board

 JACKSON HOLE NORDIC
ALLIANCE



TEMPORARY SIGN PERMIT APPLICATION
Planning & Building Department

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

First, go to www.townofjackson.com/245/Temporary-Sign-Permit for process and other necessary information.

EVENT NAME:

Event Name: JH Nordic Alliance Ski Day Physical Address of Event: Turpin Meadows Ranch
Description of Event: Free ski, snowshoe & fat bike day
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT: Name:

JH Nordic Alliance
Mailing Address: PO Box 911 Wilson WY Phone: Nancy 650-464-6000
E-mail: info@jhnordic.com ZIP: 84104
heather@jhnordic.com Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>JD High Country Outfitters</u>	Business/Description: <u>Scott Sanchez 307 690 0792</u>
Physical Address: <u>SOE Broadway</u>	Physical Address: _____
Dates of Display: <u>12/28/22- 1/8/23</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please answer accordingly.

Yes ☒ No ☐ Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
Yes ☒ No ☐ Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Authorized Event Applicant

Scott Sanchez
Applicant Name Printed

Date

11/14/22
Manager JD High Country
Title

Mounting building facade above deck.



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

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

**First, go to www.townofjackson.com/245/Temporary-Sign-Permit
for process and other necessary information.**

EVENT NAME:

Event Name: JH Nordic Alliance Free Ski-FatE Physical Address of Event: Turpin Meadow Ranch, Moran
Description of Event: Annual Free community event with free Nordic ski, fat bike demos, snowshoe tours,
Grand Opening ☐ Yes ☒ No ☐

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: PO Box 911, Wilson WY 83014 Phone: 307-739-6399
E-mail: info@jhnordic.com ZIP: 83014
(this application is part of Scott Sanchez/JD Outfit) Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertsons Food</u>	Business/Description: _____
Physical Address: <u>Buffalo Way, Jackson WY</u>	Physical Address: _____
Dates of Display: <u>Jan 1st-8th</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please answer accordingly.

Yes ☒ No ☐ Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
Yes ☒ No ☐ Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Authorized Event Applicant

Nancy M Leon

Applicant Name Printed

Nov 29, 2022

Date

Executive Director

Title

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Regular Meeting Consent
Submitting Department:	Administration	Presenter:	Carl Pelletier
Agenda Item:	Special Event: NYE Fireworks Display	Public Comment:	Yes

Purpose & Policy Considerations.

The Mayor and Council consider all special event applications requesting use of Town property and relief from Town ordinances.

Requested Action.

Staff is requesting Town Council consider the special event application submitted by the Snow King Mountain Resort to host the New Year's Eve fireworks display.

Recommendations.

Staff recommends approval of the application, subject to the conditions and restrictions listed in this staff report.

Background.

The applicant, Snow King Mountain Resort, has submitted a special event application to host the New Year's Eve display on December 31, 2022 at 9:00pm. The firework launch site will be in the same location as in previous years.

The applicant is seeking the following approvals from the Town:

- Use of town property for the launch site of the fireworks.
- Relief from Section 8.20.020 of the Municipal Code of the Town of Jackson, which prohibits the use, discharge, and detonation of fireworks in the Town of Jackson. Section 8.20.030 of the code allows the Town Council to grant a permit for supervised public displays of fireworks by organizations which are handled by a competent operator and which are not hazardous to property or endanger any person. Snow King Resort will be hosting a Torchlight Parade and a fireworks display on the ski hill.

Analysis.

The application has been submitted for review and comment to all Town departments.

Possible Alternatives.

- Approve the request with modifications
- Deny the request
- Other

Comprehensive Plan & Priority Alignment.

Special events align within the Comprehensive Plan & Community Priority Goals in addressing Town as Heart of the Region – The Central Complete Neighborhood: The Town of Jackson will continue to be the primary location for jobs, housing, shopping educational and cultural activities. Principle 4.4 – Enhance civic spaces, social functions, and environmental amenities to make Town a more desirable Complete Neighborhood. The Town has traditionally served as the cultural, social and civic hub for Teton County and the region. Policy 4.4.a: Maintain and improve public spaces, Policy 4.4.c: Continue traditions and community events.

We have always been a diverse community that supports a variety of lifestyles and employment opportunities, and we welcome others to share in the enjoyment of our ecosystem and western mountain lifestyle. Continuing to provide these services in a manner that better achieves our Vision will enhance the livability and appeal of our community.

Fiscal Impact.

Income includes a \$27 Special Event Application Fee.

Staff Impact.

The following staff impacts have occurred and/or would be anticipated if the event is approved:

- Special event processing (30 minutes)
- Departmental reviews (approximately 1 hour)
- Staff report preparation (30 minutes)

Conditions and Restrictions.

Should Council wish to approve this application, staff recommends that approval be subject to the following conditions and restrictions:

- The applicant shall clean up the entire area immediately following the conclusion of the race. The applicant shall contract trash and recycling removal.
- Any fireworks displays must be approved by the Fire Marshal prior to the event.
- Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required at least ten days prior to the event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town Attorney.
- Fire Department access roads shall maintain and clear and unobstructed width of 20 feet to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1).
- Any additional requirements set forth by the Jackson Town Council

Attachments or Links.

Special Event Application

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to approve the application made by Snow King Mountain Resort for the annual New Year's Eve fireworks display special event on Saturday, December 31, 2022, subject to the conditions listed in the staff report.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)



**A completed application
must be submitted at least
21 days prior to your event.**

Non-Profit Fee: \$25
For-Profit Fee: \$150

APPLICANT INFORMATION

Name of Event: Snow King NYE Fireworks

Name of Organization: Snow King Mountain Resort

Type of Organization: ☐ Non-Profit ☐ Public Agency ☒ For-Profit Business

Mailing Address: PO Box 1846

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Ryan Stanley

Email Address: ryan@snowkingmountain.com

Work Phone: (307) 228-4377 Cell Phone: _____

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☒ Other: Fireworks Display

Description & Purpose of Event *(Attach additional sheets if necessary):* _____

NYE Fireworks and Torchlight Parade

Location of Event: Snow King Mountain Alternative Location: N/A

Date(s) of Event: 12/31/22 Event Operating Hours: _____

Event Set Up Begins Date: December 31, 2022 Time: 9:00am

Event Clean Up Ends Date: December 31, 2022 Time: 10:00pm

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: _____ Total Event: ²⁵⁰⁰_____

Special Considerations (check all that apply):

- | | | |
|--|---|--|
| ☐ Alcoholic Beverages | ☐ Cooking/Grilling | ☐ Electricity Requested |
| ☐ Food Sales | ☐ Merchandise Sales | ☐ Recurring Event |
| ☐ Ticketed Admission | ☐ Sound Amplification | ☐ Pets or Animals |
| ☐ Tents | ☐ Street Closure | ☐ Sidewalk Closure |
| ☐ Overnight Parking | ☐ Overnight RV Camping | ☐ Use of Town Square |

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ☒ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Larry Hartenstein Cell Phone: 3076908113

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- | | |
|---|---|
| ☐ Tents (X) | ☐ Food Vendors (FV) |
| ☐ Beverage Vendors (BV) | ☐ Alcohol Vendors (A) |
| ☐ Portable Toilets (T) | ☐ Hand Washing Sink (HWS) |
| ☐ Stages or Amplified Sound (SO) | ☐ Bleachers (BL) |
| ☐ Garbage Receptacles (G) | ☐ Recycling Receptacles (RR) |
| ☐ Retail Merchants (RM) | ☐ Security (P) |
| ☐ Fire Lane (FL) | ☐ Fire Extinguishers (EX) |
| ☐ First Aid / EMS (FA) | ☐ Barricades (B) |
| ☐ Electricity / Generator (EL) | ☐ Trailers, Vehicles, Storage (TR) |

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ☐ Yes ☒ No

Area of Closure Request	Date(s)	Start Time	End Time

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ☐ Yes ☒ No

If "Yes", how many parking spaces will be unavailable due to the event: _____ parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ☒ No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: _____ START Bus contacted? ☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients? ☐ Yes ☒ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

0 _____ Large Street Barricades

0 _____ "Road Closed" Street Signs

0 _____ Small Sidewalk Barricades

0 _____ "Local Traffic Only" Street Signs

0 _____ 28 Inch Street Cones

0 _____ "Detour" Street Signs

0 _____ Candlestick Cones

0 _____ 32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT

(307) 733-1430

☐ Event Security

☐ Mounted Horse Patrol

☐ Traffic Control

☐ Race Lead Vehicle

☐ Parade Lead Vehicle

☐ General Presence

☐ Towing / Ticketing

☐ Assistance with
Parking Closures

☐ Assistance with
Street Closures

Please describe in detail your request: _____

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☐ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request: _____

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☐ Yes ☒ No

If "Yes", has the site been reserved with Parks and Recreation? ☐ Yes ☒ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request: _____

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☐ Yes ☒ No

If "Yes", please indicate times: Start Time: _____ Finish Time: _____

Will your event feature any musical entertainment? ☐ Yes ☒ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☐ Yes ☒ No

If "Yes", have you completed a sign permit application? ☐ Yes ☒ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificate must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☐ Yes ☒ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities? ☐ Yes ☒ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: _____ Number of ADA Accessible Portable Toilets: _____

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: _____

Restroom Drop off / Pick Up Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

ALCOHOL

Will there be alcoholic beverages at the event? ☒ Yes ☐ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes ☒ No

If "Yes", what will be offered in addition to beer? _____

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☐ Yes

☒ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

Will any food or beverages be sold at your event?

☐ Yes

☒ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan?

☐ Yes

☒ No

If "Yes", which company will you be using? _____

How many trash receptacles will be supplied for your event? _____

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site? _____

Describe your plan for the collection and removal of trash during your special event:

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the **Teton County Integrated Solid Waste and Recycling (ISWR)** to offer opportunities to help your special event to be as "green" as possible. Opportunities available:

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan? ☐ Yes ☒ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event: _____

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☒ Yes

☐ No

If "YES" please indicate any significant changes to the event request since its last approval:

For many years the Town contributed funds to this event and as such an event application was not required. The event is now fully funded by Snow King. No significant changes.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: RS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: RS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a \$500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of \$1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf.

Initials: RS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: RS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7).

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: RS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procurement, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: Ryan Stanley

APPLICANT: Ryan Stanley

Printed Name

DATE: 12-08-2022

TITLE: President

STAFF REPORT



Meeting Date:	19 December 2022	Meeting Title:	Town Council Regular - Consent
Submitting Department:	Public Works	Presenter:	Floren Poliseo
Agenda Item:	Disposition of Surplus Office Furniture	Public Comment:	yes

Purpose & Policy Considerations.

The purpose of this item is to obtain Town Council approval to declare the furniture inventory listed below as surplus and to authorize their disposal.

Requested Action.

Staff requests that Council declare the items listed below as surplus and authorize their disposal in accordance with Town policy.

Recommendations.

Public Works Department staff recommend that the Town declare the parts listed as surplus and authorize their disposal.

Background.

The Town's 2021 remodel of first floor offices at Town Hall and relocation of some staff to the Si Ferrin building resulted in several furniture items orphaned. These items have been removed from administrative offices and are currently stored in an enclosed garage bay at the Wastewater Treatment Plant. Town does not currently have office or residential spaces available to utilize this furniture.

Office furniture items for disposal:

- 4 – purple upholstered conference chairs, modern with lightly pillled fabric
- 3 – Grey/tan upholstered conference armchairs with wooden frames/armrests in decent condition
- 2 – variable height desk top standing computer desks
- 2 – 36" x 19" x 28" H linear two drawer file cabinets
- 1 – Corner Desk 6' x 7.5' Oak
- 1 – Corner Desk 6' x 6.5' Oak
- 1 – Corner Desk 6' x 7' laminated melamine dark mahogany
- 1 – Desk 6' Oak
- 1- 5' diameter round oak table
- 1- 15'w X 27"d X 40" h Filing cabinet, 2 filing drawers, 2 card file drawers, locked with no key
- 1- 45" w x 12"D x 24" tall Oak bookshelf
- 1 – 15" x30" x 30"H Cabinet, Open on casers blonde faux wood laminated melamine

Analysis.

These furniture items are no longer useful to the Town. Disposal of these items will provide much-needed space to protect equipment from winter weather while keeping it accessible by staff. Public Works is interested in offering these items to Town and County employees for personal use and/or donating them via the local nonprofit listserv. If donation is not possible, the second course of action would be to recycle as much of the material as possible, then dispose of any remaining material.

Possible Alternatives.

Council may choose to take no action, which would result in the Town retaining the furniture.

Comprehensive Plan & Priority Alignment.**Ecosystem Stewardship: Common Value 1**

Principle 2.5 – Conserve energy through waste management and water conservation

- Policy 2.5.b: Manage our waste stream for sustainability
- Strategy 2.5.S.2: Increase awareness and opportunities for recycling, reuse, and composting, including communitywide curbside recycling.

Quality of Live: Common Value 3

Principle 8.1 – Maintain current, coordinated service delivery

- Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels
- Policy 8.1.b: Coordinate with independent service providers

Fiscal Impact.

If all of the items are disposed of via gift or donation, the requested action would have no fiscal impact. However, should disposal at Teton County Integrated Solid Waste be required, fees could be incurred.

Staff Impact.

Staff from Town Administration, Finance, Legal, and Public Works Departments have spent approximately 5 hours compiling and documenting the necessary information and producing this report. If the requested action is approved, Public Works and Administration staff would spend approximately 5 hours arranging for the donation, recycling, and/or disposal of these assets.

Attachments or Links.

None

Suggested Motion.

I move to declare the list of office furniture provided in this staff report, dated December 19, 2022, as surplus and authorize their disposal in accordance with Town policy and this staff report.

STAFF REPORT



Meeting Date:	19 December 2022	Meeting Title:	Town Council Regular - Consent
Submitting Department:	Public Works	Presenter:	Floren Poliseo
Agenda Item:	Disposition of Surplus Bluebird Bus Parts	Public Comment:	yes

Purpose & Policy Considerations.

The purpose of this item is to obtain Town Council approval to declare the bus parts inventory listed below as surplus and to authorize their disposal.

Requested Action.

Staff request that Council declare the items listed below as surplus and authorize their disposal in accordance with Town policy.

Recommendations.

Public Works Department staff recommend that the Town declare the parts listed as surplus and authorize their disposal.

Background.

The Town's START public transit service fleet previously included Bluebird buses. These buses have been decommissioned and removed from the Town's fleet. The Town does not anticipate purchasing Bluebird buses for future scheduled bus replacements. It is typical for the Town's Fleet Division of Public Works to maintain inventory of some parts to enable timely maintenance and/or repair of fleet vehicles. Many of the Bluebird parts in the current inventory were removed from decommissioned buses to have spare parts on hand for those remaining in the fleet.

The list of Bluebird parts proposed for disposal is attached.

Analysis.

As the Town's START fleet no longer includes any Bluebird buses, and as these spare parts are not compatible with the other bus models in the Town's current fleet, the parts are no longer useful to the Town. Disposal of these parts will provide much-needed shelf space to house parts inventory for current Town fleet vehicles. Public Works Fleet Division is interested in disposing the parts in the following ways, listed in order of priority/preference:

1. Donate or sell to Teton County School District and/or other community organizations that own Bluebird buses and can select the parts that are useful to them.
2. Offer the items that are not reused within the community for purchase at auction on GovDeals.
3. After exhausting the first two options for parts reuse, the next course of action would be to recycle as much of the material as possible.
4. Dispose of any remaining material.

Possible Alternatives.

Council may choose one of the following alternatives:

1. Direct staff to dispose of the parts as suggested above, but in a different order. (E.g., sell first, then donate.)
2. Direct staff to dispose of the items using fewer means from the list above. (E.g., only recycle and dispose rather than seek reuse options first.)
3. Take no action, requiring Public Works to retain the parts in the fleet inventory.

Comprehensive Plan & Priority Alignment.

Ecosystem Stewardship: Common Value 1

Principle 2.5 – Conserve energy through waste management and water conservation

- Policy 2.5.b: Manage our waste stream for sustainability
- Strategy 2.5.S.2: Increase awareness and opportunities for recycling, reuse, and composting, including communitywide curbside recycling.

Quality of Live: Common Value 3

Principle 8.1 – Maintain current, coordinated service delivery

- Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels
- Policy 8.1.b: Coordinate with independent service providers

Fiscal Impact.

The total book value of the full list of parts requested for disposal is estimated as \$47,345. The requested action would potentially result in some amount of revenue at or below that estimate, dependent upon how much is cleared through auction. Any inventory that is next donated would have no fiscal impact. Any remaining inventory after auction and donation are complete would potentially result in the Town incurring a cost for recycling and/or disposal fees.

Staff Impact.

Staff from Town Administration, Finance, and Public Works Departments have spent approximately 5 hours compiling and documenting the necessary information and producing this report. If the requested action is approved, Public Works staff would spend approximately 5 hours arranging for the donation, recycling, and/or disposal of these assets.

Attachments or Links.

List of parts. This request covers everything listed as Part Category “Bus Parts BB”.

Suggested Motion.

I move to declare the list of parts provided in this staff report, dated December 19, 2022, as surplus and authorize their disposal in accordance with Town policy and this staff report.

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total Distr. # Parts Units	Total Cost
109420N	E-6 BRAKE VALVE	Brakes		Parts Room		\$302.99	2 u	\$605.98
KC4716K	4716 BRAKE SHOES	Brakes		Parts Room		\$318.18	2 u	\$636.36
KC4592B	4592 BRAKE SHOES	Brakes		Parts Room		\$325.58	4 u	\$1,302.32
64115B	BRAKE DRUM	Brakes		Parts Room		\$520.00	2 u	\$1,040.00
A1033276J36	BRAKE CAN	Brakes		Parts Room		\$566.76	4 u	\$2,267.04
Part Category: Brakes		Number of parts for this group: 77						
330-3025	HUB GASKET	Bus Parts BB		Parts Room		\$1.56	10 u	\$15.60
1091248	Bolt, Battery tie down	Bus Parts BB		Parts Room		\$1.70	4 u	\$6.80
02100816	KNURLED DRIVER, WIPER	Bus Parts BB		Parts Room		\$2.00	6 u	\$12.00
				Parts Room		\$2.00	6 u	\$12.00
02140655	STUD, WIPER LINKAGE	Bus Parts BB		Parts Room		\$2.93	6 u	\$17.58

Parts List Report

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Parts List Report

Report Date: Jun/30/2022

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total Distr. # Parts Units	Total Cost
2155992	Dip Stick Hyd Res	Bus Parts BB		Parts Room		\$9.80	1 u	\$9.80
01298030	NOZZLE, WET ARM	Bus Parts BB		Parts Room		\$9.98	12 u	\$119.76
0041494	Switch, Push Button	Bus Parts BB		Parts Room		\$10.05	2 u	\$20.10
0027314	SWITCH, DRV DOME	Bus Parts BB		Parts Room		\$10.91	1 u	\$10.91
4316295	RESISTER, HEATER SPEED	Bus Parts BB		Parts Room		\$11.37	1 u	\$11.37
1627223	Light Eng Compt	Bus Parts BB		Parts Room		\$13.12	4 u	\$52.48
0027294	SWITCH	Bus Parts BB		Parts Room		\$13.39	5 u	\$66.95
0027291	SWITCH, ON/OFF	Bus Parts BB		Parts Room		\$13.47	1 u	\$13.47
0027285	SWITCH, ON-OFF, HIGH	Bus Parts BB		Parts Room		\$13.96	4 u	\$55.84
8307365	BLOWER WHEEL, FRONT HEATER	Bus Parts BB		Parts Room		\$14.40	3 u	\$43.20

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total # Parts	Distr. Units	Total Cost
1759240	LAMP, APPROACH, ADA LIFT	Bus Parts BB		Parts Room		\$21.20	2 u		\$42.40
0039660	SWITCH, LIFT	Bus Parts BB		Parts Room		\$21.31	1 u		\$21.31
0038279	SWITCH, MIRROR HEAT	Bus Parts BB		Parts Room		\$21.64	2 u		\$43.28
5-279X	U-JOINT ZKC280Q	Bus Parts BB		Parts Room		\$21.98	3 u		\$65.94
340-4024	HUB, OIL FRONT WHEEL	Bus Parts BB		Parts Room		\$22.02	1 u		\$22.02
5-279X	U-JOINT ZKC280Q	Bus Parts BB		Parts Room		\$23.41	1 u		\$23.41
00050635	CONTACT, HORN KIT	Bus Parts BB		Parts Room		\$23.53	1 u		\$23.53
0053297	Light Electr panel	Bus Parts BB		Parts Room		\$24.75	1 u		\$24.75
340-4024	HUB, OIL FRONT WHEEL	Bus Parts BB		Parts Room		\$28.15	1 u		\$28.15
0014942	SWITCH, AC	Bus Parts BB		Parts Room		\$28.81	1 u		\$28.81
									\$47,345.84

Parts List Report

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Report Date: Jun/30/2022

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Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total # Parts	Distr. Units	Total Cost
0036897	Air Guage, RR Tank	Bus Parts BB		Parts Room		\$49.50	2	u	\$99.00
0036898	Fuel Gauge	Bus Parts BB		Parts Room		\$49.50	2	u	\$99.00
0036900	Coolant Gauge	Bus Parts BB		Parts Room		\$49.50	2	u	\$99.00
0036969	Trans Temp Gauge	Bus Parts BB		Parts Room		\$49.50	2	u	\$99.00
1962567	PULLEY, ALT	Bus Parts BB		Parts Room		\$50.47	7	u	\$353.29
9Y-6723	PULLEY, ALT GROOVED	Bus Parts BB		Parts Room		\$50.85	5	u	\$254.25
4316261	LH Tie Rod	Bus Parts BB		Parts Room		\$64.50	3	u	\$193.50
00048717	STEPTREAD, NOSE, YELLOW CEN	Bus Parts BB		Parts Room		\$71.39	1	u	\$71.39
0037507	Washer Bottle Kit	Bus Parts BB		Parts Room		\$72.55	2	u	\$145.10
0040861	LED Amber Side	Bus Parts BB		Parts Room		\$76.70	4	u	\$306.80

Parts List Report

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Parts List Report

[illegible]

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total # Parts	Distr. Units	Total Cost
0029670	CYLINDER, DOOR FRT BODE	Bus Parts BB		Parts Room		\$168.96	1	u	\$168.96
0037141	Module, Day Time Running Lights	Bus Parts BB		Parts Room		\$178.30	1	u	\$178.30
0057989	TREAD, FRONT MID STEP	Bus Parts BB		Parts Room		\$193.04	1	u	\$193.04
1R11-152	AIR SPRING, REAR	Bus Parts BB		Parts Room		\$199.00	8	u	\$1,592.00
3872	MUFFLER	Bus Parts BB		Parts Room		\$199.32	1	u	\$199.32
08303182	BLOWER ASM	Bus Parts BB		Parts Room		\$199.39	1	u	\$199.39
00072750	WIPER ASM	Bus Parts BB		Parts Room		\$201.02	4	u	\$804.08
00085533	HOSE TRANS	Bus Parts BB		Parts Room		\$206.87	2	u	\$413.74
00072750	WIPER ASM	Bus Parts BB		Parts Room		\$209.02	2	u	\$418.04
OS1330-AL-6	ARMS, ON SPOT CHAINS	Bus Parts BB		Parts Room		\$215.02	2	u	\$430.04

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total Distr. # Parts Units	Total Cost
0057986	TREAD, STEP FRONT DOOR	Bus Parts BB		Parts Room		\$217.33	1 u	\$217.33
01855634	9 BLADE FAN	Bus Parts BB		Parts Room		\$223.31	1 u	\$223.31
0111675	SHOCK, REAR, RIDEWELL	Bus Parts BB		Parts Room		\$240.04	3 u	\$720.12
66866B	DRUMS, 10" REAR	Bus Parts BB		Parts Room		\$279.80	4 u	\$1,119.20
AL9962SB	ALTERNATOR 12V PAD MOUNT	Bus Parts BB		Parts Room		\$287.33	1 u	\$287.33
10031565	AUX WATER PUMP	Bus Parts BB		Parts Room		\$300.00	4 u	\$1,200.00
00049522	COOLANT TANK	Bus Parts BB		Parts Room		\$314.09	1 u	\$314.09
				Parts Room		\$315.99	2 u	\$631.98
AL9963SB	ALTERNATOR, 12V J180 MOUNT	Bus Parts BB		Parts Room		\$321.82	1 u	\$321.82
2800LC	ALTERNATOR 160 AMP	Bus Parts BB		Parts Room		\$386.71	1 u	\$386.71

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total # Parts	Distr. Units	Total Cost
00020990	TREADLE VALVE	Bus Parts BB		Parts Room		\$412.06	2	u	\$824.12
AL9963SB	ALTERNATOR, 12V J180 MOUNT	Bus Parts BB		Parts Room		\$473.08	1	u	\$473.08
				Parts Room		\$498.63	1	u	\$498.63
				Parts Room		\$498.63	1	u	\$498.63
				Parts Room		\$498.63	1	u	\$498.63
00076756	DRIVR SHAFT ASSY	Bus Parts BB		Parts Room		\$619.47	1	u	\$619.47
01964931	HYD FAN MOTOR	Bus Parts BB		Parts Room		\$781.99	4	u	\$3,127.96
01964980	HYD PUMP	Bus Parts BB		Parts Room		\$880.00	1	u	\$880.00
00037142	KNEELING MODULE	Bus Parts BB		Parts Room		\$941.36	1	u	\$941.36
				Parts Room		\$1,188.60	2	u	\$2,377.20
350C	air/air	Bus Parts BB		Parts Room		\$1,370.00	1	u	\$1,370.00
01207950	COOLER, TRANS	Bus Parts BB		Parts Room		\$1,479.79	1	u	\$1,479.79
5008249X	COMPRESSOR, AIR BRAKES, BB	Bus Parts BB		Parts Room		\$1,807.61	1	u	\$1,807.61

Parts List Report

Part Number	Part Description	Part Category	Qty In Reserve	Location	Shelf Location	Cost	Total Distr. # Parts	Units	Total Cost
OR-3126	ENGINE, REBUILT, SER# OHEP3521	Bus Parts BB		Parts Room		\$11,839.61	1	u	\$11,839.61

Part Category:	Bus Parts BB	Number of parts for this group:	109						\$47,345.84

103-2529	CM HOSE	Cat Parts		Parts Room		\$0.13	1	u	\$0.13

1151748	lamp	Cat Parts		Parts Room		\$0.81	11	u	\$8.91

126-5466	GASKET	Cat Parts		Parts Room		\$1.29	1	u	\$1.29

6V-7742	NUT, AIR COMPRESSOR	Cat Parts		Parts Room		\$1.45	1	u	\$1.45

203-3940	O-RINGD, TIMING SENSOR	Cat Parts		Parts Room		\$1.55	4	u	\$6.20

6V-8397	SEAL	Cat Parts		Parts Room		\$1.81	1	u	\$1.81

				Parts Room		\$1.81	12	u	\$21.72

222-5915	GASKET	Cat Parts		Parts Room		\$2.09	2	u	\$4.18

4F-9029	SEAL	Cat Parts		Parts Room		\$2.48	1	u	\$2.48

									\$14,249.92

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Town Council – Regular Consent
Submitting Department:	Joint Affordable Housing	Presenter:	April Norton
Agenda Item:	Surplus Property at 400 W. Snow King Ave.	Public Comment:	Yes

Purpose & Policy Considerations.

Pursuant to Town Policy, to dispose of surplus property valued under \$500, the items must first be declared surplus by Town Council.

Requested Action.

Staff requests that Council declare the Parks & Rec shop at 400 W. Snow King Avenue as surplus property. Housing staff will then advertise the surplus property to the public for relocation/reuse.

Recommendations.

Staff recommends declaring the building as surplus property.

Background.

The brown Parks and Rec shop building located at 400 W. Snow King Avenue is slated for demolition as part of the Flat Creek Apartments development. Before the building is demolished, staff would like to offer an opportunity for the public to relocate/reuse materials from the building. The Parks & Rec Department has removed all items valuable for continued Town/County use and only the building materials remain for salvage, including doors, windows and lighting fixtures.



Analysis.

Housing Department staff previously estimated a cost of about \$3,000 to take the surplus Exhibit Hall building to the dump and this shop building will incur a similar disposal fee. This estimate is based on information from local contractors.

Possible Alternatives.

Council may choose to dispose of all items as part of the building demolition without offering opportunity for reuse/relocation.

Comprehensive Plan & Priority Alignment.

Principle 2.4 – Increase energy efficiency in buildings.

- Policy 2.4.c: Use and reuse construction material sustainably

Fiscal Impact.

If all items are relocated from the building, cost savings are estimated at \$3,000.

Staff Impact.

Housing staff have spent one hour on this item.

Attachments or Links.

None.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to declare the old brown Parks & Rec Shop located at 400 West Snow King Avenue as surplus material and direct staff to advertise the material to the public for relocation and reuse.

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Town Council Regular Meeting
Submitting Department:	Parks & Recreation	Presenter:	Andy Erskine
Agenda Item:	Tree City USA Application	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is to obtain a signature and approval of the Town of Jackson's 2023 Tree City USA application for submittal to Wyoming State Forestry and Arbor Day Foundation. This will be the Town's 11th year as a "Tree City."

Requested Action.

Sign attached application.

Recommendations.

Staff recommends signing the application for submittal of the Town of Jackson's Tree City USA application.

Background.

The Town of Jackson was first recognized in 2011/2012 as a Tree City USA designee. Tree City USA designation requires our community meet four standards annually: Community has a tree board or managing body for tree care; the community has an Ordinance in place for care of trees; communities must spend at least \$2 per capita on the Urban Forest and there must be an Arbor Day Celebration. Communities that earn Tree City USA recognition not only have taken the time to meet the four standards, they know that trees:

1. Promote healthier communities by filtering the air we breathe by removing dust and other particles;
2. Moderate climate, conserve water and provide vital habitat for wildlife;
3. Reduce the heat island effect in urban areas caused by pavement and buildings; and
4. Reduce energy use and increase property values.

This designation shows the Town's commitment to the Urban Forest, creates an avenue to educate the public on the value of trees in our community, and identifies all the positive environmental impacts that trees can have on our ecosystem. Additional information can be found attached.

Analysis.

Tree City USA designation is a valued status for our community that enables our citizens and local government the opportunity to align core values and set a standard for the care of our Urban Forest.

Possible Alternatives.

NA

Comprehensive Plan & Priority Alignment.

This request aligns with and addresses: *Ecosystem Stewardship - Natural Resources* and *Climate Sustainability*; it also touches on *Responsible Growth Management*, enhances *Town as the Heart of the Region* and *Adaptive Management* to achieve the Town's vision.

Fiscal Impact.

Fiscal impact is negligible for annual renewal of our Tree City USA. Staff budgets and has been approved annually to participate in Arbor Day celebrations to include, staffing of the local Eco Fair, educational materials for the community

and an annual tree give away.

Staff Impact.

Staff will continue to promote Arbor Day and the importance of trees in our community by encouraging community outreach, maintaining a presence at the Eco Fair celebration and meeting Tree City USA requirements annually. In order to achieve this recognition staff currently spends approximately 32 hours annually to meet administrative requirements, ~\$2,500 per year.

Attachment or Links.

Application for signature.

Summary of Tree City USA Program.

Suggested Motion.

I move to approve the application submittal for the Town's 2023 Tree City USA application to Wyoming State Forestry and Arbor Day Foundation, and to authorize the Mayor to sign the application, subject to minor changes by staff.

TREE CITY USA® APPLICATION

Select one: ☐ First Time Applicant OR ☒ Recertification



TREE CITY USA status is awarded for work completed by the community during the calendar year. Please contact your State Urban Forestry Coordinator for your state's deadline, mailing address and any additional information required by your state. The common deadline is December 31 but can vary by state. Completed applications with attachments can be mailed to your State Urban Forestry Coordinator. All fields below are required to be filled out for your application to be approved.

Community Information

Community Name (as it should appear on recognition materials) Town of Jackson Wyoming

Community Website jacksonwy.gov or tetoncountyparksandrec.org

Mayor or Equivalent

First Name Haily Last Name Morton Levinson

Professional Title Mayor

Address PO Box 1687/ 150 E Pearl Avenue

City Jackson State WY Zip Code 83001

Email Address hmortonlevinson@jacksonwy.gov

Phone Number (ex. 402-473-9553) 307-733-3932

City Forestry Contact: Person who is responsible for completing and answering questions about this application.

First Name Andrew Last Name Ersine

Professional Title Urban Forestry Manager/Parks Manager

Address PO Box 811

City Jackson State WY Zip Code 83001

Email Address aersine@tetoncountyywy.gov

Phone Number (ex. 402-473-9553) 307-732-5793

Standard ①: Tree Board or Department

Frequency of Tree Board Meetings: ☐ Weekly ☐ Bi weekly ☐ Monthly ☐ Quarterly ☐ Semiannually ☐ Annually

Chairperson: If your city or town has a Tree Board, list your chairperson or head board member. If your city or town doesn't have a Tree Board, list your city department or manager.

First Name Andrew Last Name Ersine

Professional Title Urban Forestry Manager/Parks Manager

Address PO Box 811

City Jackson State WY Zip Code 83001

Email Address aersine@tetoncountyywy.gov

Phone Number (ex. 402-473-9553) 307-732-5793

Other Tree Board Members or Staff

Full Name Paul Anthony-Planning Dept Email Address panthony@jacksonwy.gov

Full Name Johnny Ziem - Asst Director Public Works Email Address jziem@jacksonwy.gov

Full Name Sam Jewison - Steets Manager Public Works Email Address sjewison@jacksonwy.gov

Full Name Frank Lane - Parks and Rec Board Member Email Address flane@wyoming.com

If additional Tree Board members are needed, please attach.

Steve Bigger -ISA Arborist Staff
Matt Moore -ISA Arborist Staff

sbigger@tetoncountyywy.gov
Mmoore@tetoncountyywy.gov

OVER

– Page 1 of 2 –

Standard ②: A Community Tree Ordinance

Date Current Tree Ordinance was established January 30, 2011

NEW Applicants (required): ☐ Current ordinance is attached.

RECERTIFICATIONS: ☒ Our ordinance as last submitted is unchanged and still in effect.
☐ Our ordinance has been changed. The new version is attached.

Standard ③: A Community Forestry Program with an Annual Budget of at Least \$2 per capita

Community Population 10,845

To review program standards and application resources, visit arborday.org/treecity.

Tree Planting and Initial Care	\$	<u>18897</u>
Tree Maintenance	\$	<u>57023</u>
Tree Removal	\$	<u>28800</u>
Management	\$	<u>15669</u>
Utility Line Clearance	\$	<u>0</u>
Volunteer Time (in hours)		<u>40</u> Hours
Other (please explain)	\$	
Total Community Forestry Expenditures	\$	<u>120389</u>

Please attach Annual Work plan (if required by your state) and supporting budget documents.

Trees Planted 12 Trees Pruned 85 Trees Removed 6

Standard ④: Arbor Day Observance and Proclamation

Date of observation May 14, 2022

☒ Proof of Arbor Day event is attached (activities, photos, and/or news coverage). ☐ Signed Arbor Day Proclamation is attached.

Mayor or Equivalent Signature

Title

Date

Application Certification To Be Completed By The State Forester:

Community: _____

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained therein, said community is eligible to be certified as a Tree City USA community, having in my opinion met the four standards required for recognition.

State Forester Signature

Title

Date

Mail completed application with requested attachments to your state forester no later than December 31 (unless your state has instituted a different deadline.)



Tree City USA®

Creating greener communities nationwide



TREE CITY USA®
An Arbor Day Foundation Program

Cooler temperatures. Cleaner air. Healthier residents.

The benefits trees bring to urban environments are endless — and by meeting the four Tree City USA standards, your community can experience them firsthand.



PROGRAM SUMMARY

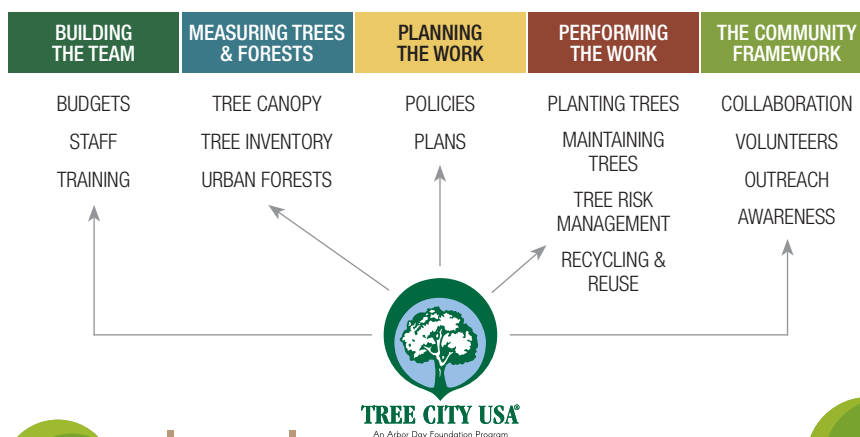
The Tree City USA program was founded in 1976 to celebrate towns and cities committed to growing their urban canopy. Led by the Arbor Day Foundation, with partners at USDA Forest Service and National Association of State Foresters, it provides the foundational framework necessary for communities to manage and expand their tree cover.

Program applications are completely free. Many cities renew their Tree City USA status every year, making them eligible for a Growth Award and other urban forestry opportunities.

THE FOUNDATION OF URBAN FORESTRY PROGRAM DEVELOPMENT

The Tree City USA program has helped more than 3,600 communities across the country build out their urban forests. Recognition forms the base layer for five different areas of growth, including expansion of personnel, financial investment, defined policies and plans, and engagement with residents.

GROWTH AWARD QUALIFYING ACTIVITIES



STANDARDS FOR RECOGNITION

To receive recognition, a community must meet four core standards for its public trees:

✓ **Standard 1:** **Form A Tree Board Or Department**

Delegating responsibility for city- or town-owned trees is the first official step to becoming a Tree City. By forming a tree board or department, cities can create a more organized and effective urban forestry plan.

✓ **Standard 2:** **Establish A Tree Care Ordinance**

A public tree care ordinance assigns clear authority over public trees and provides clear guidance for planting, maintaining, and/or removing trees from streets, parks, and other public spaces.

✓ **Standard 3:** **Maintain A Community Forestry Program With An Annual Budget Of At Least \$2 Per Capita**

Your community most likely already spends at least \$2 per capita on the planting, care, and removal of trees. This is intended to demonstrate an ongoing investment into your public trees.

✓ **Standard 4:** **Proclaim and Observe Arbor Day**

Celebrating Arbor Day and passing an official holiday proclamation helps create pride for your city's entire urban forestry program.



BENEFITS OF RECOGNITION

By becoming a Tree City, your community will:

- Receive flags, signs, and other materials to proudly display your award
- Educate residents about the value of trees and green space
- Gain national recognition for your commitment to environmental stewardship
- Create a cleaner, healthier, and more beautiful urban landscape

GETTING STARTED

Interested in joining, but not quite sure where to begin? It's as simple as following these five steps!

1. Make the case to friends and leaders in your community
2. Contact your state's urban and community forestry coordinator
3. Work together to fulfill the four Tree City USA standards
4. Celebrate Arbor Day
5. Submit your free application!



Learn and apply today at arborday.org/treecityusa



STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Town Council Meeting
Submitting Department:	Town Clerk	Presenter:	Lynsey Lenamond
Agenda Item:	STIO Malt Beverage Permit Request	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council, as the local liquor licensing authority, approves the issuance of all malt beverage permits.

Requested Action.

To review and consider the requested malt beverage permit.

Recommendations.

Staff recommends approval of the requested malt beverage permit, subject to the following conditions and restrictions:

1. Servers must take an Alcohol Server Education training course and provide the Town Clerk's Office with documentation prior to issuance of the permit.
2. Every sale will include an age verification by checking IDs.
3. No more than 2 beers may be sold to any one person in a single transaction.
4. Beer may only be sold in plastic cups, no more than 16 oz.
5. There will be no serving of alcohol to obviously intoxicated people.
6. Permit holder shall be responsible to be alert and report any instances of underage drinking to the Jackson Police by calling 733-2331.

Background.

The Clerk's office received an application on December 1, 2022 for a malt beverage permit from STIO for a book signing event on December 23, 2022 at their storefront at 10 E. Broadway Avenue.

The applications have been reviewed by the Police Department and Town Clerk.

Comprehensive Plan & Priority Alignment.

This application was processed according to Title 12 of the state statutes, and as related to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community and the decisions related to

Temporary liquor permits also have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8.

Fiscal Impact.

The malt beverage permit fee of \$50.00 will be deposited to the Town's general fund.

Staff Impact.

Staff impact includes reviewing the applications, communicating with applicant and obtaining information to provide in the staff report, presenting to Council, and if approved, printing permits and issuing them. Total time spent is approximately 1 hour.

Attachments or Links.

STIO Malt Beverage Permit Application

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to approve the issuance of a malt beverage permit to STIO for December 23, 2022, subject to the conditions and restrictions listed in the staff report.



24-HOUR ALCOHOL BEVERAGE PERMIT APPLICATION

Application for authorization to sell or serve alcoholic beverages at an event, under the temporary permit-type selected below.

Fee \$ _____

Date Pd: _____

APPLICANT.

Name of Person *please print*

Requesting Permit: Kendra Burns

Organization: Stio

Phone: 949-547-0181

EVENT INFORMATION. Complete the following information about the event.

Name of Event:	<u>Stio Mountain Studio Reopening Party</u>	Purpose:	<u>Celebrate reopening after remodel</u>
Held at:	<u>Stio</u> business venue	List the Date(s) and Hours that Alcohol will be Available:	<u>Sat 4/30 3pm-5pm</u> <u>Sunday 5/1 3pm-5pm</u>
Address:	<u>10 E Broadway Jackson, WY 83001</u> location		
Anticipated number of attendees at any given time:	<u>30</u>		

SELECT THE TYPE OF 24-HOUR PERMIT. Refer to Application Packet for details about each permit type.

☐ CATERING PERMIT - allow 3 days for processing \$20.00 per day For the sale or serving of alcoholic product which was purchased from the retail or resort liquor license holder who authorized this permit application.	This permit must be agreed to and authorized by a current retail or resort liquor license holder. Name of Retail or Resort Liquor License Holder: _____ Authorized Signature: _____ Print Name: _____
☒ MALT BEVERAGE PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only malt beverages.	Applicant must submit proof of current alcohol server education training with this application.
☐ MALT BEVERAGE PERMIT FOR A MICROBREWERY - allow 21 days for processing \$50.00 per day For the sale or serving of only the microbrewery's own brewed malt beverage product away from their licensed premises.	Permitted Microbrewery Only Applicant must submit proof of current alcohol server education training with this application. Authorized Signature: _____ Print Name: _____
☐ MANUFACTURER'S OFF-PREMISES PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only the manufacturer's own Wyoming manufactured product away from their licensed premises.	Licensed Manufacturer Only Authorized Signature: _____ Print Name: _____

All permit holders are responsible for abiding by all applicable alcohol dispensing regulations. These regulations include, but are not limited to:

- ♦ Confirm age of participants by checking identification; ensure minors are not served alcohol.
- ♦ Complimentary alcohol is not available for self-service.
- ♦ Control pouring to curb overserving individuals.
- ♦ Prohibit participants from leaving the permitted location with alcohol.
- ♦ Non-alcoholic beverage options are encouraged.

By filing this application, I agree to comply with State and Local Liquor Regulations regarding the sale and service of alcoholic beverages.

Kendra Burns
Applicant's signature

3/30/22
Date

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Regular Meeting
Submitting Department:	Community Development/ Administration	Presenter:	Susan Scarlata
Agenda Item:	Legislative Policy Approach	Public Comment:	Yes

Purpose & Policy Considerations.

For Town Council to give staff direction on an annual Legislative Policy Approach. At the highest level, the Town of Jackson's goal with the legislature is to be proactive, work on long-term strategies that will benefit the Town, and to be responsive if/when issues at the state arise that involve or are directed at the Town. In addition, the Town wants to continue to build its presence in the state to be known and counted on among other municipalities and counties. With this in mind, staff seeks Council direction on an annual process to:

- Participate on statewide coalitions related to Town priorities,
- Help other municipalities with local policies and initiatives whenever possible,
- Hire a Legislative Advisor and/or Legislative Strategists to support this work,
- Work on developing and advancing bills with committee support, and
- Submit Resolutions to and continue working with WAM.

The purpose of the Town of Jackson's 2022 Legislative Policy Approach is to inform response to any bills or legislative issues that have the potential to impact Jackson and begin to work on long-term strategies for advancing legislation that will have a positive impact on the Town specifically and our valley overall. This proposed Legislative Policy Approach is a guideline for reference when considering decisions at the state (as well as regional and federal) levels that may impact the Town of Jackson.

Requested Action.

Staff is requesting Town Council consider and provide direction on the following:

1. Discussion and approval of the Legislative Policy Approach including additions or subtractions of topics or issues.
2. Discussion and direction about Council's presence at the Legislative Session (see attached draft calendar) and involvement in the Town's Legislative Approach both as an Elected Body and as individuals.
3. Discussion and direction about engaging a Legislative Advisor or Strategist to support the Town's Legislative Approach.

Recommendations.

Staff recommends approval of the Legislative Policy Approach as detailed in this staff report, welcomes discussion about additions or subtractions to what is proposed, and recommends engaging a Legislative Advisor or Strategist for near and long-term support.

Background.

Last year the Town of Jackson took first steps toward implementing a Legislative Policy Approach. For the first time, the Town helped draft and worked with a legislator to submit a request for an Interim Topic, which was accepted, details follow under "HOV Lanes." The next Legislative Session begins on January 10 and is scheduled to run through March 3. Currently, the majority of bills posted for this upcoming session are from committees that worked on various topics and items during the interim. A summary of these bills that the Town would continue to track and be involved with is provided below.

HOV Lanes Bill. Our community saw success in supporting submission of an interim topic for consideration of enforcement of High Occupancy Vehicle (HOV) lanes. The request was for the legislature to review the possibility of having and enforcing rules about HOV lanes as there are not currently any such lanes in Wyoming. Senator Mike Gierau

submitted HOV lanes as an interim topic. It was accepted and assigned to the Transportation Committee, which worked on it through the summer. The committee directed staff to draft a related bill, which was voted out of committee affirmatively by 12 members. The Town and County's Regional Transportation Planning Administrator, Charlotte Frei testified in support of this bill in Cheyenne in November. Representatives from Teton Village Association also worked on and testified in support of this bill. It is now Senate File 21, which will hopefully come in front of the Senate in the Legislative Session.

Workforce Housing. Town staff and electeds also participated in committee work and testified during discussions the Corporations Committee had on the interim topic of Workforce Housing. This interim topic did not lead to any bills, but WAM is still working on some related possibilities, and we have heard that an individual legislator may bring a bill for a State Housing Trust Fund. Related to housing, there was also discussion during the interim session about property tax reform. The Revenue Committee worked on four tax reform bills. Two passed and are now committee bills: 23LSO-32 Residential Property Taxation Amendment and 23LSO-268 Property Tax Rebate Program. The Property Taxation Amendment is a proposed Amendment to Wyoming's Constitution to expand the types of property. Currently, the constitution provides for three classes, Minerals, Industrial and Other. If passed, this bill would create a separate class for residential property, pulling it out of the "other" category. The Property Rebate program would establish property tax rebates for specified property owners who meet income targets.

Liquor Licenses. The Corporations Committee also considered and voted forward two bills related to liquor licenses. SF12 will create a "Tavern and Entertainment" Liquor License. This bill would allow revenue from entertainment venues to be counted toward the 60% requirement for restaurant and bar and grill licenses. As currently written, the definition of entertainment will be determined by the local licensing authority. SF13 increases the number of bar and grill licenses allowed under population categories, and also eliminates the population requirement after the year 2030. After that, Bar and Grill Licenses will effectively replace restaurant liquor licenses.

WyoLink Funding. One final bill worked on during the interim that may impact Jackson and Teton County is Senate File 22 about WyoLink funding, which is a committee bill from the Transportation Committee. WyoLink is Wyoming's Statewide, Public Safety, Interoperable Radio Communications System, which provides communications for public safety and service. This bill would create a trust fund to support operation and maintenance of the WYOlink system and offset charges to local governments. It has an appropriation of \$8.6 million. From WAM's perspective, it's going to take a lot of work to get this bill over the finish line.

Medical Marijuana. Staff is also aware that Council has discussed supporting bills related to legalizing medical marijuana. Currently, we have not heard anything about legislators working on bills related to this topic for this session. We will continue to monitor if this issue arises and inform Council if/when it does. Coalitions of veterans and other supporters of decriminalization have gotten the farthest on this issue so far. If it were to be proposed this session, staff would work with advisors/strategists to determine the most impactful way for our Town to demonstrate support.

The Town will continue to monitor these committee bills, progress on items of interest, and any other related items while also watching as new bills are filed to determine other proposed legislation that may affect the Town of Jackson.

Analysis.

At the highest level, the Town of Jackson's legislative goal is to be proactive and work on long-term strategies to build relationships, participate on statewide coalitions, support other municipalities and initiatives, and work with a Legislative Strategists to move bills through committees and the larger legislature. This includes being responsive if/when issues at the state arise that involve or are directed at the Town. This year, the Town will continue to monitor the bills mentioned above and other related items while also watching new bills as they are filed. The proposed timeline below highlights general timeframes to keep in mind related to the Town of Jackson and the Legislature.

LEGISLATIVE POLICY AGENDA

LEGISLATIVE APPROACH TIMELINE	January thru March 2023	April to July 2023	August to December 2023	January thru February 2024
2023 General Session & Interim Topic Submission				
2023 Session Review & Planning				
Draft, Consider, & Adopt Resolutions for WAM				
2023 Interim Session				
Adopt Legislative Policy Approach				
2024 Budget Session				

General Session & Interim Topic Submission: During the General Session, staff recommends that the Town work with a Legislative Strategists to monitor, support, and offer perspective on bills related to the Town that we want to pass. At the same time, we will monitor, offer perspective on, and work to prevent bills from passing that will negatively impact the Town. Staff has attached a calendar of events and possible times for Town Councilmembers to attend and have a representative presence at the Legislative Session. Two or three weeks before the end of the session, interim topics will be due for submission. So, staff will also work with the Town's team and our legislators to submit possible topics we would like to see a committee discuss over the Interim Session.

Session Review & Planning: After the session ends on or around March 3, the Town will debrief wins and losses, monitor potential Interim Topics, and follow them as they are assigned to committee. This year, staff proposes working to determine at least one Resolution to submit to WAM that relates to an Interim Topic being considered. This is not a something we must do, but if we do submit a topic that is accepted, we could then also emphasize it with a related Resolution submitted to WAM in the Spring.

Adopt WAM Resolutions: WAM Resolutions, which are reviewed and adopted (or not) at its Summer Convention in June, must be submitted in early May. This year, staff will create a more thorough process for requesting submissions from Councilmembers. Staff will then draft related resolutions for Council to vote to submit to WAM or not. At least one 'voting delegate' will be needed to work through the adoption process with the entirety of WAM's constituency at the Summer Convention, which will take place in Cody this year in June. Staff will also be working to better understand how the Resolutions submitted by municipalities are utilized in WAM's overall Legislative Agenda.

Interim Session 2023: Staff will continue to monitor topics pertinent to the Town of Jackson as they are discussed in committee meetings across the state. Depending on Interim Topics, it may make sense for Councilmembers and/or staff to attend some committee meetings in-person. Staff will monitor that and connect with Councilmembers if/when in-person attendance may be impactful.

Budget Session 2024: The Budget Session in 2024 will have a higher threshold for bills to be introduced, so Budget Session years should be less of a focus on proactive legislation. That said, many bills will still be introduced, discussed, and passed in 2024 so Town staff will work through a similar series of steps with slightly less focus on bills that may bring long-term benefits to the Town of Jackson.

Adopt Legislative Policy Agenda: In the summer of 2024, staff suggests that Town Council adopt a Legislative Policy Agenda with specific pillars and areas of focus, and potential areas to focus.

Key Policy Question #1. Is Council comfortable with the proposed Legislative Policy Agenda & Approach?

Legislative Advisor and/or Strategist: Town Staff proposes that we hire a Legislative Advisor or Strategist to assist with our related work this year. We believe our work can be supported with some or all of the following.

- Tracking and monitoring legislative developments related to local control, HOV lanes, workforce housing, property tax, local revenue options, and other issues of concern to the Town of Jackson.
- Coaching local electeds and staff about general presence during the session and testifying, if needed.
- Directly engaging and advocating on behalf of the Town during the 2023 Legislative Session.
- Providing at least weekly updates during the session and more frequent input, when necessary, and promptly informing the Town about issues arising that could affect the Town's policies or interests.
- Working with the Town to coordinate strategies and implement responses to any proposed legislation that could affect Jackson's policies and interests.
- Identifying opportunities and executing outreach to key state elected officials and stakeholders to effect successful outcomes for the Town's policies and interests.
- Tracking and sharing with Town staff if/when local proposals may have an adverse effect on the Town.
- Developing and coordinating responses, strategies, & key messages based on Town policies/interests.
- Implementing outreach, education, stakeholder engagement, opposition mitigation, and neutralization efforts related to the Town's key messages.
- Organizing testimony before elected officials on issues of concern to the Town of Jackson, if needed.
- Assisting the Town in submitting Interim Session topics.
- Supporting the Town in drafting and adopting Resolutions for consideration by WAM.
- Identifying, tracking, and informing the Town about legislative issues, activities, meetings, and actions during the Interim Legislative Session.

Staff sees engagement with a Legislative Advisor or Strategist as the ideal way to work on the above items and have a thorough, comprehensive presence and strategy for collaboration with the state legislature for the long-term. Up to now, the Town has worked with a Legislative Liaison twice and not been able to maintain longer-term relationships with either. This proposal to identify a Legislative Advisor or Strategist would support the Town in being able to develop, build out, and implement long-term strategic plans to connect and partner with Wyoming's State Legislature.

Key Policy Question #2. Is Council comfortable with staff continuing to work to identify a Legislative Advisor and/or Strategist to assist with the consultant functions listed above?

Possible Alternatives. Town Council can add or subtract items or choose to forego working with a Legislative Advisor or Strategist.

Comprehensive Plan & Priority Alignment.

Engagement with the State Legislature can help our community achieve the Comp Plan's aspirational goals. From Growth Management and Quality of Life to Achieving our Vision, there is regular overlap and interweaving of our community's goals with those of the state we reside in. From workforce housing to multimodal transportation and development of a diverse and balanced economy, the Town of Jackson recognizes the need for state-level support to achieve its long-term vision.

Fiscal Impact.

The fiscal impact of this item relates to the potential of engaging a Legislative Strategists, which was budgeted for with \$30,000 this year.

Staff Impact.

The Community Engagement Specialist has approximately 100 hours of time allotted to focus on state work with a third of those hours falling during the Legislative Session. The Interim Town Manager plans to allocate 40 hours to work on Legislative Policy. In addition, the Town Attorney supports on items, when needed, and other Directors follow various items and connect about planning and strategy, when needed.

Attachments or Links. Calendar for Council attendance at State Legislature.

Suggested Motion. I move to approve the above Legislative Policy Approach & Agenda for engagement with the Wyoming State Legislature and to approve identification of a Legislative Advisor or Strategist and bring back a related contract.

JACKSON TOWN COUNCIL PRESENCE AT STATE LEGISLATIVE SESSION								
Councilmembers	Jan. 10-13	Jan. 16-20	Jan. 23-27 (WAM Jan. 25-27)	Jan. 30 – Feb. 3	Feb. 6 - 10	Feb. 13 - 17	Feb. 20 -24	Feb. 27 – March 3
Mayor Morton Levinson								
Councilwoman Chambers								
Councilmember Jorgensen								
Councilmember Rooks								
Councilmember Schechter								

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Town Council Regular
Submitting Department:	Administration	Presenter:	Tyler Sinclair
Agenda Item:	Wilson Boat Ramp Improvement Project - Town Funding	Public Comment:	Yes

Purpose & Policy Considerations.

To determine Town funding for the Wilson Boat Ramp improvement project.

Requested Action.

To determine the appropriate Town funding for the Wilson Boat Ramp improvement project

Recommendations.

Staff is comfortable approving additional funds to complete the project should Council choose to.

Background/ Analysis

This item was presented at the December 5, 2022, Joint Information Meeting (see attached staff report) where it was continued by the Town to the regular Town Council meeting on December 5. At the December 5 Town Council meeting it was again continued by Council to the regular Town Council on December 19 to allow more time for Council to consider the request in the context of the overall Town budget.

This project was funded by the Town in FY2022 but not completed and the funding was not moved/rolled over into FY2023. The Town committed to a total of \$6,658,060 for Parks and Recreation capital funding in FY23 including \$6,500,000 for the Recreation Center, and \$158,060 in other capital requests. This request is to have the Council approve a budget amendment (\$281,284) to allocate this additional funding now or choose to no longer fund the project. The requested funding would come from the Town Capital Projects Fund. Staff notes that this fund would need to be utilized to cover any additional expenses for the Fleet Maintenance Facility and the Recreation Center expansion projects currently underway and all other Town Capital projects in the Town Capital Improvement Plan (CIP).

An additional \$171,476.60 would be required to complete the 2022 expanded project as bid. These additional improvements could be funded by the Town and County or by one jurisdiction.

Staff presented at the December 5 regular Council meeting further background on how the FY23 Town Capital Project budget including Parks and Recreation was arrived at as follows:

- Council prioritized the funding of the following 4 significant capital projects in FY23:
 - Recreation Center Project
 - Core Maintenance Facility Project
 - Stilson Transit Center
 - County Radio Systems Upgrades
- As a result of this prioritization Town deferred many Town capital projects including the following:
 - Maple Way/Scott Lane
 - Vine Street
 - North King Street
 - Highway 89 stormwater

- See attached the complete Town Capital Project list showing what projects were pushed out in year to be completed and funded as result
- See attached the complete Parks and Recreation capital list showing what projects were pushed out in year to be completed and funded as result
- The FY23 Capital Project Budget when approved on July 1 had approximately \$2.0m in fund balance and currently has approximately \$3.0m. This unassigned fund balance is used to cover unexpected and unplanned capital expenditures during the year and rolled over into the next fiscal year if unspent. Should Council approve this request the funding would come out of this account.

Possible Alternatives.

Staff have identified the following four (4) options for Council consideration of this request:

1. Do not fund the project

Council may choose to not fund this project as it was not included in the approved FY23 Parks and Recreation Capital request, and Town is unable to support additional funding above and beyond the \$6,658,060 approved for FY23 discussed above.

2. Fund the Original Amount from the FY22 Budget of \$218,500

Council may choose to fund the project in the amount of \$218,500 that was approved in the FY22 budget adjusted for the new Town/County funding split finding that Council had committed to funding the project in this amount in FY22 and that it was not a conscious decision of Council to not continue to fund the project in FY23.

3. Fund the Amount Requested by staff at the JIM of December 5, 2022 to complete the original project of \$281,284

Council may choose to fund the amount requested by staff at the December 5 JIM, which reflects the actual bid amount of the original project.

4. Fund the Amount for the original project plus proposed expansions of \$360,163

Council may choose to fund the original project plus proposed expansions of \$360,163.

Comprehensive Plan & Priority Alignment.

N/A

Fiscal Impact.

See above

Staff Impact.

Staff has spent approximately 8 additional hours on this request since the December 5 meeting.

Attachments or Links.

Joint Information Meeting staff report, dated December 5, 2022

Town Capital list

Parks and Recreation Capital list

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to authorize \$281,284 in FY23 funding for the completion of the Wilson Boat Ramp Improvements project.



Figure 1: Wilson Boat Ramp 2018 Plan

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Figure 3: 2018 Road Scope/ Materials

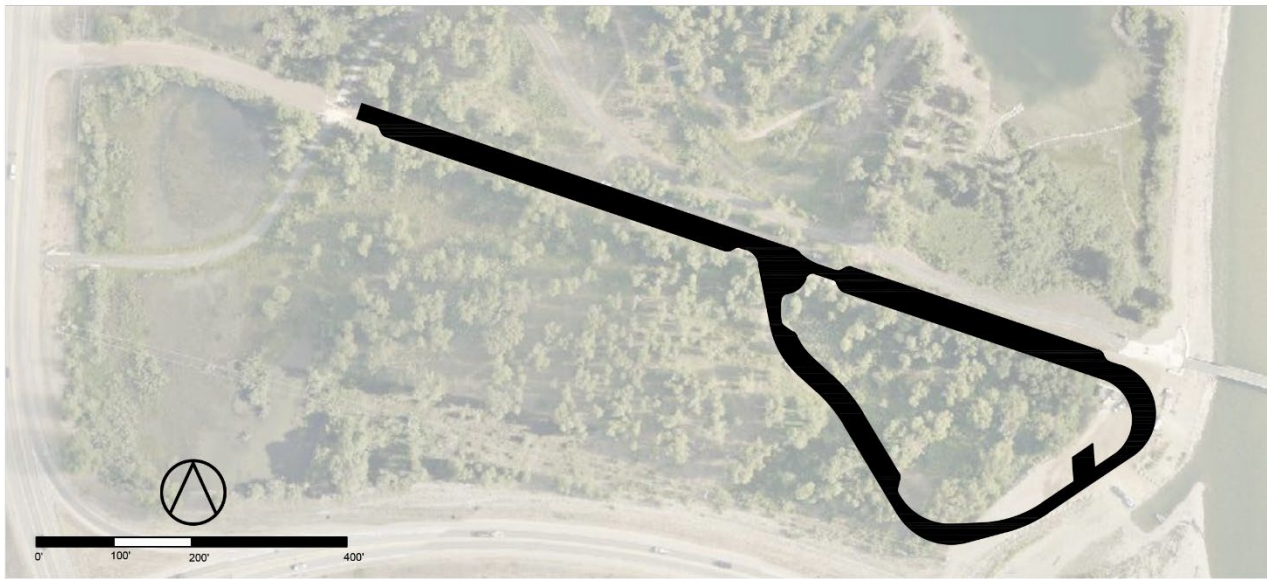


Figure 4: 2022 Road Scope/Materials

STAKEHOLDER ANALYSIS

The Snake River community, both outfitters and individual community members, have had the opportunity to comment on proposed designs.

FISCAL IMPACT

Funding availability for the project in FY22 was \$218,500 from the Town of Jackson, \$256,500 from Teton County, and \$209,000 from the 2010 SPET for a total of \$684,000.

Staff solicited bids locally and regionally and through advertisement in the Jackson Hole News & Guide. The bid documents were also available on Public Purchase, allowing for more project visibility. Bids included an amount of the original project only along with additional items as discussed above.

The results were as follows:

<u>Vendor</u>	<u>Base & Alt Bid</u>	<u>BaseBid Amount</u>
Evans Construction	\$1,220,249	\$1,048,773.40
Avail Valley Construction	\$1,189,777	\$1,018,300.40
Westwood Curtis Construction	\$1,184,139	\$1,012,662.40
MD Landscaping	\$992,398.90 (+ 5% WY Contractor Preference=\$1,042,018)	\$820,922.30

As included in the figures above, the added alternate items that were included in the bidding process that were not part of the original budget consideration are the following:

1. Increased asphalt paving (\$73,343.60)
2. Boat ramp concrete plank system (\$98,133)

Staff is recommending award of the bid to MD Landscaping for the original bid amount only in the amount of \$820,922.30, leaving the project \$355,922.30 underfunded.

Teton County has re-budgeted the \$256,000 for FY23, however the Town of Jackson has not rebudgeted the \$218,500 for FY23. Staff recommends that the Town re-allocate FY22 funds of \$218,500 plus an additional

\$62,784 for a total of \$281,284, and the County allocate additional funding above the \$256,000 in the amount of \$73,138.30 for a total funding contribution of \$329,138.30. The Town and County typically split Parks and Recreation capital requests 54/46, but this is not always the case. At times, each jurisdiction has individually funded projects within their own jurisdiction separately from the typical formula. The Town and County may choose to fully fund, partially fund or not fund this project at this time.

This project was funded by the Town in FY2022 but not completed and the funding was not moved/rolled over into FY2023. The Town committed to a total of \$6,658,060 for Parks and Recreation capital funding in FY23 including \$6,500,000 for the Recreation Center, and \$158,060 in other capital requests. This request is to have the Council approve a budget amendment (\$281,284) to allocate this additional funding now or choose to no longer fund the project. The requested funding would come from the Town Capital Projects Fund. Staff notes that this fund would need to be utilized to cover any additional expenses for the Fleet Maintenance Facility and the Recreation Center expansion projects currently underway and all other Town Capital projects in the Town Capital Improvement Plan (CIP).

An additional \$171,476.60 would be required to complete the 2022 expanded project as bid. These additional improvements could be funded by the Town and County or by one jurisdiction.

STAFF IMPACT

Staff will manage the project

LEGAL REVIEW

K. Kingery

ATTACHMENTS

None

RECOMMENDATION

Staff recommends constructing the original scope of work, as identified in the 2017 approved Conditional Use Permit only, for a total project cost of \$820,922.30.

SUGGESTED MOTION

Town of Jackson:

I move to authorize \$281,284 in FY23 funding for the completion of the original project scope of work for the Wilson Boat Ramp Improvements project, for a project cost total of \$820,922.30

Teton County:

I move to authorize an additional \$73,138.30 in FY23 funding From Capital Fund fund balance for the completion of the original project scope of work for the Wilson Boat Ramp Improvement project for a project cost total of \$820,922.30.

	FY2023 Adopted	FY2024 Requested	FY2025 Requested	FY2026 Requested	FY2027 Requested	Total
Capital Projects Fund (5th Cent)						
Beginning Fund Balance	3,326,717	2,087,045	2,376,585	2,718,772	5,295,712	
Revenues	16,686,017	9,323,463	7,122,452	7,010,892	7,356,930	
Expenditures:						
GLS Basement Building	150,000					150,000
Public Finance Database	150,000					150,000
Town Hall 1st Floor Office Space Reallocation				275,000		275,000
Town Hall 2nd Floor Office Space Reallocation - West Side			385,000			385,000
Upper Deck Concrete Sealing & Restriping		140,000				140,000
Door Security Systems - Town Hall Encryption	50,000					50,000
Encryption Security Hardware - PW, bathrooms, garage		15,500				15,500
PD Handheld Radios 800 MHz	250,000					250,000
LPR Security Cameras (4-6) for PD		250,000				250,000
Patrol Rifles	29,990					29,990
Cunducted Energy Device (CED) Taser (X26) replacement	17,000					17,000
Patrol Radios for Vehicles - 800 MHz	250,000					250,000
Annual Street Maintenance	900,000	900,000	950,000	950,000	1,000,000	4,700,000
Flat Creek and Karns Street Reconstruction (split with sewer & water)	465,000					465,000
General ROW Improvements		50,000	50,000	50,000	50,000	200,000
North King Street Charter Bus & Gill Sidewalk (Complete Street) (water) 550'-LF		990,000				990,000
Vine St (Sewer, Water, Complete Street) 770' - LF			500,000			500,000
Downtown Pedestrian Project			250,000			250,000
East Broadway (Water & Sewer) (Complete Street) 2,830'-LF					2,125,000	2,125,000
North Cache Streetscape Phase II (Complete - Sidewalk/pathway)			2,850,000		-	2,850,000
Snow King & Maple Way (Sewer) (Complete Street) 1,820'-LF				-	1,000,000	1,000,000
Scott Lane - (Complete Street) 1,510'-LF				107,500	1,075,000	1,182,500
Boardwalks	90,000	90,000	90,000	90,000	90,000	450,000
Paint Projects	95,000	95,000	95,000	95,000	95,000	475,000
Stormwater Treatment Unit HWY 89				700,000		700,000

	FY2023 Adopted	FY2024 Requested	FY2025 Requested	FY2026 Requested	FY2027 Requested	Total
Capital Projects Fund (5th Cent) continued						
Core Services Facility	5,500,000					5,500,000
PW Yard - South Fence Replacement	35,000					35,000
Snow King Center Improvements - New Roof				500,000		500,000
Snow King Ice Rink 2nd Floor Sprinkler System		50,000				50,000
Town Facilities		75,000	75,000	75,000	75,000	300,000
GLS Stain and Paint Building	37,160					37,160
Town Hall Elevator Control Upgrade	15,000					15,000
Town Hall Front Entry ADA Auto-open Doors	17,000					17,000
Vertical Harvest Repair Roof Internal Gutters	22,771					22,771
Vertical Harvest Paint Stairwells		18,700				18,700
155 Pearl Painting and Siding Repairs	44,220					44,220
Climate Action Projects	75,000					75,000
TOJ Bicycle Network Improvements	50,000	25,000	25,000	25,000	25,000	150,000
High School Road Southside Pathway (WYDOT TAP Fundin	15,000	385,000				400,000
USFWS Connector & North Cache Streetscape - Planning Study North Park Pr		50,000	100,000			150,000
Benches - along pathways in Town locations	5,000	5,000	5,000	5,000	5,000	25,000
Pathways - Seal Coating			100,000			100,000
Pathways Annual Maintenance / Cap. Repairs	27,319	28,138	28,982	29,852	30,747	145,038
Garaman Trail Flood Prevention	25,000					25,000
Bike Racks	7,000	7,000	7,000	7,000	7,000	35,000
Scott Lane-Maple Way Bike/PED/ADA Improvements	35,000					35,000
Town mobility overlay	50,000					50,000
Public Arts Program Projects	45,000	45,000	45,000	45,000	45,000	225,000
Parks and Recreation Capital (County)	6,658,060	396,980	396,980	809,600	462,760	8,724,380
Fire/EMS Capital (County)	1,023,220	400,000	400,000	400,000	400,000	2,623,220
Dispatch (County)	503,532	270,000	270,000	270,000		1,313,532
BUILD Grant	538,417	4,747,605	157,303			5,443,325
Debt Service - Water Utility Fund	750,000					750,000
Total Expenditures	17,925,689	9,033,923	6,780,265	4,433,952	6,485,507	44,659,336
Ending Fund Balance	2,087,045	2,376,585	2,718,772	5,295,712	6,167,135	

ADOPTED BUDGET FOR FISCAL YEAR 2023
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES (SOURCES), EXPENDITURES (USES) AND FUND BALANCES

DESCRIPTION	FY2020 ACTUAL	FY2021 ACTUAL	FY2022 AMENDED	FY2022 ESTIMATED	FY2023 REQUESTED	FY2023 RECOMM'D	FY2023 ADOPTED
Beginning Fund Balance	\$ 7,117,104	\$ 3,640,362	\$ 2,499,057	\$ 2,499,057	\$ 3,326,717	\$ 3,326,717	\$ 3,326,717
Revenues:							
Intergovernmental	560,646	608,742	667,434	2,402,656	1,214,238	1,214,238	1,214,238
Miscellaneous Revenue	442,133	122,438	161,341	139,212	165,572	165,572	165,572
Other Financing Sources	8,500	-	-	-	-	-	-
Total Revenue	1,011,279	731,180	828,775	2,541,868	1,379,810	1,379,810	1,379,810
Transfers In	2,679,012	2,022,500	5,450,242	5,450,242	9,242,377	15,306,207	15,306,207
Total Sources	3,690,291	2,753,680	6,279,017	7,992,110	10,622,187	16,686,017	16,686,017
Expenditures:							
General Government			573,023	540,000	6,106,151	6,106,151	6,106,151
Public Safety			900,178	900,178	3,214,024	2,073,742	2,073,742
Public Works			3,964,732	4,233,500	1,775,000	1,585,000	1,585,000
Culture and Recreation			932,929	850,772	4,639,499	6,844,319	6,872,379
Capital Outlay - Prior Years	5,515,582	3,299,251					-
Total Expenditures	5,515,582	3,299,251	6,370,862	6,524,450	15,734,674	16,609,212	16,637,272
Transfers Out	1,651,451	595,734	640,000	640,000	1,288,417	1,288,417	1,288,417
Total Uses	7,167,033	3,894,985	7,010,862	7,164,450	17,023,091	17,897,629	17,925,689
Ending Fund Balance	\$ 3,640,362	\$ 2,499,057	\$ 1,767,212	\$ 3,326,717	\$ (3,074,187)	\$ 2,115,105	\$ 2,087,045
<i>Net Change in Fund Balance</i>	<i>\$ (3,476,742)</i>	<i>\$ (1,141,305)</i>	<i>\$ (731,845)</i>	<i>\$ 827,660</i>	<i>\$ (6,400,904)</i>	<i>\$ (1,211,612)</i>	<i>\$ (1,239,672)</i>

PROJECT/ASSET NAME	PRIORITY	REASON	LIFESPAN/ REPLACE CYCLE	MULTI YEAR PROJECT	OUTSIDE FUNDING SOURCE(S)	TOTAL OUTSIDE FUNDING	EST. ANNUAL OPERATING & MAINT COSTS	COST FY 24	COST FY 25	COST FY 26	COST FY 27	COST FY 28	Unscheduled
New Projects/Assets													
Alta Park Sports Courts	Low	Service Enhancement	35	no	LWCF	\$ 200,000		\$ 500,000					
Athletic Fields Shade Structures	Low	Service Enhancement	25	no									\$ 50,000
Athletic Fields Well Installation	Med.	Service Enhancement	50	no			\$ (65,000)						
Baux Park Re-development	Low	Service Enhancement		yes									\$ 6,500,000
Control Link/Cow Pasture Fields	Low	Operational and Energy Efficiency	20	no			\$ -						\$ 12,000
Karns Meadow Park Development	High	Service Enhancement	35	no	Donation	\$ 200,000		\$ 350,000					
Karns Meadow Park Restroom	Low	Service Enhancement	35	no									\$ 650,000
Miller Park ADA Path (Both Shelters)	High	Enhance Asset/ ADA Compliance	35	no	LWCF	\$ 12,500	\$ 250						
Miller Park Electrical Services	Med.	Service Enhancement	35	no				\$ 35,000					\$ 15,000
Park Maintenance Shop- Phase 2 Development (architect/engineering)	High	Lost Asset	50	yes				\$ 75,000					
Park Maintenance Shop- Phase 2 Development	High	Lost Asset	50	yes			\$ 6,400		\$ 1,125,000				\$ 1,200,000
Park Shop fencing	High	Permit Required	25	no			\$ 600	\$ 15,000					
Rec Center Expansion (2nd Year Teton County)	High	Under Contract	50	yes			Approved FY22	3,800,000					
Rec Center Shower Building	High	Pending Grant	50	yes	WY Rec. Grant	750,000	\$ 24,000	1,000,000					
School Fields Lightning Warning System	High	Safety	15	no	Rec District	\$ 12,500			\$ 25,000				
South Park Landing (West) BLM26	Low	Service Enhancement	50	yes		\$ -							\$ 3,000,000
Stilson Park Development	Low	Service Enhancement	50	yes									\$ 3,000,000
Teton Village Park Development	Low	Service Enhancement	50	no		\$ -							\$ 1,200,000
Wayne May Park Barn Renovation	Low	Service Enhancement	35	yes		\$ -							\$ 350,000
Wayne May Park Forestry	Low	Service Enhancement	50	no			\$ 900						\$ 75,000
Wayne May Park Infrastructure Development (Parking, Sidewalks, Utilities)	Med.	Service Enhancement	35	no						\$ 700,000			
Wayne May Park Playground	Med.	Service Enhancement	20	no	Donation	\$ 250,000	\$ 6,500			\$ 250,000			\$ -
Wayne May Park Restroom	Med.	Service Enhancement	35	yes			\$ 12,000	\$ -					\$ 250,000
Wayne May Park Shelter	Low	Service Enhancement	35	yes		\$ -							\$ 85,000
Wayne May Park Tennis	Low	Service Enhancement	35	no		\$ -	\$ 2,750		\$ -				\$ 250,000
Wayne May Park/Rancher Re-development	Med.	Service Enhancement	35	yes		\$ -							\$ 200,000
						\$ 1,425,000	\$ (11,600)	\$ 5,775,000	\$ 1,150,000	\$ 950,000	\$ -	\$ -	\$ 16,837,000
New Vehicles & Equipment													
2-ton Forestry Vehicle	Low		10	no								140,000	
BlowerCAT 906	Low	Service Enhancement/Operational Efficiency	8	no									12,000
Buffalo Blower	Low	Service Enhancement	10	no			-	6,500					6,500
Compressor (Tow behind/Tier 4))	Med.	Operational and Energy Efficiency	10	no									22,000
Komatsu Broom	Low		10	no									60,000
Man Lift	Med.	Service Enhancement	15	no								80,000	0
Mechanic Service Vehicle	Low	Operational and Energy Efficiency	10	no			-				85,000		
Piston Bulley/Pana	Low	Service Enhancement	15	no			-						150,000
Program Transit Vehicle	Low		10	no									20,000
Rec Center Stand Up Paddleboards	Low	Service Enhancement	8	no									10,000
Sandpro	Med.	Service Enhancement	10	no			-	-		24,000			
TinyMobile Robot- Field Lining	High	Operational and Energy Efficiency	10	no	TCSD/Rec District?	22,500		45,000					
Trash Dump Bed	High	Operational and Energy Efficiency	15	no			-	12,000					
Turf Utility Vehicle & Sprayer	High	Service Enhancement	10	no			-	15,000					15,000
V Blade F-250	High	Service Enhancement	8	no									
						\$ 22,500	\$ -	\$ 78,500	\$ -	\$ 24,000	\$ 85,000	\$ 220,000	\$ 295,500
Repair/Replace/Maint - Assets													
Alta Park Irrigation Head Replacement	High	Asset maintenance	25	no			Replacement, N/A	10,000		10,000			10,000
Baux Park playground- 2008	Med.	Asset maintenance	20	no			Replacement, N/A	-	200,000				
Boulder Park Renovation	Med.	Asset maintenance	10	no			Replacement, N/A						50,000
Fairground Tennis Court Re-surface	Low	Asset Maintenance	8				Replacement, N/A						
Garaman Restroom	High	Asset maintenance	15	no			Replacement, N/A						125,000
HS Tennis Court Re-surface	Low	Asset maintenance	8	no	Rec District	17,500	Replacement, N/A						40,000
Infield Material Replacement-TCSD	High	Asset maintenance	8	no		15,000	Replacement, N/A		-		30,000		
Miller Park Court Re-surface	Med.	Asset maintenance	8	no			Replacement, N/A			25,000			
Miller Park Playground-1999	High	Asset maintenance	20	no			Replacement, N/A					200,000	
Owen Bircher Dasher Boards	High	Asset maintenance	15	no			Replacement, N/A	75,000					
Owen Bircher Arena Fence	Med.	Asset maintenance	15	no			Replacement, N/A					50,000	
Owen Bircher Playground- 1999	High	Asset maintenance	20	no			Replacement, N/A			175,000			
Owen Bircher Volleyball Court	Low	Asset maintenance	20	no			Replacement, N/A						25,000
Owen Bircher Warming Hut	Low	Asset maintenance	15	no			Replacement, N/A						50,000
Pathways Sealcoating and Asphalt Repair	High	Asset lifespan protection	5	n		\$ -	\$ -	\$ 231,900	\$ 238,900	\$ 246,100	\$ 253,500	\$ 261,100	
Pathways Striping and Signage	High	Public safety and information	1 to 5+	n		\$ -	\$ -	\$ 17,400	\$ 18,000	\$ 18,500	\$ 19,100	\$ 19,600	
Picnic Tabel Replacement (12)	Med.	Asset maintenance	10	no		0	Replacement, N/A		20,000				
Powderhorn Playground- 1998	High	Asset maintenance	20	no			Replacement, N/A				175,000		
Powderhorn Restroom	Med.	Asset maintenance	15	no			Replacement, N/A						

Rec Center ADA Pool Lifts	High	Asset maintenance	6	no			Replacement, N/A		6,000				
Rec Center Aquatics Room Design & Professional Services	High	Systems at end of useful life	20	yes			Replacement, N/A	50,000	50,000	50,000			
Rec Center Aquatics Room Reconstruction	High	Systems at end of useful life	20	yes			Replacement, N/A	150,000	150,000	150,000			
Rec Center Domestic Backflow Prevention Valves	Med.	Asset maintenance	20	no			Replacement, N/A	-	12,000				0
Rec Center Hallway and Locker Room LED Lighting Replacement	High	Asset maintenance	25	no	EMP	45000	Replacement, N/A		45,000				
Rec Center HVAC/Boiler room design & construction professional services	High	Systems at end of useful life	20	yes	EMP	125,000	Replacement, N/A	60,000	20,000				
Rec Center HVAC/Boiler System Reconstruction	High	Systems at end of useful life	20	yes	EMP	750,000	Replacement, N/A			1,000,000	1,000,000		
Rec Center Lap & Leisure Pool Re-plaster & Tile Replacement	High	Asset maintenance	10	no			Replacement, N/A		225,000				
Rec Center locker room air handlers	High	Asset maintenance	20	no	EMP	75,000	Replacement, N/A	-	75,000				
Rec Center Locker Room Shower Wall Tile Replacement	High	Asset maintenance	10	no			Replacement, N/A	45,000					
Rec Center Natatorium Air handler/Dehumidifier Replacement	High	Asset maintenance	20	no	EMP	450,000	Replacement, N/A	900,000					
Rec Center Natatorium Interior Painting	Med.	Asset maintenance	10	no			Replacement, N/A			85,000			
Rec Center Parking Sealcoat & Striping	Med.	Asset maintenance	6				Replacement, N/A				65,000		
Rec Center Splash, Therapy & Hot Tub Replaster and Tile	Med.	Asset maintenance	6	no			Replacement, N/A			85,000			
Rec Center Wood Floor Refinish Gymnasium & Multipurpose Inclusive of Stripping	High	Asset maintenance	6	no			Replacement, N/A	30,000					
Seal coat- Yokel/Emily's Pond/Alta	Med.	Asset maintenance	7	no			Replacement, N/A				13,000		
Seal coat-OB/Munger	High	Asset maintenance	7	no			Replacement, N/A			10,000			
Seal coat-Rangeview/May Path	High	Asset maintenance	7	no			Replacement, N/A		0	15,000			
Seal coat-South Park BR/May/Miller	Med.	Asset maintenance	7	no			Replacement, N/A		18,000				
System wide restroom security package (doors/locks/electrical) Asset/Customer saftey	High	Asset Maintenance	15	no			Replacement, N/A						50,000
System wide tree replacement (Parks Only)	High	Asset Maintenance	50	yes	State Forestry	7,500	Replacement, N/A	15,000	15,000	15,000	10,000	10,000	
Town Square Boardwalk Replacement	High	Asset maintenance	15	yes			Replacement, N/A		100,000	100,000			
Yokel Playground- 2008	Med.	Asset maintenance	20	no	Donation	250,000	Replacement, N/A	250,000					
						\$ 1,735,000	\$ -	\$ 1,834,300	\$ 1,192,900	\$ 1,889,600	\$ 1,582,600	\$ 618,700	\$ 350,000
Repair/Replace/Maint - Vehicles & Equipment													
18' Aztec Lowboy trailer [174] 2004 (tilt)	High	Equipment Replacement	10	no			Replacement, N/A	10,000					0
Aeravator Aerator		Equipment Replacement	12	no			Replacement, N/A	0					8,000
Bearcat loader		Equipment Replacement	10	no			Replacement, N/A	0					8,000
Buffalo Blower [21] Front Mount	Low	Equipment Replacement	10	no			Replacement, N/A	0					10,000
Cat Loader [15]	Med.	Equipment Replacement	8	no			Replacement, N/A	0	100,000				0
Cat 906 V-blade	Low	Equipment Replacement	8	no			Replacement, N/A	0					
Chevy 1 Ton [134] 2003	Med.	Equipment Replacement	12	no			Replacement, N/A		65,000				
Chevy 1 Ton [676] 2012	Med.	Equipment Replacement	12	no			Replacement, N/A	0			60,000		
Chevy Colorado [622] 2012	High	Equipment Replacement	10	no			Replacement, N/A	45,000					
Chevy 1/2 ton [668] 2005	Med.	Equipment Replacement	10	no			Replacement, N/A	0	45,000				
Chevy 3/4 ton [2019]	Low	Equipment Replacement	10	no			Replacement, N/A	0					50,000
Chevy Colorado [2019]	Low	Equipment Replacement	10	no			Replacement, N/A						35,000
Chevy Colorado [589] 2015	Med.	Equipment Replacement	10	no			Replacement, N/A		-	30,000			
Ford Ranger Lariat [627] 2019	Low	Equipment Replacement	10	no			Replacement, N/A		-				
Chevy Colorado [654] 2015	Low	Equipment Replacement	10	no			Replacement, N/A	0		35,000			
Chevy Equinox [853] 2019	Low	Equipment Replacement	10	no			Replacement, N/A	0					30,000
Chevy Express Van [700]	Med.	Equipment Replacement	10	no			Replacement, N/A	0					25,000
Chevy Full Size Summit Van [33] 2017	Low	Equipment Replacement	10	no			Replacement, N/A	0					60,000
Chevy Summit Van [33] 2017 Rec Center	Med.	Equipment Replacement	10	no			Replacement, N/A	0					50,000
Dodge 1/2 Ton [646] 2001 ABS Motor Bad	High	Equipment Replacement	10	no			Replacement, N/A	45,000		-			
Dodge 1/2 Ton [663]	High	Equipment Replacement	10	no			Replacement, N/A	45,000					
Dodge 3/4 Ton [3159] 1999	Med.	Equipment Replacement	10	no			Replacement, N/A	0	45,000				35,000
Exmark 36" Mower [14] Walk b/h Trade FY23	Low	Equipment Replacement	8	no			Replacement, N/A	0					8,000
Exmark Mower [14] 72" Rear DC Trade	Med.	Equipment Replacement	8	no			Replacement, N/A	0		22,000			
Exmark Mower A [17] 60"	Low	Equipment Replacement	8	no			Replacement, N/A	0					17,000
Exmark Mower B [14] 72"	Med.	Equipment Replacement	8	no			Replacement, N/A	0					17,000
Fisher xv2 Blade [17]	Low	Equipment Replacement	8	no			Replacement, N/A	0					10,000
Ford 3/4 Ton [139] 2017	Med.	Equipment Replacement	12	no			Replacement, N/A	0					35,000
Ford Escape [690] 2009	Med.	Equipment Replacement	10	no			Replacement, N/A	0		35,000			30,000
Ford Ranger [634]	High	Equipment Replacement	10	no			Replacement, N/A	35,000	25,000				0
Ford Transit [598] 2014	Med.	Equipment Replacement	10	no			Replacement, N/A	0	30,000				

Ford Transit350HD [2019] Rec Center	Low	Equipment Replacement	10	no			Replacement, N/A							60,000
Ford Transit350HD [2019] Rec Center	Low	Equipment Replacement	10	no			Replacement, N/A							60,000
Ford Van [692] Rec Center	Low	Equipment Replacement	10	no			Replacement, N/A	0		60,000				
GMC Van [630] 2016 Rec Center	Low	Equipment Replacement	0	no			Replacement, N/A	0						55,000
Gooseneck Trailer [2019]	Low	Equipment Replacement	12	no			Replacement, N/A	0						14,000
Holder x45 [2020]	low	Equipment Replacement	8	no			Replacement, N/A	0						130,000
Holder x45 [2022]	low	Equipment Replacement	10	no			Replacement, N/A	0	-					130,000
Holder C250	Low	Equipment Replacement	10	no			Replacement, N/A							120,000
John Deere 4720 Tractor	High	Equipment Replacement	10	no			Replacement, N/A	0	56,000					
LS tractor MT357HC [2021]	low	Equipment Replacement	10	no			Replacement, N/A	0	-					45,000
Mahindra Tractor [13]	High	Equipment Replacement	8	no			Replacement, N/A	0						75,000
Metematic Topdresser	Med.	Equipment Replacement	12	no			Replacement, N/A	0		10,000				10,000
Piston Bulley 100 Groomer	High	Equipment Replacement	10	no			Replacement, N/A	200,000						
Rec Center Chlorinators	Med.	Equipment Replacement	8	no			Replacement, N/A		16,000					0
Rec Center Diving Board	High	Equipment Replacement	10	no			Replacement, N/A	7,000	-	-				
Rec Center Gymnasium Curtain	Low	Equipment Replacement	20	no			Replacement, N/A	0	25,000	-				
Rec Center Score Board - School is Working on replacement	Med.	Equipment Replacement	6	no			Replacement, N/A		-	-				25,000
Sweepster Broom		Equipment Replacement	10	no			Replacement, N/A	0						10,000
Toolcat 5600 [08]	Med.	Equipment Replacement	8	no			Replacement, N/A	0	-					
Toolcat 5600 [12] Trade FY23	Med.	Equipment Replacement	8	no			Replacement, N/A	0		-				
Toolcat 5600 [19]			8	no			Replacement, N/A							
Toolcat 5600 [2019]	low	Equipment Replacement	8	no			Replacement, N/A	0	-					70,000
Toolcat 5610 [16]	Med.	Equipment Replacement	8	no			Replacement, N/A	0						70,000
Toro Sand Pro [97] TCSD	Med.	Equipment Replacement	10	no			Replacement, N/A	0			35,000			0
Toro SandPro 3040 [2014]	Med.	Equipment Replacement	10	no			Replacement, N/A							25,000
Toro Sandpro 3040 [2019]	Low	Equipment Replacement	8	no			Replacement, N/A	0						25,000
Towable Bleacher [956]		Equipment Replacement	12	no			Replacement, N/A	0				20,000		
Towable Bleacher [957]		Equipment Replacement	12	no			Replacement, N/A	0				20,000		
Turf Ex Sprayer [14] Obsolete	Low	Equipment Replacement	8	no			Replacement, N/A	0						10,000
Turf Ex Sprayer [18] Obsolete	Low	Equipment Replacement	8	no			Replacement, N/A	0						10,000
Ventrac Tractor [14]	Med.	Equipment Replacement	8	no			Replacement, N/A	0	35,000					35,000
Ventrac Tractor [17]	Med.	Equipment Replacement	8	no			Replacement, N/A	0						35,000
Vermeer Chipper		Equipment Replacement	8	no			Replacement, N/A	30,000						
Walker Mower [10]Alta	Low	Equipment Replacement	8	no			Replacement, N/A	0						20,000
Walker Mower [12]	Low	Equipment Replacement	8	no			Replacement, N/A	0						20,000
Zamboni Edger [10]	Low	Equipment Replacement	8	no			Replacement, N/A	0						8,000
Zamboni Surfacers [10]	Low	Equipment Replacement	8	no			Replacement, N/A	0						15,000
Zamboni Surfacers [14]	Low	Equipment Replacement	8	no			Replacement, N/A	0						15,000
Zaug Blower Head [05]	Med.	Equipment Replacement	8	no			Replacement, N/A	0						25,000
							Replacement, N/A	0						
							\$ -	\$ -	\$ 417,000	\$ 387,000	\$ 125,000	\$ 135,000	\$ 122,000	\$ 1,545,000
Total							\$ 3,182,500	\$ (11,600)	\$ 8,104,800	\$ 2,729,900	\$ 2,988,600	\$ 1,802,600	\$ 960,700	\$ 19,027,500

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Regular Council Meeting
Submitting Department:	Town Clerk	Presenter:	Lynsey Lenamond
Agenda Item:	CONTINUATION Application for Resort Liquor License CCCs PBI LLC	Public Comment:	Yes

Purpose & Policy Considerations.

Consideration of an application for a resort liquor license. The Town Council is the local licensing authority for the issuance, renewal, and transfer of all liquor licenses within the Town of Jackson.

It is a statutory requirement for the Mayor to OPEN A PUBLIC HEARING on the issuance of liquor licenses. In accordance with our notice, and per Wyoming Statute, protests will be heard against the issuance during this hearing. Additionally, staff presentation, public comment, and Council discussion will take place during this hearing. The procedure is as follows:

1. The public hearing was opened on November 21, 2022.
2. Council moves to continue the public hearing to the January 17, 2023 Regular Council Meeting.
3. The public hearing will remain open until the January 17, 2023 Regular Council Meeting.

Requested Action.

To continue the public hearing to January 17, 2023.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to continue the application and public hearing for a resort liquor license from CCCs PBI LLC to the January 17, 2023 Regular Council Meeting.

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Town Council
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-141 Development Plan for two 4-story apartment buildings at the properties addressed at 1050, 1060, and 1080 South Park Loop Road.	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 3 (CR-3) zoning district by the Town of Jackson Land Development Regulations (LDRs) for 100% residential projects with a floor area that exceeds 30,000 sf. The proposed development's qualifying floor area is 34,664 sf, even though the total development is approximately 158,456 sf (includes circulation space) after using certain workforce housing bonuses.

Requested Action.

The applicant is requesting approval of a Development Plan for two 4-story apartment buildings with 195 rental units (88 deed-restricted units) and 158,456 sf of above-ground habitable floor area at the properties addressed at 1050, 1060, & 1080 South Park Loop Road (2.09-acre site).

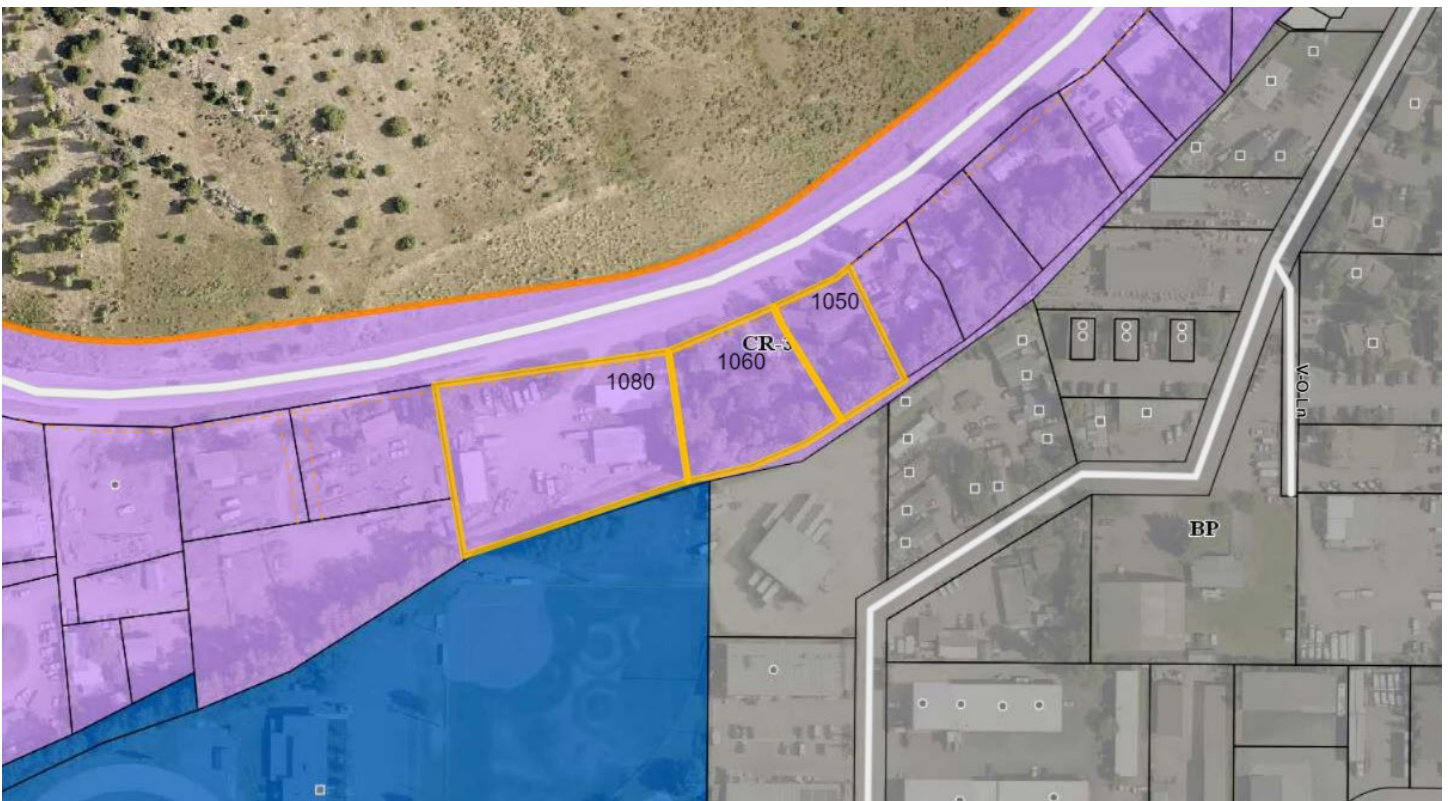
Recommendations.

The Planning Director recommends **approval** of a Development Plan for two 4-story apartment buildings at the properties addressed at 1050, 1060, & 1080 South Park Loop Road, subject to the departmental reviews attached hereto, and the following conditions:

1. At the time of building permit submittal, final details on exterior lighting shall be submitted and comply with the newly adopted dark sky lighting standards.
2. At the time of building permit submittal, the two curb cuts and driveways that access the courtyards shall each be reduced from 24' to 20' in width.
3. At the time of building permit submittal, the serviceberry shrubs shall be replaced with a native non-fruit-bearing species of shrub consistent with Municipal Code Section 7.08.080 - Wildlife Attractants.
4. Prior to issuance of the building permit, the applicant and the Town shall agree to cost sharing for a westbound turn lane.
5. Prior to building permit submittal, the applicant shall work with the Town on the final design for the right-of-way to ensure that enough space is reserved for the future cycle track.
6. At the time of building permit submittal, a final parking management plan shall be provided which identifies the parking space designation for each unit. In addition, the plan should identify the pool of extra parking spaces available for optional purchase for both the market and workforce units to ensure that each have their own separate pool of parking spaces that are based on the LDR calculations.

Project Location.

The properties are located at 1050 South Park Loop Road (PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116), 1060 South Park Loop Road (PT LOT 1 & PT. LOT 2, SEC. 6 TWP. 40, RNG. 116) and 1080 South Park Loop Road (PT LOT 2, SEC. 6, TWP. 40, RNG. 116 (T-312A). An aerial photo and zoning map are shown on the following page:



Background/Project Description.

Background: The applicant's 2.09-acre site is comprised of 1050, 1060, and 1080 South Park Loop Road (SPLR), all of which are parcels. The subject properties are zoned Commercial Residential – 3 (CR-3). To the east and west the zoning is CR-3, to the south is Public / Semi-Public (Middle School) and Business Park zoning, and to the north across from the street from SPLR is High School Butte which is located within the County limits and

zoned P/SP. Below is a summary of existing development for each property (note: several structures have been removed or are in the process of being removed):

- 1050 SPLR consists of a 740-sf duplex built in 1964 and a 1,022-sf detached single-family home built in 1969.
- 1060 SPLR consists of 2 detached single-family homes (968 sf & 941 sf) both built in 1955.
- 1080 SPLR consists of a 1,147-sf detached single-family home with a 1,410-sf basement, a 1,860-sf detached garage, and a 1,500-sf detached garage all built in 1947.

On July 6, 2022, the Planning Director approved Item P22-130 - Zoning Compliance Verification (ZCV) establishing that the slopes on the subject property that exceed 10% were man-made as a result of the construction of South Park Loop Road. Essentially when the road was created, dirt was pushed farther to the south up against the subject properties and thus created a short, steep slope of over 10% along the northern portions of the site. According to LDR Section 5.4.1.B.1, development on manmade slopes is allowed and exempt from Section 5.4.1 - Steep Slopes which typically requires a Hillside Conditional Use Permit (CUP) for development on site with slopes 10% or greater and typically requires a variance to develop on slopes in excess of 25%. Based on the result of the ZCV, a Hillside CUP was not required. This same slope determination was made recently in 2019 on the 1120 SPLR housing project located a few properties to the west.

Project Description:

The applicant is requesting approval of a Development Plan for a new 4-story apartment complex (referred to as “The Loop”) within 2 separate u-shaped buildings comprised of a total of 195 rental units and 158,456 sf of above-ground habitable floor area. Although the applicant is using nearly all of their allowed 0.40 Floor Area Ratio (FAR) of 36,416 sf, the applicant is also proposing to use two additional incentives: 1) the 2:1 Workforce Housing Bonus (referred to as “2:1 Bonus”) and 2) the 4th Story Workforce Housing Incentive Bonus (referred to as “4th Story Bonus”) which are both permitted in the CR-3 zoning district. Using these bonuses, the combined FAR for the entire project is 1.74.

For the 2:1 Bonus, the applicant is proposing to exceed the base FAR by approximately 82,000 sf (including circulation space), of which +/-55,000 sf is market housing (63 units) and +/-28,000 sf is workforce deed restricted (37 units).

While the CR-3 has a 3-story limit and 46’ height maximum, the 4th Story Bonus allows an additional story and a height bonus of 2’ for a total maximum height of 48 feet (42 feet for flat-roofed structures). The applicant is using both allowances to add another 40,760 sf (including circulation space) of deed-restricted units (50 units). The 4th Story Bonus is allowed in the CR-3 zone if certain criteria are met according to Section 2.2.13.E.4, among other things, that the property must be at least 2 acres in size and the 4th story must be 100% deed-restricted (restriction can be workforce or affordable).

In summary, of the 195 units proposed, 107 are market, 87 are workforce deed restricted, and 1 is affordable deed restricted at 80-120% Area Median Income (AMI). To mitigate the base FAR, the applicant is opting to provide the 1 affordable unit in exchange for the fee associated with their fractional housing requirement of 0.767 units. Even though the underlining zoning allows ownership units (i.e., condominiums and townhomes), the applicant has not indicated any interest in subdividing the units and plans to keep them as apartment

rentals. Below is a breakdown of the total calculations and individual building calculations:

TOTAL CALCULATIONS (proposed) • <u>Total above-ground habitable sf</u>: 158,456 sf • <u>Total units</u>: 195 ○ 101 studios (398 sf) ○ 27 one-beds (499 sf & 731 sf) ○ 39 two-beds (1,087 sf) ○ 28 three-beds (1,138 sf) • <u>Unit Breakdown</u>: ○ 107 Market Units ○ 87 Workforce Deed-Restricted Units (55 studios, 1 one-bed, 19 two-beds, 12 three-beds) ○ 1 Affordable Deed Restricted Unit (2-bed) 80-120% Area Median Income (AMI) • <u>Total parking</u>: 246 spaces provided (232 garage + 14 guest spaces) • <u>Total basement garage sf</u>: 108,699 sf	
WEST BUILDING (proposed): • <u>Total above-ground habitable</u>: 80,496 sf • <u>Total Units</u>: 95 ○ 45 studios, 14 one-bed, 20 two-beds, 16 three-beds • <u>Unit Breakdown</u>: ○ 52 Market Units ○ 42 Workforce Deed-Restricted Units ○ 1 Affordable Deed Restricted Unit • <u>Total Parking</u>: 107 spaces provided (100 garage + 7 guest) • <u>Total basement garage</u>: 51,254 sf	EAST BUILDING (proposed): • <u>Total above-ground habitable</u>: 77,960 sf • <u>Total Units</u>: 100 ○ 56 studios, 13 one-beds, 19 two-beds, 12 three-beds • <u>Unit Breakdown</u>: ○ 55 Market Units ○ 45 Workforce Deed-Restricted Units • <u>Total Parking</u>: 139 spaces provided (132 garage + 7 guest) • <u>Total basement garage</u>: 57,445 sf

Primary vehicular access will be taken from SPLR via a two-way driveway located between the buildings which leads to the basement parking garages for each building. Each parking garage has 2 basement levels for a total of 232 covered parking spaces: 100 spaces in building West and 132 spaces in building East. In addition to the primary vehicular entrance, each building has its own driveway that leads to the front entry courtyards. Besides serving as the front entrance to each building, the courtyards each provide 7 surface parking spaces for guests (14 total) and convenient access for deliveries (i.e., FedEx, UPS, etc.) and moving trucks. In addition, the courtyards would provide tenant/visitor amenities such as bike parking and outdoor gathering spaces.

Regarding pedestrian improvements and site amenities, the applicant is required to provide a Trees in Lawn pedestrian frontage (5' attached planting strip and 6' detached sidewalk). This would replace and improve upon the existing attached sidewalk. In addition, in response to recommendations from Pathways that this section of SPLR is planned for a separated 10'-wide 2-way cycle track, the applicant has demonstrated that there is enough room in the right-of-way (ROW) to include a cycle track, either now or in the future. Once inside the site, several pedestrian walkways lead to multiple entry points to each building, with the main entrances located in the courtyards. Regarding outdoor amenities, the applicant is proposing bike storage, courtyard gathering spaces, seating areas (both in front and back of buildings), and a fenced dog play area. Regarding indoor amenities, the

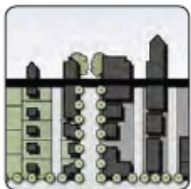
applicant is proposing private balconies for several units, community gathering areas, private storage spaces, bike washrooms, dog washrooms, movie rooms, and libraries.

Analysis.

Comprehensive Plan/Desired Future Character:

The stretch of properties along SPLR, from Gregory Lane to the Middle School, are located within subarea 5.3 – High School Butte, of the Comprehensive Plan (see excerpt below). This subarea is Transitional which means redevelopment and a change in character are desired, namely that a variety of housing types, including multi-family, be provided and occupied primarily by the local workforce. Besides the recent 26-unit apartment building built in 2021 (1120 SPLR), this stretch of SPLR is mostly comprised of older industrial buildings and low-density development (i.e., single-family homes and duplexes).

5.3: High School Butte



Village Form

This TRANSITIONAL Subarea will be comprised of a variety of housing types and forms including single family, duplex, triplex, and multifamily occupied primarily by the local workforce. Mixed use will also be desirable to provide additional opportunities for local entrepreneurial and industrial and service uses. The future development pattern should take advantage of the substantial grade change in this area to allow for two to three story single and mixed use structures screened from view.



To help implement the desired future character, the Town rezoned this subarea from Residential-Business (RB) to CR-3 in 2018 which included the provision of the 2:1 Bonus and 4th Story Bonus for properties 2 acres or larger. In addition, in 2018 the residential housing mitigation rates were significantly lowered while simultaneously raising the commercial housing mitigation rates. In other words, CR-3-zoned properties throughout town were given multiple incentives so that developers had the tools needed to build a much-needed community product: high-density multi-family developments to house the workforce.

As proposed, The Loop would be the densest project in the Town's recent history at 93 units per acre. Even so, as noted above, this area has been identified as appropriate for redevelopment and increased density, which is why the zoning was given the bonuses it currently has. More specifically, this site is appropriate for higher-density development as it is situated in a less visible location away from the main arteries in Town (i.e., Broadway Avenue or in the Downtown Core) where a project of this density and size might not be as compatible with its surrounding neighborhood. The topics of density, building size, and design are discussed further in the sections below.

Development Plan Review:

This project requires Development Plan because the project's 34,664 sf of base floor area exceeds the 30,000-sf threshold for a Development Plan in the CR-3 Zone for projects that are 100% residential. At no time is a Sketch Plan required in the CR-3 zone for projects that are 100% residential. This is because the Town intentionally decreased the thresholds for review in 2018 to incentivize larger multi-family residential

developments to go through a shorter public review process. This general approach of allowing larger projects to be reviewed through a shorter public review process was done in nearly all other zones as well, although each zone has a slightly different process based on square footage or density.

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 the preparation of final construction or plat documents. After reviewing the applicant's submittal, staff finds that as conditioned it complies with the CR-3 zone. Please refer to the LDR Conformance table below:

Conformance with Applicable LDRs:

	CR-3	Proposed	Complies?
FAR	0.40 Base FAR (36,416 sf) + 2:1 Workforce Housing Bonus (no sf limit) + 4 th Story Bonus (no sf limit)	Base FAR = 34,664 sf + Affordable Unit = 1,087 sf + 2:1 Bonus = 81,945 sf + 4 th Story Bonus = 40,760 sf Total Above Ground Habitable = 158,456 sf	Yes (see "Building Design" section below)
LSR	10% or 9,104 sf	24% or 22,177 sf	Yes
Plant Units	1 plant unit per 1,000 sf of LSR + 1 plant unit per 12 parking spaces = 24 plant units required	27 plant units provided	Yes
Height	48' with 4 th Story Bonus	48'	Yes
Parking	Apartments: 1/DU < 500 sf, otherwise 1.5/DU 121 DUs < 500 sf = 121 spaces 74 DUs > 500 sf = 111 spaces TOTAL REQUIRED = 232 spaces.	TOTAL PROPOSED = 246 spaces (14 are guest spaces)	Yes
Parking Setback	10' from primary street property line	10'	Yes
Bike Parking	1 bike parking space per 10 vehicle spaces required = 24	130 in East Building 130 in West Building TOTAL = 260	Yes
Primary Street Setback (north)	10' – 65'	10'	Yes
Side Setback (east)	5'	11'8" – 14'	Yes

Side Setback (west)	5'	14'	Yes
Rear Setback (south)	10'	15'-40'	Yes
Street Façade Width (min)	50% of primary street	+50%	Yes
Pedestrian Frontage	13'6" (Trees in Lawn)	13'6" (Trees in Lawn)	Yes

Pedestrian Frontage Improvements

The subject property has approximately 500 linear feet of frontage along SPLR with an exceptionally wide ROW frontage (i.e., area between the property line and curb) ranging in width from 25' - 50' compared to most areas in town which are closer to 10' – 15'. Although this stretch of SPLR already has a 6'-wide attached sidewalk in place, the applicant will be required to provide a new Trees in Lawn pedestrian frontage (5'-wide attached planting strip + 6'-wide detached sidewalk) for +/-400' of their frontage. This will significantly improve the safety and functionality of the sidewalk. Although there is generally ample room in the ROW frontage for the Trees in Lawn frontage, the westernmost +/-100' of frontage is proposed to remain as an attached sidewalk due to a pinch point created by an existing driveway serving the adjacent properties to the west (1106-1110 SPLR). The existing driveway, located in the ROW frontage, cuts in front of the westernmost 100' of the subject site and runs parallel to the road. Not only does the existing driveway leave less than the standard width for a detached sidewalk, but the driveway also drops in elevation 6'-8' below the road. Due to these existing circumstances, and because the adjacent property owner uses this driveway to back down their horse trailers, the Town is not requiring the applicant to relocate the existing driveway and install Trees in Lawn for this portion of frontage. However, when the adjacent properties to the west redevelop, they will be required to relocate their driveway and likely install the required pedestrian improvements.

In addition to the LDR requirement for Trees in Lawn, the Town of Jackson/Teton County Pathways Coordinator (Brian Schilling) has provided review comments pertaining to a future vision for SPLR which includes a recommendation for a 10'-wide 2-way cycle track along the southern side of the road in front of the proposed project. Although this vision has not yet been designed or approved by the Town Council as a Capital Improvement Project (CIP), Pathways have provided some general dimensions and street sections so that the applicant can demonstrate conceptually that enough room exists for a cycle track. The idea is that space should be reserved to construct the cycle track at some point in the future and that the sidewalk and driveways should be designed and constructed with the future cycle track in mind so that there is minimal disruption to existing facilities when the cycle track is eventually constructed. At this time staff is not requiring that the applicant build the cycle track since it is not a requirement of the LDRs nor does the Town have an approved design. Staff is however requiring that the applicant work with Engineering and Pathways Departments and provide a final street design at the time of building permit submittal to ensure sufficient space is reserved for the future cycle path.

Site Design:

The proposed site plan is consistent with the goals of the CR-3 zone which encourage reducing bulk and scale and creating attractive streetscapes. Each u-shaped building has a varied setback with some portions of each building being pulled up toward the street and some portions being pushed back from the street in the form of a courtyard and guest parking area. This helps create an attractive green street edge versus a continuous

building with little to no variation. Although some surface parking has been provided in front of each building via 2 separate driveways, the applicant has successfully screened 100% of their required parking from the public street by locating it in an underground garage. Locating the parking in the basement was somewhat of a practical design choice based on the topography of the site, which slopes down away from the street roughly 8'-10' below street grade. The main parking garages are accessed via a 3rd driveway located between the two buildings.

Since the most visible elevations of the building are from the street, the applicant has placed the majority of their landscaping to the north to help screen and soften the building. With that being said, ample landscape screening has also been provided to the east, west, and south. The applicant is also providing double the amount of landscape/green area and has set back the buildings from the side and rear property lines farther than the minimum 5' side and 10' rear setbacks to help reduce visual impacts on neighboring properties. Finally, the applicant is proposing to bury and culvert the existing open irrigation ditch that runs along the southern property line to allow the development to get closer to the rear property line. Culverting a ditch is permitted and the applicant's civil team is working with Town Engineering to ensure the culvert is built to Town standards and that matters surrounding water rights are satisfied.



Overall, staff finds that the site design meets the standards, goals, and intention of the CR-3 zone.

Vehicular Access/Parking:

Vehicular access will be provided via three 24'-wide, two-way driveways (3 curb cuts total). The CR-3 zone limits curb cuts to 24' per frontage per property, and when multiple properties are aggregated together for a single development, such as the case with The Loop, planning typically recommends consolidating curb cuts to the greatest extent possible. Even so, staff is supportive of the multiple access plan for various reasons: 1) there will be no more access points than what would be expected had 1050, 1060, and 1080 SPLR been developed individually; 2) the Fire Department is supportive of the access plan as it best meets their life/safety needs to service each building in the event of a fire or emergency (please refer to department review comments from Fire); and 3) the vast majority of vehicular traffic will be consolidated to the middle access point which serves over 90% of the parking for the development and so the additional 2 driveways will be used much less and have minimal impacts on SPLR from a traffic standpoint. Finally, overall access will be significantly improved compared to the current condition which consists of 4 curb cuts that lead to a dirt/gravel frontage road area that is used freely for parking and access to the various buildings along this stretch of road.

In an effort to reduce curb cut widths, staff has added a condition of approval requiring that the two curb cuts and driveways that access the courtyards each be reduced from 24' to 20' in width. Reducing the width of these two curb cuts will improve the areas where driveways intersect with sidewalks/future cycle-track by reducing the pedestrian crossing distance yet still provide ample width for two-way vehicular travel.

Regarding the parking count, the applicant is meeting their 232-space requirement and is also providing 14 guest spaces which is above and beyond the requirements of the LDRs. This comes out to 1.26 spaces per unit, or 0.85

spaces per bedroom, which is similar to parking provided for other dense residential developments (see chart below). No Variance or Administrative Adjustment has been requested by the applicant. The LDRs do not have a requirement for guest parking. However, because on-street parking is prohibited on SPLR, and because no public parking lot/garage is nearby, staff highly recommended early on that some guest parking be provided. Staff is pleased that the applicant has provided the 14 guest spaces.

Regarding the management of parking, staff added a condition of approval on the Planning Commission staff report requiring the applicant to submit a parking management plan prior to Town Council review. The reason for the condition was to understand how tenant parking will function (i.e., designated spaces or free-for-all.) and how property management will handle overflow parking from tenants or guests to ensure adjacent properties are not being impacted by the development.

In response to staff's conditions, a preliminary parking management plan has been provided that includes general details on guest parking, assigned parking, enforcement, etc. Below are the highlights from the plan.

- The development will have an on-site property manager who will enforce parking rules/regulations.
- All units will be provided with 1 designated space. The larger 2 & 3-bedroom units will have the option to pay for a 2nd space.
- Guest parking will be limited to 3 hours until midnight. After midnight, guests will need a parking permit. Signage will be posted in both guest parking areas.
- Tenants will be given rules/regulations on parking as part of their lease.

Although staff finds this information to be helpful, staff has added a condition requiring that a final parking management plan be provided with the building permit which identifies the parking space designation for each unit. In addition, the plan should identify the pool of extra parking spaces available for optional purchase to the larger 2 & 3-bedroom units and ensure that the 2 & 3-bedroom workforce-restricted units have their own separate pool of parking spaces that are based on the LDR calculations. Having separate pools of parking will ensure fair distribution of parking by limiting the competition between market and workforce-restricted units.

Parking Comparison Chart:

Development Name/Address	Units / Beds	Total Parking	Parking Per Unit	Parking Per Bedroom
The Loop	195 / 289	246	1.26	0.85
Hidden Hollow	168 / 352	390	2.32	1.11
Sagebrush Apartments	90 / 110	90	1.00	0.82
1120 South Park Loop Road	26 / 46	36	1.38	0.78
440 W Kelly Ave (condos)	12 / 21	20	1.66	0.95
Flat Creek Apartments	48 / 84	60	1.25	0.71
JHMR Dormitories	54 / 192	87	1.61	0.45
Veronica Lane Apartments	36 / 43	42	1.16	0.97
Jackson Street Apartments	57 / 113	64	1.14	0.57

Finally, Planning and Engineering staff have discussed whether a westbound center turn lane (WCTL) should be included in the final design and constructed either by the applicant or jointly with the Town as part of the project. The issue was raised in the Traffic Impact Study (TIS) provided by the applicant that included a recommendation for a WCTL based on the amount of anticipated left-hand turns into the development during peak PM hours. Specifically, the TIS states that deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour, and since the development would generate 47

left-turn vehicles an hour, a WCTL is “generally needed”. However, in addition to that comment, the study also concluded that the Level of Service (LOS) on SPLR would not be significantly impacted by this development, even without a turn lane, which conflicted with the recommendation for a WCTL.

The Planning and Engineering Departments later met with the applicant and their traffic engineers prior to the Planning Commission meeting to better understand the data. Staff and the applicant’s team concluded that the anticipated Average Daily Trips (ADT) along SPLR as a result of the proposed development were far from having a significant impact on the LOS regardless of whether a WBTL was built or not. Although both parties agreed that a WBTL would likely benefit the development by providing a convenient turn lane, the data surrounding LOS does not trigger it from a strict transportation engineering perspective. With that being said, staff acknowledges that the TIS recommendation for a WCTL would help mitigate traffic impacts adjacent to this development and finds that when a turn lane is deemed necessary in the future, the applicant should pay their fair share of the improvements. As a result, staff is recommending that the applicant be required to pay their fair share of the construction costs of a future turn lane. Said lane would be built by the Town, perhaps as part of a more comprehensive, corridor-wide analysis of turn lane needs between Hwy 89 and the Blair Drive intersection. To ensure that “fair share” is more clearly defined, staff added Condition #4 which states that prior to issuance of the building permit, the applicant and the Town shall agree to cost sharing for a westbound turn lane. The applicant has stated their support for paying their fair share of a turn lane.

Staff sought feedback from the Planning Commission on the need for a turn lane and although the majority agreed that a turn lane would likely help traffic flows on SPLR and benefit the project. Please see the Planning Commission section below for further analysis.

Public Space/Amenities:

The LDRs require a minimum Landscape Surface Ratio (LSR) of 10% (9,104 sf) in the CR-3 which the applicant has more than doubled in providing 22,177 sf. Although the LDRs are silent on true open space, the Design Guidelines have an entire section (Section A, pages 6-8) that provides guidelines addressing the use, location, scale, variety, connection, and screening of public spaces. According to the Design Guidelines, the criteria for successfully complying with the public space section is as follows:

- The project has demonstrated that the proposed public space is usable and desirable to inhabit.
- The project's developed public space will be engaging and in scale with the pedestrian.
- The design of the proposed public space(s) has integrated the following:
 - Orientation/day-lighting.
 - Screening the users from parking, utilities, and garbage facilities.

As mentioned further below in the Design Review Committee (DRC) section, the DRC reviewed this item several times and discussed the importance of quality public space, especially for such a dense development. Ultimately the DRC recommended approval of the project and found it to comply with all sections of the Design Guidelines, including the public space section. The various indoor and outdoor amenities provided include private designated storage areas (3’x9’ and 5’x9’) in the parking garages, separate bike & dog washrooms, outdoor patios, game rooms, package delivery room, outdoor & indoor bike storage, large lobbies, exercise rooms, movie rooms, and library rooms. Absent of an LDR standard for open space, staff finds that adequate public space and amenities have been provided.

Landscaping:

The applicant is exceeding the minimum requirements for LSR and plant units. Because the buildings will be most visible from SPLR, the applicant has focused on screening and softening the front of the buildings which is

where more trees and shrubs have been located. Substantial landscaping has also been located on the sides and rear of the site. With the exception of serviceberry shrubs, all other tree and shrub species are non-fruit bearing. staff has added a condition requiring that serviceberry shrubs be replaced with a native non-fruit-bearing species which is consistent with the recently approved changes to the Municipal Code (7.08.080 Wildlife Attractants) prohibiting ornamental fruit-bearing trees for new developments. As a side note, the subject site is not located within the Bear Conflict zone.

Additional site features include added fill to the south side of both buildings which creates terraced green spaces with rock-boulder retaining walls each under 4' in height. Not only do these terraces help reduce the perceived scale of the building from the south elevation, but they also help create and support flat gathering spaces for tenants. Fencing is proposed along portions of the southern property line to provide separation from the ballfields and industrial properties. Fencing is permitted within side and rear yards and cannot exceed 6' in height. Overall, staff finds that the landscaping and associated features comply with the LDRs and enhance the development.

Trash/Snow Storage

The applicant plans to address snow storage by providing the minimum storage standard, which is 2.5% of all driveway surfaces. In addition, all three driveways are proposed to have a snow-melt system that drains to the stormwater collection systems. Regarding trash, each building includes trash chutes on all levels which dump trash into the upper basement levels of each garage. Trash will then be wheeled outside and picked up at the east and west terminal ends of the hammerhead driveway.

Density:

As mentioned above, The Loop is the densest housing project in the Town recent history at 93 units per acre, or 138 bedrooms per acre. Given that the CR-3 zone does not have a maximum density or maximum building size, coupled with the allowed 2:1 Bonus and 4th Story Bonus, properties with 2 or more acres can now achieve densities that were not possible before 2018. The allowed bonuses and tools now available were approved by the Town Council as a means to incentivize developers to provide high-density multi-family developments, including deed-restricted units, that could be built without any taxpayer subsidy. The free market had failed to build workforce housing for so many years that the Town opted to create a menu of incentives to jump-start this type of much-needed development. The trade-off is that the community receives an increase in supply of market and workforce-restricted units (without taxpayer funds) while the developer receives additional market units and expedited review with fewer, and sometimes no, public hearings.

The only limiting factors to density in the CR-3 zone for properties 2 acres or larger using these bonuses are 1) compliance with the LDR standards for setbacks, parking, stories, height, LSR, etc., and 2) compliance with the Design Guidelines which is generally left to the purview to the Design Review Committee (DRC) for detailed analysis. The Town Council, however, ultimately makes the final decision on compliance with the Design Guidelines as the DRC is a recommending body only. As discussed in further detail below under the Design Review Committee (DRC) section, the DRC recommended approval to the Town Council at their November 9, 2022, meeting.

To help understand the density of the proposed project, staff has provided a density comparison chart (below) of various other residential projects, some existing, some new, and some being constructed. The chart compares density based on the number of units per acre and bedrooms per acre. Besides The Loop, none of the other projects listed below was developed using both the 2:1 Bonus and 4th Story Bonus.

Density Comparison Chart:

Development Name/Address	Acreage	Units / Beds	Units Per Acre	Beds Per Acre
The Loop	2.09	195 / 289	93	138
Hidden Hollow*	3.5	138 / 272	39	78
Sagebrush Apartments	2	90 / 110	45	55
1120 South Park Loop Road	0.62	26 / 46	42	74
440 W Kelly Ave	0.32	12 / 21	38	66
Flat Creek Apartments	1	48 / 84	48	84
JHMR Apartments	2.3	54 / 192	23	83
Veronica Lane Apartments	0.65	36 / 43	55	66
Jackson Street Apartments	1.46	57 / 113	39	77

*The acreage only includes the 3 apartment buildings and does not include the townhomes and single-family home lots.

Affordable/Employee/Workforce Housing:

LDR Section 6.3.2.A.1 in the LDRs gives 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. Based on this methodology for assessing housing credits and requirements, the proposed development of 44 base market units requires less than 1 unit of housing (0.767 unit requirement), which the applicant can pay a fee to satisfy. Instead of paying the fee of \$208,492, the applicant plans to provide a 2-bedroom affordable deed-restricted unit restricted at 80-120% AMI located on the first floor of the West building.

It is important to understand that the affordable housing requirement is tied only to the base FAR, thus although the project is a total of +/-159,000 sf, only the base FAR of 34,664 sf is subject to affordable housing mitigation. The additional +/-124,000 sf of floor area is not subject to affordable housing requirements because it is considered bonus floor area that has its own separate workforce housing requirements. For example, the applicant was able to add approximately 83,000 sf of additional floor area as part of the 2:1 bonus, with approximately 28,000 sf of that as workforce deed restricted while the remainder is market. In addition, the applicant was able to add 40,760 sf as part of the 4th story bonus and 100% of that floor area is workforce deed restricted. The workforce housing associated with the 4th story bonus is located on the 2nd level of each building.

In the case of The Loop, the community would benefit by receiving a total of 88 workforce deed-restricted units, which is .45% of the 195 units. In addition, the applicant is not building large 2,000-3,000 sf units, but rather is providing a variety of modest unit types from studios to 3-bedrooms ranging in size from 398 sf to 1,100 sf.

The table on the following page provides a summary of the affordable housing mitigation plan:

Mitigation Requirement (Base 0.40 FAR)
Proposed: 34,664 sf (above grade) (17) studios @ 398 sf = 0.190 units (17) 1-bedroom units @ 499 sf = 0.298 units (7) 2-bedroom units @ 1,087 sf = 0.282 units

- (3) 3-bedroom units @ 1,138 sf = 0.128 units

Requirement: 0.898 units

Credit for existing/historical uses: 5,488 sf (above grade)

- Detached single-family home (2,557 sf) = 0.066 units
- Detached single-family home (1,022 sf) = 0.023 units
- Detached single-family home (968 sf) = 0.021 units
- Detached single-family home (941 sf) = 0.021 units
- Existing Apartments (duplex) = no credit

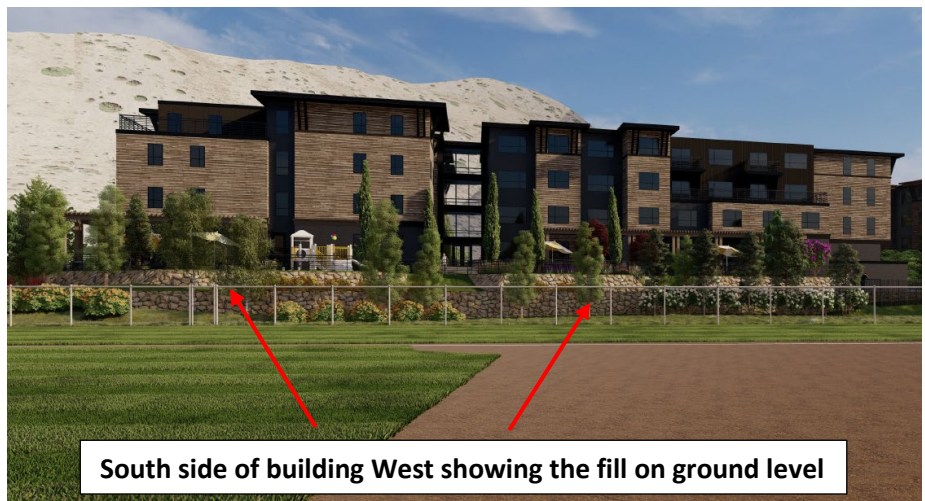
Total Credits: 0.131 units

Complies: $0.898 - 0.131 = 0.767$ units required = fee of \$208,492.02

Although a unit is not required, the applicant is choosing to provide a 2-bedroom deed-restricted unit at 80-120% AMI instead of paying the fee.

Building Design and DRC Review

As shown further above in the LDR compliance table, the building and site comply with all relevant dimensional standards for the CR-3 zone. The buildings are each 4 stories with a flat roof design and a maximum of 48' in height. Because the property slopes down away from the street, portions of both buildings read as 5 stories in certain areas along the south because each building has basement garages that daylight. Since both basements meet the Town's definition of a basement and the building falls within the height restrictions, the building complies with the LDRs. To help reduce the visual impact on the south, the applicant added fill and landscaping to each building so they mostly appear as 4-stories. Adding fill is permitted to improve aesthetics and reduce visual impacts provided that the fill is not used to create a taller building. Staff has confirmed that the added fill is not manipulating the height of the buildings.



As proposed, the development consists of approximately 159,000 sf of above-ground habitable which is significantly larger than most developments in town. In order to address the bulk and scale, the applicant chose to split the development into 2 buildings, each roughly 80,000 sf, even though the CR-3 zone does not have a maximum individual building size. In addition, both buildings are designed in an u-shape with courtyards facing the street which further helps break up the visual form along SPLR. This design also provides opportunities for landscaping and open space which provides additional visual relief along the +/- 500' of development frontage. It helps that the ROW frontage is exceptionally wide along this stretch of SPLR which pushes the building back roughly 35'-60' from the road reducing its perceived bulk and scale. Also, the property slopes down away from the street (+/- 10' - 12' below the road), and although the height is 48' at its tallest point (i.e., from the south), the height from the street is 42' which is the max allowed height for all flat-roof structures in the CR-3 zone. In other words, what is seen from the street is no taller than if the applicant was not using the 4th Story Bonus and building a 3-story building.

Regarding the architecture of the building, the applicant is using earth-tone colors for the siding which includes fiber cement panels in 3 shades of brown and metal panels in multiple shades of gray. Some materials have been used more heavily on certain buildings which is a subtle way of differentiating the buildings from each other. In addition, additive and subtractive architectural elements are provided on all levels to vary the façade and rooflines to create interest and shadow lines. Exterior materials have been applied in a way that complements the additive and subtractive elements. On the upper 3rd and 4th levels, building step-backs have been applied on all sides which is an effort to satisfy the LDR criteria #3 for allowing the 4th story and 48' building height. In addition, over 40 units have outdoor balconies which help break up the mass and improve the livability for those units.



The DRC reviewed this project 5 times and recommended approval (4-0 vote) to the Town Council at their November 9, 2022, meeting with 1 condition:

1. Prior to building permit submittal, the applicant shall submit the following information for DRC review:
 - a. The lighter wood-tone material shown in the renderings should be the material used. A material sample for the lighter wood tone shall be provided that better matches the renderings.
 - b. Provide details on the courtyard landscaping, specifically on the landscaping and trees in planter beds.
 - c. Provide more details on the guardrails along the rear of the property.
 - d. Provide more details on the dry-stack boulder wall along the southern portions of the property.

Since the original DRC submittal back in June, the architecture, materials, and overall character of the project have significantly improved. Below are two images capturing the progress since the initial June submittal:

Original Submittal - June 2022 DRC meeting:



Final Submittal - November 2022 DRC meeting:



Throughout the review of this project, the DRC struggled in applying the Design Guidelines to the proposed larger-than-usual buildings, specifically as it relates to breaking up the bulk and scale and addressing the human scale. These struggles were similar to those that occurred during the review process for the Pearl/Cache development downtown which was also a larger building but in the very different context of a downtown site. Without an LDR standard limiting individual building size, the DRC felt that the Design Guidelines provided relatively vague direction on how to best address bulk and scale issues and monolithic designs. This led to some discussion on whether changes to the LDRs and/or Design Guidelines should be considered. Regardless of these issues, after reviewing the project 5 times the DRC ultimately found the project to comply with the Design Guidelines and was satisfied with the efforts made by the applicant to break up the bulk and scale. The DRC also weighed in on the 4th story setback/step-down requirement, at staff's request, and found that the building complied with the standard through the various efforts made by the applicant's design team.

Neighborhood Context

In providing some balance to the overall discussion surrounding building size, design, and density, staff would like to point out that the location of this development is appropriate as described in the Comprehensive Plan which envisions this area for higher-density residential developments. Primarily, the development is not located in a prominent location of town such as along Broadway, a highway, or in downtown. Essentially, the land surrounding the development is a combination of open space to the north (i.e., High School Butte), middle-school ballfields & Gregory Lane industrial area to the south, and underdeveloped lots on the sides. Staff finds that the location for this project is appropriate.

Building Height & 4th Story Bonus:

In 2015 the Council approved an amendment to the LDRs to allow additional height (48') and a 4th story in the Urban Residential (UR) zone if the property was at least 2 acres in size, the additional floor area on the 4th story (or an equivalent) was deed restricted for the workforce, and if other requirements were met (see full criteria below). This amendment was proposed by the Jackson Hole Mountain Resort (JHMR) as a tool that was intended to apply to their Powderhorn Planned Unit Development (PUD) dormitory development. Please note that the UR zone no longer exists in the LDRs and that the same height and 4th story bonus option now exists only in the CR-3 zone using the same approval criteria. Since its inception, the Powderhorn PUD and Sagebrush Apartments are the only two developments to use the 4th Story Bonus. As analyzed below, the applicant has complied with all criteria allowing them to utilize the 4th Story Bonus:

The criteria in LDR Section 2.2.13.E.4 for approval of a 4th Story Bonus are below:

1. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.

- a. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;

Complies. The applicant will provide a workforce deed restriction at the time of building permit to restrict all units created by the 4th story bonus that is acceptable to the Teton County/Jackson Housing Department prior to occupancy of the units.

- b. It may have an employment and/or price restriction.

Complies. The required deed restriction will have a Workforce deed restriction, which is the equivalent of an employment restriction.

- c. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.

Complies. The units resulting from the 4th story are exempt from mitigation requirements and cannot be converted in the future to meet the mitigation requirements of any other development. The additional units created by the 4th story can be located on any floor and the applicant is proposing to locate them on the 2nd story. Thus the 2nd story of each building is 100% workforce deed-restricted to satisfy this requirement.

2. The project shall provide the affordable housing required by Division 7.4 on site.

Complies. The applicant will provide a workforce deed restriction to restrict all units created from the 4th story bonus that is acceptable to the Teton County/Jackson Housing Department prior to occupancy of the apartments.

3. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small-scale development.

Complies. The applicant's site is 2.09 acres and so meets this requirement. As for the stepdown requirement, Staff requested feedback from the DRC on this LDR standard. This criterion is not quantitative (i.e., set at a numerical value), but rather qualitative and is subject to interpretation. During the first few reviews, the DRC did not feel that the applicant made enough effort to setback and step down the building to the sides and rear and recommended that bigger moves be made on such large buildings. By the final DRC review, the majority of the DRC supported the design and the efforts made to meet this standard. Specifically, the proposed design insets the building 11'-14' away from the side property lines even though the side setback is 5 feet, and sets the building 15'-40' from the rear property line even though the rear setback is 10'. In addition, portions of the 3rd and 4th stories have been stepped down along the east, west, and south portions of both buildings (see pictures below). This effort helps to break up the massing at the highest levels and reduces the visual impacts on adjacent property owners to the sides and rear.



4. The site shall be served by transit within 1/4 mile.

Complies. There are START bus stops on South Park Loop Road east of the development (Gregory Lane stop) and west of the development (South Park and Middle School stop) both of which are approximately 1,000 feet walking distance and complies with the criteria above.

5. The site shall be within ¼ mile walking distance from numerous commercial services routinely needed by residents.

Complies: The site has Car Corner (Maverick store, gas station, Cowboy coffee, Express Lube, etc.) and other commercial services within ¼ mile of the site. In addition, there are banks, grocery stores, and other commercial services within ½ mile – 1 mile of the site.

6. The additional building height shall not increase the floor area allowance or decrease the required open space.

***Complies:** Approval of the 48' tall apartment buildings does not increase the amount of floor area allowed in the CR-3 zoning district, which is still limited to the 0.40 FAR maximum.*

Planning Commission:

The Planning Commission (PC) reviewed this item at their regularly scheduled meeting on November 16, 2022, and unanimously recommended approval (6-0 vote) to the Town Council as conditioned. The main discussion topic revolved around the traffic study and whether a left turn lane should be built as part of the project. Early on in the discussion, most Commissioners leaned toward requiring the turn lane because 1) the traffic study seemed to recommend it, 2) the morning westbound traffic generated from the middle school appears to be worsening from the standpoint of some of the Commissioners, 3) the applicant demonstrated there to be plenty of room in the right-of-way for an additional lane, and 4) the applicant was not opposed to paying their fair share now or in the future. But after hearing from staff and the applicant's team, the Commissioners agreed that the data did not warrant the need for a turn lane at this time regardless of individual desires to have one (see discussion above in the section on Vehicular Access/ Parking).

In an attempt to relieve concerns regarding morning school traffic, staff clarified that based on the traffic study the biggest need for a turn lane is during peak evening hours (4 pm – 6 pm) and not during the morning hours when school traffic is most concentrated (7 pm – 9 pm) on SPLR. In fact, most of the morning turning movements generated from this development would be right-hand turns heading away from the school toward the highway. In addition, staff advised against requiring the left turn lane now because it would commit the Town to pay for the majority of the improvements given the project's minimal contribution to the total traffic volumes on SPLR. Ultimately the Commissioners agreed that the data did not support a left turn lane but that in the future if a turn lane was needed, the applicant should pay their fair share which was consistent with staff's new condition of approval (condition #4).

Some Commissioners asked what the rental rates will be for both the market and workforce units to which the applicant responded that the market units will be rented at a market rate to be determined in the future. The applicant did state that the workforce-restricted units would be slightly discounted but did not provide a specific percentage, although the applicant did tell the DRC that they might be discounted about 10% less than the same market unit. Staff notes that workforce units have no initial cap on rental prices, but do have rental increase caps once the initial price is established.

In summary, the majority of the Commissioners commented favorably on the project, and below is a bullet-point summary of those comments:

- The PC supported the number of studios from a parking standpoint since studios are more likely to generate a need for 1 vehicle compared to 1-bed units or larger which can generate a need for 2 or more parking spaces.
- The PC supported the unit mix and complimented the applicant on the variety and sizes. They felt that the unit types and sizes address the variety of housing needs in the community.
- Although a large development, the PC felt comfortable that the project was reviewed by the DRC 5 times.
- The PC supported the provision of guest parking in an area with no on-street parking.
- The PC supported that the housing is being built before the hotel/condo project on North Cache.
- The PC supported the various amenities and amount of green space.

- The PC supported the location for such a large and dense project.
- The PC supported that the workforce units will be discounted in price, even though that is mostly based on the annual rent increase cap provided by the deed restriction.

Public Comment

Staff has received verbal comments from an adjacent property owner who shared concerns about the height of the building. In addition, staff received verbal comments from the Teton County School District Superintendent expressing general concerns over existing traffic on SPLR and the impact this development will have.

Comprehensive Plan & Priority Alignment

As previously mentioned above, this project is located in Subarea 5.3 - High School Butte which is a Transitional subarea (excerpt below). Specifically, this Transitional subarea envisions redevelopment and a change in character, namely that a variety of housing types, including multi-family, be provided and occupied primarily by the local workforce. Based on the applicant's proposal, which includes 88 deed-restricted units, staff finds that the project aligns with the subarea's vision. In addition, the larger overall district in which this project is located (District 5 – West Jackson) calls for the creation and development of transitional subareas (Policy 4.3.b) and the emphasizing of a variety of housing types, including deed-restricted housing (Policy 4.1.b). Although these policy objectives do not provide specifics on how large or dense future projects can be, the CR-3 zoning that was put in place as a result of these policies allows for a project of this size and density. Staff finds that the project aligns with these policies and furthers the goals of the Comprehensive Plan to build housing for the workforce, redevelop and reinvest in a transitional areas, and provide a variety of units types and sizes.

5.3: High School Butte



Village Form

This TRANSITIONAL Subarea will be comprised of a variety of housing types and forms including single family, duplex, triplex, and multifamily occupied primarily by the local workforce. Mixed use will also be desirable to provide additional opportunities for local entrepreneurial and industrial and service uses. The future development pattern should take advantage of the substantial grade change in this area to allow for two to three story single and mixed use structures screened from view.



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.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

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's final review of this Development Plan happened on November 9, 2022, and they recommended approval to Town Council.

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

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

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

Not applicable.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review this Development Plan and several DRC submittals, meet with the applicant, research, and write reports is over 100 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **approve** Development Plan P22-071 for two 4-story apartment buildings at the properties located at 1050, 1060, and 1080 South Park Loop Road based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 19, 2022.

Town of Jackson
Project Plan Review History
PLANNING

Project Number	P22-141	Applied	6/1/2022	AL
Project Name	Dev. Plan - 1050,1060,1080 South Park Loop Rd.	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant	Mogul Hospitality Partners	Owner	MIDWAY HOSPITALITY PARTNERS, L
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Site Address	City	State	Zip
1050 South Park Loop Road	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22401606100010	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
Building	APPROVED W/CONDITI	6/1/2022	6/23/2022	6/23/2022	
Kelly Sluder					
(6/23/2022 11:24 AM KS)					
Structures must meet the current adopted Building Codes at the time of jpermit submital					

Building	APPROVED W/CONDITI	8/10/2022	8/25/2022	8/23/2022	
Kelly Sluder					
(8/23/2022 3:04 PM KS)					
Structures must meet the current adopted Building Codes at the time of permit submital					

Fire		8/10/2022	8/25/2022		
Kathy Clay					

Fire	APPROVED W/CONDITI	6/1/2022	6/23/2022	10/3/2022	
Kathy Clay					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(10/3/2022 8:42 AM TV)					
While I understand the Town's concern and goal of providing more green space for this area and the residents of these buildings, entirely removing access to the lobby area and ultimately the interior of the East building directly from South Park Loop Road is not practical for the following reasons.					
Buildings or facilities exceeding 30' or three (3) stories in height shall have no fewer than two means of fire apparatus access for each structure. Additionally, a building must have access so that fire apparatus can drive within 50' of an exterior door that allows access to the interior. Three of the four egress doors for this building immediately face South Park Loop Road including the building's main lobby. If the proposed access/parking area is removed, these minimum requirements will not be met.					
I understand the FDC for the East building is expected to be provided on the West side of the building, with access for fire apparatus in the lane between the East and West buildings. This access lane is currently identified as having a 12-14% grade. While I understand the developer is working to refine this slope and put in place a snow melt system, with this central lane as the only road to the East building for FD access, during the winter months the trucks and crews could be put in a potentially hazardous situation.					
If I did the math correctly, the East building provides roughly 15% more in residential and parking spaces than the West building. Due to the size of this building and this increase in population, we might naturally see an increase in call volume to the East Building. In any given situation where fire apparatus is on scene in conjunction with an EMS apparatus, the option of having two access areas allows the crews to better coordinate response and emergency medical care. EMS providers frequently face challenges in gaining access to patients to provide care. Limiting their access to the building primarily via the parking garage areas would create such a challenge.					
At a minimum and in lieu of the parking blueprint for this area as proposed below, a designated fire lane from South Park Loop Road to the lobby area of the East building could be created with an approved driving surface capable of supporting the imposed load of fire/EMS apparatus. The road would need to meet the minimum specifications for width, including an increase in width in the immediate vicinity of the building or portion thereof for aerial fire apparatus unless a Class 1 standpipe from the lowest level of fire department vehicle access to all roof surfaces is provide through an enclosed stairway, turning radius and must include any dead-end road requirements if applicable. This road could also be secured by a gate accessible only to Fire/EMS apparatus.					
This is the initial 2¢ from a Fire/EMS perspective.					
Please let me know if there is anything else.					
Best regards,					
Lisa					
Joint Housing Dept		6/1/2022	6/23/2022		
Stacy Stoker					
Joint Housing Dept	APPROVED W/CONDITI	8/10/2022	8/25/2022	9/6/2022	See Notes
Kristi Malone					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
The applicant is requesting approval of a Development Plan for a 228-unit apartment complex of approximately 274,905 square feet on a 2.09-acre site zoned CR-3. The project uses the Workforce Housing Floor Area Bonus (LDR Sec. 7.8.4) and the Workforce Housing Incentive for Additional Height (LDR Sec. 2.2.13.E.4) to achieve the proposed density and intensity of development. In summary, this Development Plan proposes 122 unrestricted apartments via base zoning allowance and the Floor Area Bonus tool, and 106 restricted apartments generated by Housing Mitigation requirements, Floor Area Bonus standards, and Additional Height Bonus standards. Of the restricted apartments, 105 are required to be Workforce restricted and one is required to be restricted for 80-120% Median Family Income Affordability range. If any additional units are proposed to be used to satisfy housing mitigation requirements for future development, they should be banked now, or at a minimum, designed to meet current Livability Standards. Livability Standards may change in the future and the applicant is responsible for any remodeling or improvements required to meet future Livability Standards at the time the unit is deed restricted to meet mitigation requirements. If “banked” now via deed restriction, the units are subject to current Livability Standards and are not impacted by future changes to Livability Standards regardless of when the banked units are used. If the employee generating development is approved to be constructed in phases, the required affordable workforce housing shall be provided in proportion to the phases of the employee generating development. The phasing plan shall be established in the Housing Mitigation Plan submitted with the first Building Permit application. The phasing plan shall require a recalculation of the amount of affordable workforce housing required at each phase. The Housing Department recommends that the following conditions be added if the proposed Development Plan is approved: - Required components of livability. Each required Affordable or Workforce housing unit shall include, at a minimum, the components of livability required by the Housing Department Rules and Regulations. - Prior to applicant’s submittal of Building Permit, the Livability Standards Questionnaire shall be completed and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram. A letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes. A Livability Standards Approval Letter is required to be submitted to the Planning Department along with submittal for Building Permit. - Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure units were built to approved plans. - Deed Restriction. To ensure compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction, in perpetuity, in a form established and approved by the Housing Department. - Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees. The applicant or applicant's agent(s) shall attend a Compliance Conference with the Housing Department.					
Legal		8/10/2022	8/25/2022		
Lea Colasuonno					
Legal		6/1/2022	6/23/2022		
Lea Colasuonno					
Parks and Rec	APPROVED W/CONDITI	6/1/2022	6/23/2022	6/21/2022	
Steve Ashworth					
(6/21/2022 10:25 AM AL) Comments from P&R on P22-141: Some of the perennials in the planting schedule can be difficult to establish in our climate. Substitutions that have a similar form but require less maintenance and water could be considered. Thanks, Rachel					
Parks and Rec	NO COMMENT	8/10/2022	8/25/2022	8/22/2022	
Steve Ashworth					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Pathways Brian Schilling		8/10/2022	8/25/2022		
Pathways Brian Schilling (6/28/2022 2:57 PM AL) P22-141 - 1050, 1060, 1080 South Park Loop Rd. – The Loop – Development Plan Comments from Teton County/TOJ Pathways Department June 28, 2022 Status: approved w/conditions	APPROVED W/CONDITIONS	6/1/2022	6/23/2022	6/28/2022	
• Staff wishes to acknowledge the applicant’s efforts in addressing comments from the pre-app. • Cycle Track and Sidewalk - o Ensure that the sloped portions of the driveway ramps that cross the sidewalk and (future) cycle track do not encroach on the space reserved for the cycle track or sidewalk. - o Staff recognizes that it may not be practical to construct just 400 feet or so of cycle track and that it may be preferred to wait until it is possible to extend the cycle track to the west and the east. At a minimum, however, space should be reserved for future construction of the cycle track. If the cycle track is not constructed as part of this project, the sidewalk and driveways should be designed and constructed with the future cycle track in mind so that there is minimal disruption to existing facilities when the cycle track is eventually constructed. - o It is recommended that the applicant provide a bond to construct that portion of the cycle track as part of a future Town of Jackson streetscape improvement project. • Driveways - o Any interfaces between the driveways and the sidewalk and/or cycle track shall be constructed so that the sidewalk/cycle track remains at a consistent vertical alignment with the sidewalk/cycle track legs on either side of the driveway that is raised above the elevation of the driveway. The sidewalk/cycle track shall not ramp down when crossing the driveway access, rather the driveway should rise to the level of the sidewalk/cycle track. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the cycle track/sidewalk and the street. Concrete sidewalk surfaces and texture and the cycle track surfaces and texture shall continue uninterrupted across the entire access driveway. • Bicycle Parking - o Please provide a standard detail for the bike parking racks and spaces. - o The style for short-term bike parking shall be one or more “single inverted-U” racks or substitute style approved by the Pathways Coordinator. “Wave,” “ribbon,” and “toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. - o For long-term parking, clustered inverted-U bike racks, wall racks, or external bike lockers are appropriate. - o Outdoor bike parking should be constructed on a concrete pad. Grass surfaces will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - o Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant’s landscape requirements. Conversion of car parking spots to bike parking would also be supported. - o Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack specification, and rack installation.					
Planning Paul Anthony		8/10/2022	8/25/2022		
Planning Tyler Valentine	APPROVED W/CONDITIONS	6/1/2022	6/23/2022	8/24/2022	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(8/24/2022 8:22 AM TV)					
Applicant needs to ensure that sufficient ADA parking is provided for each building. Please refer to LDR Section 6.2.2.C - Required Disability Parking.					
This property has a 10' parking setback measured from the front property line. This needs to be shown on the site plan and will likely impact the surface parking spaces.					
Please clarify if the applicant plans to meet their required housing mitigation by providing an affordable housing unit instead of paying the fee. That is how it appears in the housing mitigation, but I need to confirm.					
Please show the driveway/curb cut widths on the site plan and how they each comply with the max width of 24'.					
Police		6/1/2022	6/23/2022		
Michelle Weber					
Police		8/10/2022	8/25/2022	8/11/2022	see comments
Michelle Weber					
(8/11/2022 9:10 AM AL)					
My concerns are parking (is there enough to accommodate those living there?) and two the impacts this development will have on South Park Loop, particularly during school hours. Turning left during school hours onto South Park Loop will be nearly impossible. Additionally, because I drive this stretch daily, I've observed near collisions when vehicles are trying to turn left into the new development that was just built, with more housing this will only exasperate the current situation. I do not have any recommendations, but those are my concerns. Thanks! Michelle Weber					
Public Works		6/1/2022	6/23/2022		VOIDED (BTL 9/19/2022)
Scott Mohror					
Public Works	APPROVED W/CONDITI	8/10/2022	8/25/2022	10/20/2022	
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(10/20/2022 11:44 AM BTL)					
Development Plan – Approved with Conditions					
P22-141					
ADDRESS: 1050, 1060, and 1080 South Park Loop Rd					
OWNER: Mogul Hospitality Partners et al					
APPLICANT: Jason MacKinnon / Design Assoc.					
10/20/2022					
Scott Mohror, Brian Lenz, (307) 733-3079					
DATE OF SUBMITTAL: 8/10/2022					
DATE OF MATERIALS: 5/18/2022					
REVISION NO.: 01					

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.

PROJECT SPECIFIC COMMENTS

1. C3: Existing water wells are to be abandoned and water rights addressed per DEQ rules, the state engineer, and state statute.
2. C4: Revise plan as necessary to accommodate the Town's preferred street frontage and demonstrate that the plan is compatible with future bicycle and pedestrian improvements. A development agreement should be entered with the developer to construct to the extent practical bicycle and pedestrian facilities that are not required as part of the development in conjunction with the construction of the development.
3. [SEE 11/30/2022 UPDATE] C4/TIS: The street frontage shall be revised to demonstrate that the proposed plan will accommodate auxiliary lanes for turn movement access to the project. Demonstration shall include conceptual design of the planned lanes and reasonable assurance that the plan will function vertically with the design as well. All necessary auxiliary lanes serving the development should be built as part of the project and not by the Town at a future date as recommended in the TIS. Any portion of the improvements that would benefit the Town or other private properties should be negotiated through a development agreement.
4. Applicant to identify which utilities are publicly and privately owned. All publicly owned utilities must be provided with adequate easements to maintain and operate, e.g. stormwater main. Private utilities that service adjacent properties require an agreement for the ongoing use of the utilities by other properties, e.g. sanitary sewer.
5. Recommends that agreements with the ditch owners be recorded.
6. The proposed Stormtech chamber bed should have a WYDEQ 5D2 permit.
7. The project shall preserve and maintain access to the Robinson properties to the west via the westernmost access.
8. C7: Provide insulation for the sanitary sewer where the irrigation ditch crosses over with only 2.7' of clearance.
9. Sheet C7 under Sanitary Sewer Note 6.1, correct "Poly" sewer pipe with "PVC".
10. TIS: The Traffic Impact Study should be updated to address or respond to review comments from WYDOT and Jorgensen Associates provided under separate transmittal.
11. The development will create an additional demand on postal services and an agreement with the US Postal Service for delivery to the development or for a private delivery service should be provided to reduce trips to the post offices and in turn traffic.

ToJ CODE

12. Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.
 - a. Show the height of the proposed retaining wall at the west upper parking level entrance that encroaches into the right-of-way along with the proposed wall on the east corner of the building. Walls higher than 4 feet require an Encroachment Agreement with the Town.

LAND DEVELOPMENT REGULATIONS

13. Development shall comply with the physical development standards for its zoning.

5.5 LANDSCAPING STANDARDS

14. Provide a plan that complies with the LDRs and addresses erosion control.
15. Verify with Planning those trees and shrubs shown in ROW along with ornamental grasses are approved species.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
16. Trees that are proposed over Stormtech structure and box culvert may cause root issues in the future. Trees in the drainage easement may not be allowed.					
5.7 GRADING, EROSION CONTROL, AND STORMWATER					
5.7.1.D.6 Stormwater Management Plan:					
17. Submit a stormwater management plan, prepared by an engineer or landscape architect licensed in the State of Wyoming.					
18. If it is necessary to determine compliance with Sec. 5.7.4., the stormwater management plan shall be approved by the Town Engineer prior to any physical development.					
5.7.2 Grading Standards:					
19. Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks.					
20. Provide easements for grading proposed on adjacent properties.					
5.7.3 Erosion Control Standards:					
21. Provide an erosion control plan that shows compliance with this section.					
5.7.3.B.4.c					
22. Runoff from the entire disturbed area on the site shall be controlled by filter fences, straw bales, or equivalent control measures placed along all side slope and down slope sides of the site.					
23. If a channel or area of concentrated runoff passes through the site, filter fences shall be placed along the channel edges to reduce sediment reaching the channel.					
5.7.4 Stormwater Management Standards:					
24. Provide an erosion control plan that shows compliance with this section.					
5.7.4.B.1 Storage Capacity:					
25. All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate.					
26. The stormwater storage facilities shall be designed for the range of storms from the 1-year through 100-year storm events.					
6.2 PARKING AND LOADING STANDARDS					
6.2.2 Required Parking and Loading:					
27. Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking.					
28. For uses that require deliveries, show the proposed loading facilities.					
6.2.2.C.4 Dimensions.					
29. Parking spaces provided for use by disabled persons shall be a minimum of 8 feet wide by 20 feet long with an adjacent parallel access aisle 5 feet wide. The adjacent parallel access aisle may be shared by 2 disability parking spaces.					
30. Provide parking spaces and accessible parking spaces as required by the Land Development Regulations. Note on the plans whether underground parking alternative dimensions are being used.					
6.2.2.C.5 Posted and Marked.					
31. ADA parking spaces shall be posted and marked with both a ground-mounted sign and pavement marking which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by disabled persons.					
6.2.5 Off-Street Parking and Loading Design Standards:					
32. Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.					
7.6 TRANSPORTATION FACILITY STANDARDS					
7.6.2 Access to Roads, Streets and Highways:					
33. Provide a plan showing the point of access. Show compliance with the standards for access. All accesses shall be driveways without curb return radii.					
7.6.3 Streets and Easements:					
34. Provide a plan showing all proposed streets, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.					
7.6.4 Street and Road Standards (section not used, for reference):					
35. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
36. State whether the water system will be privately or publicly owned.					
37. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, or other Town Engineer approved source.					
38. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.					
39. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.					
40. If inadequate for services, the developer shall pay for any extensions or upsizing necessary to connect the proposed development to adequate utility lines.					
41. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.					
42. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.					
7.7.3 Sanitary Sewer System:					
43. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source.					
44. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.					
45. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.					
46. If inadequate for services, the developer shall pay for any extensions or upsizing necessary to connect the proposed development to adequate utility lines.					
47. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.					
48. Sand/oil separator will be required for the parking area prior to effluent entering the sanitary sewer collection system.					
49. State whether the sewer system will be privately or publicly owned.					
7.7.4 Irrigation System:					
1. Provide a plan that displays a 15' irrigation ditch setback.					
2. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.					
3. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches.					
4. Show compliance to standards for any alteration of an irrigation ditch.					
7.7.5 Other Utilities:					
5. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground.					
6. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g., transformers.					
Public Works		11/3/2022	11/30/2022	11/30/2022	VOIDED (TV 11/29/2022)
Brian Lenz					
.....					
Public Works	APPROVED W/CONDITI	11/29/2022	11/30/2022	11/30/2022	
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(11/30/2022 11:12 AM BTL)					
AMMENDMENT TO 10/20/2022 CONDITIONS					
P22-141					
11/30/2022					
Brian Lenz, (307) 733-3079					
The following comments are amendments to comments provided on 10/20/2022 and are based on additional information and meetings with the applicant.					
PROJECT SPECIFIC COMMENTS					
3. [11/30/2022 BTL REVISION] C4/TIS: The design team demonstrated that a left turn lane could be added while maintaining the proposed curb line with northern expansion of the roadway. Based on modeling, the proposed development does not impact the Level of Service (LOS) of South Park Loop Road (SPLR) and does not warrant an auxiliary left turn lane. However, safety issue caused by SPLR westbound vehicles slowing behind left-turners may be of more concern before the degradation of the LOS for that movement. If a left turn auxiliary lane to accommodate the development is desired in conjunction with the construction of the development, then the developer should be responsible for any portion of improvements to the SPLR proportional to the developments use of the roadway, e.g. by their portion of the traffic volume, and responsibility and costs should be negotiated through a development agreement.					
START		6/1/2022	6/23/2022		
Darren Brugmann					
START		8/10/2022	8/25/2022		
Darren Brugmann					

DEVELOPMENT PLAN APPLICATION FOR THE LOOP HOUSING PROJECT



APPLICANT:



MOGUL CAPITAL

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

PREPARED BY:

FFKR ARCHITECTS

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

TOWN OF JACKSON

Resubmittal Date: November 3, 2022
Submittal Date: Aug 13th, 2022
FFKR Architects Project No. 21000-108
TOJ #

SUBMITTED BY:



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

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SECTION ONE OVERVIEW

DEPARTMENT REVIEW RESPONSES



October 31, 2022

Public Works Department
Town of Jackson
150 E. Pearl Avenue
Jackson, WY 83001

RE: Public Works Comments

REMARKS:
We offer these responses to the Public Works Department’s Development Plan Review received on October 24th, 2022. Responses have been made in red.

- While I understand the Town’s concern and goal of providing more green space for this area and the residents of these buildings, entirely removing access to the lobby area and ultimately the interior of the East building directly from South Park Loop Road is not practical for the following reasons.

Buildings or facilities exceeding 30’ or three (3) stories in height shall have no fewer than two means of fire apparatus access for each structure. Additionally, a building must have access so that fire apparatus can drive within 50’ of an exterior door that allows access to the interior. Three of the four egress doors for this building immediately face South Park Loop Road including the building’s main lobby. If the proposed access/parking area is removed, these minimum requirements will not be met.

I understand the FDC for the East building is expected to be provided on the West side of the building , with access for fire apparatus in the lane between the East and West buildings. This access lane is currently identified as having a 12-14% grade. While I understand the developer is working to refine this slope and put in place a snow melt system, with this central lane as the only road to the East building for FD access, during the winter months the trucks and crews could be put in a potentially hazardous situation.

If I did the math correctly, the East building provides roughly 15% more in residential and parking spaces than the West building. Due to the size of this building and this increase in population, we might naturally see an increase in call volume to the East Building. In any given situation where fire apparatus is on scene in conjunction with an EMS apparatus, the option of having two access areas allows the crews to better coordinate response and emergency medical care. EMS providers frequently face challenges in gaining access to patients to provide care. Limiting their access to the building primarily via the parking garage areas would create such a challenge.

At a minimum and in lieu of the parking blueprint for this area as proposed below, a designated fire lane from South Park Loop Road to the lobby area of the East building could be created with an approved driving surface capable of supporting the imposed load of fire/EMS apparatus. The road would need to meet the minimum specifications for width, including an increase in width in the immediate vicinity of the building or portion thereof for aerial fire apparatus unless a Class 1 standpipe from the lowest level of fire department vehicle access to all roof surfaces is provide through an enclosed stairway, turning radius and must include any dead-end road requirements if applicable. This road could also be secured by a gate accessible only to Fire/EMS apparatus. **The Proposed Conditions Site Plan (sheet C4) has been revised to reflect the 24-ft wide**

east building fire apparatus access. The access will remain ungated. Class 1 standpipes will be added to each building at the lower level for fire department use. The design will be provided at time of building permit.

- The applicant is requesting approval of a Development Plan for a 228-unit apartment complex of approximately 274,905 square feet on a 2.09-acre site zoned CR-3. The project uses the Workforce Housing Floor Area Bonus (LDR Sec. 7.8.4) and the Workforce Housing Incentive for Additional Height (LDR Sec. 2.2.13.E.4) to achieve the proposed density and intensity of development. In summary, this Development Plan proposes 122 unrestricted apartments via base zoning allowance and the Floor Area Bonus tool, and 106 restricted apartments generated by Housing Mitigation requirements, Floor Area Bonus standards, and Additional Height Bonus standards. Of the restricted apartments, 105 are required to be Workforce restricted and one is required to be restricted for 80-120% Median Family Income Affordability range.

If any additional units are proposed to be used to satisfy housing mitigation requirements for future development, they should be banked now, or at a minimum, designed to meet current Livability Standards. Livability Standards may change in the future and the applicant is responsible for any remodeling or improvements required to meet future Livability Standards at the time the unit is deed restricted to meet mitigation requirements. If “banked” now via deed restriction, the units are subject to current Livability Standards and are not impacted by future changes to Livability Standards regardless of when the banked units are used. If the employee generating development is approved to be constructed in phases, the required affordable workforce housing shall be provided in proportion to the phases of the employee generating development. The phasing plan shall be established in the Housing Mitigation Plan submitted with the first Building Permit application. The phasing plan shall require a recalculation of the amount of affordable workforce housing required at each phase. **Owner will comply with all these workforce housing regulations for this project.**

- The Housing Department recommends that the following conditions be added if the proposed Development Plan is approved:
- Required components of livability. Each required Affordable or Workforce housing unit shall include, at a minimum, the components of livability required by the Housing Department Rules and Regulations. **This project will comply with these regulations.**
 - Prior to applicant’s submittal of Building Permit, the Livability Standards Questionnaire shall be completed and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram. A letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes. A Livability Standards Approval Letter is required to be submitted to the Planning Department along with submittal for Building Permit. **See attached livability questionnaires for all workforce housing units. These will be sent to the housing authority prior to us submitting for a building permit.**
 - Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure units were built to approved plans. **This project will comply with these inspections.**
 - Deed Restriction. To ensure compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction, in perpetuity, in a form established and approved by the Housing Department. **This project will comply with these regulations.**
 - Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the

DEPARTMENT REVIEW RESPONSES



units/property. The applicant will be responsible for payment of recording fees. The applicant or applicant's agent(s) shall attend a Compliance Conference with the Housing Department. **The owner will comply with these requirements for the project.**

- Comments from P&R on P22-141: Some of the perennials in the planting schedule can be difficult to establish in our climate. Substitutions that have a similar form but require less maintenance and water could be considered. **Please specify which plants you are concerned with and we can look at replacements.**
- Cycle Track and Sidewalk
 - o Ensure that the sloped portions of the three driveway ramps that cross the sidewalk and (future) cycle track do not encroach on the space reserved for the cycle track or sidewalk. **Noted and will be addressed at time of building permit.**
 - o Staff recognizes that it may not be practical to construct just 400 feet or so of cycle track and that it may be preferred to wait until it is possible to extend the cycle track to the west and the east. At a minimum, however, space should be reserved for future construction of the cycle track. If the cycle track is not constructed as part of this project, the sidewalk and driveways should be designed and constructed with the future cycle track in mind so that there is minimal disruption to existing facilities when the cycle track is eventually constructed. **Noted. Space has been provided as defined on the Proposed Conditions Site Plan (sheet C4).**
 - o It is recommended that the applicant provide a bond to construct that portion of the cycle track as part of a future Town of Jackson streetscape improvement project. **Noted.**
- Driveways
 - o Any interfaces between the driveways and the sidewalk and/or cycle track shall be constructed so that the sidewalk/cycle track remains at a consistent vertical alignment with the sidewalk/cycle track legs on either side of the driveway that is raised above the elevation of the driveway. The sidewalk/cycle track shall not ramp down when crossing the driveway access, rather the driveway should rise to the level of the sidewalk/cycle track. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the cycle track/sidewalk and the street. Concrete sidewalk surfaces and texture and the cycle track surfaces and texture shall continue uninterrupted across the entire access driveway. **Noted and will be addressed at time of building permit.**
- Bicycle Parking
 - o Please provide a standard detail for the bike parking racks and spaces. **See added sheet DR501-DETAILS and the attached cutsheet in the appendix.**
 - o The style for short-term bike parking shall be one or more “single inverted-U” racks or substitute style approved by the Pathways Coordinator. “Wave,” “ribbon,” and “toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. **See added sheet DR501- DETAILS. Refer to DRE101 and DRW101 for locations of surface “single inverted-U” bike racks.**
 - o For long-term parking, clustered inverted-U bike racks, wall racks, or external bike lockers are appropriate. **See attached cutsheet in the appendix for two tier bike racks which are located in the parking garage level. Refer to DRE100.1, DRE100.2, DRW100.1, and DRW100.2 for locations of the two tier bike racks.**
 - o Outdoor bike parking should be constructed on a concrete pad. Grass surfaces will quickly



deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. **See added sheet DR501-DETAILS.**

- Applicant needs to ensure that sufficient ADA parking is provided for each building. Please refer to LDR Section 6.2.2.C - Required Disability Parking. **Per LDR Section 6.2.2.C, the required amount of ADA parking is (8). (8) ADA stalls are provided. (6) located in the parking garage, (2) located in surface parking.**
- This property has a 10' parking setback measured from the front property line. This needs to be shown on the site plan and will likely impact the surface parking spaces. **Noted. The parking has been moved to as defined on the Proposed Conditions Site Plan (sheet C4) to comply with the 10-ft parking setback.**
- Please clarify if the applicant plans to meet their required housing mitigation by providing an affordable housing unit instead of paying the fee. That is how it appears in the housing mitigation, but I need to confirm. **Confirmed. Ownership will elect to dedicate a 2-Bedroom Unit for the affordable housing requirement in lieu of paying the fee.**
- Please show the driveway/curb cut widths on the site plan and how they each comply with the max width of 24'. **Noted. The 24-ft wide curb cuts are defined on the Proposed Conditions Site Plan (sheet C4).**
- My concerns are parking (is there enough to accommodate those living there?) and two the impacts this development will have on South Park Loop, particularly during school hours. Turning left during school hours onto South Park Loop will be nearly impossible. Additionally, because I drive this stretch daily, I’ve observed near collisions when vehicles are trying to turn left into the new development that was just built, with more housing this will only exasperate the current situation. **The Traffic Impact Study (TIS) does not indicate a level of service drop that warrants modifications to SPLR.**

- PROJECT SPECIFIC COMMENTS
 - 1. C3: Existing water wells are to be abandoned and water rights addressed per DEQ rules, the state engineer, and state statute. **A note has been provided to address the abandonment of the wells and water rights.**
 - 2. C4: Revise plan as necessary to accommodate the Town’s preferred street frontage and demonstrate that the plan is compatible with future bicycle and pedestrian improvements. A development agreement should be entered with the developer to construct to the extent practical bicycle and pedestrian facilities that are not required as part of the development in conjunction with the construction of the development. **Noted. Space has been provided as defined on the Proposed Conditions Site Plan (sheet C4)**
 - 3. C4/TIS: The street frontage shall be revised to demonstrate that the proposed plan will accommodate auxiliary lanes for turn movement access to the project. Demonstration shall include conceptual design of the planned lanes and reasonable assurance that the plan will function vertically with the design as well. All necessary auxiliary lanes serving the development should be built as part of the project and not by the Town at a future date as recommended in the TIS. Any portion of the improvements that would benefit the Town or other private properties should be negotiated through a development agreement. **The Traffic Impact Study (TIS) does not indicate a level of service drop that warrants modifications to SPLR.**
 - 4. Applicant to identify which utilities are publicly and privately owned. All publicly owned utilities must be provided with adequate easements to maintain and operate, e.g. stormwater main. Private utilities that service adjacent properties require an agreement for the ongoing use of the utilities by other properties, e.g. sanitary sewer. **Noted. Sheet C6 Overall Utility Site Plan defines publicly and privately owned utilities along with transition points (where necessary). The properties are currently serviced by the existing private sanitary sewer main. No further agreement is necessary. The existing sanitary sewer services and a portion of the dead-end main,**

DEPARTMENT REVIEW RESPONSES



- will be abandoned and re-routed. The re-routed sanitary sewer main will be placed back into a 20-ft easement. The map of survey, T-311-D, will be revised to reflect the easement modifications.
- 5. Recommends that agreements with the ditch owners be recorded. **Noted.**
 - 6. The proposed Stormtech chamber bed should have a WYDEQ 5D2 permit. **Noted and will be addressed at time of building permit.**
 - 7. The project shall preserve and maintain access to the Robinson properties to the west via the westernmost access. **Noted. Space has been provided as defined on the Proposed Conditions Site Plan (sheet C4). The existing curb cut used for the Robinsons will remain in place.**
 - 8. C7: Provide insulation for the sanitary sewer where the irrigation ditch crosses over with only 2.7’ of clearance. **Noted. Sheet C7 has been revised to add the insulation.**
 - 9. Sheet C7 under Sanitary Sewer Note 6.1, correct “Poly” sewer pipe with “PVC”. **Noted. Sheet C7 has been revised.**
 - 10. TIS: The Traffic Impact Study should be updated to address or respond to review comments from WYDOT and Jorgensen Associates provided under separate transmittal. **The responses to the review comments have been provided as a part of this submittal.**
 - 11. The development will create an additional demand on postal services and an agreement with the US Postal Service for delivery to the development or for a private delivery service should be provided to reduce trips to the post offices and in turn traffic . **US Postal Service for delivery will not be provided on-site.**
- ToJ CODE
 - 12. Show all encroachments into the Town’s right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc. **Noted and will be addressed, if necessary, at building permit.**
 - a. Show the height of the proposed retaining wall at the west upper parking level entrance that encroaches into the right-of-way along with the proposed wall on the east corner of the building. Walls higher than 4 feet require an Encroachment Agreement with the Town. **West upper parking level entrance wall has been removed. All other walls will be placed, at a maximum, along the property line. If wall heights exceed 4-feet, Encroachment Agreements will be applied for at time of building permit.**
- LAND DEVELOPMENT REGULATIONS
 - 13. Development shall comply with the physical development standards for its zoning. **Noted. The Proposed Conditions Site Plan (sheet C4) illustrates compliance.**
- 5.5 LANDSCAPING STANDARDS
 - 14. Provide a plan that complies with the LDRs and addresses erosion control. **This is not in our scope.**
 - 15. Verify with Planning those trees and shrubs shown in ROW along with ornamental grasses are approved species. **Plants were selected from the city preferred plant list.**
 - 16. Trees that are proposed over Stormtech structure and box culvert may cause root issues in the future. Trees in the drainage easement may not be allowed. **Trees will be moved out of the stormtech, box culvert areas.**
- 5.7 GRADING, EROSION CONTROL, AND STORMWATER
 - 5.7.1.D.6 Stormwater Management Plan:
 - 17. Submit a stormwater management plan, prepared by an engineer or landscape architect licensed in the State of Wyoming. **Noted and will be addressed at building permit.**
 - 18. If it is necessary to determine compliance with Sec. 5.7.4., the stormwater management plan shall be approved by the Town Engineer prior to any physical development. **Noted and will be addressed at building permit.**



- 5.7.2 Grading Standards:
 - 19. Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. **Refer to sheet C5, Proposed Grading & Erosion Control Plan.**
 - 20. Provide easements for grading proposed on adjacent properties. **N/A. The properties directly to the south do not have known ownership.**
 - 5.7.3 Erosion Control Standards:
 - 21. Provide an erosion control plan that shows compliance with this section. **Refer to sheet C5, Proposed Grading & Erosion Control Plan.**
 - 5.7.3.B.4.c
 - 22. Runoff from the entire disturbed area on the site shall be controlled by filter fences, straw bales, or equivalent control measures placed along all side slope and down slope sides of the site. **Noted and will be addressed at building permit.**
 - 23. If a channel or area of concentrated runoff passes through the site, filter fences shall be placed along the channel edges to reduce sediment reaching the channel. **Noted and will be addressed at building permit.**
 - 5.7.4 Stormwater Management Standards:
 - 24. Provide an erosion control plan that shows compliance with this section. **Noted and will be addressed at building permit.**
 - 5.7.4.B.1 Storage Capacity:
 - 25. All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate. **Noted and will be addressed at building permit.**
 - 26. The stormwater storage facilities shall be designed for the range of storms from the 1-year through 100-year storm events. **Noted and will be addressed at building permit.**
- 6.2 PARKING AND LOADING STANDARDS
 - 6.2.2 Required Parking and Loading:
 - 27. Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. **Noted. Refer to sheet C4 and the architectural site plans for parking layouts.**
 - 28. For uses that require delivers, show the proposed loading facilities. **Deliveries can use the upper podium level parking areas that are provided at both buildings.**
 - 6.2.2.C.4 Dimensions.
 - 29. Parking spaces provided for use by disabled persons shall be a minimum of 8 feet wide by 20 feet long with an adjacent parallel access aisle 5 feet wide. The adjacent parallel access aisle may be shared by 2 disability parking spaces. **Noted.**
 - 30. Provide parking spaces and accessible parking spaces as required by the Land Development Regulations. Note on the plans whether underground parking alternative dimensions are being used. **All parking stalls in the courtyard will comply with section 6.2.2.C.5. Alternate dimensions are used in parking garage. Refer to Resolution 09-25 (Attached).**
 - 6.2.2.C.5 Posted and Marked.
 - 31. ADA parking spaces shall be posted and marked with both a ground-mounted sign and pavement marking which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by disabled persons. **Ground-mounted sign and pavement markings will be provided for all ADA stalls as stated in LDR Section 6.2.2.C.5**
 - 6.2.5 Off-Street Parking and Loading Design Standards:
 - 32. Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage. **Noted. Refer to sheet C4 and the architectural site plans for parking**

DEPARTMENT REVIEW RESPONSES



layouts. Surface material will be concrete. Drainage plan will be provided at building permit. Snow storage will be provided as noted on plans.

- 7.6 TRANSPORTATION FACILITY STANDARDS
 - 7.6.2 Access to Roads, Streets and Highways:
 - 33. Provide a plan showing the point of access. Show compliance with the standards for access. All accesses shall be driveways without curb return radii. **Noted. Refer to sheet C4 for dimensions. No curb return radii are proposed.**
 - 7.6.3 Streets and Easements:
 - 34. Provide a plan showing all proposed streets, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections. **Noted. Refer to sheet C4 for dimensions.**
 - 7.6.4 Street and Road Standards (section not used, for reference):
 - 35. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards. **Noted. Refer to sheet C4 for dimensions and sheet C5 for grades.**
- 7.7 – REQUIRED UTILITIES
 - 7.7.2 Potable Water Supply:
 - 36. State whether the water system will be privately or publicly owned. **Sheet C6 Overall Utility Site Plan defines publicly and privately owned utilities along with transition points (where necessary).**
 - 37. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, or other Town Engineer approved source. **Noted and will be provided at building permit.**
 - 38. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side. **N/A**
 - 39. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system. **Noted and will be provided at building permit.**
 - 40. If inadequate for services, the developer shall pay for any extensions or upsizing necessary to connect the proposed development to adequate utility lines. **Noted and will be provided at building permit.**
 - 41. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations. **Noted and will be provided at building permit.**
 - 42. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit. **Noted.**
 - 7.7.3 Sanitary Sewer System:
 - 43. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source. **Noted and will be provided at building permit.**
 - 44. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side. **N/A**



- 45. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities. **Noted and will be provided at building permit.**
 - 46. If inadequate for services, the developer shall pay for any extensions or upsizing necessary to connect the proposed development to adequate utility lines. **Noted.**
 - 47. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion. **Noted and will be provided at building permit.**
 - 48. Sand/oil separator will be required for the parking area prior to effluent entering the sanitary sewer collection system. **Noted and will be provided at building permit.**
 - 49. State whether the sewer system will be privately or publicly owned. **The sanitary sewer services will be private, owned and maintained by the development.**
- 7.7.4 Irrigation System:
 - 1. Provide a plan that displays a 15’ irrigation ditch setback. **Noted. Refer to sheet C4 for dimensions.**
 - 2. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic. **Noted and will be provided at building permit.**
 - 3. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches. **Noted. Refer to sheet C4 for dimensions. There are not water rights associated with these properties.**
 - 4. Show compliance to standards for any alteration of an irrigation ditch. **Refer to sheet C9 for irrigation ditch alterations. The developer has established maintenance agreements with the key irrigation ditch water right holders.**
- 7.7.5 Other Utilities:
 - 5. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. **Refer to sheet C6. All utilities will be placed underground.**
 - 6. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g., transformers. **Refer to sheet C6.**

END OF SECTION

Regards,

Jackson Ferguson
Principal, Architect
FFKR Architects

Cc: Steve Beesley

PROJECT TEAM DIRECTORY			
OWNER / DEVELOPER: Mogul Hospitality Partners – Jackson, LLC PO BOX 998 Midway, Utah 84049 www.mogulcapital.com Rachel Lambert Vice President of Construction Direct 602-885-2342 RachelL@mogulcapital.com Mogul Capital/TRCF	ARCHITECTS: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Jackson Ferguson AIA Principal Architect O - 801.520.5265 jferguson@ffkr.com Desert Edge Architecture Steve Beesley, AIA Senior Project Manager C - 714.943.5840 steve@desertedge.co	CIVIL ENGINEER: Summit Consulting Group P.O. Box 6482 Jackson, WY 83002 307.413.4399 Randy Schrauder Principal PE & PHIUS Certified Builder 307.413.4399 randy@scgengineering.com STRUCTURAL ENGINEER: DCI Engineers 523 W 6 th Street, Suite 616 Los Angeles, CA 90014 Mark D. Aden, PE, SE Principal D - 213.298.3703 C - 509.991.3244 maden@dc-engineers.com Nolan G. Lenahan, PE Associate Principal 916-337-1449	MEP ENGINEER: Spectrum Engineers 324 State Street - #400 Salt Lake City, Utah 84111 800-678-7077 spectrum-engineers.com David Hinckley Electrical Design D - 801-201-8369 DGH@spectrum-engineers.com Rick Graham Plumbing Design D - 801-401-8478 rlg@spectrum-engineers.com LANDSCAPE ARCHITECT: FFKR Architects 730 Pacific Avenue Salt Lake City, Utah 84104 801.521.6186 801.539.1916 fax www.ffkr.com Matt Payne PLA Associate I Landscape Architect 801-534-4258 mpayne@ffkr.com
OWNER REPRESENTATIVE: Standard Construction 2, LLC Boyd Suemnick Owner's Representative 760-519-7821 boyd@udvs.net	PROJECT ARCHITECT: Design Associates Architects 130 W. Broadway Suite A PO Box 4615 Jackson, WY 83001 www.dajh.com Jason MacKinnon Project Architect O - 307-733-3600 C - 307-264-9070 Jason@dajh.com		

APPLICATION


PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
 Application #s _____

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

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

APPLICATION

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

Pre-application Conference #: PAP 21-241 Environmental Analysis #: NA
 Original Permit #: NA Date of Neighborhood Meeting: _____

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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



 Signature of Property Owner or Authorized Applicant/Agent

Jason MacKinnon

 Name Printed

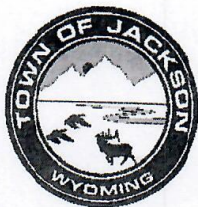
7/05/22

 Date

Project Architect

 Title

NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - DA)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

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

Name of property owner as listed on deed

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

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

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

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

Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

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

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

Bradley Wagstaff
Property Owner Signature

Managing Partner

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

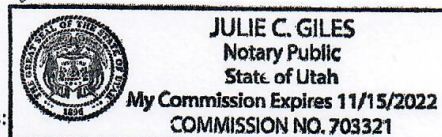
STATE OF Utah)

COUNTY OF Wasatch) SS.

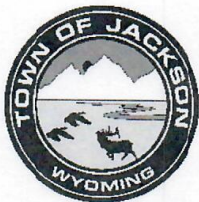
The foregoing instrument was acknowledged before me by Bradley Wagstaff this 9 day of May, 2022. WITNESS my hand and official seal.

Julie C. Giles
Notary Public

My commission expires: 11/15/2022



NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - FFKR)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:
Name of property owner as listed on deed

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

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116 PIDN: 22-40-16-06-1-00-010/
22-40-16-06-1-00-011/ 22-40-16-06-1-00-012
Please attach additional sheet for additional addresses and legal descriptions

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

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

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

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

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

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

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

Property Owner Signature

Managing Partner

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

STATE OF Utah)

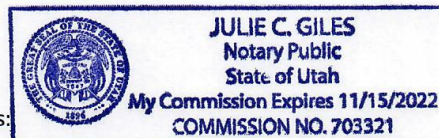
COUNTY OF Wasatch) SS.

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

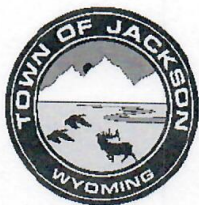
Notary Public

My commission expires:

11/15/2022



NOTARIZED LETTER OF OWNER AUTHORIZATION (LOA - SCG)



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

Date: 04/29/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at:
Name of property owner as listed on deed

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

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116 PIDN: 22-40-16-06-1-00-010/
Please attach additional sheet for additional addresses and legal descriptions 22-40-16-06-1-00-011/ 22-40-16-06-1-00-012

And, that the person named as follows: Name of Applicant/agent: Randy Schrauder/ Summit Consulting Group

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

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

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

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

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

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

Brady W. Wright
Property Owner Signature

Managing Partner

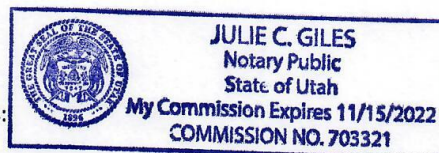
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah)
) SS.
COUNTY OF Wasatch)

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

Julie C. Giles
Notary Public

My commission expires:
11/15/2022



PREAPPLICATION CHECKLIST



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department

Planning Division

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

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

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

PRE-APPLICATION MEETING GENERAL INFORMATION.

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

PROJECT.

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

STAKEHOLDERS.

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

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

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

PREAPPLICATION CHECKLIST

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

MEETING ATTENDEES:

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

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

PREAPPLICATION CHECKLIST

The following timelines are generally applicable:

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

Checklist Key.

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

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

General Information

Requirement

Notes

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

PREAPPLICATION CHECKLIST

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

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

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

Applicable LDR Section: Sec. 2.2.13

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

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

PREAPPLICATION CHECKLIST

<u>✓</u>	Design Review (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
<u>✓</u>	Site Development (Driveway and Access limits)	
<u>✓</u>	Landscaping (see Div. 5.5 for more information)	
<u>✓</u>	Fencing (see Sec. 5.1.2 for more information)	
<u>N/A</u>	Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
<u>✓</u>	Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets.
<u>✓</u>	Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	Only if applicable
<u>N/A</u>	Signs (see Div. 5.6 for more information)	Signs approved separately.
<u>✓</u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) • Grading • Erosion Control • Stormwater Management	Grading pre-app will be required. All grading info will be included in the building permit.

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

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

PREAPPLICATION CHECKLIST

<u>✓</u>	Operational Standards (see Div. 6.4 for more information) • Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	Refuse and recycling enclosure req'd. Please show on site plan.
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DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement

Notes

<u>✓</u>	Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)
<u>N/A</u>	Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) • School and Parks Exactions
<u>✓</u>	Infrastructure (see Div. 7.6 and 7.7 for more information) • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

<u>N/A</u>	Division 1.9, Nonconformities 1.9.2 Nonconforming Physical Development 1.9.3 Nonconforming Uses 1.9.4 Nonconforming Development Options and Subdivisions 1.9.5 Nonconforming Signs
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PREAPPLICATION CHECKLIST

N/A

Division 7.3, Open Space Standards

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

ADDITIONAL COMMENTS

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

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

PREAPPLICATION CHECKLIST

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

PREAPPLICATION CHECKLIST - RESPONSES

Pre-Application Checklist Responses

1. In the Development Plan submittal, the applicant needs to clearly identify how/where the base FAR and 2:1 bonus is being allocated both in the floor plans and narrative. When calculating FAR, hallways, mechanical spaces, stairs and elevators count. Stairs are counted every two floors and elevators are counted only once.

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

2. As the building design moves further along, consider additional storage space for most, if not all, units. It is the Town's understanding that some market units will be deed restricted at a later date to mitigate future development(s). In order for those units to meet the livability standards at the time of deed restriction, those units will need to have storage space. It would be prudent to consider the livability standards upfront so that issues do not arise at the time of deed restriction.

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

3. Applicant must detail how the development complies with all standards for the 4th story allowance. Also, the 4th story may need to be stepped back from the front and/or sides to blend into surrounding development according one of the standards in Section 2.2.13.E.4.

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

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

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

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

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

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

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

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

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

PREAPPLICATION CHECKLIST - RESPONSES

5. At Development Plan, the applicant will need to include bike racks in various locations. This should include guest racks and racks protected from the elements.

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

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

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

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

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

7. Ditch: Ditches can be buried provided Section 7.7.4.D is complied with. Since water rights owners can access and maintain water flow in the event the buried pipe is blocked or restricted, the applicant should provide enough room for equipment to access the back of the site for maintenance, repairs, etc.

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

8. Considering there is no on-street parking or nearby public parking lots, the applicant should strongly consider providing guest parking. Alternatively, the Town is open to supporting an Administrative Adjustment to reduce parking requirements. Staff is supportive of reducing the parking requirement for some of the 2-bedroom units from 1.5 spaces per unit to 1 space per unit. This would free up parking for guests.

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

9. At the meeting we discussed the potential for a frontage road for guest parking. This should be further explored with the design team but also coordinate with Public Works, Pathways and Planning.

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

10. ADA Parking according to the LDRs: 1 ADA space is required per 25 required spaces. Thus, 10 ADA spaces are required under the current 239 space parking plan.

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

PREAPPLICATION CHECKLIST - RESPONSES

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

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

12. What happens to the existing vehicular access on the adjacent property to the east (1100 SLP Road)? Does that access shift west so that it is located directly north of their property?

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

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

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY



ZONING COMPLIANCE VERIFICATION (ZCV)

MOGUL HOSPITALITY PARTNERS – JACKSON, LLC

Location:

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

Prepared For:

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

SCG Project No. 164211

Delivered: May 16, 2022

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



May 16, 2022

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

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

Hello,

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

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

This submittal includes the following files:

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

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



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

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

Here are some points to consider:

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

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

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

WWW.SCGENGINEERING.COM



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

Sincerely,

Summit Consulting Group, LLC

A handwritten signature in black ink, appearing to read "Randy Schrauder", is written over a light gray dotted line.

Randy Schrauder, P.E.

Attachments:

PO Box 6482 | Jackson, WY 83002 | 307.413.4399

ZONING COMPLIANCE VERIFICATION (ZCV) COPY


PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
 Application #s _____

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

PROJECT.

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

PROPERTY OWNER.

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

APPLICANT/AGENT.

Name: _____ Phone: _____
 Mailing Address: _____ ZIP: _____
 E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

Pre-application Conference #: PAP 21-241 Environmental Analysis #: NA
 Original Permit #: NA Date of Neighborhood Meeting: _____

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

Have you attached the following?

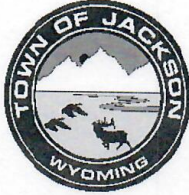
- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent _____ Date _____
 Name Printed _____ Title _____

ZONING COMPLIANCE VERIFICATION (ZCV) COPY



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

Date: 04/29/2022

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that _____ is the owner in fee of the premises located at: _____
Name of property owner as listed on deed

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

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

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

Please attach additional sheet for additional addresses and legal descriptions

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

And, that the person named as follows: Name of Applicant/agent: Randy Schrauder/ Summit Consulting Group

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

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

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

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

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

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

Property Owner Signature

Managing Partner

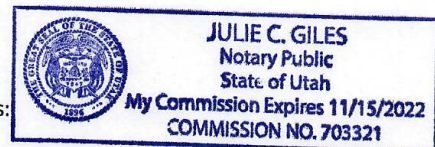
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Utah)
) SS.
COUNTY OF Wasatch)

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

Notary Public

My commission expires: 11/15/2022



ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

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

WARRANTY DEED

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

See attached Exhibit A

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

Cherubim, LLC, a Wyoming limited liability company

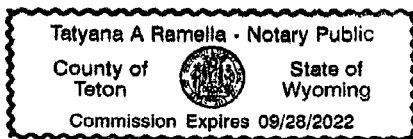
By: [Signature]
Michael Pruett, Member
By: [Signature]
Dawn Pruett, Member

STATE OF Wyoming)
COUNTY OF Teton) ss.

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

WITNESS my hand and official seal.

(SEAL)



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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Order Number: W-25969

EXHIBIT "A" LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

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

WARRANTY DEED

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

See attached Exhibit A

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

Cherubim, LLC, a Wyoming limited liability company

By: [Signature]
Michael Pruett, Member

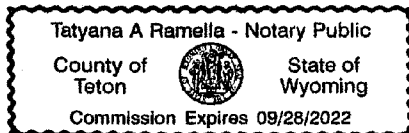
By: [Signature]
Dawn Pruett, Member

STATE OF Wyoming)
COUNTY OF Teton) ss.

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

WITNESS my hand and official seal.

(SEAL)



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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

Order Number: W-26031

EXHIBIT "A" LEGAL DESCRIPTION

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

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

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

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

...AND...

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

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

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

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

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

WARRANTY DEED

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

See attached Exhibit A

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

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

MFD Industrial I, LLC, a Wyoming limited liability
company

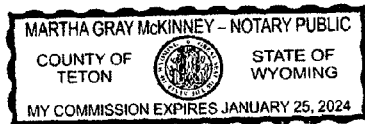
Michael F. Daus
Michael F. Daus, Managing Member

STATE OF Wyoming)
COUNTY OF Teton) ss.

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

WITNESS my hand and official seal.

(SEAL)



Martha Gray McKinney
Signature of Notarial Officer

Title and Rank
My Commission Expires _____

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

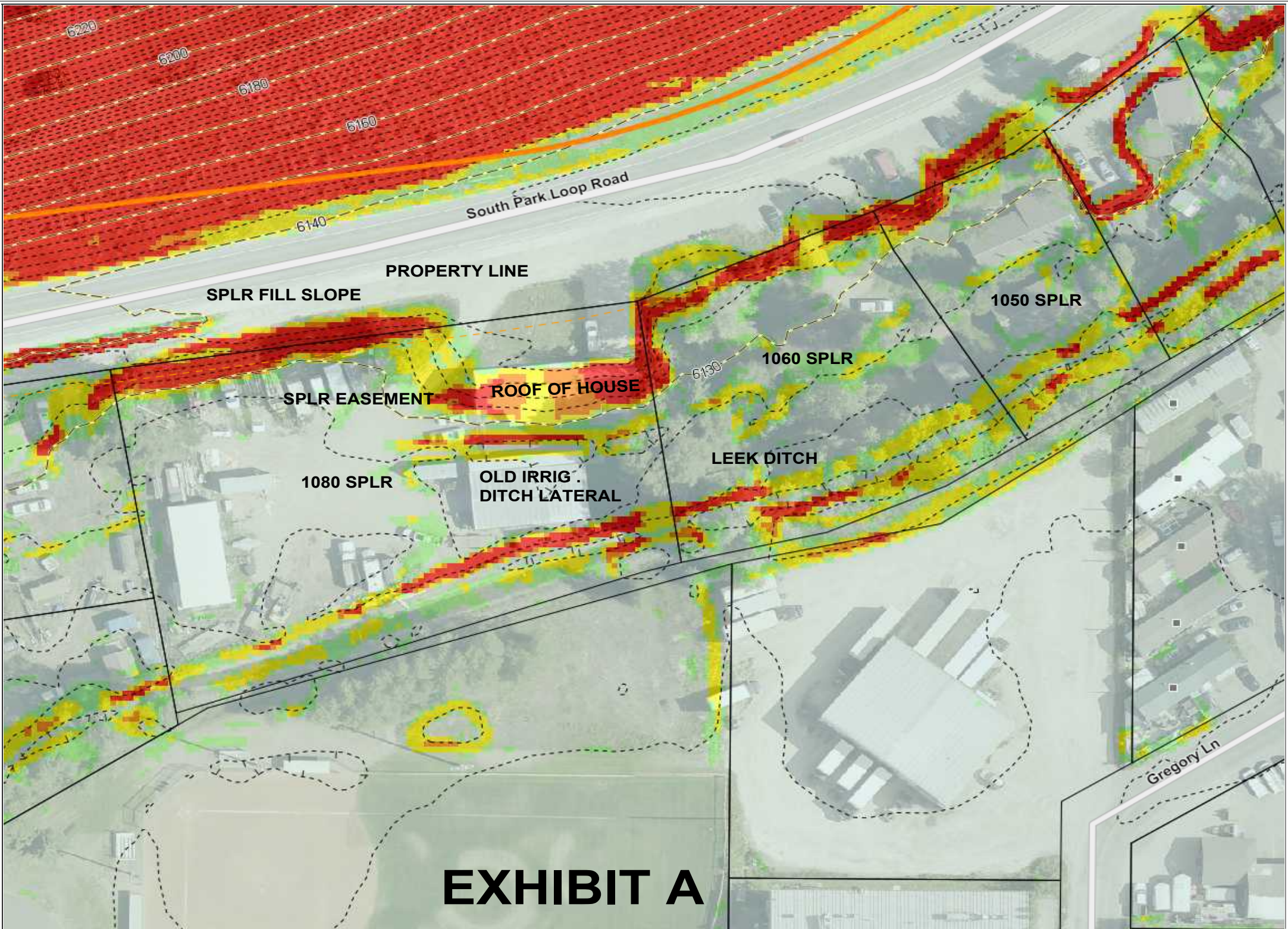
Order Number: W-25592

EXHIBIT "A" **LEGAL DESCRIPTION**

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

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

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



Teton County Wyoming
MapServer

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



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

EXHIBIT A

ZONING COMPLIANCE VERIFICATION (ZCV) COPY

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

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

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

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

PRE-APPLICATION MEETING GENERAL INFORMATION.

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

PROJECT.

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

STAKEHOLDERS.

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

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

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

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

MEETING ATTENDEES:

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

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

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The following timelines are generally applicable:

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

Checklist Key.

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

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

General Information

Requirement

Notes

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

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

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

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

Applicable LDR Section: Sec. 2.2.13

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

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

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<u>✓</u>	Design Review (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
<u>✓</u>	Site Development (Driveway and Access limits)	
<u>✓</u>	Landscaping (see Div. 5.5 for more information)	
<u>✓</u>	Fencing (see Sec. 5.1.2 for more information)	
<u>N/A</u>	Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
<u>✓</u>	Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets.
<u>✓</u>	Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	Only if applicable
<u>N/A</u>	Signs (see Div. 5.6 for more information)	Signs approved separately.
<u>✓</u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) • Grading • Erosion Control • Stormwater Management	Grading pre-app will be required. All grading info will be included in the building permit.

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

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

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<u>✓</u>	Operational Standards (see Div. 6.4 for more information) • Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	Refuse and recycling enclosure req'd. Please show on site plan.
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DEVELOPMENT OPTIONS. Please see Subsection D in applicable Zone District for specific standards.

Requirement

Notes

<u>✓</u>	Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)
<u>N/A</u>	Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) • School and Parks Exactions
<u>✓</u>	Infrastructure (see Div. 7.6 and 7.7 for more information) • Transportation Facilities • Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

<u>N/A</u>	Division 1.9, Nonconformities
	1.9.2 Nonconforming Physical Development
	1.9.3 Nonconforming Uses
	1.9.4 Nonconforming Development Options and Subdivisions
	1.9.5 Nonconforming Signs

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N/A

Division 7.3, Open Space Standards

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

ADDITIONAL COMMENTS

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

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

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

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JORGENSEN
GEOTECHNICAL, LLC

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Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

MEMORANDUM

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

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

Exhibit 1: Comparison of Historical Imagery

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

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

Exhibit 2: Cross Section Location Map

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

Exhibit 3: Relatively Undisturbed Cross Section

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

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

January 11, 2019

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

Exhibit 4: Cross Section for 1120 South Park Loop Road

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

Conclusion

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

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

Respectfully submitted,

JORGENSEN GEOTECHNICAL, LLC



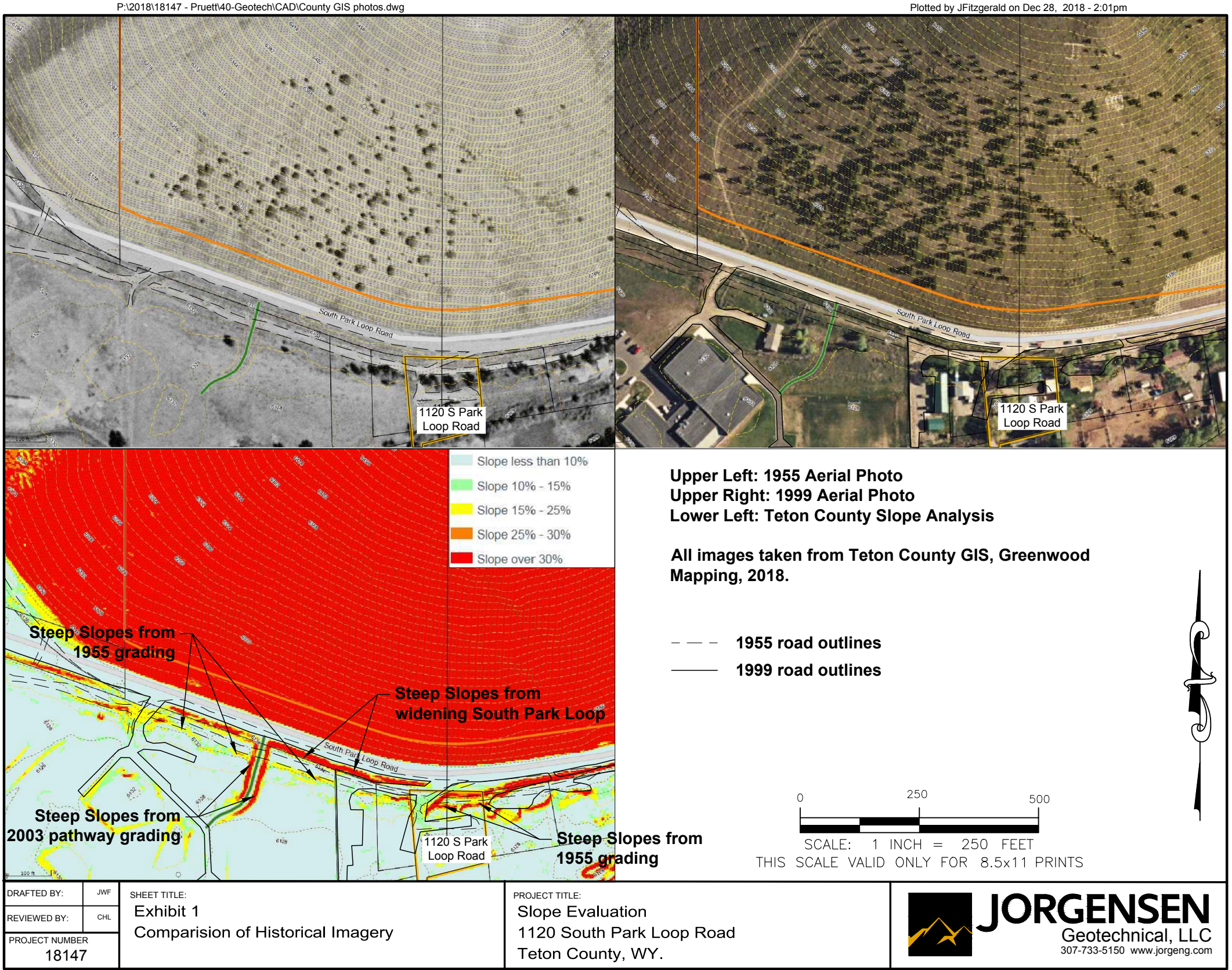
Jack Fitzgerald, E.I.



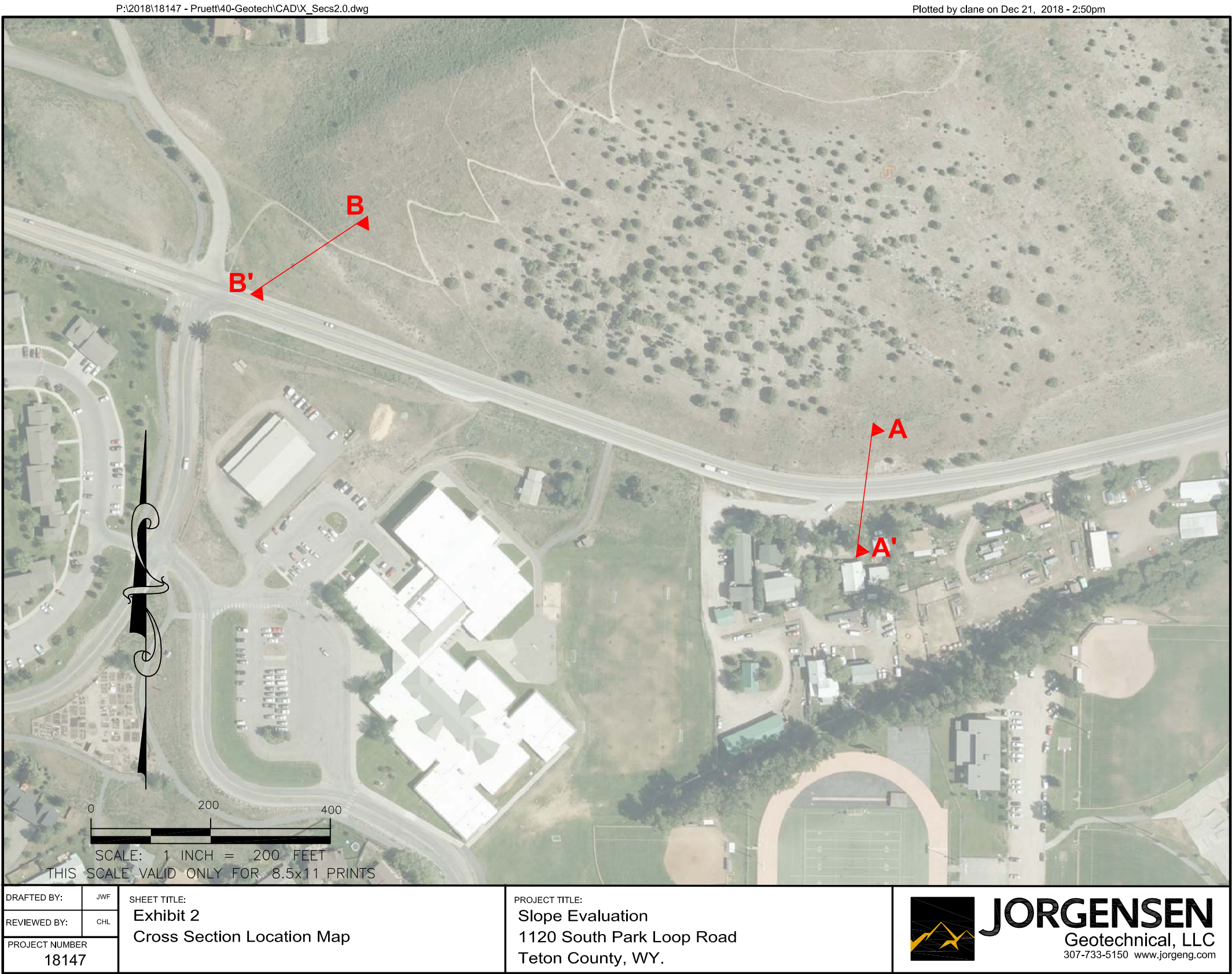
Colter H. Lane, P.E.

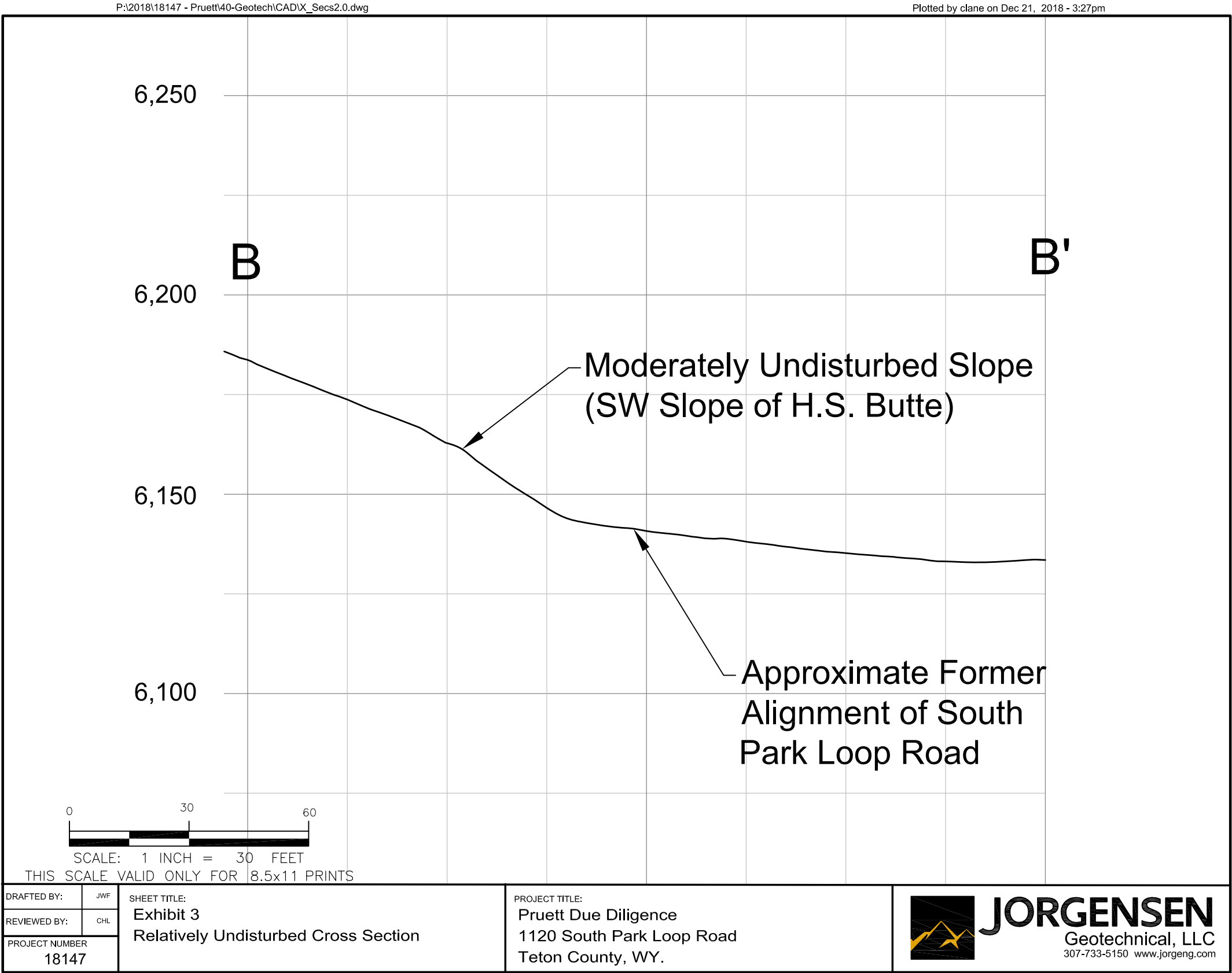
Attached: Exhibit 1: Comparison of Historical Imagery
 Exhibit 2: Cross Section Location Map
 Exhibit 3: Relatively Undisturbed Cross Section
 Exhibit 4: Cross Section for 1120 South Park Loop Road

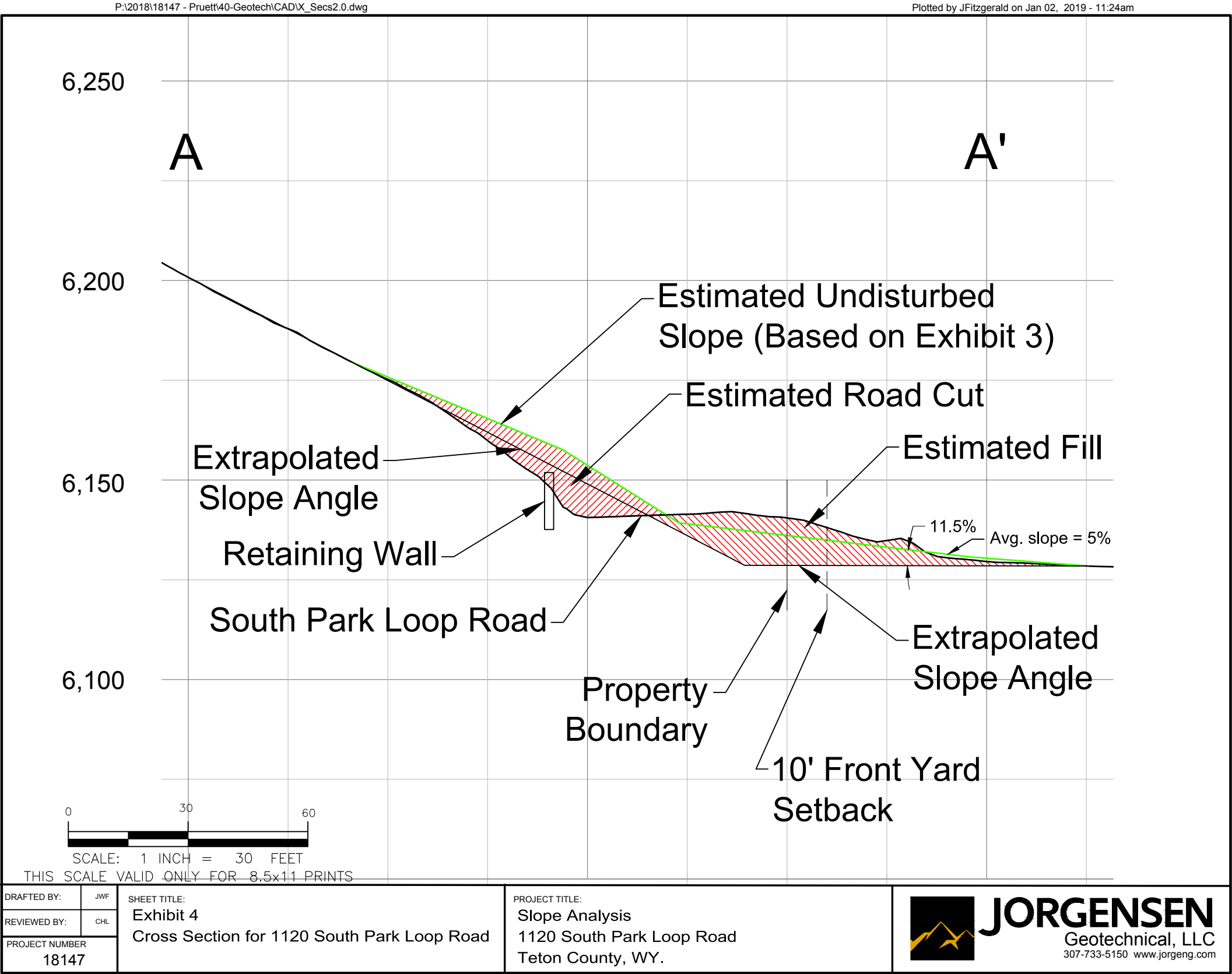
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MEMORANDUM

TO: Michael Pruett

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

DATE: May 6, 2021

SUBJECT: 1060 and 1050 South Park Loop Road Slope Evaluation

PROJECT NO.: 21045

JWF CHL JAL

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

Methodology

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

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

Exhibit 1: Cross Section Location Map

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

Exhibit 2: Relatively Undisturbed Cross Section

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

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

May 5, 2021

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

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

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

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

Conclusion

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

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

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

References

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

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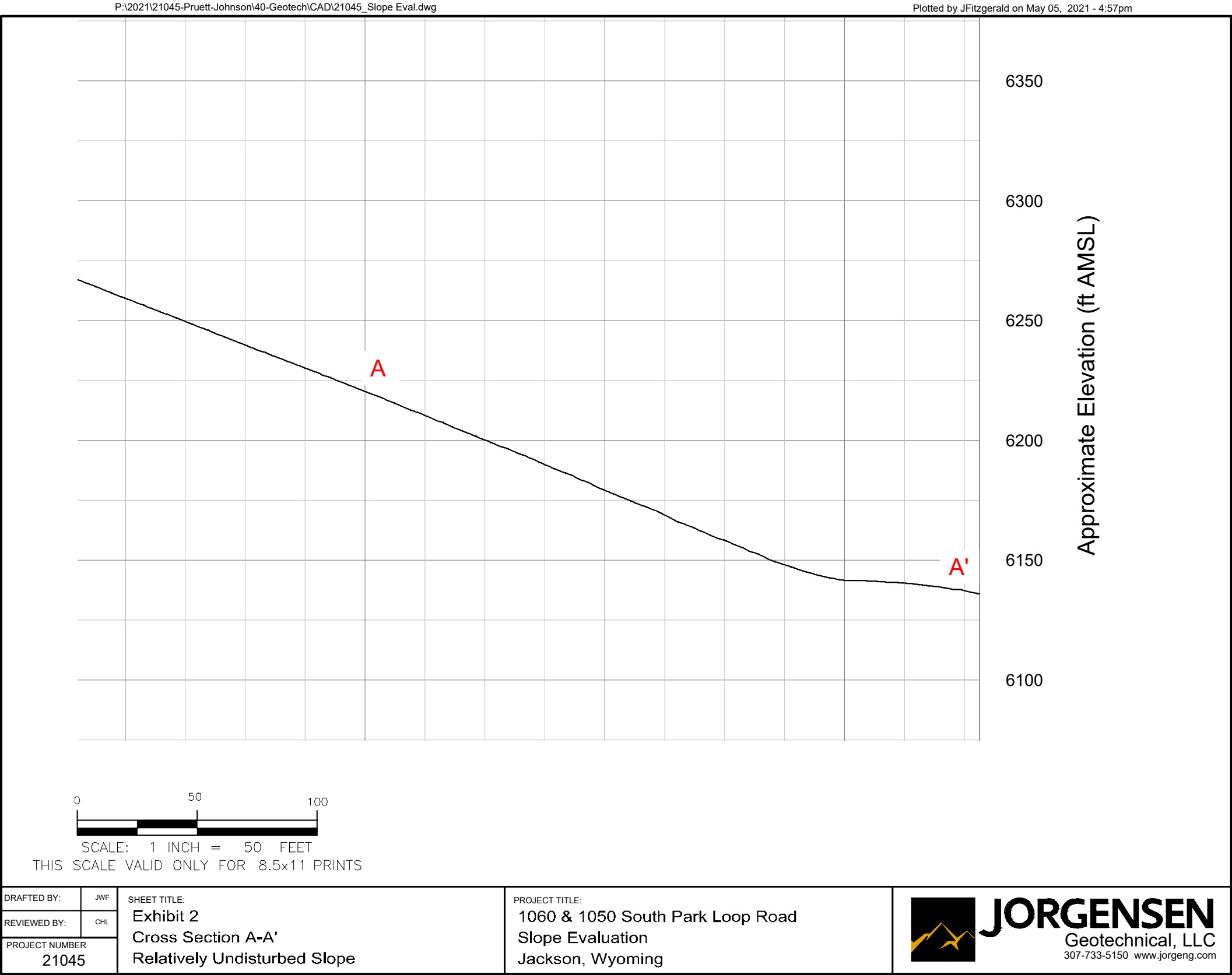
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DRAFTED BY:	JWF	SHEET TITLE:	PROJECT TITLE:
DEVELOPMENT PLAN APPLICATION	Exhibit 1	1060 & 1050 South Park Loop Road	Slope Evaluation
PROJECT NUMBER	21045	Cross Section Location Map	Jackson, Wyoming

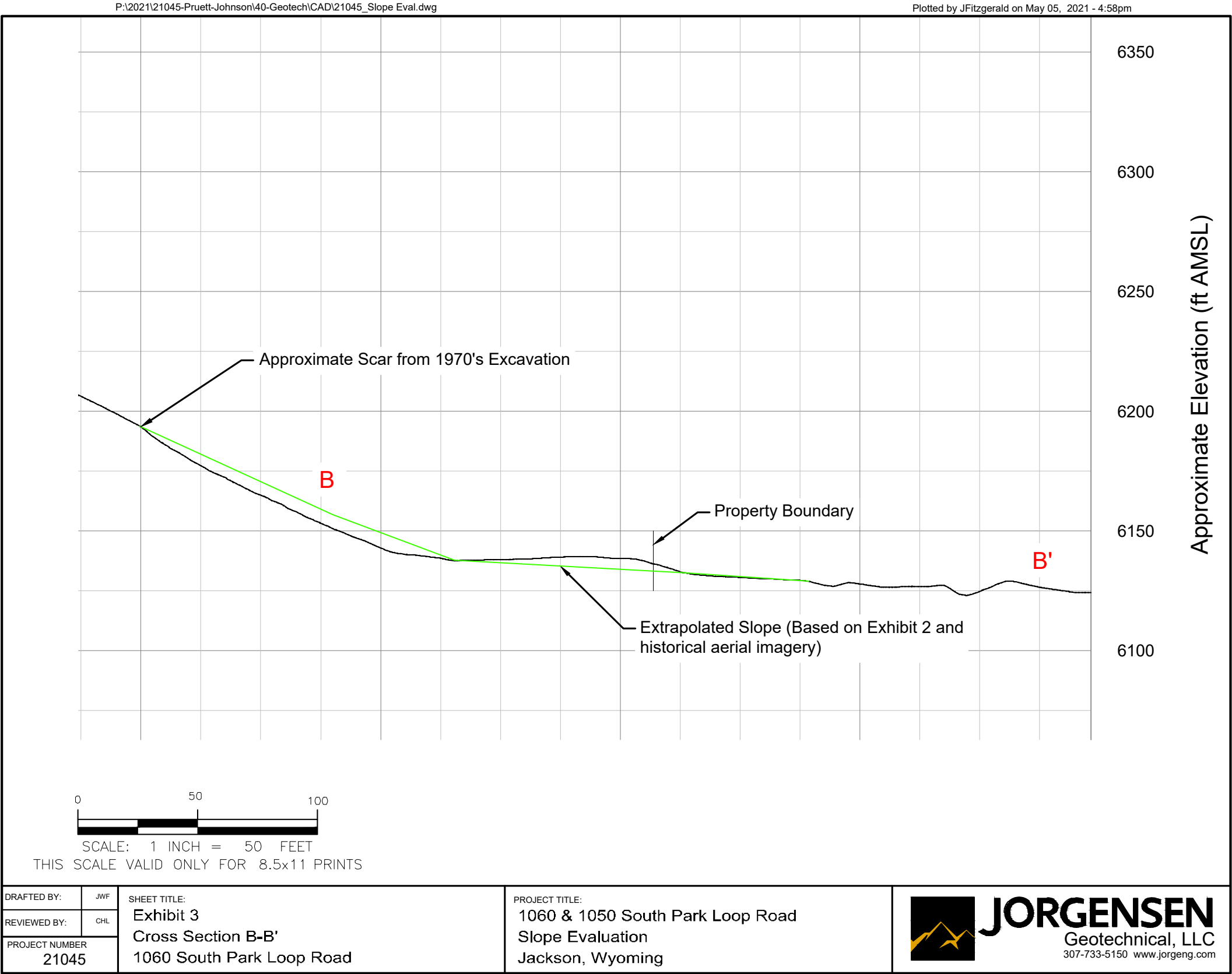


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Geotechnical, LLC
307-733-5150 www.jorgeng.com

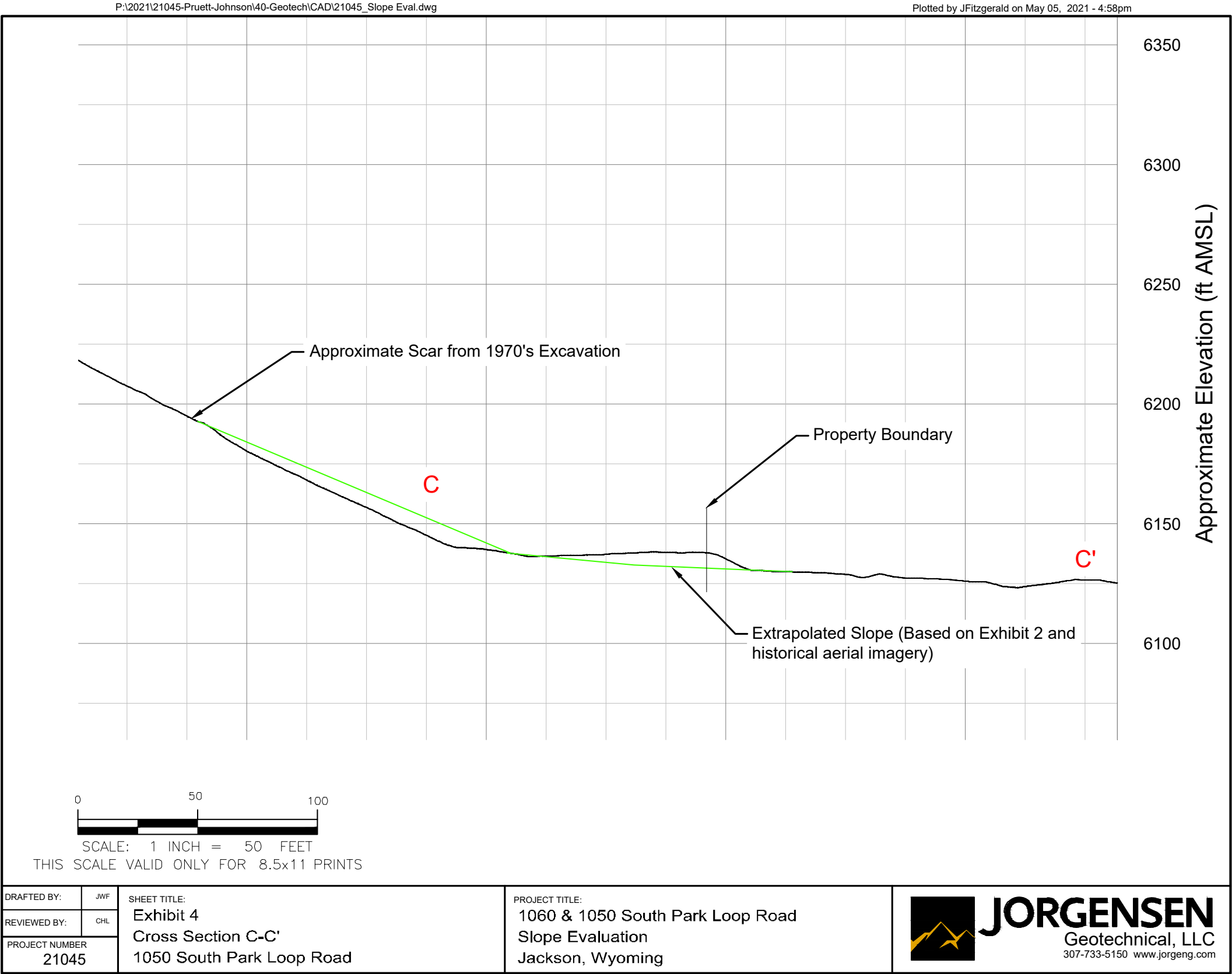
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NARRATIVE

LDR Section 8.3.3 - Findings for Approval:

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

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

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

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

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

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

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

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

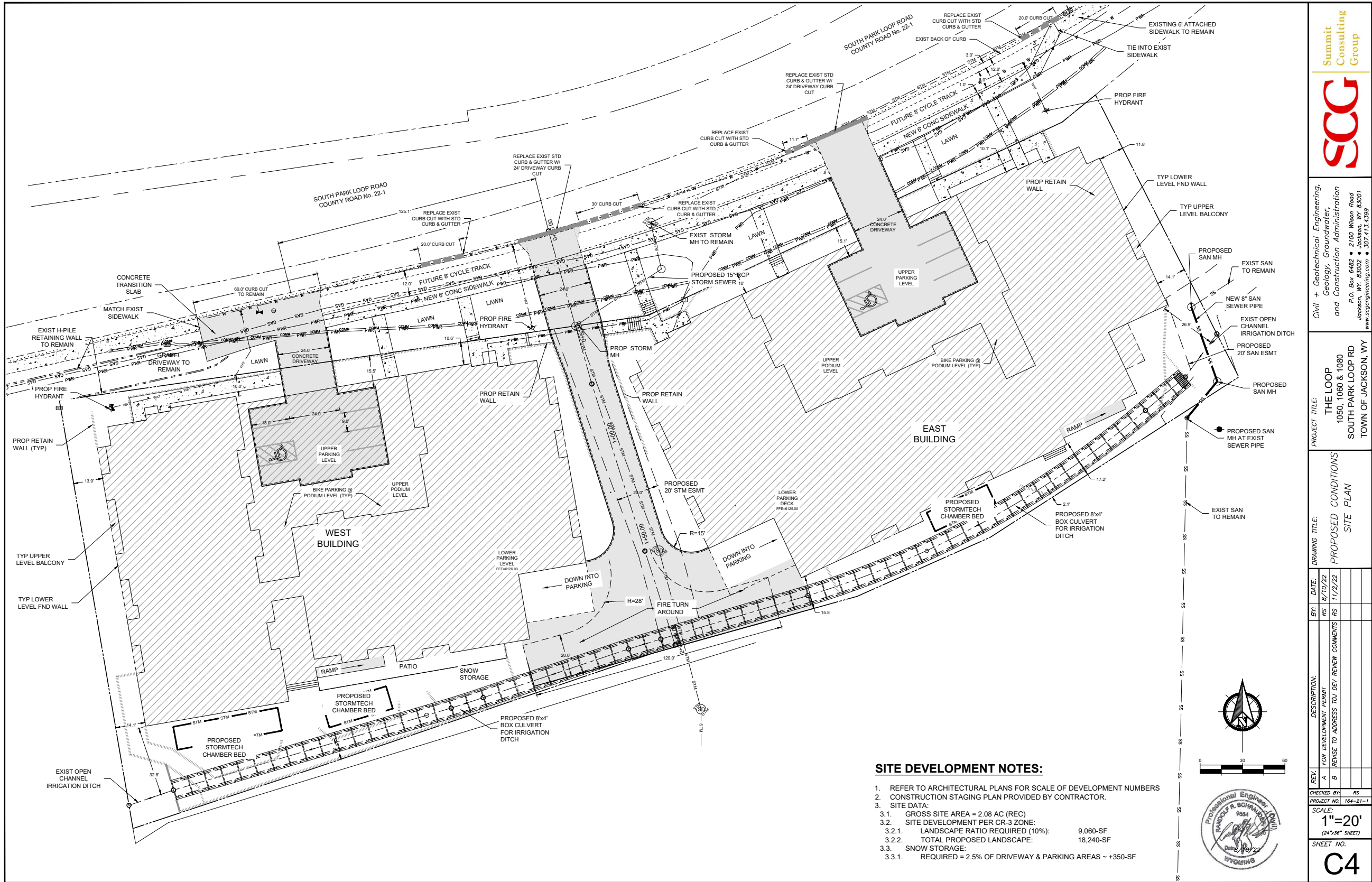
5. Complies with all relevant standards of these LDRs and other Town Ordinances;

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

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

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

DEVELOPMENT PLAN - SITE PLAN



Loop Housing Project

September 30, 2022

DEVELOPMENT STATS & NARRATIVE

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

Area: 1050 South Park Loop Road – .34 acres
1060 South Park Loop Road – .60 acres
1080 South Park Loop Road – 1.15 acres
Full Site 2.09 acres (91,040 s.f.),
Total Building footprint for both buildings at grade1.22 acres (53,430 s.f.)

Zoning: CR-3
Overlays: N/A
Scale of Development
FAR: 2.09 acres (91,040 s.f.)
Allowed: .40 (36,416 s.f.)
DEV Plan Threshold – (>30,000 s.f.)
2:1 Bonus: 23,943 s.f. - all deed restricted workforce housing
Site Development: .58 (East & West Parking Garage – 53,130 s.f.)
Allowed: .90 (81,936 s.f.)

<u>Building Floor Area</u>	
<u>West Building</u>	
Garage Levels 2	26,924 s.f.
Garage Level 1	24,330 s.f.
Level 1	20,966 s.f.
Level 2	20,785 s.f.
Level 3	19,958 s.f.
<u>Level 4</u>	<u>18,787 s.f.</u>
Grand Total	131,750 s.f.
<u>East Building</u>	
Garage Levels 2	28,645 s.f.
Garage Level 1	28,800 s.f.
Level 1	20,298 s.f.
Level 2	19,975 s.f.
Level 3	19,585 s.f.
<u>Level 4</u>	<u>18,102 s.f.</u>
Grand Total	135,405 s.f.

<u>New Parking</u> Residential: Parking Spots:	1/DU < 500 s.f., otherwise 1.5/DU 246 total parking stalls 232 covered parking stalls and 14 visitor parking at main entrances (232 residential parking required for this project)
<u>Additional Unit Storage</u>	All units will be provided with additional storage that meets the Livability Standards minimum size requirements
<u>Landscape Ratio</u> Min: Plant Units (min): Landscaped area provided:	10% (9,104 s.f.) 1/1,000 s.f. landscaped area + 1/12 parking spots 24% (22,177 s.f.)
<u>Building Height</u> Max height: Stories:	48' (roof pitch < 5/12) 4 stories per item #4 in the Zone-Specific Standards for CR-3
<u>Existing Property Conditions</u> - All 3 existing properties (1050,1060,1080) are along South Park Loop Road between the Middle School Road to the West and Gregory Lane to the East. -Existing multiple single-family homes, apartments, and accessory use buildings to be demolished and removed from the site at 1050 & 1060 SPLR. -Existing miscellaneous commercial and contractor storage & shop buildings at 1080 SPLR will be demolished and removed from the site. -All existing landscaping and trees on all 3 properties will need to be removed onsite for the construction of the new development. -All existing utilities/pedestals will need to be removed and upgraded onsite for the new development of both buildings. -Existing storm water easement	

NARRATIVE - PROGRAM - SQUARE FOOTAGE & ZONING

WEST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
WEST BLDG C - LEVEL 1	9	0	1	3	1	14
WEST BLDG C - LEVEL 2	10	0	0	3	2	15
WEST BLDG C - LEVEL 3	7	2	0	3	2	16
WEST BLDG C - LEVEL 4	7	2	1	3	1	14
WEST BLDG D - LEVEL 1	3	0	0	3	3	9
WEST BLDG D - LEVEL 2	3	0	0	3	3	9
WEST BLDG D - LEVEL 3	3	3	0	1	3	10
WEST BLDG D - LEVEL 4	3	3	2	1	1	10
WEST BLDG - TOTAL UNITS	45	10	4	20	16	95 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
WEST PARKING REQUIRED	45	10	6	30	24	115 STALLS
WEST PARKING PROVIDED (COURTYARD & GARAGE)						115 STALLS
WEST GUEST PARKING PROVIDED (COURTYARD)						0 STALLS
TOTAL WEST PARKING PROVIDED (SHORTAGE ACCOMODATED IN THE EAST BLDG)						107 STALLS
WEST BICYCLE PARKING						130 SPACES

WEST BUILDING UNIT STORAGE REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF	
WEST STORAGE REQUIRED	53 (3'x9')	6 (3'x9')	3 (3'x9')	20 (5'x9')	17 (5'-x10')	
WEST STORAGE PROVIDED	53 (3'x9')	6 (3'x9')	3 (3'x9')	8 (5'x9')	8 (5'-x10')	

3

4

EAST BUILDING UNIT COUNT / PARKING REQUIREMENTS						
	A UNITS (STUDIO)	B UNITS (1-BED)	C UNITS (1-BED)	F UNITS (2-BED)	G UNITS (3-BED)	TOTAL
EAST BLDG A - LEVEL 1	6	0	0	1	2	9
EAST BLDG A - LEVEL 2	6	0	0	1	2	9
EAST BLDG A - LEVEL 3	3	3	0	1	1	8
EAST BLDG A - LEVEL 4	1	4	1	1	0	7
EAST BLDG B - LEVEL 1	11	0	1	4	1	17
EAST BLDG B - LEVEL 2	11	0	0	4	2	17
EAST BLDG B - LEVEL 3	12	0	0	4	2	18
EAST BLDG B - LEVEL 4	6	3	1	3	2	15
EAST BLDG - TOTAL UNITS	56	10	3	19	12	100 UNITS
PARKING RATIO	x1	x1	x1.5	x1.5	x1.5	
EAST PARKING REQUIRED	56	10	4.5	28.5	18	117 STALLS
EAST PARKING PROVIDED						117 STALLS
EAST GUEST PARKING PROVIDED						14 STALLS
SHARED PARKING W/ WEST BLDG						8 STALLS
TOTAL EAST PARKING PROVIDED						139 STALLS
EAST BICYCLE PARKING						130 SPACES

EAST BUILDING UNIT STORAGE REQUIREMENTS						
	A UNITS	B UNITS	C UNITS	F UNITS	G UNITS	
STORAGE AREA REQUIREMENT	25 SF	25 SF	25 SF	40 SF	50 SF	
EAST STORAGE REQUIRED	68 (3'x9')	6 (3'x9')	3 (3'x9')	19 (5'x9')	12 (5'-x10')	
EAST STORAGE PROVIDED	68 (3'x9')	6 (3'x9')	3 (3'x9')	2 (5'x9')	12 (5'-x10')	

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NARRATIVE - PROGRAM - PROPOSED DEVELOPMENT

Proposed Development

- Project design includes (2) four story residential apartment buildings over 2 levels of underground covered parking below grade.
- 195 total resident apartments (rental units) including a total of 4 ADA units.
- The unit mix for both buildings includes a total of (101) studio units, (27) 1-bedroom units, (39) - 2-bedroom units, & (28) - 3-bedroom units. Both buildings will provide a mixture of market rate, deed-restricted workforce housing, future employee housing, and affordable deed-restricted workforce housing rental apartments.
- All resident units for the project will be constructed as a prefabricated modular unit and will be fully assembled prior to being shipped onsite.
- 135,205 s.f. total habitable gross square feet on four levels for both the East and West Buildings, both buildings will include 2 levels of covered basement level parking (232 parking spots) 108,699 total S.F. of underground parking area and 14 resident & visitor surface parking stalls at both main entrances to each building.
- Resident amenities for the project will include outdoor community venues that will have fire tables and BBQ picnic designated areas, coffee terraces, outdoor playground, designated bike parking areas, game room, tech center, interior lounge areas, dog and bike wash rooms.
- The property is accessed directly off of SPLR. The project proposes three access curb cuts. The 24-foot wide east and west access is for each building at the upper podium level that will provide guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The driveway is 24-foot wide within the SPLR right-of-way and necks down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the middle driveway.
- The western access also is for the western shared access to the adjacent property owner. To note, the 60-foot wide western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and has been included within this development plan.
- There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.
- The existing open irrigation ditch is shown to be relocated and buried in a concrete box culvert at the South property line.
- All new utility connections (buried electrical, sewer, water, fire line, storm sewer) will be provided for both East and West buildings.
- New internal pedestrian sidewalks will be provided around the site for accessibility and connection to the pedestrian walkways in the right-of-way at South Park Loop Road.
- The site design includes the future planning for bike lane pathways and additional landscape buffers in the right-of-way for the new development to eventually connect to surrounding properties to the East and West on the South side of South Park Loop Road.
- A mixture of 300+ total short-term and long-term bike parking stalls will be provided for residents, staff, and visitors at the main entrances and in the underground parking levels for both buildings.

DRC 1ST ROUND COMMENTS

DRC 1st Round Comments – 6/8/2022

1. Applicant needs to address all LDR concerns as noted by staff and provide a full LDR compliance checklist upon re-submittal.
See attached LDR compliance checklist submitted in this DRC package.
2. Applicant needs to demonstrate compliance with all design guidelines in their narrative.
See attached narrative regarding compliance with the design guidelines.
3. The resolution on all renderings needs improvement as the previous visuals were blurry.
See attached hi-resolution renderings for the project.
4. Applicant needs to provide visuals of the development from the rear (south).
See attached renderings for the project that highlight the South elevations for both buildings.
5. The front elevation has too many large blank walls. The applicant should add more windows to this elevation.
See attached renderings for the project that highlight the North elevations which now include additional window openings. See also the LDR compliance checklist that describes the project meets the LDR requirements.
6. The 4th story step-down standard (Sec. 2.2.13.E.4) is not being met. This may require a reduction in units to reduce the size of the 4th story along the east and west sides.
The East and West elevations have been revised to address the 4th story step back standard identified in the LDRs for both buildings at the East and West property lines. See attached revised design that demonstrates compliance of this requirement in the attached renderings and LDR compliance checklist.
7. The site lacks adequate amenities in relation to the proposed density. Consider converting the front parking lots to open space.
The site design now includes additional open space amenities for the project. These site amenities now include multiple outdoor gathering spaces including BBQ and picnic areas, fire tables, seating areas, outdoor bike racks, coffee terraces at both buildings, & outdoor playground..
8. Applicant should consider the use of balconies to provide some private outdoor space.
Both building designs have now included private unit balconies at the 4th floor step back units and also at some of the ground level units on the East and West elevations of both buildings.
9. Applicant needs more contextual renderings.
See attached additional renderings for the project that highlight surrounding properties and adjacent buildings for visual reference and scale.
10. Applicant needs better renderings of the pedestrian frontage. It is recommended that a colored landscape plan be provided.
See attached new renderings for the project that highlight the primary street views and pedestrian frontage along South Park Loop Road.
11. Applicant should seek opportunities to create more variability in the fenestration.
The new design has tried to incorporate variability in the fenestration with the additional material transitions, window openings, outdoor entrance canopies, the 4th story step-back on both the East and West property boundaries for both of the buildings, and the addition of balconies at the 1st and 4th level stories of the building.

DRC 2ND ROUND COMMENTS

DRC 2nd Round Comments – 8/10/2022

1. Vision statement – An overarching comment from the DRC was that the project design and scale were not consistent with the vision statement of the Design Guidelines which states:

“Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience.”

The Jackson Loop workforce housing project is a Bunkhouse to the town of Jackson. Just a couple miles out of town, it provides the workforce a place of their own to unwind and rest like the bunkhouse of the traditional ranch. It is made of modern materials native to the region including siding, brick, and metal panels. The resident units are stacked to get space for their individual needs with more space than a traditional bunk. This is after all nicer than a traditional bunk house with underground parking, storage for bikes, care for pets and shared entertainment spaces for family and friends. The courtyards provide a nice arrival from town by bike or hike or a great launching point for a walk with the dog on the connected trail system.

2. 4th story step-down – Not enough effort was made to address the standard (Sec. 2.2.13.E.4.c) that calls for stepping down the building height to small-scale development. Part of the trade-off of getting the 4th story is reducing its perceived bulk and scale by stepping the building height down in areas that abut adjacent to smaller development. Although the LDRs do not give a specific percentage that needs to be stepped down, the DRC felt that the applicant needs to make much bigger and bolder moves to address the scale of these large buildings. It was strongly suggested that the density be reduced as a means to achieve this standard. At the meeting, the DRC acknowledged that the density was at 204 units in July and the suggestion then was to reduce density, yet the density increased to 228 units which was opposite of the DRCs suggestion. Meeting the design guidelines can mean that floor area and/or density need to be reduced and that a proposed density and/or floor area is not guaranteed. As a reminder, the LDRs state in Section 1.6.2 that “Maximum densities and intensities are not guaranteed to be achievable by the terms of these LDRs. All standards and requirements shall be met and actual achievable densities and intensities may be limited by factors such as product type, site location and configuration, natural and scenic resource limitations, or parking requirements.”

The step down has been increased on the East side of the East building from step back at the fourth floor to both the third and fourth floor. It has also been increased on the West side of the west building from fourth floor to both the third and fourth floor. Additional step backs have been added at the ends of each of the 4 wings that face Jackson Loop road. Balconies have been placed at the step backs. These balconies have also been finished with darker colors to enhance the step back affect. Unit Density has also been reduced from 228 to 207.

3. Scale – The DRC felt the scale is beyond what is in Jackson and not enough effort was made to address the scale of the building. This comment reinforces the overarching concerns over the density of the project.

Like the ranch bunkhouse, the workforce housing is a different use and density than the main town. These residents often reside as individuals. As such they take more space than a traditional family. For example 1 bed units occupy 700 SF where families take 900 SF in a 2 or 3 bed unit. Also, space is provided so individuals can spend communal time together in public spaces as their family. While the stacked units appear to be more in number, the number of persons residing here is not as high as other town uses like hotels.

4. Landscaping – The DRC posed a practical question of how the large trees located above the basement level garages will be planted and maintained. Will those trees be in above ground planting boxes or be at-grade?

Trees over the parking below will be planted in boxes. This will restrict the root system, and ultimately restrict the tree some at maturity. Also note, the East courtyard has reverted to include some vehicle access. This is per the request of emergency services for fire truck and ambulance services to reach the courtyard area and hose pull around the building.

DRC 3RD ROUND COMMENTS

5. Materials – The bright white hardy is too white and it makes the building feel bigger.

The white siding has been replaced with wood look siding stained to a more traditional western feel.

6. Roof plane – The roof plane has no vertical variation and is too flat. The applicant needs to make efforts to change this plane to break up the perceived scale.

The roof line has been adjusted in several locations. The roof cap soffits have been reduced to bump out locations on the building. Step back locations on the building have been given a straight roof line similar to a parapet. Step backs at the balconies on the third and fourth floors have changed the roof lines dramatically.

7. Windows - More windows are needed on the street elevation.

Floor to ceiling glazing has been added at the street side towers which compose the end of hallways in the building layout. This is a strip of glazing that encompasses the door at street level up to the soffit at the tower roof soffit. These windows also provide a dramatic view and natural lighting at the end of the hallway inside the building.

DRC 3rd Round Comments – 9/14/2022

1. **Human Scale/Public Space.** More attention needs to be paid to improving the human scale on the south side of the property which includes breaking up the mass and improving the composition. More attention should also be paid to the north elevation to improve the human scale (See Design Guideline A.1 p.6)

Major changes include: 1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. 4) Separate color scheme for each of the 4 buildings A, B, C, and D.

Changes include: 1) Revised and enlarged resident entries at the north end of the buildings A, B, C, and D. 2) The main resident and visitor entry at building B and at Building C is enhanced with post and trellis expression. 3) Separate color and texture scheme for each of the 4 buildings A, B, C, and D. See materiality below.

2. **Massing:** Make more of an attempt to step back the top floor in order to break up the visual roof form, especially on the top floor on the south side. Still is too flat and needs more visual interest.

Major changes include: 1) 4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building with a modified roof line at the column location.

3. **Screening.** More attention to the Pine tree sizes as the trees shown in the renderings do not accurately reflect the true size of trees as shown in the landscape plan. Also, please remove trees shown on north side of SPLR as these are misleading and remove mature trees in the south/southeastern portion of property if those trees will be removed as part of redevelopment (See Design Guideline A.5 p.8).

The tree size has been revised in the renderings.

4. **Massing.** More additive and subtractive massing on the south side as there is no effort to break up the south façade which is highly visible from the Gregory Lane area and school property.

4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. Glass Bridges between buildings A & B and between buildings C & D are enhanced to provide further separation. 4) The total unit count is reduced from 207 to 197.

5. **Materiality.** Certain materials are used in large masses throughout the project that does not come off as authentic. Break up materials more on the south elevation, too monotone as proposed. Recommendation to consider replacing the summer wheat with something that reads more like real wood.

The amount of woodtone cementitious fiber board “Summer wheat” has been reduced to building A. Building B, C and D have been revised to include more grey and brown woodtone cementitious fiber board to be more similar in color to the cementitious fiber board included in the design guidelines. The lower level material band of buildings A and B is dark grey board and batten cementitious fiber board. The lower level of material band of buildings C and D is dark brick.

6. More contextual renderings/perspectives/elevations are needed to give more of a sense of how the development relates to the rest of the block. This is a requirement of the DRC submittal checklist.

Please note the updated topography included in the renderings. Photos of the tree covered existing single family residences are also included. Photos from the trailer park and the NPT shipping warehouse are also included. Photos are included of the tree lined site from the ball field. See also the video rendering of a drive thru along the Jackson Loop Road, and a walking rendering along the ball field, warehouse and trailer park view from the south.

7. **Volume Complexity.** The building still feels like a large monolithic building, especially from the south elevation. The two buildings also read as one building as one drives east or west on SPLR.

4th story step back at over 40% of the south elevations. 2) a column of units near the lobby was moved in 4 feet to further the interplay on the south elevation of in and out on the building. 3) Units are removed at the bridge between buildings A & B to further clarify separation. Glass Bridges between buildings A & B and between buildings C & D are enhanced to provide further separation.

8. **Material Transition.** Better demonstrate how one material switches to another material. This is hard to tell based on the scale of the building.

Please see the vignette renderings of balconies and entries.

9. Pedestrian entrances need to be more engaging.

Please see the vignette renderings of the entries. Visitors are encouraged to use the main entrance at the courtyard with enhanced with trellis structures.

10. Suggestion to bring the brick band down so that it hits the base of the building, especially on the south side.

The basement parking podium beneath buildings C and D has been covered with Masonry to match the level one masonry band above. The basement parking podium beneath buildings A and B has been covered with board and batten siding to match the level one board and batten siding band above.

DRC 4TH ROUND COMMENTS

11. Optional Recommendation. Consider differentiating the two buildings so that they appear more as two separate buildings. This can perhaps be accomplished by material changes for one building for sake of comparison.

The amount of woodtone cementitious fiber board “Summer wheat” has been reduced to building A. Building B, C and D have been revised to include more grey and brown woodtone cementitious fiber board to be more similar in color to the cementitious fiber board included in the design guidelines.

DRC 4th Round Comments – 10/12/2022

1. With such large buildings, a bigger move needs to be made to break up the scale and massing, especially on the south side. This also applies to improving the human scale. The applicant has essentially been chipping away at the building to accomplish breaking up the mass which falls short of meeting the design guidelines for volume complexity and human scale.
2. The building still feels monolithic and institutional, specifically from the south.
3. The applicant should look at simplifying the material palette. Also, some of the materials appear too close in color.
4. The 4th story step-down is still not being met on the south side.
5. Applicant needs to provide more contextual renderings to better capture the scale of the development in relation to surrounding buildings.

Design Guideline Compliance

A. Public Space:

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

B. Composition:

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

C. Massing:

The new addition of the step-in balconies at the 3rd and 4th stories and the step out balconies at ground level on the East and West elevations of both buildings have created some additive and subtractive design features to the building facade. The main entrances have included more public space venues where large planter and landscape walls have been designed in that connect to the building and create more visual interest at these North exterior elevations. The building features angled metal kickers applied below the roof line as if they are holding up the roof overhangs. There are also small canopies applied to the exteriors scattered around the North elevations of the building. The materials on the building have been broken up in an effort to create a residential feel around the development. The roof design is flat and will be sloped away from the perimeter edge of the roof to help avoid any snow slides.

DRC 4TH ROUND COMMENTS CONTINUED

D. Street Wall

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

E. Materials

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

DRC 4th Round Comments Continued – 10/12/2022

This item was continued from the October 12, 2022, DRC meeting and the applicant was directed to address the following items:

1. With such large buildings, a bigger move needs to be made to break up the scale and massing, especially on the south side. This also applies to improving the human scale. The applicant has essentially been chipping away at the building to accomplish breaking up the mass which falls short of meeting the design guidelines for volume complexity and human scale.
The rear landscape and landform of the building is reshaped with terraces formed from dry stack boulder walls to bury the basement parking. The building only reads as 4-stories from all sides. See also comment 2 regarding volume complexity.
2. The building still feels monolithic and institutional, specifically from the south.
The West two buildings have additional step backs added on the third floor, and additional trellises have been added at the lower level for additional stepping in the form and volume of the building. The East building has been modified to have additional balconies on the 2nd and 3rd floors. The roof line of the west side of the east buildings has been modified to trellis roof instead of soffits roofs. These changes produce unique volume differences in the east and west buildings. See also materials comments.
3. The applicant should look at simplifying the material palette. Also, some of the materials appear too close in color.
The color palette is clarified with three of the buildings using the Aspen ridge cementitious fiber board, and the west side of the east buildings using the Winchester Brown color for the cementitious fiber board. This provides further differentiation between east and west buildings.
4. The 4th story step-down is still not being met on the south side.
Additional step back on the 3rd floor has been added along with the trellis structures on rear of the building. Additional balconies are added to the East buildings.
5. Applicant needs to provide more contextual renderings to better capture the scale of the development in relation to surrounding buildings.
Two new renderings have been added. One is from the parking lot of the baseball fields with some of the nearby buildings in context. The second new rendering is from the street looking past the NPT trucking facility to the south side.



SECTION TWO SITE

GENERAL DEVELOPMENT PLAN

1. General Project Information: The project consists of three separate parcels currently known as 1050, 1060 and 1080 South Park Loop Road (SPLR). The three will be combined to create a single parcel. Current uses on the property include a mix of single-family residences (rentals) and for building and excavation contractor shop and storage uses.

The properties are within the Town of Jackson (TOJ) corporate limits and can be served with TOJ public water and sewer infrastructure. Lower Valley Energy (LVE) will service the property with power and natural gas.

2. Phasing Plan: Winter 2022 work includes demolition of all property structures and vegetation. Overhead utilities will be removed. The sanitary sewer, located in the southeast corner of the project, will be re-routed to make room for the east building. The irrigation culvert will be placed within 4-ft by 8-ft box culverts. The main driveway between the two buildings will be rough graded to allow for construction access. The existing storm sewer will be re-routed to make room for the east building. Additional mass site grading is proposed in preparation for 2023 work.

The 2023 work will start in the late winter with additional site excavation, building utility extensions and installation of the temporary shoring. The building foundations and unit construction will follow.

3. Environmental Assessment: The project is not within the scenic resource overlay (SRO) nor the natural resource overlay (NRO), therefore, no EA required.
4. Site Access: The property is accessed directly off of SPLR. The project proposes three access points. The 24-foot wide eastern most access is for the east building podium level guest and short-term delivery parking. The middle driveway will be the main point of use for the tenants. The middle driveway splits between the buildings and provides access from SPLR to the lower parking - located beneath both buildings. The middle driveway is 24-feet wide within the SPLR right-of-way and necks down to 20-foot-wide within the development. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus hammerhead-type turn around will be created at the terminal end of the middle driveway.

The western access is for the western building podium level guest and short-term delivery parking. To note, the 60-foot wide western access within the SPLR right-of-way is larger than the others. The purpose for the size is to enable the neighboring property to maneuver with large cattle hauling transport vehicles. The development team met with the neighbors to ensure that adequate access for them continues and is has been included within this development plan.

There are no improvements proposed to SPLR itself. All existing and proposed driveway cuts will meet TOJ standards. All driveways will remain private.

5. Parking: There are a total of 246 parking stalls. The parking stalls are distributed between the two buildings and between the upper podium level and subterranean levels. The upper podium level parking areas, located at each building, are accessed directly off of SPLR. Some of these parking spaces are intended for quests and short-term deliveries. The subterranean levels are accessed from the main driveway that bisects the two buildings. These parking spaces are reserved for tenants. Based on these numbers, eight (8) ADA stalls are required, of which six (6) will be located in the lower-level parking garages while the remaining two (2) will be split between the upper podium level parking areas. All parking is set back at least 10-feet from the property lines.
6. Traffic Analysis: Hales Engineering completed the initial Traffic Impact Study (TIS) for the proposed project, assuming 206-units and with a completion date in 2023. The study focused on the morning and evening peak hour level of service (LOS) impacts at the major intersections near the project, such as SPLR at Gregory Land and US HWY 89. These intersections were selected based on feedback from discussions with WYDOT. The findings conclude that the minor delays should not significantly impact the driver as the LOS remains acceptable at all study intersections. No significant queueing was observed during the morning and evening peak hours. There are no new SPLR auxiliary lanes for turning movements warranted nor proposed. Pedestrian and cycle pathways are incorporated into the propose site plan as recommended by the Pathways Department.

The initial TIS was reviewed by TOJ and WYDOT. Their review comments, along with responses from Hales Engineering, have been provided with this submittal.

7. Potable Water Supply: While there are TOJ water services stubbed to the properties, the existing buildings are served by individual groundwater wells. The existing service stubs will be removed and abandoned at TOJ's existing 12-inch diameter water main, which is located within the SPLR right-of-way. The existing groundwater wells and water rights will be abandoned per WDEQ and State Engineers Office rules, regulations and statutes.

S

The proposed project's domestic, irrigation and fire water will be supplied via TOJ's existing 12-inch water main and public distribution system. Improvements to TOJ's existing system are not anticipated. It is proposed that 4-inch diameter service lines will be extended from the TOJ water main to each of the buildings for the purposes of domestic, fire and irrigation supply. Once on the property, the water service lines can remain in private ownership by the developer. The east building anticipates a culinary water flow of 275-gpm, while the west building expects 270-gpm. Both buildings will be serviced with a 4-inch diameter service line. The fire demand flows are still in design.

GENERAL DEVELOPMENT PLAN

The development team has had extensive conversations with the Fire Department to ensure adequate access to hydrants and for fire apparatus. Accordingly, three fire hydrants will be added along SPLR. A fire hydrant will be added near each northern corners of the property. An existing fire hydrant will be relocated to the middle of the project in effort to be closer to the main driveway. It is proposed that the middle and eastern fire hydrants be granted to TOJ. The western fire hydrant will be owned and maintained by the development. Standpipes will be added to each building on the lower level to provide connections for the fire department.

8. Sanitary Sewer Systems: An existing 8-inch diameter privately owned sanitary sewer collection network is located in the southeast corner of the property. This project is located at the lower end of this network. It is expected that the existing network has adequate capacity to convey the flows from this project. The network will be re-located on this property in effort to accommodate the new development. The east building anticipates a sewer flow from 1359-5-drain fixture units (dFU), while the west building expects 1255.5-dFU. Both buildings will be serviced with a 4-inch diameter service line. There are no proposed plans to extend the network beyond the project limits.
9. Storm Sewer: An existing TOJ storm sewer system bisects the development properties. The system collects stormwater runoff from within the SPLR right-of-way only. The runoff is conveyed via 15-inch diameter pipes through the development properties to a subterranean infiltrator-type field located on the school property to the south. It is the development team's understanding that the existing storm sewer system is not available for this project's use.

It is proposed to re-route the existing storm sewer system within the development properties to make room for the proposed buildings. The existing storm sewer will be relocated into the main driveway that is between the proposed buildings. A 20-foot wide easement will be placed over the new storm sewer network and dedicated to the TOJ for their ownership and maintenance.

Stormwater drainage within the upper podium and building roof levels will be conveyed via pipe systems to a stormwater collection system. The main driveway will collect sheet flow runoff into drain inlets. The stormwater collection system will include a treatment system to separate pollutants, such as oil, from the runoff. A subterranean infiltration-type detention system will allow the treated stormwater to percolate back into the soil stratum. The internal project stormwater system will be owned and maintained by the development.

10. Power, Gas and Communication Utilities: The electrical power is provided by LVE. All of the existing overhead and underground electrical services will be removed during site demolition work. The power connection will be sourced from the existing 3-phase

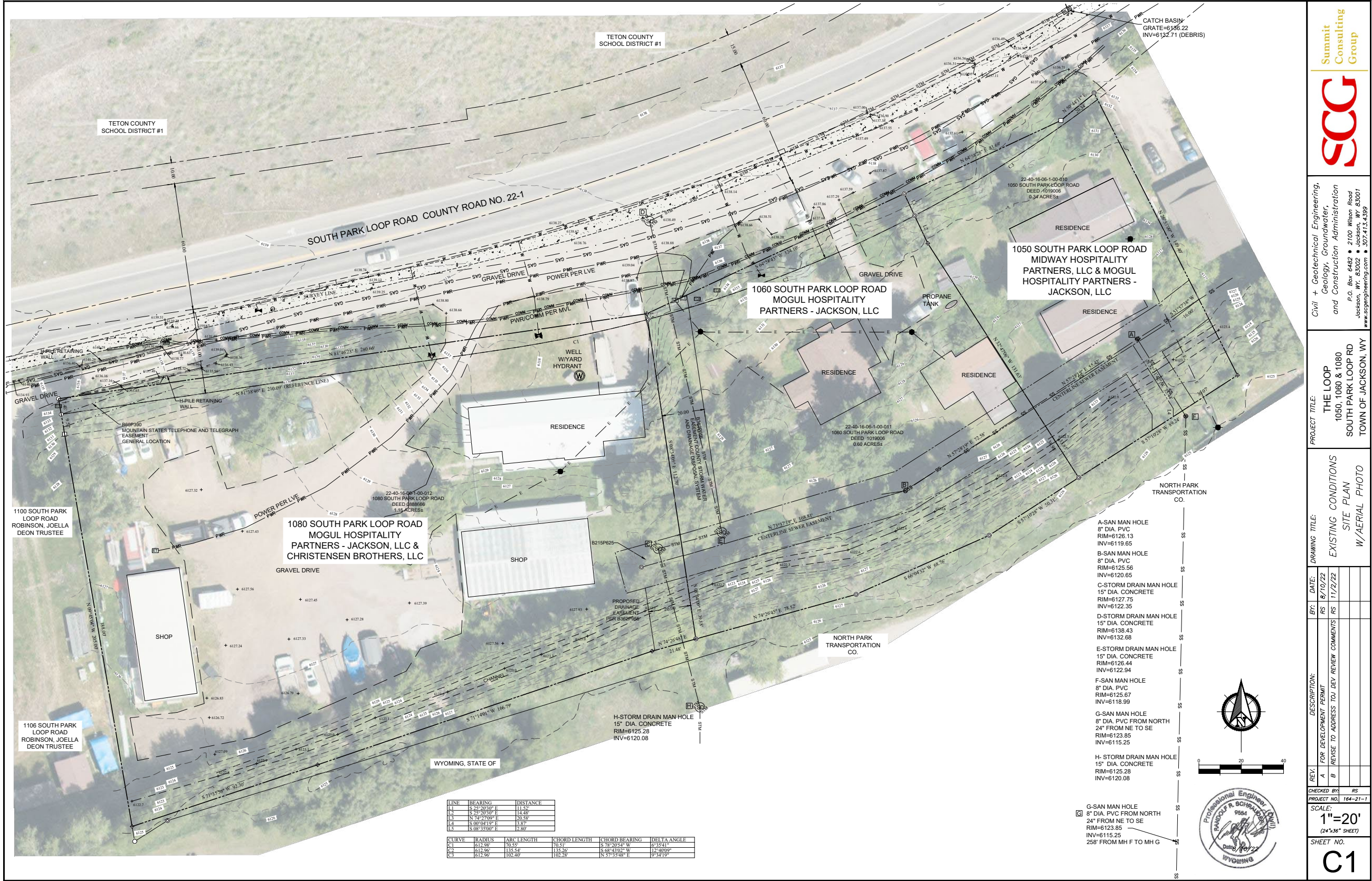
transformer located in the SPLR right-of-way near the NE corner of 1080. The buildings will be serviced from the existing 3-phase transformer with anticipated loads of 750-kVA.

A single natural gas main is located in the SPLR right-of-way. Connections will be made to this main to provide natural gas to the buildings. The demand is expected to be light as all units are serviced by electricity and gas would be utilized for cooking grills, fire pits, snow melt boilers, etc.

11. Irrigation Systems: The Leek Ditch (private) traverses along the southern boundary of the project. A large reach of the current open ditch will be placed within large 8-feet wide by 4-feet tall concrete box culverts. The purpose to enclose the ditch is provide a higher level of safety for the new tenants. In addition to safety, the culvert will support heavy construction and fire equipment loads. The development team has secured ditch and box culvert ownership and maintenance agreement with the key water right users.

The property will not use water from this ditch. The proposed buildings will be outside of the 15-ft open irrigation ditch setback along the remaining open channel reaches.
12. Snow Storage: It is proposed that the main driveway along with the podium level areas will contain snow melt systems. The melt water will be routed to the stormwater collection systems. The main snow storage areas for the driveway and lower-level surfaces are proposed at the east and west terminal ends of the hammerhead driveway.
13. Grading & Erosion Control: The bulk of the site grading will include excavation to provide the space for the subterranean parking. The buildings will encompass the majority of the parcel. A driveway will be constructed between the building to access the lower-level parking areas. The proposed grading will match the adjacent properties without the addition of retaining structures. Grading along SPRL will be improved to provide vehicular and pedestrian access to/from the buildings. A new detached sidewalk will be installed to replace the existing attached sidewalk. Space has been provided between the new sidewalk and the existing curb for a future bike path/cycle track.
14. Geotechnical Engineering Information: A geotechnical engineering report has been provided by Atlas in the fall of 2022. In general, the native soils beneath the project include clayey silt loam along the north and eastern portions of the properties. Flood-plain deposits underly the silt loam. The flood-plain deposits were identified from at the surface and up to 81.5-feet below existing grade. The flood-plain deposits are remarked as a dense mix of sand, gravel and cobble. The stony flood-plain deposits are the target foundation bearing soil.

An 8-feet long perforated standpipe was installed in a test pit adjacent to the open channel irrigation ditch. Subsequent monitoring did not detect groundwater, despite the ditch running full.





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

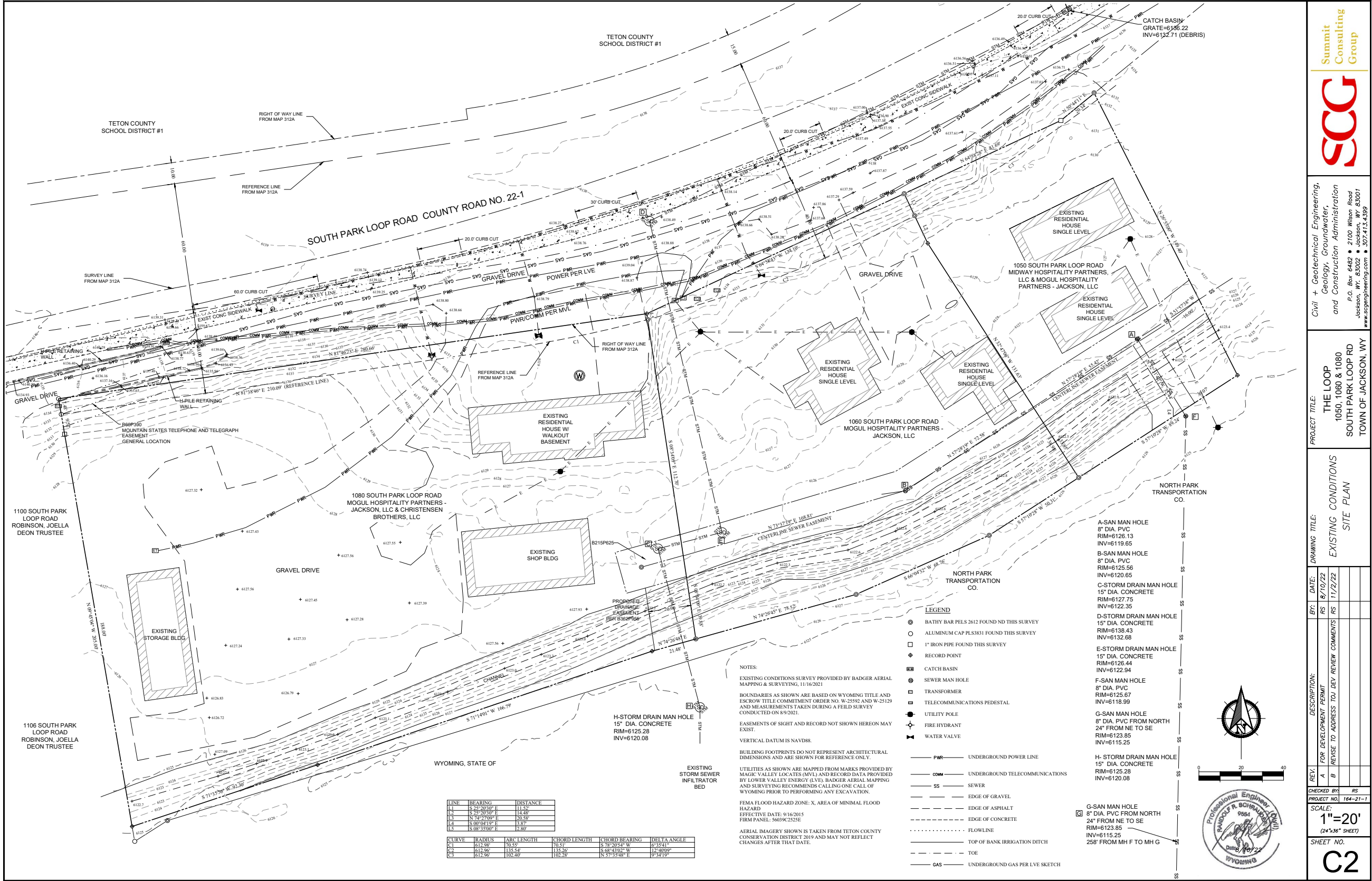
DRAWING TITLE:
EXISTING CONDITIONS
SITE PLAN
W/AERIAL PHOTO

REV.	DATE:	BY:	DESCRIPTION:
A	8/10/22	RS	FOR DEVELOPMENT PERMIT
B	11/2/22	RS	REVISE TO ADDRESS TOU DEV REVIEW COMMENTS

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

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

SHEET NO.
C1



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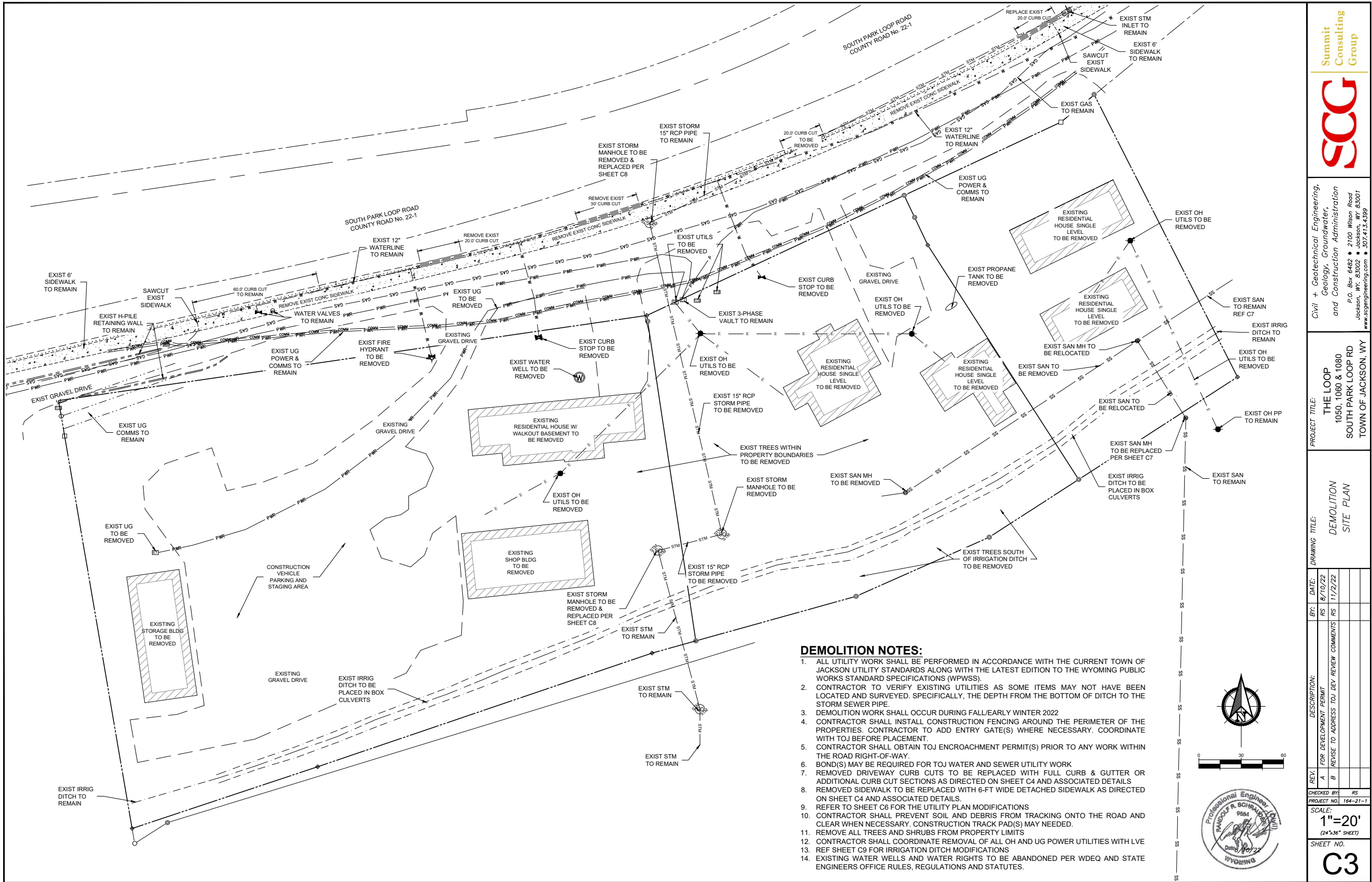
PROJECT TITLE:
THE LOOP
1050, 1080 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
EXISTING CONDITIONS
SITE PLAN

REV.	DESCRIPTION	DATE	BY
A	FOR DEVELOPMENT PERMIT	8/10/22	RS
B	REVISE TO ADDRESS TOU DEV REVIEW COMMENTS	11/2/22	RS

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

SCALE:
1"=20'
(24"x36" SHEET)
SHEET NO.
C2



- DEMOLITION NOTES:**
1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
 2. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED. SPECIFICALLY, THE DEPTH FROM THE BOTTOM OF DITCH TO THE STORM SEWER PIPE.
 3. DEMOLITION WORK SHALL OCCUR DURING FALL/EARLY WINTER 2022
 4. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
 5. CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
 6. BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK
 7. REMOVED DRIVEWAY CURB CUTS TO BE REPLACED WITH FULL CURB & GUTTER OR ADDITIONAL CURB CUT SECTIONS AS DIRECTED ON SHEET C4 AND ASSOCIATED DETAILS
 8. REMOVED SIDEWALK TO BE REPLACED WITH 6-FT WIDE DETACHED SIDEWALK AS DIRECTED ON SHEET C4 AND ASSOCIATED DETAILS.
 9. REFER TO SHEET C6 FOR THE UTILITY PLAN MODIFICATIONS
 10. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY BE NEEDED.
 11. REMOVE ALL TREES AND SHRUBS FROM PROPERTY LIMITS
 12. CONTRACTOR SHALL COORDINATE REMOVAL OF ALL OH AND UG POWER UTILITIES WITH LVE
 13. REF SHEET C9 FOR IRRIGATION DITCH MODIFICATIONS
 14. EXISTING WATER WELLS AND WATER RIGHTS TO BE ABANDONED PER WDEQ AND STATE ENGINEERS OFFICE RULES, REGULATIONS AND STATUTES.



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

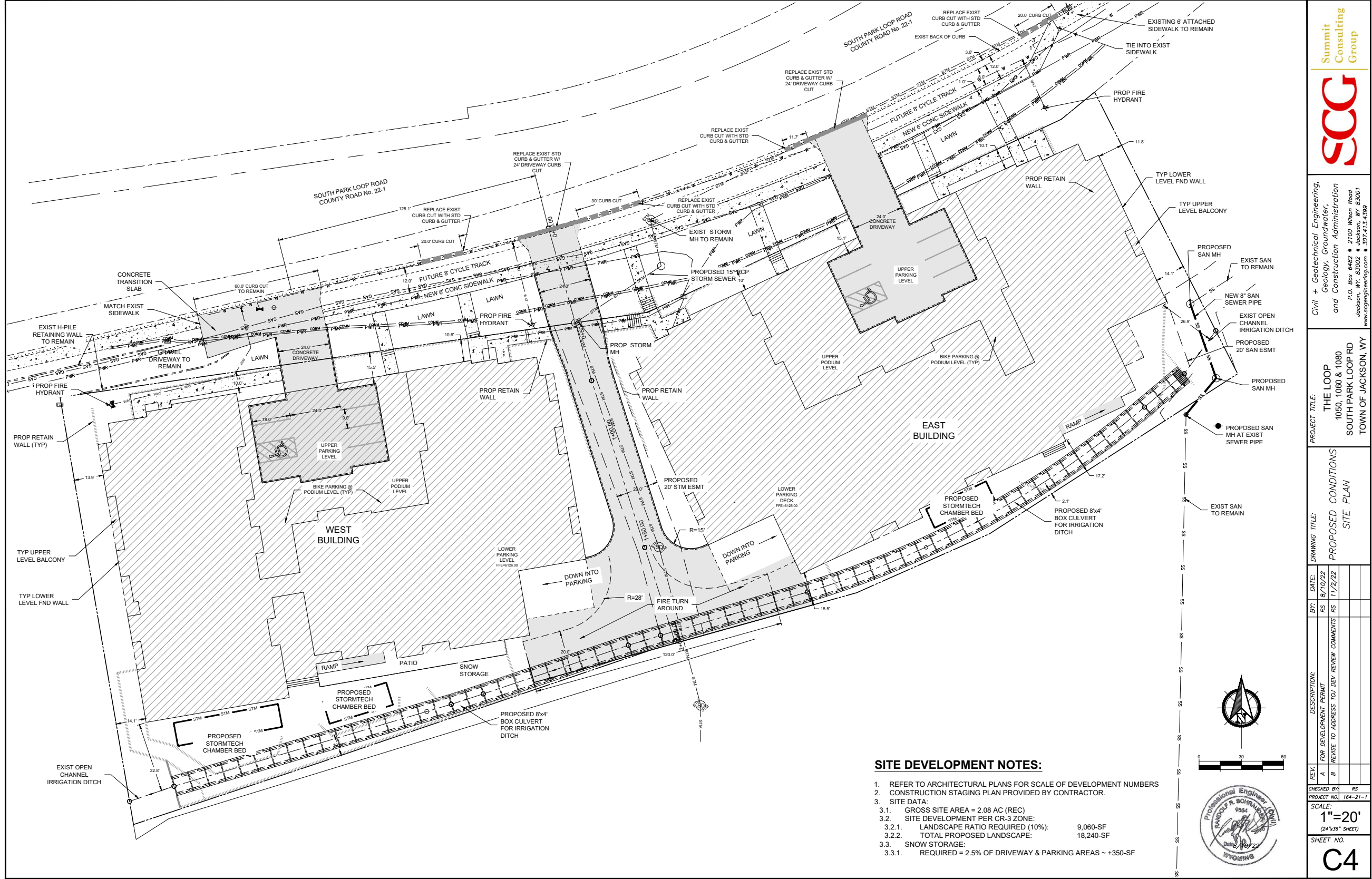
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DEMOLITION
SITE PLAN

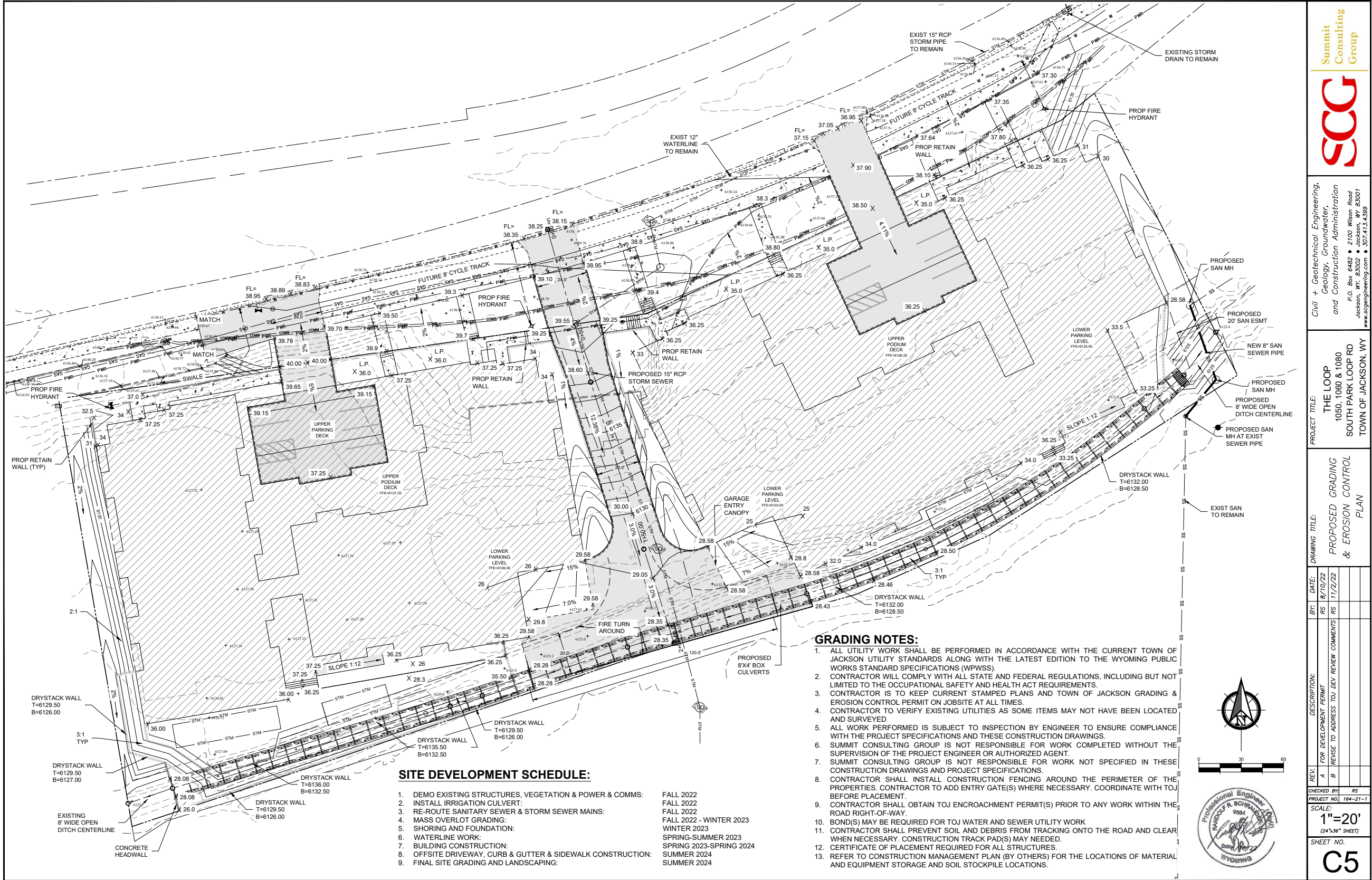
REV. DATE BY
A 8/10/22 RS
B 11/2/22 RS

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

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

SHEET NO.
C3





SITE DEVELOPMENT SCHEDULE:

1. DEMO EXISTING STRUCTURES, VEGETATION & POWER & COMMS:

2. INSTALL IRRIGATION CULVERT:

3. RE-ROUTE SANITARY SEWER & STORM SEWER MAINS:

4. MASS OVERLOT GRADING:

5. SHORING AND FOUNDATION:

6. WATERLINE WORK:

7. BUILDING CONSTRUCTION:

8. OFFSITE DRIVEWAY, CURB & GUTTER & SIDEWALK CONSTRUCTION:

9. FINAL SITE GRADING AND LANDSCAPING:
- FALL 2022

FALL 2022

FALL 2022

FALL 2022 - WINTER 2023

WINTER 2023

SPRING-SUMMER 2023

SPRING 2023-SPRING 2024

SUMMER 2024

SUMMER 2024

GRADING NOTES:

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

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

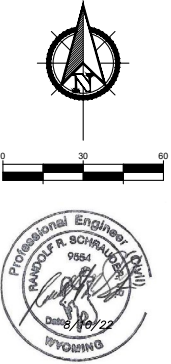
DRAWING TITLE:
PROPOSED GRADING
& EROSION CONTROL
PLAN

REV.	DATE:	BY:	DESCRIPTION:
A	8/10/22	RS	FOR DEVELOPMENT PERMIT
B	11/2/22	RS	REVISE TO ADDRESS TOJ DEV REVIEW COMMENTS

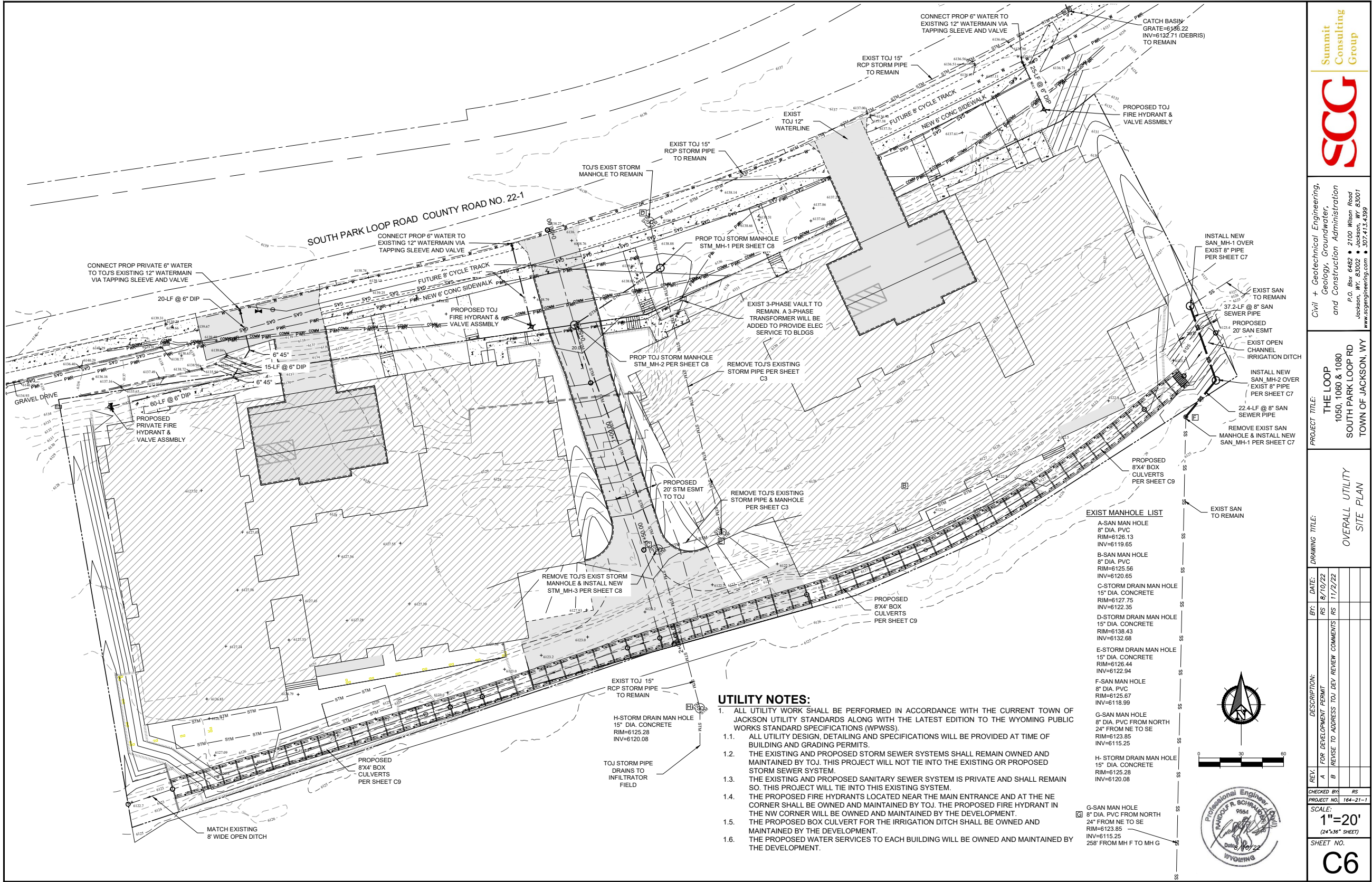
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PROJECT NO. 164-21-1

SCALE:
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(24"x36" SHEET)

SHEET NO.
C5



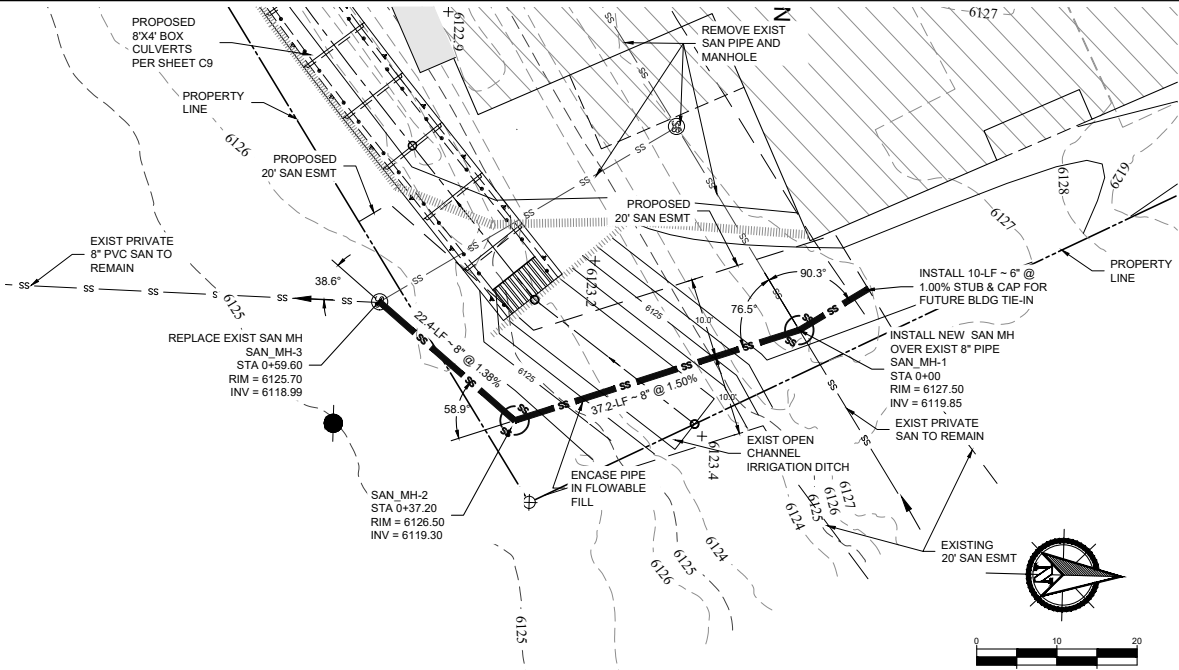
OVERALL UTILITY SITE PLAN



SANITARY SEWER PLAN

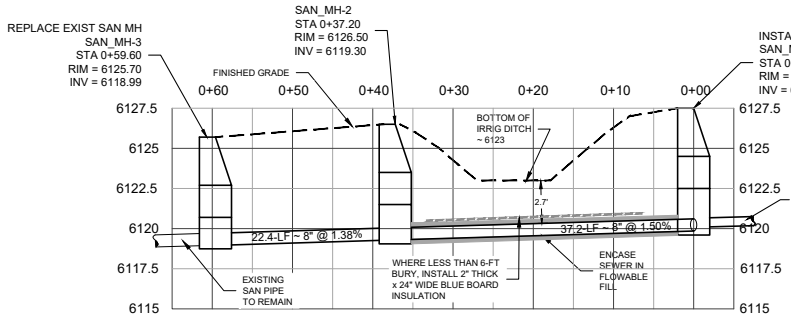
SANITARY SEWER NOTES:

- 1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
- 2. ALL PROPOSED SANITARY SEWER UTILITIES SHOW WITHIN THE PROPERTY BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- 3. THE SEWER UTILITY WORK SHALL COMPLY WITH APPLICABLE TOJ UTILITY STANDARDS AND MATERIAL AND INSTALLATION SPECIFICATIONS. TOWN OF JACKSON UTILITY STANDARDS ARE AVAILABLE AT:
<https://www.jacksonwy.gov/DocumentCenter/View/82/Construction-Standards-PDF?bidId=>
- 4. TRENCHING:
 - 4.1.1. ALL WORK SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100.
- 5. SANITARY SEWER SERVICE:
 - 5.1.1. SHALL BE 6-INCH DIAMETER SDR35 PIPE AND FITTINGS
- 6. SANITARY SEWER MAIN:
 - 6.1. ALL SEWER MAIN PIPE SHALL BE 8" PVC PIPE AND FITTINGS WHICH SHALL CONFORM TO ASTM D-3034, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS." PVC PIPE SHALL HAVE A MINIMUM SDR OF 35.
 - 6.2. MANHOLES SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-101.
 - 6.3. STEPS SHALL BE PER DETAIL SS-106.
 - 6.4. MANHOLE CHANNELS SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-107.
 - 6.5. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH TOJ STANDARD DETAIL SS-108.
 - 6.6. MANHOLES IN 48-INCH DIAMETER SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS WITH FRAMES AND COVERS AND STEPS IN ACCORDANCE WITH THE PLAN DETAILS. ALL MANHOLES SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 LOADING.
- 7. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8. CONTRACTOR TO OBTAIN PERMIT FROM THE TOWN OF JACKSON PRIOR TO COMMENCEMENT OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.
<https://www.jacksonwy.gov/DocumentCenter/View/156/Public-Right-of-Way-Permit-PDF>
- 9. SCG TO INSPECT THE SEWER MAINS AND SERVICES PRIOR TO BACKFILLING.



SANITARY SEWER MAIN - RELOCATION PLAN

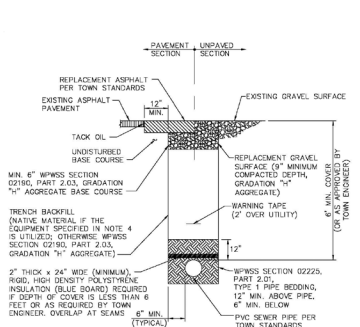
HORZ SCALE: 1" = 10'



SANITARY SEWER MAIN - PROFILE

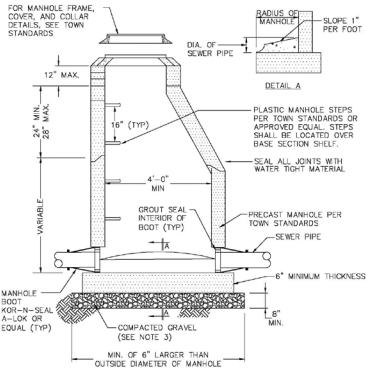
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VERT SCALE: 1" = 5'



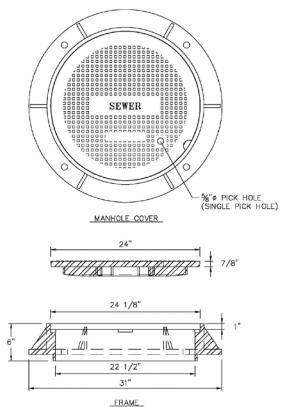
TOJ SS-100 SEWER MAIN & SERVICE TRENCH DETAIL

SCALE: NONE



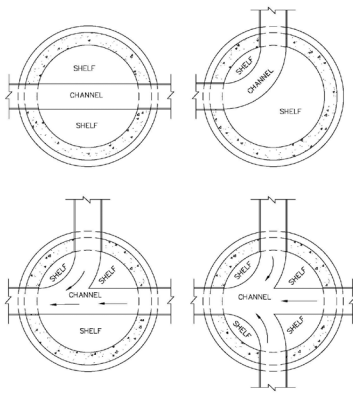
TOJ SS-101 STANDARD SEWER MANHOLE

SCALE: NONE



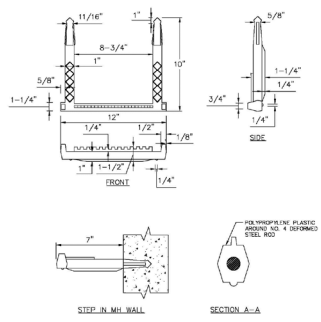
TOJ SS-108 MANHOLE FRAME & COVER

SCALE: NONE



TOJ SS-107 MANHOLE CHANNEL DETAILS

SCALE: NONE



TOJ SS-106 MANHOLE STEPS

SCALE: NONE



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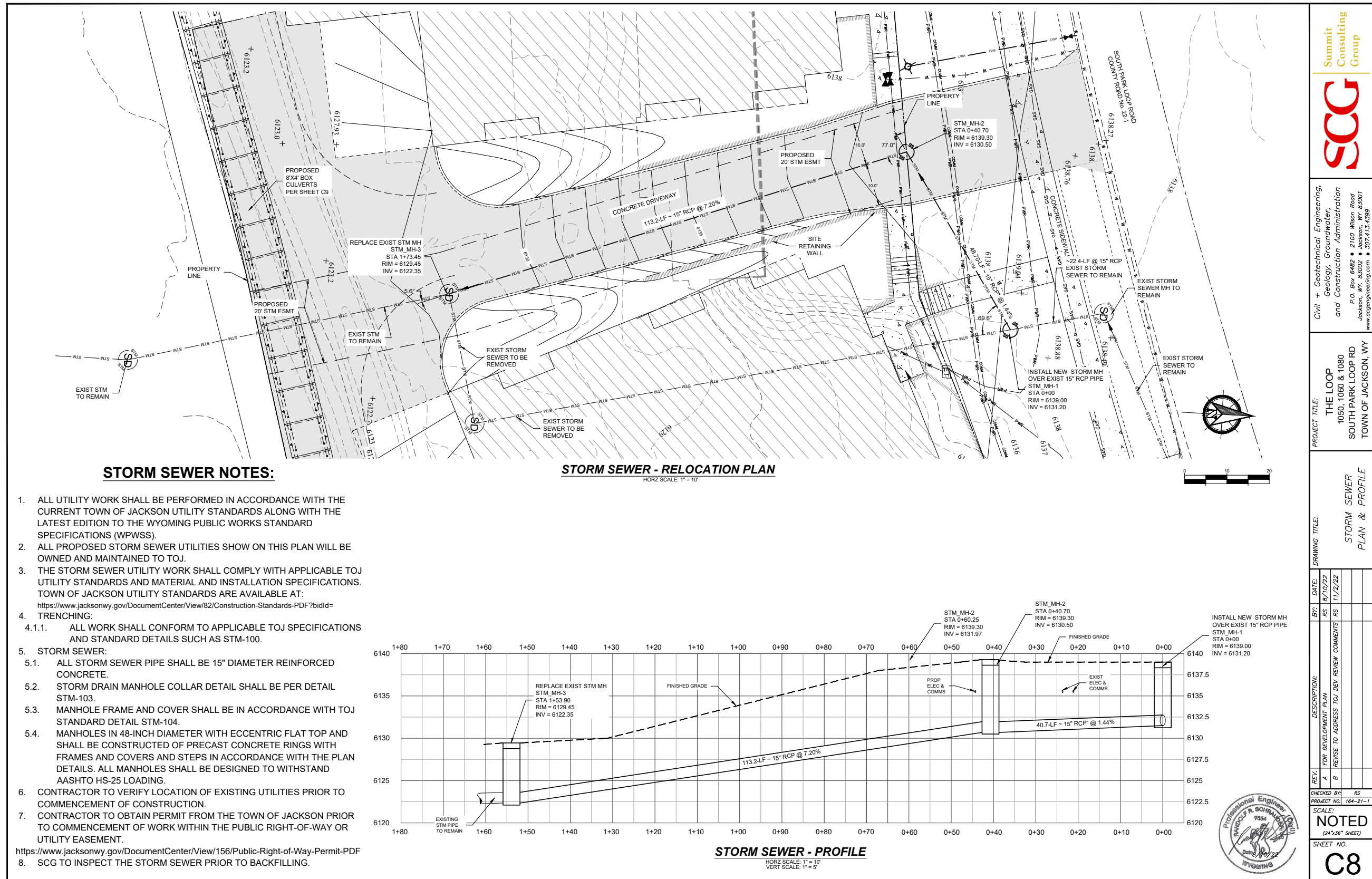
PROJECT TITLE:
THE LOOP
1050, 1080 & 1080
SOUTH PARK LOOP RD
TOWN OF JACKSON, WY

DRAWING TITLE:
SANITARY SEWER
PLAN & PROFILE

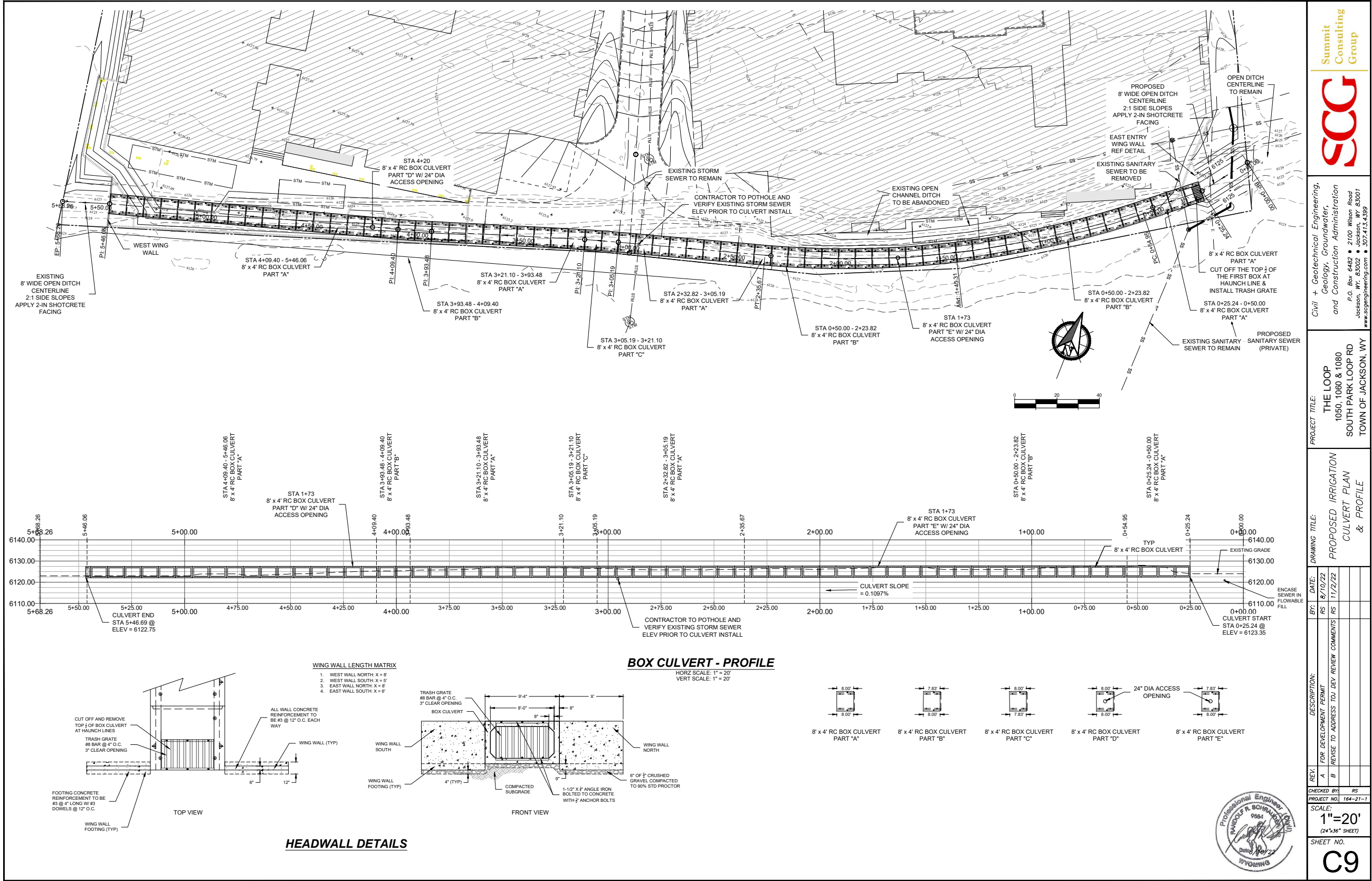
REV	DESCRIPTION	DATE	BY	CHECKED BY
A	FOR DEVELOPMENT PERMIT	8/10/22	RS	RS
B	REVISE TO ADDRESS TOJ DEV REVIEW COMMENTS	11/2/22	RS	RS

SCALE:
NOTED
(4"x8" SHEET)

SHEET NO.
C7



PROPOSED IRRIGATION CULVERT PLAN



SITE - ENGINEERS REPORT - LANDSCAPE PLANS



FFKR ARCHITECTS
790 Pacific Avenue • Salt Lake City, Utah 84104
O 801.621.6166 • FFKR.COM

MOGUL CAPITAL
Mogul Capital, LLC
2100 E. Main Street
Ste 109, Midway UT
84049
435.654.5030

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

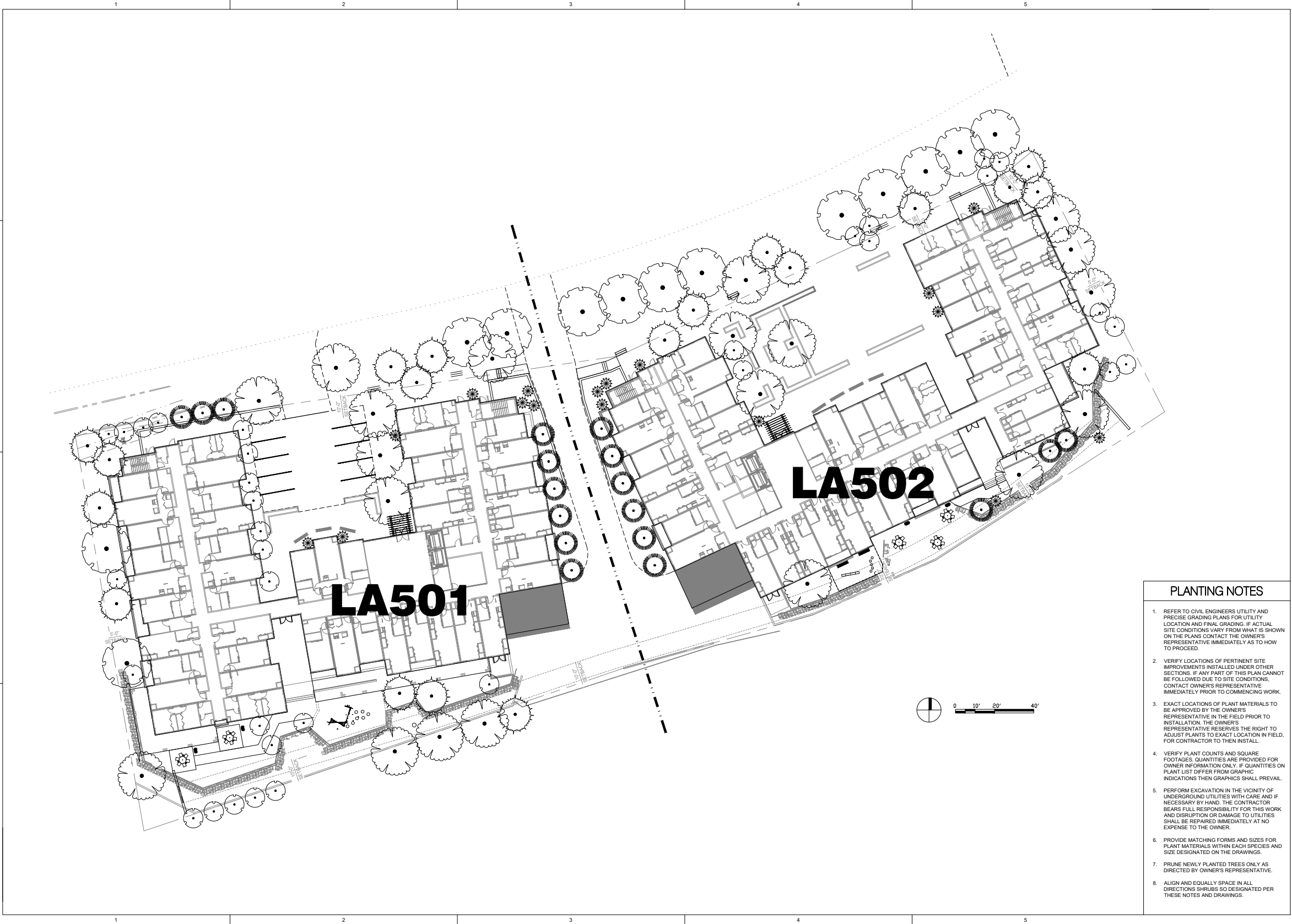
DATE: REVISION:

PROJECT NUMBER:

**OVERALL
LANDSCAPE
PLANTING
PLAN**

LA500

SITE - ENGINEERS REPORT - LANDSCAPE PLANS



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MOGUL CAPITAL
Mogul Capital, LLC
100 East Street
Ste 100, Midway UT
84049
435.654.5030

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

DATE REVISION

PROJECT NUMBER

**OVERALL
LANDSCAPE
PLANTING
PLAN**

LA500





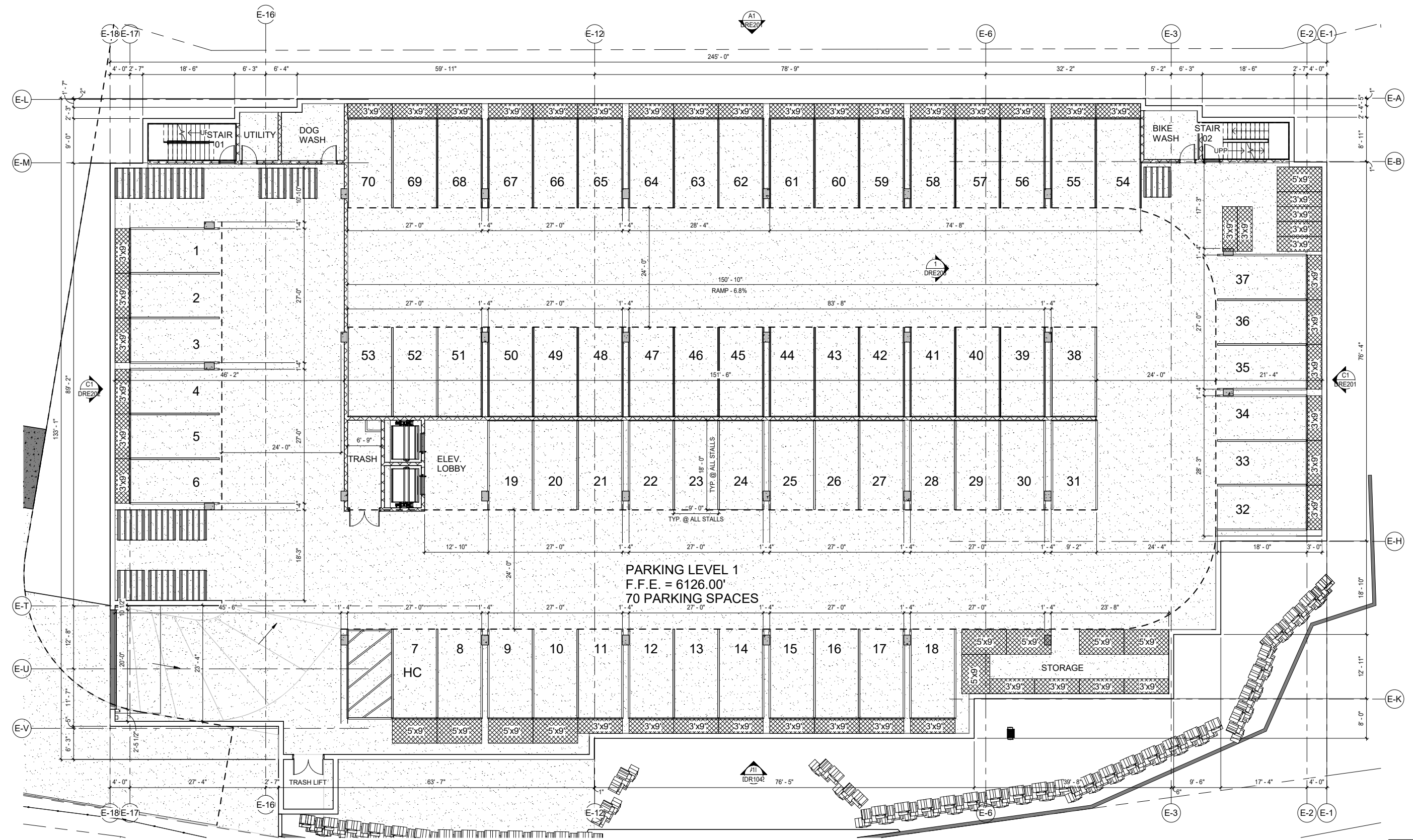
DEVELOPMENT PLAN APPLICATION | THE LOOP HOUSING PROJECT



SECTION THREE BUILDING



BUILDING - PLANS - EAST GARAGE LEVEL 01



BUILDING - PLANS - EAST LEVEL 01 FLOOR PLAN

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



BUILDING - PLANS - EAST LEVEL 02 FLOOR PLAN

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



BUILDING - PLANS - EAST LEVEL 03 FLOOR PLAN

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



KEY PL



BUILDING - PLANS - EAST LEVEL 04 FLOOR PLAN

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



KEY P



BUILDING - ELEVATIONS - EAST BUILDING - NORTH ELEVATION

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	SUMMER WHEAT	WOODTONE
C	FIBER CEMENT	ASPEN RIDGE	WOODTONE
D	FIBER CEMENT	WINCHESTER BROWN	WOODTONE
E	FIBER CEMENT	RIVER ROCK	WOODTONE
F	FIBER CEMENT	COSTAL GRAY	WOODTONE
G	METAL	MIDNIGHT BRONZE	PAC-CLAD
H	BRICK	BLACK ICE	INTERSTATE BRICK
J	VINYL	MATT BLACK	TBD
K	METAL	MATT GREY	TBD
L	CONCRETE	CONCRETE	NA
M	ALUMINUM	MATT BLACK	NA



BUILDING - ELEVATIONS - EAST BUILDING - SOUTH ELEVATION

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	SUMMER WHEAT	WOODTONE
C	FIBER CEMENT	ASPEN RIDGE	WOODTONE
D	FIBER CEMENT	WINCHESTER BROWN	WOODTONE
E	FIBER CEMENT	RIVER ROCK	WOODTONE
F	FIBER CEMENT	COSTAL GRAY	WOODTONE
G	METAL	MIDNIGHT BRONZE	PAC-CLAD
H	BRICK	BLACK ICE	INTERSTATE BRICK
J	VINYL	MATT BLACK	TBD
K	METAL	MATT GREY	TBD
L	CONCRETE	CONCRETE	NA
M	ALUMINUM	MATT BLACK	NA



BUILDING - ELEVATIONS - EAST BUILDING - EAST ELEVATION



C1

EAST BLDG EAST ELEVATION

SCALE: 1" = 10'-0"



1

EAST BLDG COURTYARD EAST ELEVATION

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

BUILDING - ELEVATIONS - EAST BUILDING - WEST ELEVATION



C1 EAST BLDG WEST ELEVATION
SCALE: 1" = 10'-0"

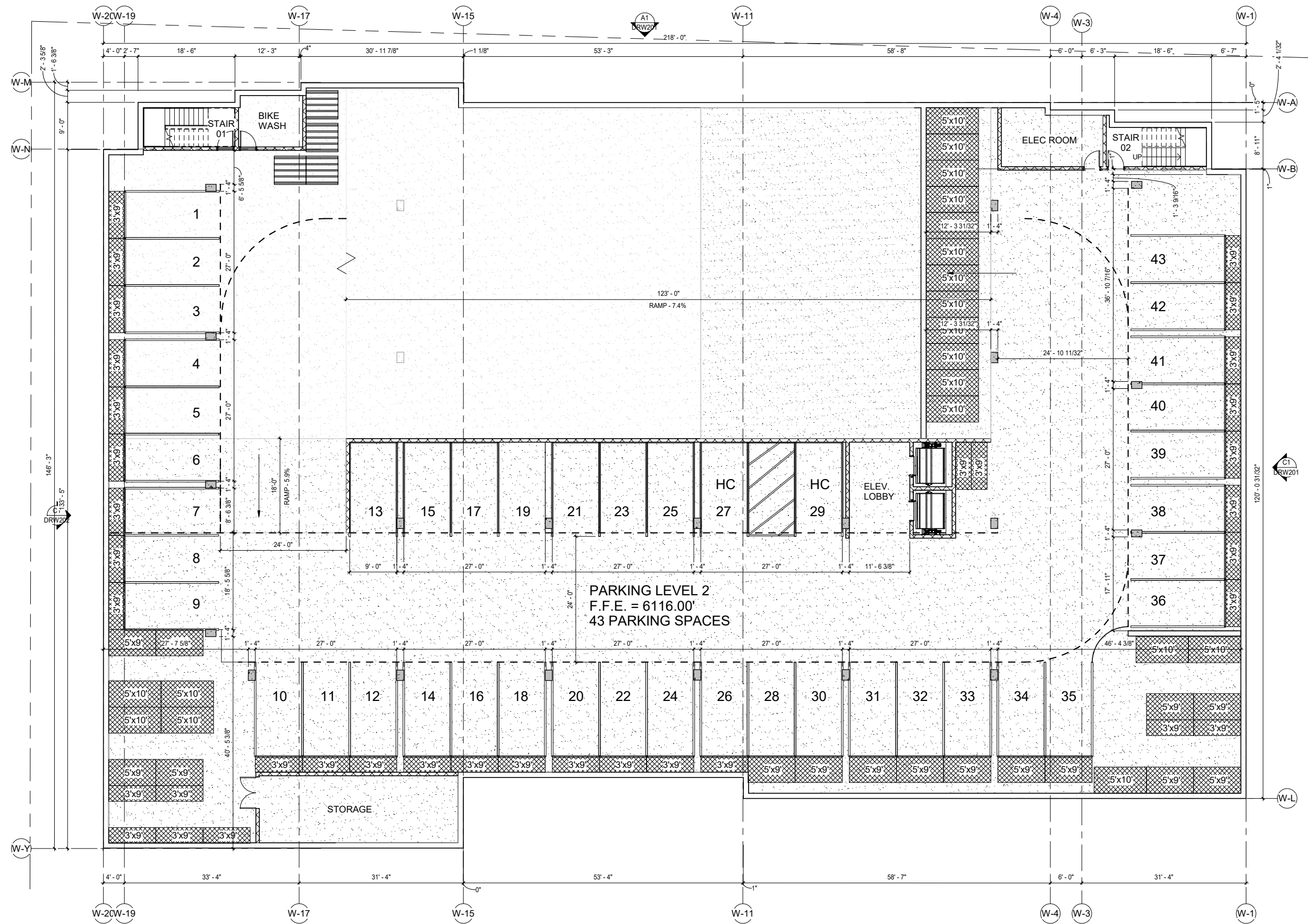


2 EAST BLDG COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

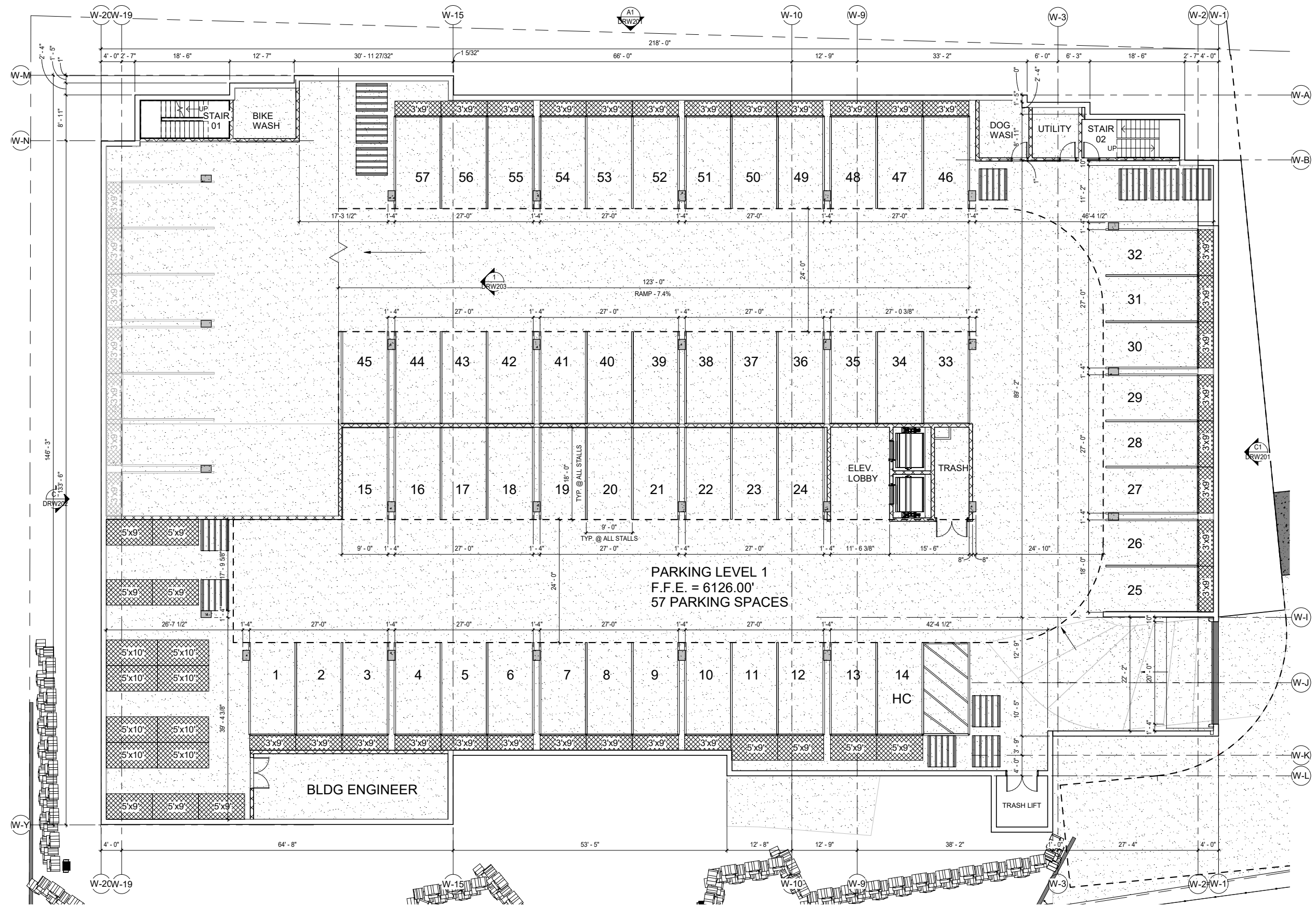
BUILDING - ELEVATIONS - EAST BUILDING - EAST FRONT RENDERING



BUILDING - PLANS - WEST GARAGE LEVEL 02



BUILDING - PLANS - WEST GARAGE LEVEL 01



BUILDING - PLANS - WEST LEVEL 01 FLOOR PLAN

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



BUILDING - PLANS - WEST LEVEL 02 FLOOR PLAN

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



BUILDING - PLANS - WEST LEVEL 03 FLOOR PLAN

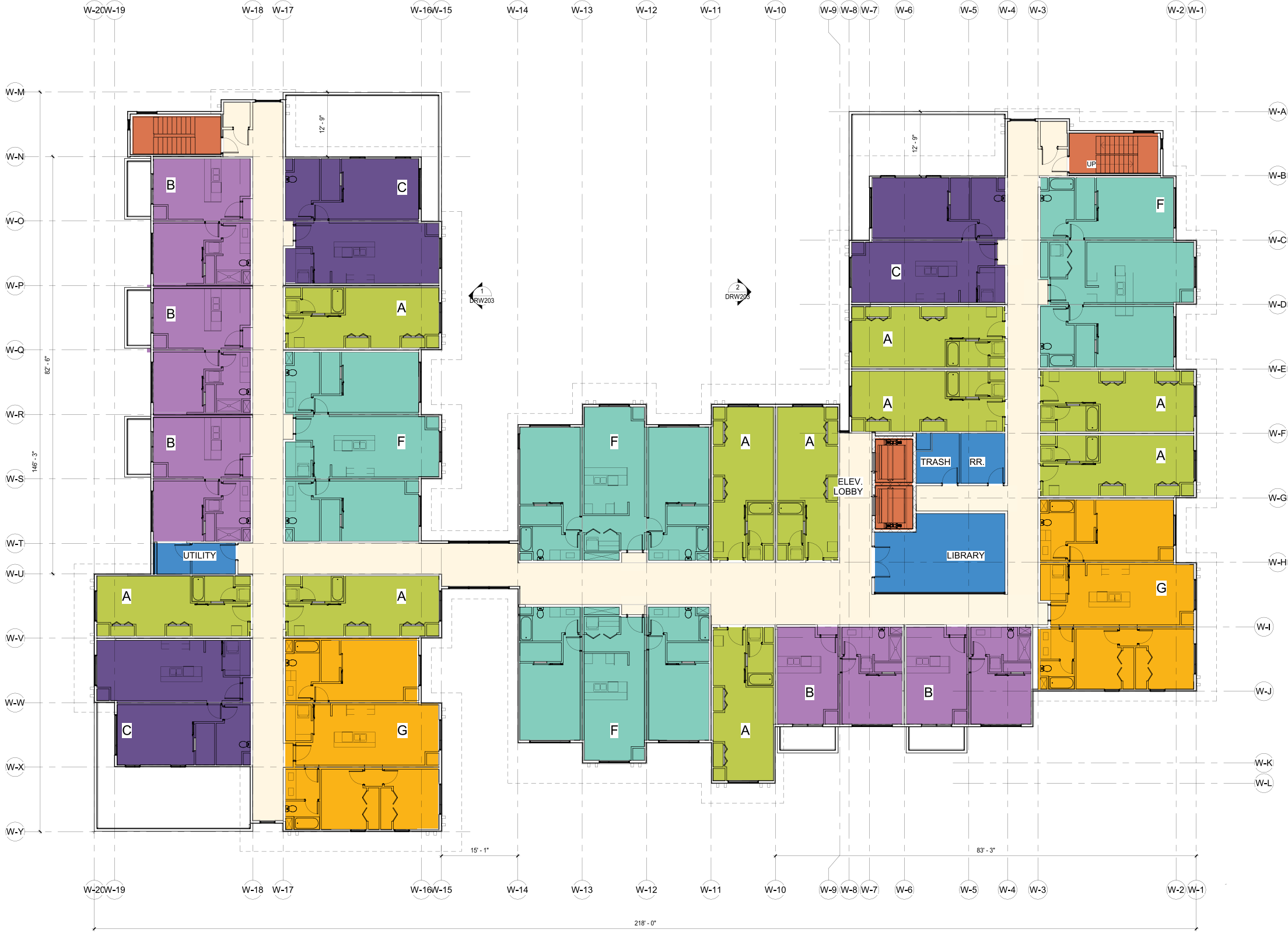
- A - Studio Apartment
- B - One-Bedroom Apartment
- C - One-Bedroom Apartment
- F - Two-bedroom Apartment
- G - Three-bedroom Apartment
- Vertical Circulation
- Building Support
- Circulation

REFE



BUILDING - PLANS - WEST LEVEL 04 FLOOR PLAN

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



BUILDING - ELEVATIONS - WEST BUILDING - NORTH ELEVATION

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	SUMMER WHEAT	WOODTONE
C	FIBER CEMENT	ASPEN RIDGE	WOODTONE
D	FIBER CEMENT	WINCHESTER BROWN	WOODTONE
E	FIBER CEMENT	RIVER ROCK	WOODTONE
F	FIBER CEMENT	COSTAL GRAY	WOODTONE
G	METAL	MIDNIGHT BRONZE	PAC-CLAD
H	BRICK	BLACK ICE	INTERSTATE BRICK
J	VINYL	MATT BLACK	TBD
K	METAL	MATT GREY	TBD
L	CONCRETE	CONCRETE	NA
M	ALUMINUM	MATT BLACK	NA



BUILDING - ELEVATIONS - WEST BUILDING - SOUTH ELEVATION

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATT BLACK	TBD
B	FIBER CEMENT	SUMMER WHEAT	WOODTONE
C	FIBER CEMENT	ASPEN RIDGE	WOODTONE
D	FIBER CEMENT	WINCHESTER BROWN	WOODTONE
E	FIBER CEMENT	RIVER ROCK	WOODTONE
F	FIBER CEMENT	COSTAL GRAY	WOODTONE
G	METAL	MIDNIGHT BRONZE	PAC-CLAD
H	BRICK	BLACK ICE	INTERSTATE BRICK
J	VINYL	MATT BLACK	TBD
K	METAL	MATT GREY	TBD
L	CONCRETE	CONCRETE	NA
M	ALUMINUM	MATT BLACK	NA



BUILDING - ELEVATIONS - WEST BUILDING - EAST ELEVATION



BUILDING - ELEVATIONS - WEST BUILDING - WEST ELEVATION



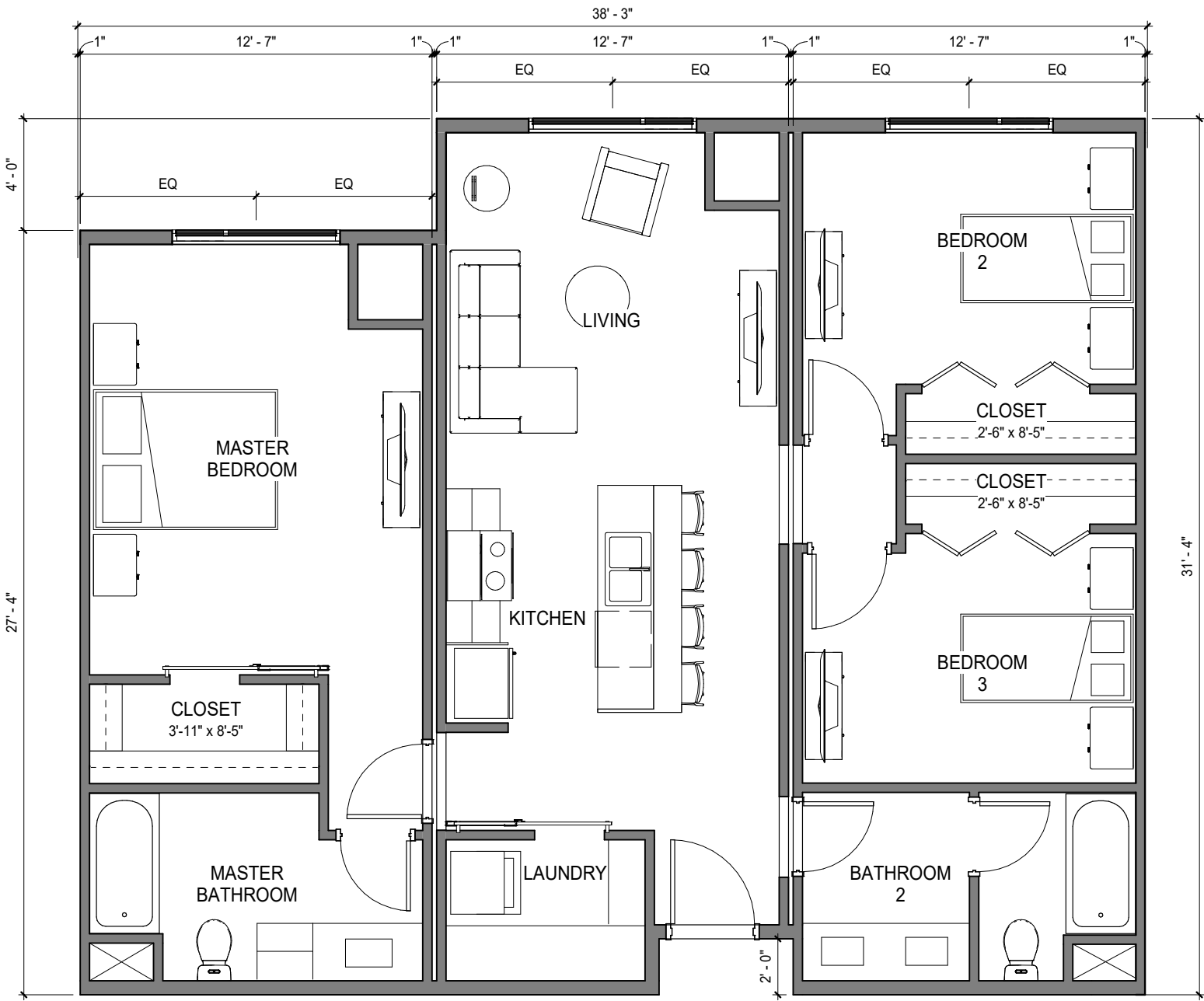
5 WEST BUILDING WEST PERSPECTIVE
SCALE:



6 WEST BUILDING REAR PERSPECTIVE
SCALE:

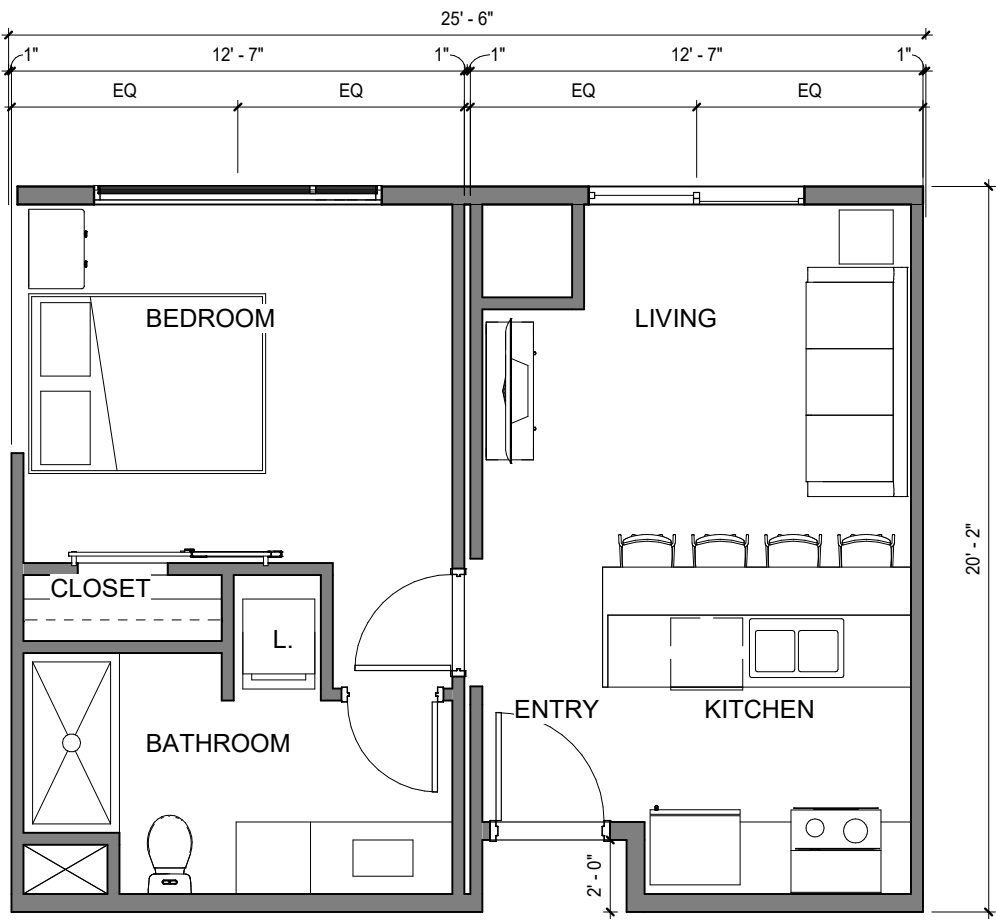
BUILDING - ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING





ENLARGED UNIT TYPE "G" FLOOR PLAN

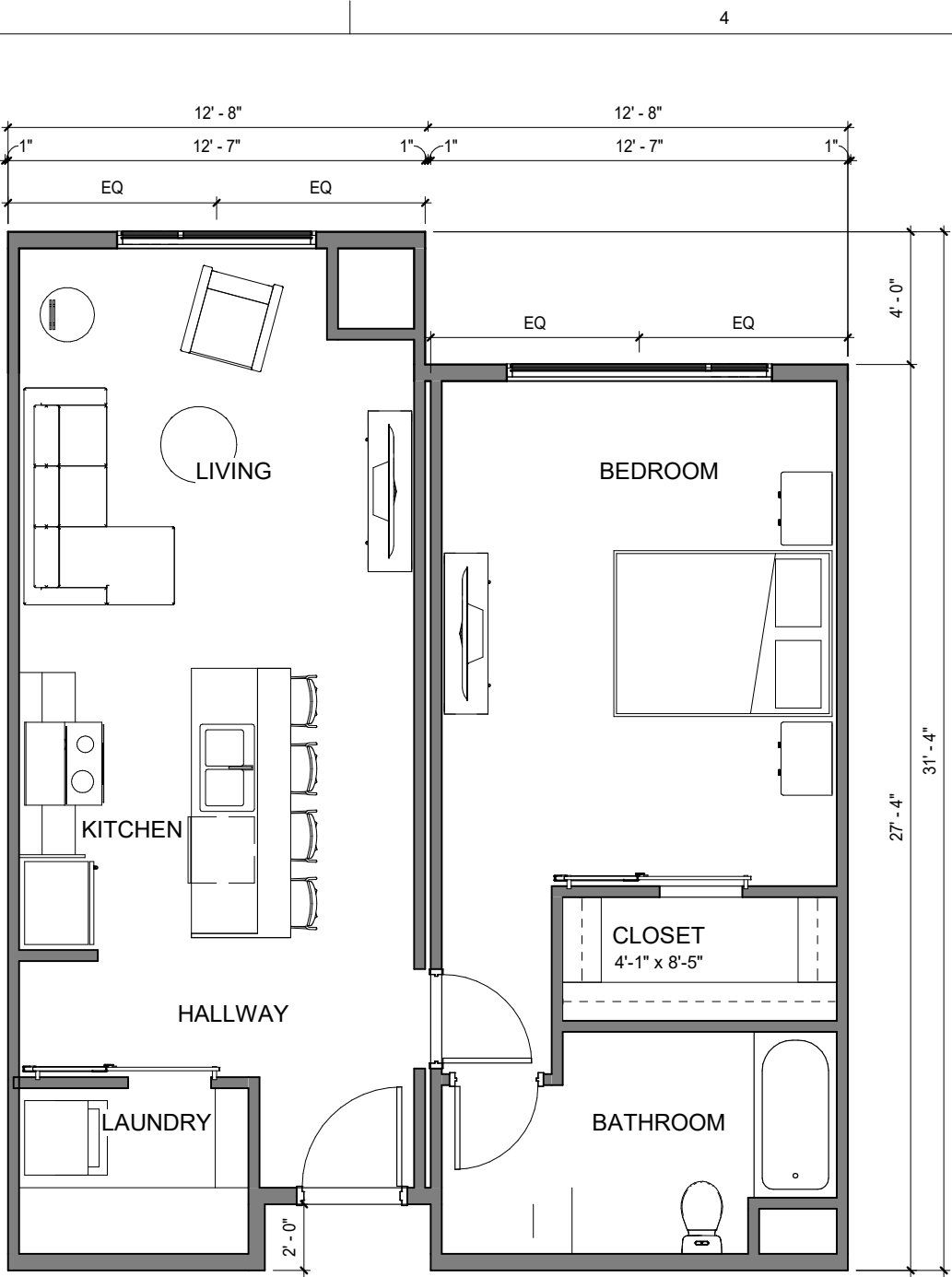
SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "B" FLOOR PLAN

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

BUILDING - PLANS - UNITS

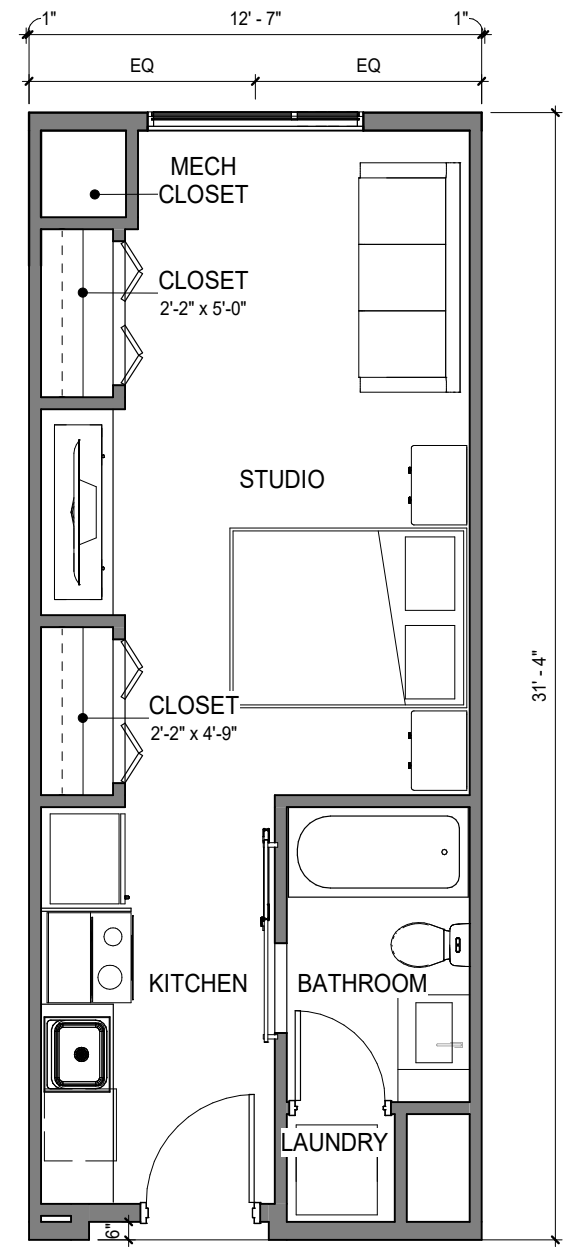


ENLARGED UNIT TYPE "F" FLOOR PLAN

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

ENLARGED UNIT TYPE "C" FLOOR PLAN

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



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

BUILDING - PLANS - SITE ADJACENCIES



BUILDING - RENDERINGS - EAST BUILDING COURTYARD VIEW



BUILDING - RENDERINGS - EAST TO WEST VIEW



PLANS - RENDERINGS - WEST TO EAST VIEW



PLANS - RENDERINGS - NORTH PARK TRANSPORTATION PARKING LOT VIEW LOOKING NORTH



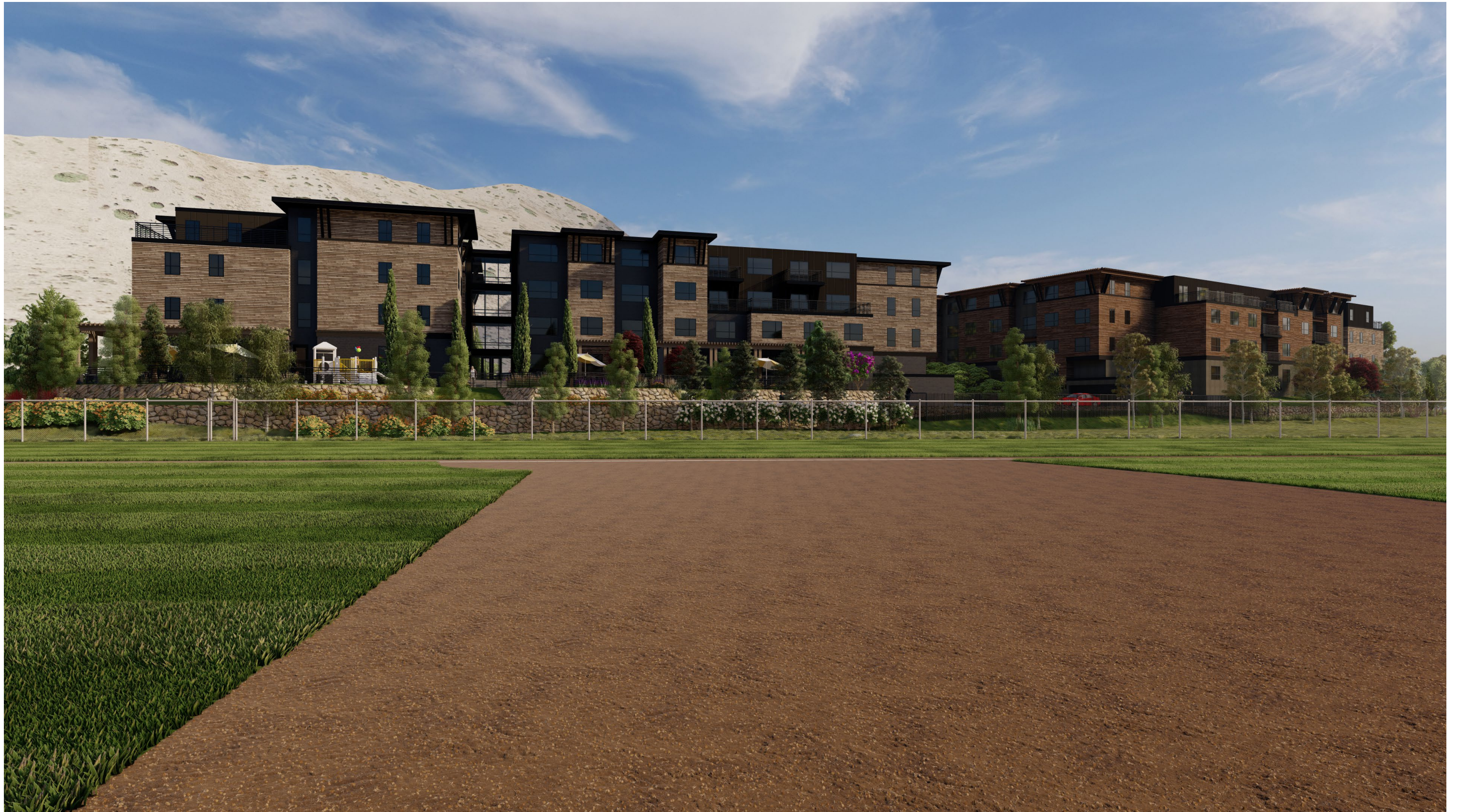
PLANS - RENDERINGS - HILLSIDE VIEW LOOKING SOUTH



PLANS - RENDERINGS - HILLSIDE VIEW LOOKING SOUTH



PLANS - RENDERINGS – BASEBALL FIELD VIEW WEST



PLANS - RENDERINGS – PARKING LOT BETWEEN THE FOOTBALL STADIUM AND SOFTBALL FIELD VIEW



PLANS - RENDERINGS – REAR VIEW EAST



BUILDING - ELEVATIONS - WEST BUILDING - WEST FRONT RENDERING



PLANS - RENDERINGS – WEST BUILDING MAIN ENTRANCE



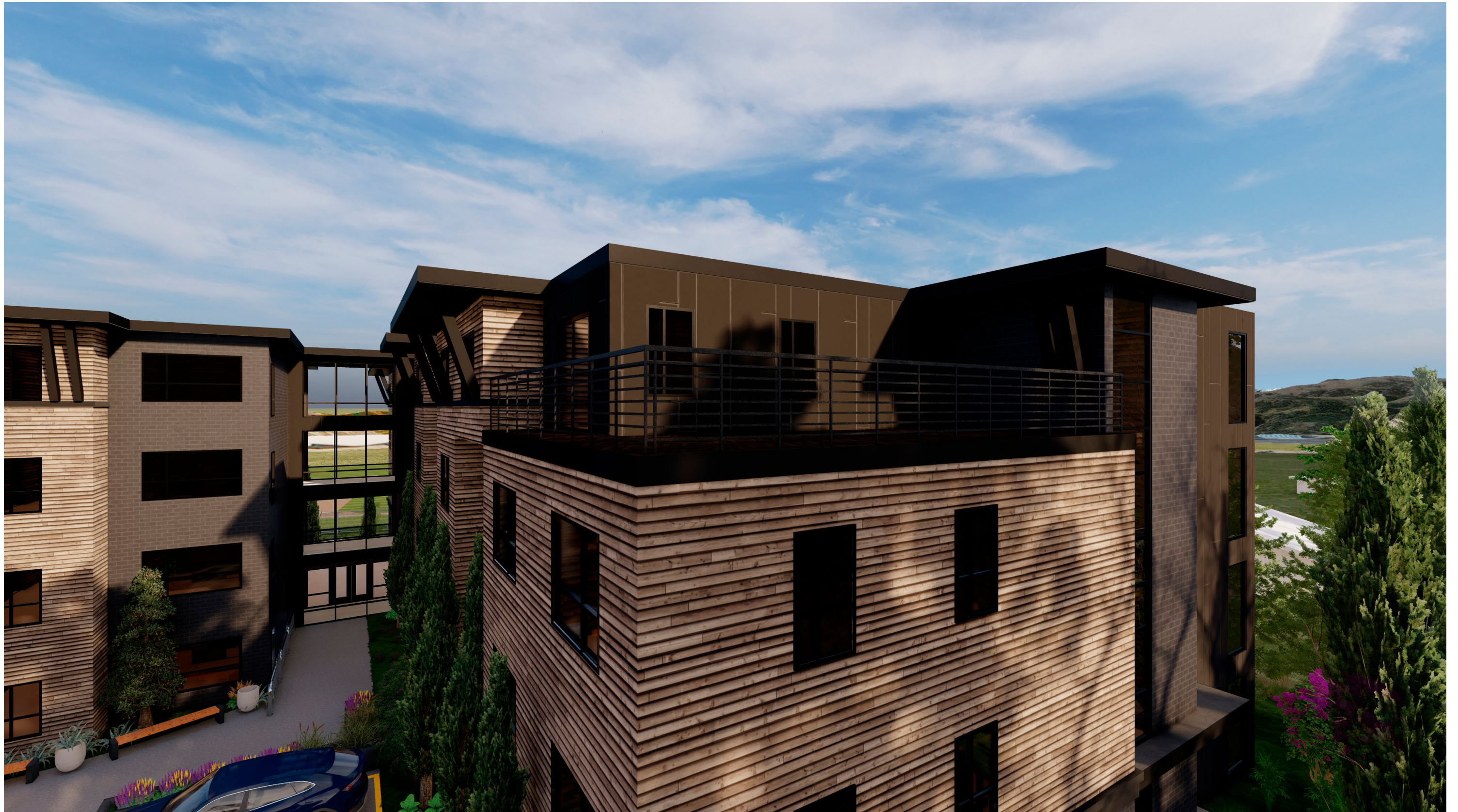
PLANS - RENDERINGS – WEST BUILDING MAIN ENTRANCE 2



PLANS - RENDERINGS – WEST BUILDING SIDE PEDESTRIAN ENTRY



PLANS - RENDERINGS – WEST BUILDING EXTERIOR DETAILS



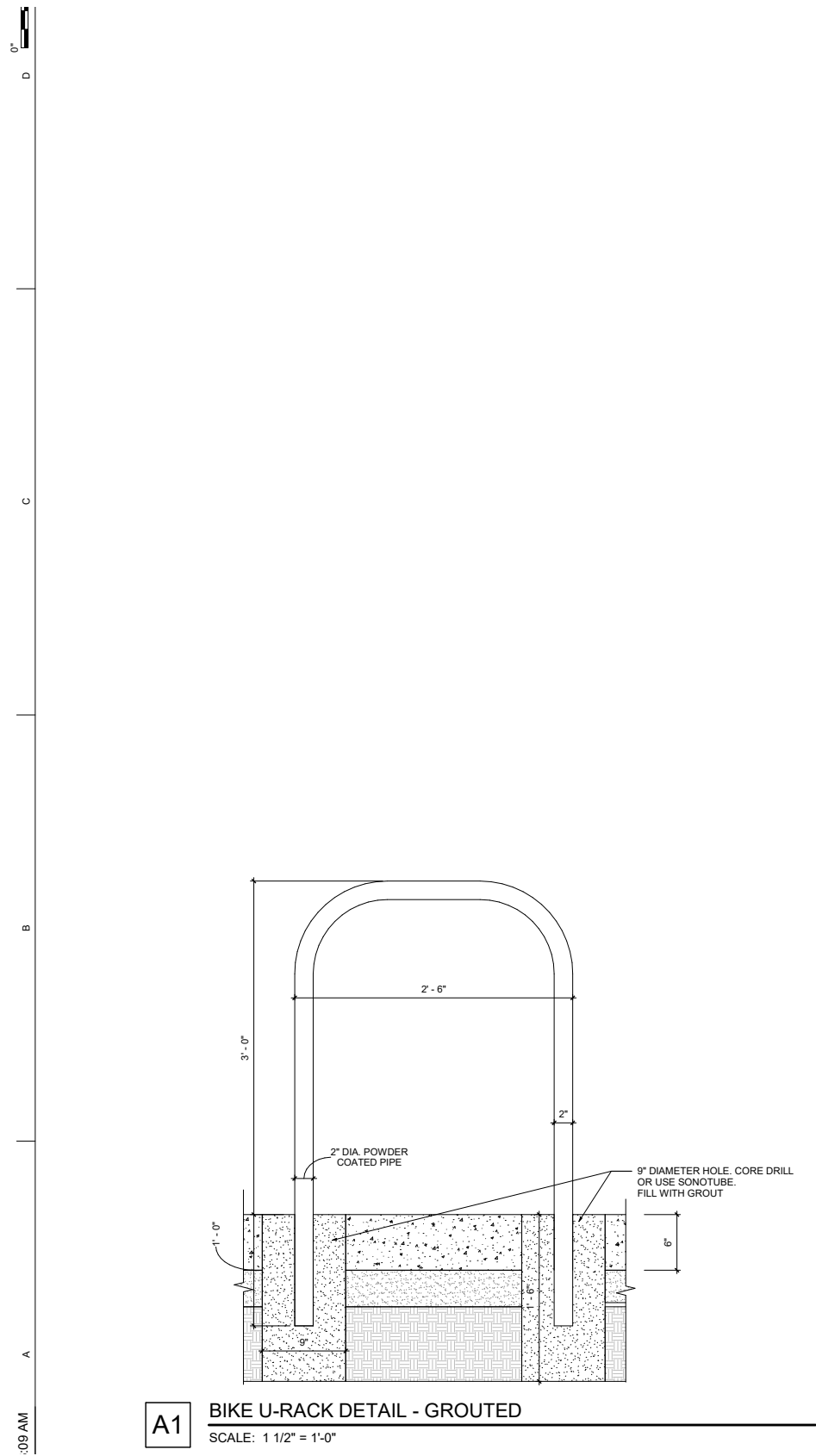
BUILDING - BUILDING HEIGHT



A1

BUILDING HEIGHT - SECTION AT DRIVEWAY

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



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

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



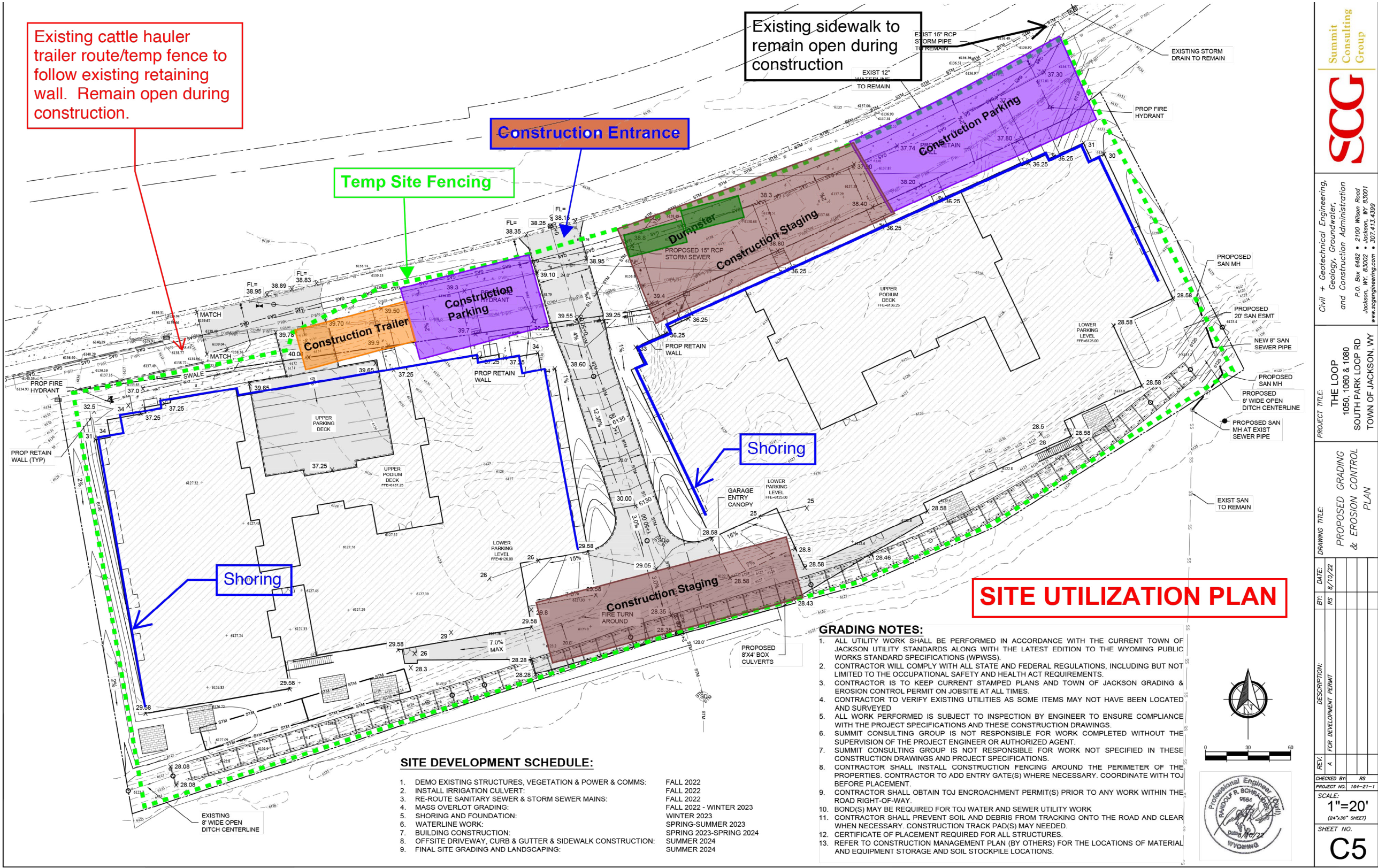
FFKR ARCHITE
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.621.6186 • FFKR.COM

△ DATE REVISION

PROJECT NUMBER 22078

DETAILS

BUILDING - CONSTRUCTION MANAGEMENT PLANS & STAGING



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

SEE APPENDIX FOR THE FULL REPORT

ENGINEERS REPORT - TRAFFIC IMPACTS



The Loop

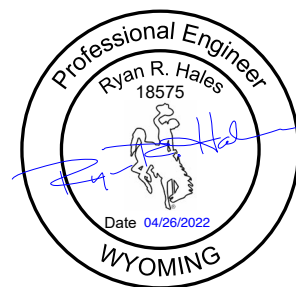
Traffic Impact Study



Jackson, Wyoming

April 26, 2022

UT21-2075



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

ENGINEERS REPORT - TRAFFIC IMPACTS

EXECUTIVE SUMMARY

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

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

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service					
	Existing (2022)		Future (2023)			
	Background		Background		Plus Project	
	AM	PM	AM	PM	AM	PM
1 South Park Loop Road / U.S. 89	B	B	B	B	B	B
2 Gregory Lane / South Park Loop Road	b	b	c	b	c	c
3 Access 1 / South Park Loop Road	-	-	-	-	a	a
4 Access 2 / South Park Loop Road	-	-	-	-	a	a
5 Access 3 / South Park Loop Road	-	-	-	-	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)						
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)						
Source: Hales Engineering, April 2022						

Table ES-2: Recommended Storage Length

Intersection	Recommended Storage Lengths (feet)															
	Northbound				Southbound				Eastbound				Westbound			
	LT		RT		LT		RT		LT		RT		LT		RT	
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1 South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200	150	275	-	-	-	-	-	-
2 Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	-	-	75	100	-	-
1. Storage lengths are based on 2023 95th percentile queue lengths and do not include required deceleration / taper distances																
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable																
Source: Hales Engineering, April 2022																

ENGINEERS REPORT - TRAFFIC IMPACTS

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

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

2022	Background	
Findings	• Acceptable LOS at all study intersections	
2023 (Opening Day)	Background	Plus Project
Findings	• Acceptable LOS at all study intersections	• Acceptable LOS at all study intersections • The City could consider adding a westbound left-turn lane to turn into the middle project access if South Park Loop Road is widened at a future date. However, this turn lane was not assumed for the analysis, and the LOS at each intersection was acceptable as-is.



SECTION FOUR APPENDICES

HOUSING MITIGATION AND CALCULATIONS

Housing Mitigation Plan

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

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

HOUSING MITIGATION AND CALCULATIONS

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates.

These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

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

Existing Workforce Housing Credit 0.131

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Apartment (Unrestricted)	$0.000017 \times \text{sf} + (\text{Exp}(-14.17 + 1.59 \times \text{Ln}(\text{sf}))) / 2.176$	1	398	17	0.190
Apartment (Unrestricted)	$0.000017 \times \text{sf} + (\text{Exp}(-14.17 + 1.59 \times \text{Ln}(\text{sf}))) / 2.176$	1	499	12	0.178
Apartment (Unrestricted)	$0.000017 \times \text{sf} + (\text{Exp}(-14.17 + 1.59 \times \text{Ln}(\text{sf}))) / 2.176$	1	731	5	0.120
Apartment (Unrestricted)	$0.000017 \times \text{sf} + (\text{Exp}(-14.17 + 1.59 \times \text{Ln}(\text{sf}))) / 2.176$	2	1087	7	0.282
Apartment (Unrestricted)	$0.000017 \times \text{sf} + (\text{Exp}(-14.17 + 1.59 \times \text{Ln}(\text{sf}))) / 2.176$	3	1138	3	0.128
Workorce Housing Bonus Unit	exempt	1	398	31	0.000
Workorce Housing Bonus Unit	exempt	1	499	6	0.000
Workorce Housing Bonus Unit	exempt	1	731	2	0.000
Workorce Housing Bonus Unit	exempt	3	1138	13	0.000
Workorce Housing Bonus Unit	exempt	2	1087	12	0.000
Workforce Housing Unit	exempt	1	398	57	0.000
Workforce Housing Unit	exempt	3	1138	12	0.000
Workforce Housing Unit	exempt	2	1087	20	0.000

Affordable Workforce Housing Required: 0.767 units

Fee-in-Lieu Amount: \$ 208,492.02

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

LOOP - HOUSING UNIT MIX			
STORY	ZONE	HABITABLE AREA	UNIT MIX
WEST BUILDING PARKING LEVELS			
EXEMPT	BOH	51,254	BASEMENT EXEMPTION
	TOTAL	51,254	
EAST BUILDING PARKING LEVELS			
EXEMPT	BOH	57,445	BASEMENT EXEMPTION
	TOTAL	57,445	
WEST BUILDING FIRST FLOOR PLAN			
	APT (BONUS)	9,794	(6) 'A' UNITS, (1) 'C' UNIT, (3) 'G' UNITS, (3) 'F' UNITS
EXEMPT	APT (WFH)	6,787	(6) 'A' UNITS, (1) 'G' UNITS, (3) 'F' UNITS
EXEMPT	CIRC (WFH)	3,785	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	20,966	
EAST BUILDING FIRST FLOOR PLAN			
	APT (BONUS)	9,850	(9) 'A' UNITS, (1) 'C' UNIT, (2) 'G' UNITS, (3) 'F' UNITS
EXEMPT	APT (WFH)	6,496	(8) TYPE 'A' UNITS, (1) 'G' UNIT, (2) 'F' UNITS
EXEMPT	CIRC (WFH)	3,352	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	20,298	
WEST BUILDING SECOND FLOOR PLAN - 4TH FLOOR EXEMPT REQ.			
EXEMPT	APT (WFH)	16,299	(13) 'A' UNITS, (5) 'G' UNITS, (6) 'F' UNITS
EXEMPT	CIRC (WFH)	3,886	NO STAIRS & ELEV
EXEMPT	AMENITIES (WFH)	600	
EXEMPT	TOTAL	20,785	
EAST BUILDING SECOND FLOOR PLAN - 4TH FLOOR EXEMPT REQ.			
EXEMPT	APT (WFH)	16,753	(17) 'A' UNITS, (4) 'G' UNITS, (5) 'F' UNITS
EXEMPT	CIRC (WFH)	2,622	
EXEMPT	BOH (WFH)	600	
EXEMPT	TOTAL	19,975	
WEST BUILDING THIRD FLOOR PLAN			
	APT (BONUS)	10,712	(5) 'A' UNITS, (4) 'B' UNITS, (4) 'G' UNITS, (2) 'F' UNITS
EXEMPT	APT (WFH)	5,801	(5) 'A' UNITS, (1) 'B' UNIT, (1) 'G' UNITS, (2) 'F' UNITS
EXEMPT	CIRC (WFH)	2,766	
EXEMPT	AMENITIES (WFH)	600	
	TOTAL	19,879	
EAST BUILDING THIRD FLOOR PLAN			
	APT (BONUS)	11,754	(9) 'A' UNITS, (3) 'B' UNITS(3) 'G' UNITS, (3) 'F' UNITS
EXEMPT	APT (WFH)	4,562	(6) TYPE 'A' UNITS, (2) 'F' UNITS
EXEMPT	CIRC (WFH)	2,669	
EXEMPT	BOH (WFH)	600	
	TOTAL	19,585	
WEST BUILDING FOURTH FLOOR PLAN			
	APT (FAR)	13,067	(10) 'A' UNITS, (5) 'B' UNITS, (3) 'C' UNIT, (1) 'G' UNITS, (3) 'F' UNITS
	APT (BONUS)	2,225	(1) 'G' UNIT (1) 'F' UNIT
	CIRC (FAR)	2,403	ELEV & STAIRS
EXEMPT	CIRC (BONUS)	492	17% BONUS UNITS @ LEVEL 1
	AMENITIES (FAR)	600	
	TOTAL	18,787	
EAST BUILDING FOURTH FLOOR PLAN			
	APT (FAR)	14,365	(7) 'A' UNITS, (7) 'B' UNITS, (2) 'C' UNIT, (4) 'F' UNITS
	CIRC (FAR)	3,137	ELEV & STAIRS
	AMENITIES (FAR)	600	
	TOTAL	18,102	
	ALLOWED	PROJECT	
2.09 ACRES (91,040 SF) BASE FAR (DEV	36,416	34,172	WEST (10) 'A' UNITS, (5) 'B' UNITS, (3) 'C' UNIT, (1) 'G' UNITS, (3) 'F' UNITS EAST (7) 'A' UNITS, (7) 'B' UNITS, (2) 'C' UNIT, (4) 'F' UNITS
BONUS HOUSING ONLY		44,335	WEST (11) 'A' UNITS, (4) 'B' UNITS (1) 'C' UNIT, (6) 'F' UNITS EAST (18) 'A' UNITS, (3) 'B' UNITS, (1) 'C' UNIT, (5) 'G' UNITS, (6) 'F' UNITS
WORKFORCE HOUSING ONLY		23,646	WEST (11) 'A' UNITS, (1) 'B' UNIT, (2) 'G' UNITS, (5) 'F' UNITS EAST (14) 'A' UNITS, (1) 'G' UNIT, (4) 'F' UNITS
4TH FLOOR EXEMPTION REQUIREMENT		33,052	WEST (13) 'A' UNITS, (5) 'G' UNITS, (6) 'F' UNITS EAST (17) 'A' UNITS, (4) 'G' UNITS, (5) 'F' UNITS
FAR+BONUS+WFH TOTAL SF.		135,205	195 TOTAL UNITS
GRAND TOTAL SF.		158,377	NOT INCLUDING PARKING AREAS, EXCLUDING STAIRS AT LEVELS P1, 2, & 4, EXCLUDING ELEVATORS AT LEVELS P1, P2, 2, 3, & 4



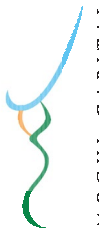
HOUSING MITIGATION AND CALCULATIONS



HOUSING MITIGATION AND CALCULATIONS



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313.221.6186 • FFKR.COM

**MOGUL CAPITAL**

Mogul Capital, LLC
210 E. Main Street
Ste 109, Midway UT
436.664.5030

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

DATE: _____

REVISION: _____

PROJECT NUMBER: 220778

EAST BLDG - LEVEL 3 FLOOR PLAN

DRE103

HOUSING MITIGATION AND CALCULATIONS



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MOGUL CAPITAL

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210 E. Main Street

Salt Lake City, Midway UT

84143

435.684.5030

THE LOOP - APARTMENTS

1050, 1060 & 1080 S. PARK LOOP RD,

JACKSON, WYOMING

PROJECT NUMBER

22078

EAST BLDG - LEVEL 4 FLOOR PLAN

DRE104

HOUSING MITIGATION AND CALCULATIONS



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

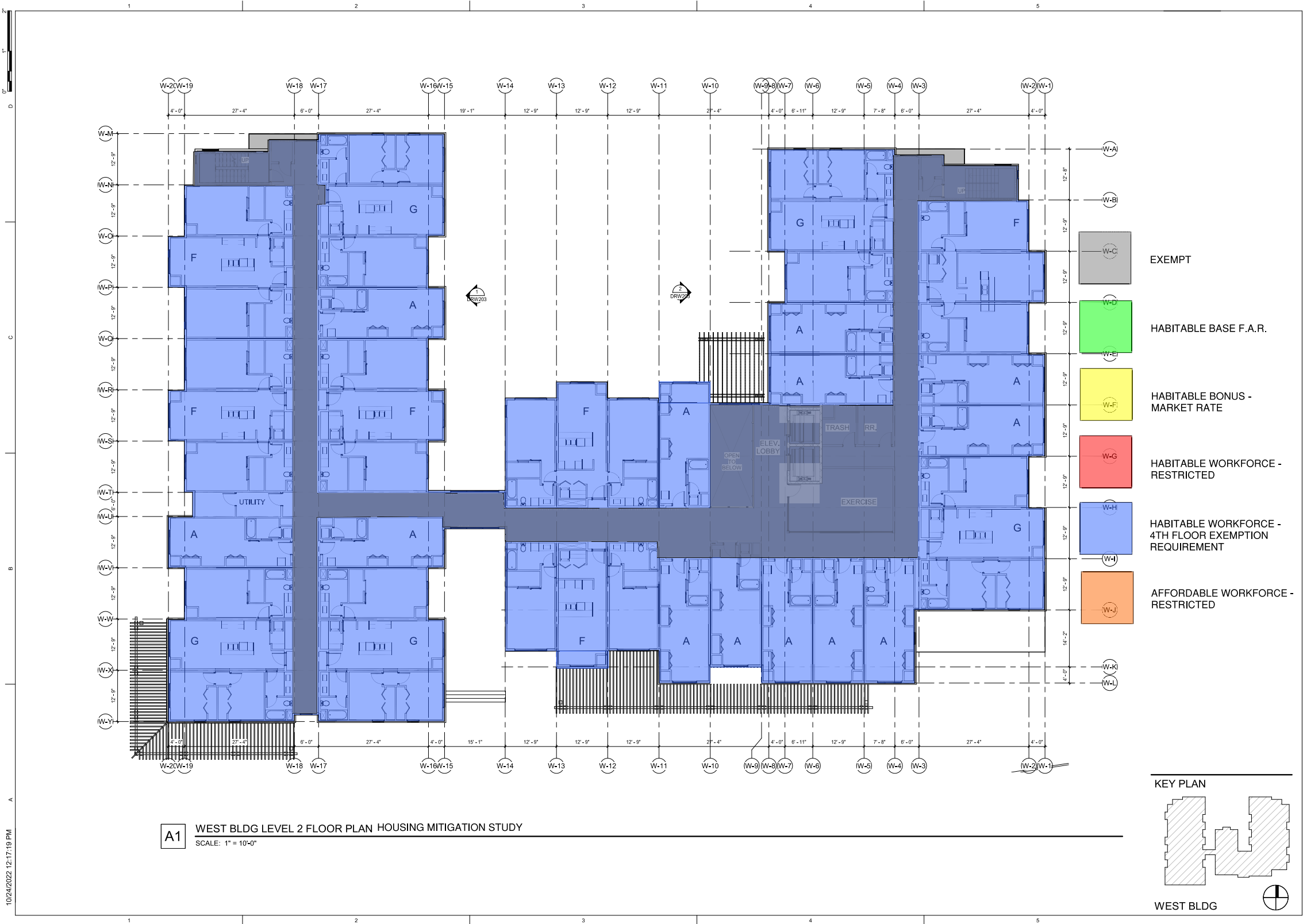
DATE: _____
REVISION: _____

PROJECT NUMBER: 22078

WEST BLDG - LEVEL 1 FLOOR PLAN

DRW101

HOUSING MITIGATION AND CALCULATIONS



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Salt Lake City, Midway UT
84143
435.654.5030

THE LOOP - APARTMENTS

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

PROJECT NUMBER: 22078

WEST BLDG - LEVEL 2 FLOOR PLAN

DRW102

HOUSING MITIGATION AND CALCULATIONS



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435.654.5030

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

DATE: _____ REVISION: _____

PROJECT NUMBER: 22078

WEST BLDG - LEVEL 3 FLOOR PLAN

DRW103

HOUSING MITIGATION AND CALCULATIONS



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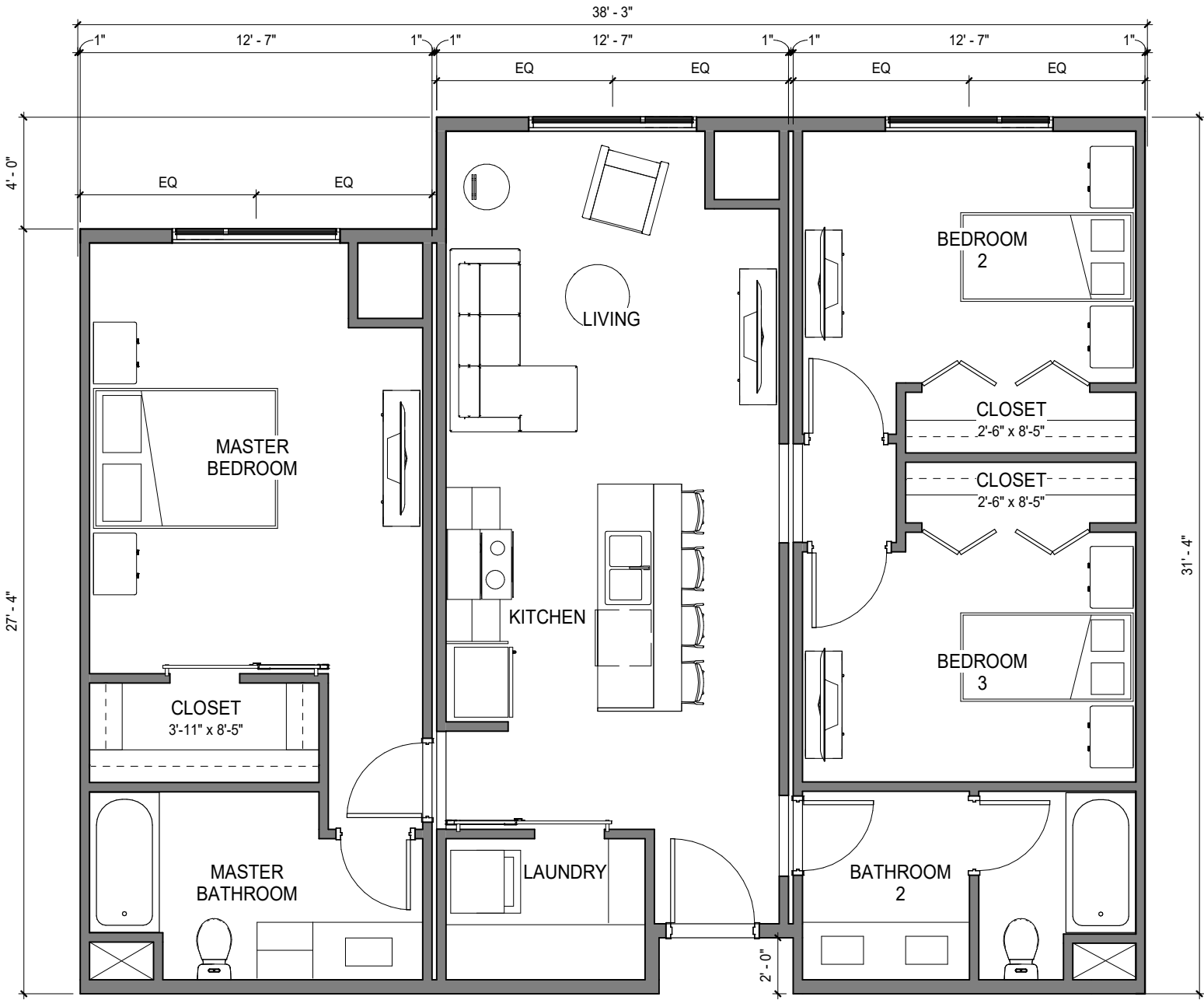
THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING

DATE: _____ REVISION: _____

PROJECT NUMBER: 22078

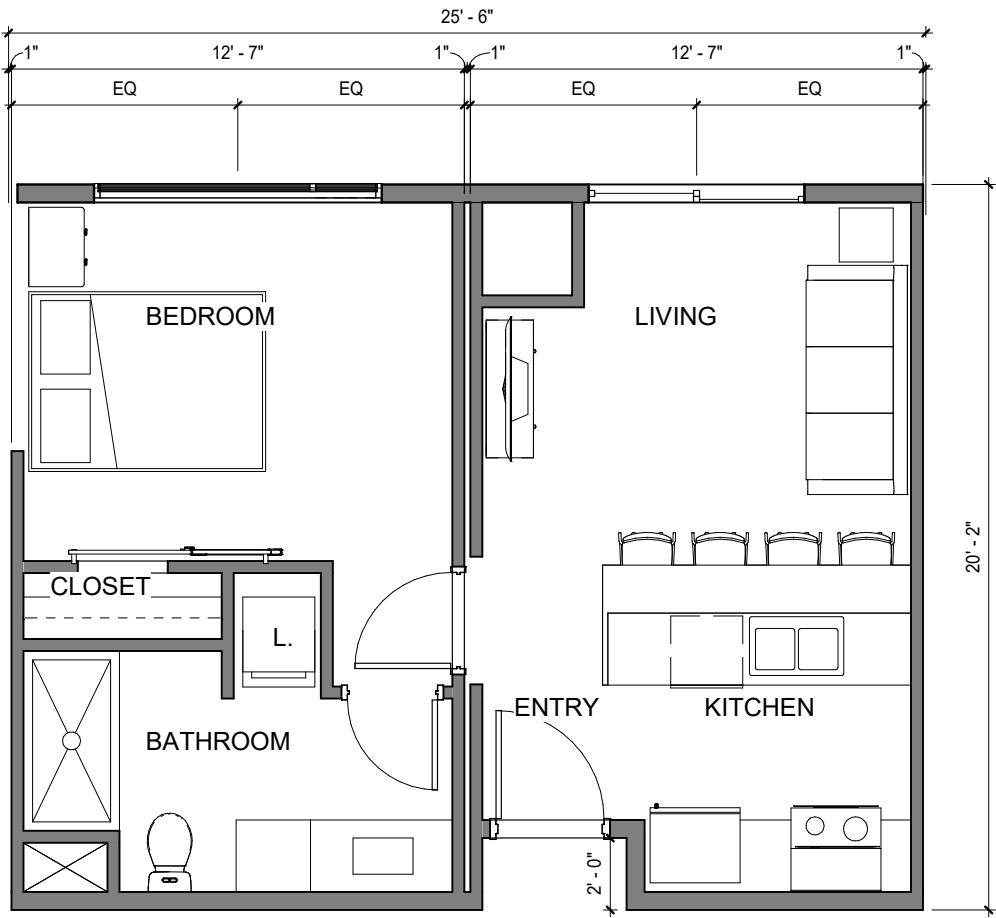
WEST BLDG - LEVEL 4 FLOOR PLAN

DRW104



ENLARGED UNIT TYPE "G" FLOOR PLAN

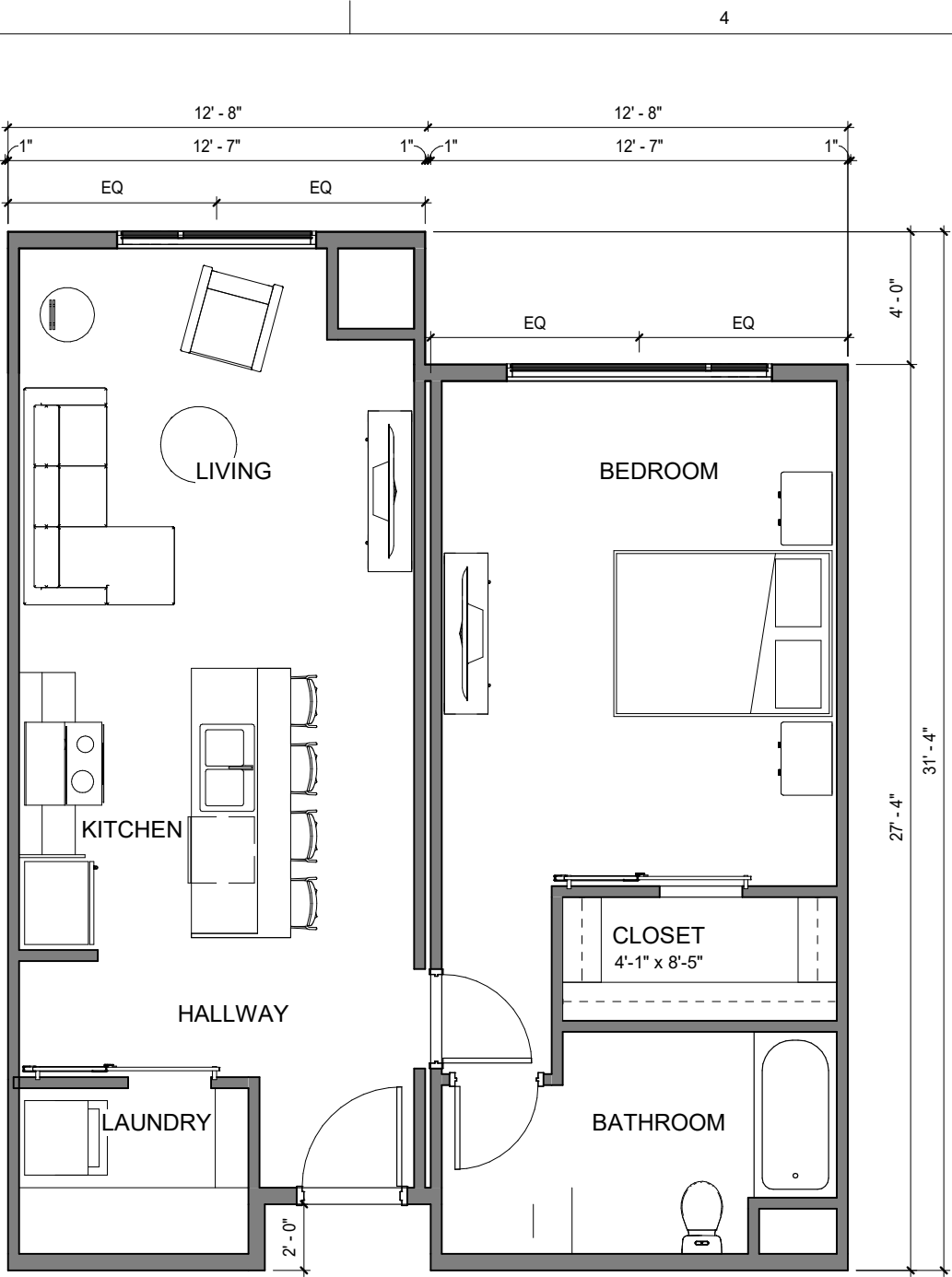
SCALE: 1/4" = 1'-0"



ENLARGED UNIT TYPE "B" FLOOR PLAN

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

BUILDING - PLANS - UNITS

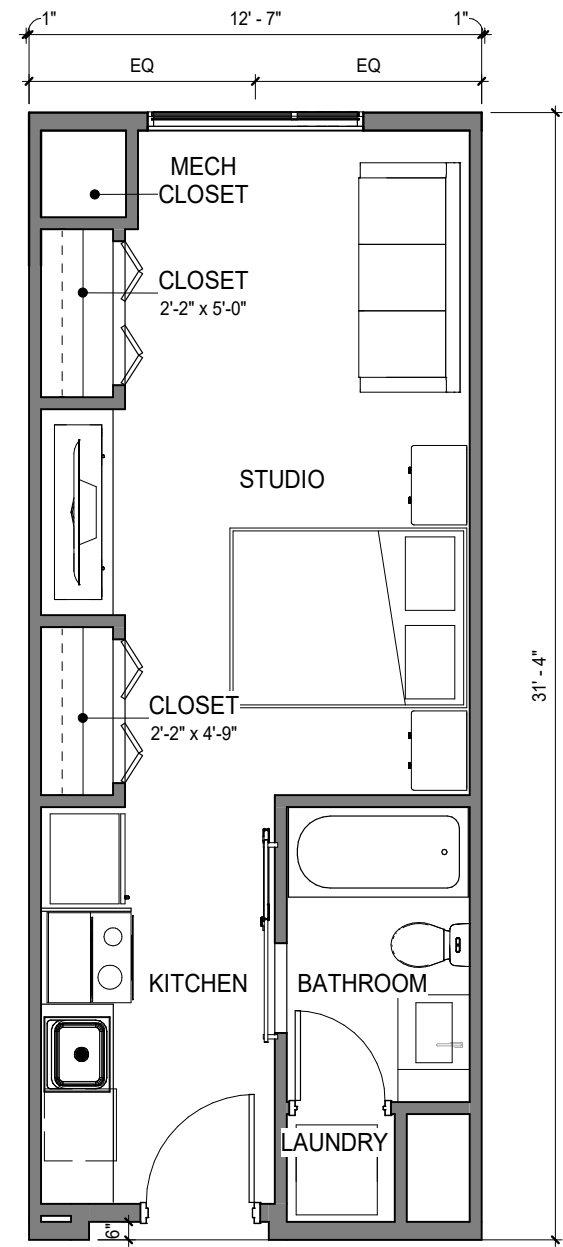


ENLARGED UNIT TYPE "F" FLOOR PLAN

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

ENLARGED UNIT TYPE "C" FLOOR PLAN

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



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

LETTERS - NO SHORT TERM RENTAL



4/29/2022

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

RE: Short-Term Units nor Nightly Rentals

Dear Mr. Valentine,

Please accept this letter as part of our Development Plan Application, as we plan to ensure that long-term residential units are not used for short-term units nor nightly rentals. In order to safeguard that units are not designated for short-term nor nightly rental basis we have/will take several steps including but not limited to the following:

- Clearly identifying how units are classified within this Development plan submittal
- Ensuring that potential purchasers are aware of Town regulations regarding short-term and nightly rentals
- Making sure the management company is fully aware of the rental regulations and the unit classifications within this development
- Working with the town on any other reasonable measures throughout the development process

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

Thank you,



Rachel Lambert
Vice President of Construction
602-885-2342

cc: Brad Wagstaff, Scott McAllister

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

LETTERS - LIVABILITY STANDARDS



4/29/2022

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

RE: Livability Standards Questionnaire

Dear Mr. Valentine,

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

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

Thank you,



Rachel Lambert
Vice President of Construction
602-885-2342

cc: Brad Wagstaff, Scott McAllister

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



The Loop

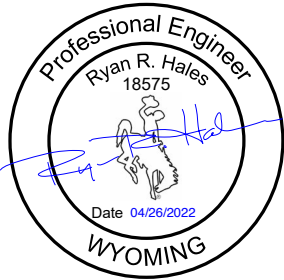
Traffic Impact Study



Jackson, Wyoming

April 26, 2022

UT21-2075



EXECUTIVE SUMMARY

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

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

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service					
		Existing (2022)		Future (2023)			
		Background		Background		Plus Project	
		AM	PM	AM	PM	AM	PM
1	South Park Loop Road / U.S. 89	B	B	B	B	B	B
2	Gregory Lane / South Park Loop Road	b	b	c	b	c	c
3	Access 1 / South Park Loop Road	-	-	-	-	a	a
4	Access 2 / South Park Loop Road	-	-	-	-	a	a
5	Access 3 / South Park Loop Road	-	-	-	-	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)							
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)							
Source: Hales Engineering, April 2022							

Table ES-2: Recommended Storage Length

Intersection		Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	South Park Loop Road / U.S. 89	100	-	-	-	165	200	150	200	150	275	-	-		-	-	-
2	Gregory Lane / South Park Loop Road	-	-	-	-	-	-	-	-	-	-	-	-	75	100	-	-
1. Storage lengths are based on 2023 95th percentile queue lengths and do not include required deceleration / taper distances																	
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable																	
Source: Hales Engineering, April 2022																	

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
- The development will consist of 206 residential apartment units. - The project is anticipated to generate approximately 936 weekday daily trips, including 80 trips in the morning peak hour, and 82 trips in the evening peak hour.		
2022	Background	
Findings	Acceptable LOS at all study intersections	
2023 (Opening Day)	Background	Plus Project
Findings	Acceptable LOS at all study intersections	- Acceptable LOS at all study intersections - The City could consider adding a westbound left-turn lane to turn into the middle project access if South Park Loop Road is widened at a future date. However, this turn lane was not assumed for the analysis, and the LOS at each intersection was acceptable as-is.

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I. INTRODUCTION

A. Purpose

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

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



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

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Traffic Impact Study

B. Scope

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

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

C. Analysis Methodology

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

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

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

D. Level of Service Standards

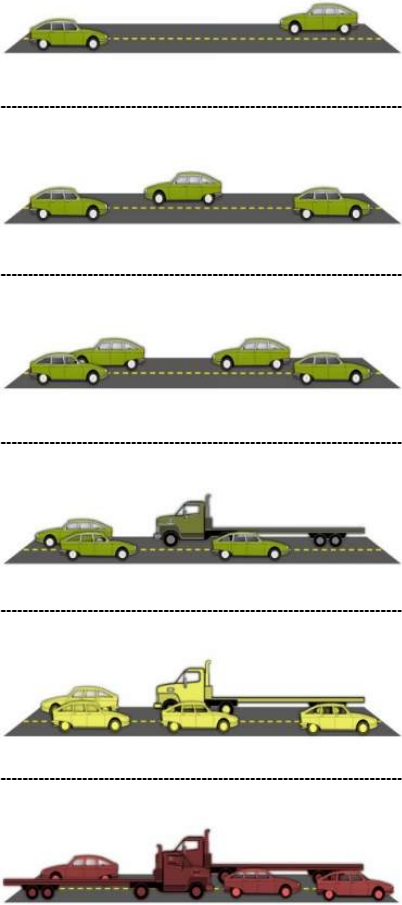
For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic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

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Table 1: Level of Service Description

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

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

II. EXISTING (2022) BACKGROUND CONDITIONS

A. Purpose

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

B. Roadway System

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

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

C. Traffic Volumes

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

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

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

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

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

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

D. Level of Service Analysis

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

Table 2: Existing (2022) Background Peak Hour LOS

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

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

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

Source: Hales Engineering, April 2022

E. Queuing Analysis

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

F. Mitigation Measures

No mitigation measures are recommended.

TRAFFIC STUDY - FULL



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III. FUTURE (2023) BACKGROUND CONDITIONS

A. Purpose

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

B. Roadway Network

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

C. Traffic Volumes

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

D. Level of Service Analysis

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

E. Queuing Analysis

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

F. Mitigation Measures

No mitigation measures are recommended.





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Table 3: Future (2023) Background Peak Hour LOS

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

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

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

Source: Hales Engineering, April 2022

IV. PROJECT CONDITIONS

A. Purpose

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

B. Project Description

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

Table 4: Project Land Uses

Land Use	Intensity
Apartments	206 Units

C. Trip Generation

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

The total trip generation for the development is as follows:

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

80

82

Table 5: Trip Generation

Trip Generation WY Jackson - The Loop								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Multifamily Housing (Mid-Rise) (221)	206	DU	936	50%	50%	468	468	936
TOTAL			936			468	468	936
AM Peak Hour								
Multifamily Housing (Mid-Rise) (221)	206	DU	80	23%	77%	18	62	80
TOTAL			80			18	62	80
PM Peak Hour								
Multifamily Housing (Mid-Rise) (221)	206	DU	82	61%	39%	50	32	82
TOTAL			82			50	32	82
1. Land Use Code from the Institute of Transportation Engineers (ITE) <u>Trip Generation</u> , 11th Edition, 2021. SOURCE: Hales Engineering, April 2022								

D. Trip Distribution and Assignment

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

Table 6: Trip Distribution

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

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

TRAFFIC STUDY - FULL



E. Access

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

South Park Loop Road:

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

F. Auxiliary Lanes

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

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

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

V. FUTURE (2023) PLUS PROJECT CONDITIONS

A. Purpose

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

B. Traffic Volumes

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

C. Level of Service Analysis

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

D. Queuing Analysis

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

E. Mitigation Measures

No mitigation measures are recommended.

TRAFFIC STUDY - FULL



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

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

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

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

Source: Hales Engineering, April 2022

F. Recommended Storage Lengths

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

Table 8: Recommended Storage Lengths

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

1. Storage lengths are based on 2023 95th percentile queue lengths and do not include required deceleration / taper distances

2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2022

APPENDIX A

Turning Movement Counts

TRAFFIC STUDY - FULL

All Traffic Data Services

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

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

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

Peak Rolling Hour Flow Rates

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

Traffic Counts by Vehicle Type

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

TRAFFIC STUDY - FULL

All Traffic Data Services

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

Peak Hour
04:30 PM - 05:30 PM
Peak 15-Minutes
05:15 PM - 05:30 PM

Traffic Counts - All Vehicles																								
Time	49 50 51					52 53 54					55 56 57					58 59 60					Total	Rolling Hour		
	S PARK LOOP RD					S PARK LOOP RD					GREGORY LN													
	Eastbound					Westbound					Northbound					Southbound								
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR				
3:00 PM	0	0	57	8	0	0	36	54	0	0	0	3	0	34	0	0	0	0	0	0	192	798		
3:15 PM	0	0	62	3	0	0	29	72	0	0	0	4	0	34	0	0	0	0	0	0	204	819		
3:30 PM	0	0	59	3	0	0	46	57	0	0	0	2	0	40	0	0	0	0	0	0	207	840		
3:45 PM	0	0	43	4	0	0	43	54	0	0	0	3	0	48	0	0	0	0	0	0	195	860		
4:00 PM	0	0	76	5	0	0	33	50	0	0	0	2	0	47	0	0	0	0	0	0	213	877		
4:15 PM	0	0	59	3	0	0	33	70	0	0	0	5	0	55	0	0	0	0	0	0	225	886		
4:30 PM	0	0	50	8	0	0	46	76	0	0	0	4	0	43	0	0	0	0	0	0	227	907		
4:45 PM	0	0	61	3	0	0	52	49	0	0	0	4	0	43	0	0	0	0	0	0	212	900		
5:00 PM	0	0	57	1	0	0	49	60	0	0	0	3	0	52	0	0	0	0	0	0	222	895		
5:15 PM	0	0	58	1	0	0	42	97	0	0	0	3	0	45	0	0	0	0	0	0	246	0		
5:30 PM	0	0	63	4	0	0	40	77	0	0	0	2	0	34	0	0	0	0	0	0	220	0		
5:45 PM	0	0	70	3	0	0	21	74	0	0	0	5	0	34	0	0	0	0	0	0	207	0		
																					2,570	984		

Peak Rolling Hour Flow Rates

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

Traffic Counts by Vehicle Type

Time	Eastbound					Westbound					Northbound					Southbound					Total
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	
Articulated Trucks																					
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Lights																					
3:00 PM	0	0	55	8	0	0	35	53	0	0	0	3	0	33	0	0	0	0	0	0	187
3:15 PM	0	0	59	3	0	0	28	71	0	0	0	4	0	34	0	0	0	0	0	0	199
3:30 PM	0	0	58	3	0	0	41	56	0	0	0	2	0	38	0	0	0	0	0	0	198
3:45 PM	0	0	42	4	0	0	41	54	0	0	0	3	0	46	0	0	0	0	0	0	190
4:00 PM	0	0	73	5	0	0	31	49	0	0	0	2	0	46	0	0	0	0	0	0	206
4:15 PM	0	0	58	3	0	0	33	69	0	0	0	5	0	54	0	0	0	0	0	0	222
4:30 PM	0	0	49	8	0	0	44	76	0	0	0	4	0	41	0	0	0	0	0	0	222
4:45 PM	0	0	59	3	0	0	49	49	0	0	0	4	0	42	0	0	0	0	0	0	206
5:00 PM	0	0	55	1	0	0	45	60	0	0	0	3	0	51	0	0	0	0	0	0	215
5:15 PM	0	0	57	1	0	0	41	97	0	0	0	3	0	45	0	0	0	0	0	0	244
5:30 PM	0	0	63	3	0	0	36	76	0	0	0	2	0	34	0	0	0	0	0	0	214
5:45 PM	0	0	65	3	0	0	18	74	0	0	0	5	0	32	0	0	0	0	0	0	197
Mediums																					
3:00 PM	0	0	2	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	5
3:15 PM	0	0	3	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	5
3:30 PM	0	0	1	0	0	0	5	1	0	0	0	0	0	2	0	0	0	0	0	0	9
3:45 PM	0	0	1	0	0	0	2	0	0	0	0	0	0	2	0	0	0	0	0	0	5
4:00 PM	0	0	3	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	6
4:15 PM	0	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
4:30 PM	0	0	1	0	0	0	2	0	0	0	0	0	0	1	0	0	0	0	0	0	4
4:45 PM	0	0	2	0	0	0	3	0	0	0	0	0	0	1	0	0	0	0	0	0	6
5:00 PM	0	0	2	0	0	0	4	0	0	0	0	0	0	1	0	0	0	0	0	0	7
5:15 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	1	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	0	0	4	0	0	0	3	0	0	0	0	0	0	2	0	0	0	0	0	0	9

Bicycles on Crosswalk

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

Pedestrians

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

TRAFFIC STUDY - FULL

All Traffic Data Services

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

Peak Hour
08:00 AM - 09:00 AM
Peak 15-Minutes
08:45 AM - 09:00 AM

Traffic Counts - All Vehicles		193 194 195					196 197 198					199 200 201					202 203 204					Total		Rolling Hour	
		S PARK LOOP RD					S PARK LOOP RD					W BROADWAY					W BROADWAY								
		Eastbound					Westbound					Northbound					Southbound								
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR					
6:30 AM	0	66	1	3	0	0	2	0	2	0	0	1	146	0	0	0	6	95	40	0	362	1,903			
6:45 AM	0	88	3	2	0	0	3	1	4	0	0	1	199	0	0	0	1	143	62	0	507	2,222			
7:00 AM	0	75	4	1	0	0	2	3	10	0	0	4	187	3	0	0	3	119	54	0	465	2,539			
7:15 AM	0	91	1	4	0	0	2	0	12	0	0	4	231	1	0	0	4	150	69	0	569	2,854			
7:30 AM	0	97	1	4	0	0	2	4	10	0	0	6	314	0	0	0	1	181	61	0	681	3,001			
7:45 AM	0	167	4	7	0	0	6	1	6	0	0	0	318	1	0	0	3	200	111	0	824	3,015			
8:00 AM	0	143	3	8	0	0	4	0	12	0	0	5	295	1	0	0	4	222	83	0	780	3,078			
8:15 AM	0	129	7	4	0	0	6	2	6	0	0	3	297	2	0	0	6	187	67	0	716	3,024			
8:30 AM	0	115	1	12	0	0	2	2	12	0	0	1	278	0	0	0	4	184	84	0	695	3,002			
8:45 AM	0	134	3	4	0	0	2	0	13	0	0	5	372	2	0	0	7	266	73	0	881	0			
9:00 AM	0	119	6	8	0	0	3	3	18	0	0	2	293	1	0	0	12	190	77	0	732	0			
9:15 AM	0	106	1	6	0	0	10	4	16	0	0	6	252	2	0	0	7	217	67	0	694	0			
																					7,906	3524			

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound					Westbound					Northbound					Southbound					Total
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	13	0	0	0	8	2	0	0	24
Lights	0	503	14	25	0	0	14	4	42	0	0	14	1,167	5	0	0	21	785	294	0	2,888
Mediums	0	17	0	3	0	0	0	0	1	0	0	0	62	0	0	0	66	11	0	0	160
Total	0	521	14	28	0	0	14	4	43	0	0	14	1,242	5	0	0	21	859	307	0	3,072
Bicycles on Crosswalk			0					7					7					0			14
Heavy Vehicle Percentage			3.7%					1.6%					5.9%					7.3%			6.0%
Heavy Vehicle Percentage	0.0%	3.5%	0.0%	10.7%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	8.6%	4.2%	0.0%	6.0%
Peak Hour Factor (PHF)			0.84					0.71					0.83					0.86			0.87
Peak Hour Factor (PHF)	0.00	0.83	0.61	0.65	0.00	0.00	0.75	0.56	0.82	0.00	0.00	0.63	0.83	0.42	0.00	0.00	0.63	0.81	0.78	0.00	0.87

Traffic Counts by Vehicle Type

Time	Eastbound					Westbound					Northbound					Southbound					Total
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	
Articulated Trucks																					
6:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	3
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
7:30 AM	0	1	0	0	0	0	0	1	3	0	0	0	2	0	0	0	0	2	0	0	9
7:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	4
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	2	0	8
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	3
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	1	0	0	6
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	1	0	0	7
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	1	0	0	5
Lights																					
6:30 AM	0	59	1	3	0	0	1	0	2	0	0	1	140	0	0	0	6	91	37	0	341
6:45 AM	0	86	3	2	0	0	3	1	4	0	0	1	196	0	0	0	1	137	62	0	496
7:00 AM	0	71	4	1	0	0	2	3	10	0	0	4	179	2	0	0	3	110	54	0	443
7:15 AM	0	86	1	4	0	0	2	0	10	0	0	4	218	1	0	0	4	142	67	0	539
7:30 AM	0	90	1	4	0	0	2	3	6	0	0	6	299	0	0	0	1	171	59	0	642
7:45 AM	0	162	4	7	0	0	6	1	6	0	0	0	303	1	0	0	3	189	111	0	793
8:00 AM	0	136	3	7	0	0	4	0	12	0	0	5	275	1	0	0	4	198	81	0	726
8:15 AM	0	122	7	4	0	0	6	2	6	0	0	3	280	2	0	0	6	171	64	0	673
8:30 AM	0	113	1	11	0	0	2	2	11	0	0	1	262	0	0	0	4	174	81	0	662
8:45 AM	0	132	3	3	0	0	2	0	13	0	0	5	350	2	0	0	7	242	68	0	827
9:00 AM	0	113	6	7	0	0	3	2	17	0	0	2	277	1	0	0	12	171	74	0	685
9:15 AM	0	101	1	5	0	0	10	4	16	0	0	6	236	2	0	0	7	197	63	0	648
Mediums																					
6:30 AM	0	6	0	0	0	0	1	0	0	0	0	0	5	0	0	0	0	3	3	0	18
6:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	8
7:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0	8	0	0	20
7:15 AM	0	5	0	0	0	0	0	0	2	0	0	0	11	0	0	0	0	8	2	0	28
7:30 AM	0	6	0	0	0	0	0	0	1	0	0	0	13	0	0	0	0	8	2	0	30
7:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	11	0	0	27
8:00 AM	0	7	0	1	0	0	0	0	0	0	0	0	18	0	0	0	0	20	0	0	46
8:15 AM	0	6	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	14	3	0	40
8:30 AM	0	2	0	1	0	0	0	0	1	0	0	0	11	0	0	0	0	9	3	0	27
8:45 AM	0	2	0	1	0	0	0	0	0	0	0	0	16	0	0	0	0	23	5	0	47
9:00 AM	0	6	0	1	0	0	0	1	1	0	0	0	15	0	0	0	0	17	3	0	44
9:15 AM	0	5	0	1	0	0	0	0	0	0	0	0	12	0	0	0	0	19	4	0	41

Bicycles on Crosswalk

Time	Eastbound			Westbound			Northbound			Southbound		
	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total	CCW	CW	Total
6:30 AM	0	0	0	0	0	0	0	1	0	1	0	0
6:45 AM	0	0	0	0	0	0	0	4	0	4	0	0
7:00 AM	0	0	0	1	1	2	1	3	4	0	0	0
7:15 AM	0	0	0	0	1	1	0	0	0	0	0	0
7:30 AM	0	0	0	1	0	1	1	0	1	0	0	0
7:45 AM	0	0	0	1	1	2	0	1	1	0	0	0
8:00 AM	0	0	0	1	1	2	1	1	2	0	0	0
8:15 AM	0	0	0	2	2	3	0	3	0	0	0	0
8:30 AM	0	0	0	1	2	3	1	0	1	0	0	0
8:45 AM	0	0	0	0	0	0	1	0	1	0	0	0
9:00 AM	0	0	0	0	0	0	1	0	1	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrians

Eastbound			Westbound		
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TRAFFIC STUDY - FULL

All Traffic Data Services

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

Peak Hour
04:30 PM - 05:30 PM
Peak 15-Minutes
05:15 PM - 05:30 PM

Traffic Counts - All Vehicles		193 194 195					196 197 198					199 200 201					202 203 204					Rolling Hour	
		S PARK LOOP RD					S PARK LOOP RD					W BROADWAY					W BROADWAY						
		Eastbound					Westbound					Northbound					Southbound						
Time	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	Total		
3:00 PM	0	88	6	10	0	0	5	4	12	0	0	1	240	2	0	0	12	317	82	0	779	3,211	
3:15 PM	0	87	3	5	0	0	15	1	13	0	0	6	220	6	0	0	14	297	107	0	774	3,302	
3:30 PM	0	77	5	14	0	0	4	3	11	0	0	3	251	5	0	0	10	320	110	0	813	3,423	
3:45 PM	0	91	4	7	0	0	5	5	15	0	0	1	272	4	0	0	7	329	105	0	845	3,505	
4:00 PM	0	123	9	10	0	0	7	1	19	0	0	1	287	5	0	0	11	302	95	0	870	3,484	
4:15 PM	0	100	6	7	0	0	9	4	23	0	0	2	266	8	0	0	25	339	106	0	895	3,502	
4:30 PM	0	84	7	8	0	0	6	3	17	0	0	5	265	2	0	0	18	356	124	0	895	3,536	
4:45 PM	0	97	2	10	0	0	16	3	13	0	0	1	235	5	0	0	12	323	107	0	824	3,485	
5:00 PM	0	107	2	16	0	0	6	3	18	0	0	2	257	2	0	0	8	356	111	0	888	3,450	
5:15 PM	0	99	3	10	0	0	10	2	12	0	0	4	268	1	0	0	14	377	129	0	929	0	
5:30 PM	0	89	2	4	0	0	5	2	11	0	0	4	255	3	0	0	7	349	113	0	844	0	
5:45 PM	0	103	2	6	0	0	3	3	4	0	0	3	239	1	0	0	4	321	100	0	789	0	
																					10,145	3716	

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound					Westbound					Northbound					Southbound					Total
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	3	0	0	8
Lights	0	377	13	42	0	0	36	11	60	0	0	12	997	10	0	0	51	1,359	460	0	3,428
Mediums	0	10	1	2	0	0	0	2	0	0	0	0	24	0	0	0	0	50	11	0	100
Total	0	387	14	44	0	0	38	11	60	0	0	12	1,025	10	0	0	52	1,412	471	0	3,536
Bicycles on Crosswalk			0					12					13					0			25
Heavy Vehicle Percentage			2.9%					1.8%					2.7%					3.4%			3.1%
Heavy Vehicle Percentage	0.0%	2.6%	7.1%	4.5%	0.0%	0.0%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	1.9%	3.8%	2.3%	0.0%	
Peak Hour Factor (PHF)			0.82					0.84					0.95					0.93			0.95
Peak Hour Factor (PHF)	0.00	0.82	0.72	0.69	0.00	0.00	0.59	0.65	0.80	0.00	0.00	0.81	0.95	0.69	0.00	0.00	0.66	0.94	0.91	0.00	0.95

Traffic Counts by Vehicle Type

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

Bicycles on Crosswalk

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

HALES ENGINEERING

innovative transportation solutions

Jackson - The Loop
Traffic Impact Study

HALES ENGINEERING

innovative transportation solutions

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Existing (2022) Background

Time Period: Morning Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Existing (2022) Background

Time Period: Evening Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Background

Time Period: Morning Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Background

Time Period: Evening Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT21-2075

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

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

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

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT21-2075

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

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT21-2075

Intersection: U.S. 89 & South Park Loop Road

Type: Signalized

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

Intersection: South Park Loop Road & Gregory Lane

Type: Unsignalized

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



SimTraffic LOS Report

Project: WY Jackson - The Loop TIS

Analysis Period: Future (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT21-2075

Intersection: Access 1 & South Park Loop Road

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	R	2	2	100	3.6	A
	Subtotal	2	2	100	3.6	A
EB	T	358	360	100	0.1	A
	Subtotal	358	360	101	0.1	A
WB	L	2	2	100	2.3	A
	T	426	429	101	1.1	A
Subtotal		428	431	101	1.1	A
Total		788	793	101	0.7	A

Intersection: Access 2 & South Park Loop Road

Type: Unsignalized

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

HALESENGINEERING

innovative transportation solutions

HALESENGINEERING

innovative transportation solutions

Jackson - The Loop
Traffic Impact Study

SimTraffic LOS Report

Project:

WY Jackson - The Loop TIS

Analysis Period:

Future (2023) Plus Project

Time Period:

Evening Peak Hour

Project #: UT21-2075

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

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

APPENDIX C

Site Plan



APPENDIX D

95th Percentile Queue Length Reports

LIVABILITY STANDARDS - 1 BEDROOM



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments
Physical Address 150, 160, & 180 South Park Loop Road
Owner Name Mogul Capital - Rachel Lambert
Owner Phone 602-885-2342 E-mail RachelL@mogulcapital.com
Applicant/Agent Name Jackson Ferguson
Applicant/Agent Phone 3072649070 E-mail jferguson@ffkr.com
Primary Contact: ☒ Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 1 Square Feet 499 Ownership ☐ Rental ☐

Kitchen

Lineal feet of base cabinets 7' Lineal Feet of upper cabinets 5'
Continuous Lineal feet of countertops 3' Countertop Material GRANITE
Sink width 30" Range/Oven width 30" Refrigerator cubic feet 20
Dishwasher width 24" Garbage Disposal? Yes ☐ No ☐
List other appliances provided _____
List Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1
Garbage Disposal ☐ Other _____

Bathrooms

Number of bathrooms Does at least one bathroom contain the following?
Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided SINK BASE CABINET W/ 1' ADDITIONAL BASE CABINET W/ SLIDE OUT DRAWERS

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐
Does each bedroom closet contain a shelf and rod? Yes ☐ No ☐
Bedroom closet width: bedroom 1 6' bedroom 2 _____ bedroom 3 _____
Bedroom closet height: bedroom 1 8' bedroom 2 _____ bedroom 3 _____
Does the entryway have a closet? Yes ☐ No ☒ If no, describe how adequate storage for coats, shoes/boots is being provided Bedroom Closet can be used for these resident items.
Linen closet width: Linen closet 1 30" Linen closet 2 _____
Additional storage square feet 30
Describe how additional storage requirement is being met Storage closets are being provided in the parking garage for all resident units

Closet door type (doors not required on interior storage) Sliding Door

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

Floor Coverings

Describe floor covering material:
Living room LVT Bedroom(s) LVT
Kitchen LVT Bathroom(s) LVT
Warranty for each flooring type 1 year

Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.
Kitchen 10'x12' Dining N/A
Bedroom 1 10'x12' Bedroom 2 _____ Bedroom 3 _____
Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - 1 BEDROOM

Windows/Noise Mitigation

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

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Minimum STC rating of 50 required for all demising and corridor walls that is achieved by adding sound attenuation batt insulation, 1/2" resilient channels and drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28-32 STC rating

Are blinds being provided? Yes ☐ No ☐ If yes, on which windows and what type? Bedroom and Living Room Windows

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 gal.

Other Design Features

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

Describe any built in storage such as drawers under beds, stairs, etc. N/A

Describe creative shelving N/A

Describe laundry area Stackable Washer & Dryer w/ Water Heater above

Describe extra storage for recreational equipment Storage closet will be provided in the parking garage.

Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.

LIVABILITY STANDARDS - 2 BEDROOM



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments

Physical Address 150, 160, & 180 South Park Loop Road

Owner Name Mogul Capital - Rachel Lambert

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

Applicant/Agent Name Jackson Ferguson

Applicant/Agent Phone 3072649070 E-mail jferguson@ffkr.com

Primary Contact: ☒ Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 2 Square Feet 1087 Ownership ☐ Rental ☐

Kitchen

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

Continuous Lineal feet of countertops 3' Countertop Material GRANITE

Sink width 32" Range/Oven width 30" Refrigerator cubic feet 25

Dishwasher width 24" Garbage Disposal? Yes ☐ No ☐

List other appliances provided _____

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

Garbage Disposal ☐ Other _____

Bathrooms

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

Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided SINK BASE CABINET W/ 1' ADDITIONAL BASE CABINET W/ SLIDE OUT DRAWERS

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐

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

Bedroom closet width: bedroom 1 8' bedroom 2 8' bedroom 3 _____

Bedroom closet height: bedroom 1 8' bedroom 2 8' bedroom 3 _____

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

Linen closet width: Linen closet 1 2' Linen closet 2 2'

Additional storage square feet 40

Describe how additional storage requirement is being met Storage closets are being provided in the parking garage for all resident units

Closet door type (doors not required on interior storage) Sliding door

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

Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVT

Kitchen LVT Bathroom(s) LVT

Warranty for each flooring type 1 year

Room Sizes and Shape

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

Kitchen 12'x9' Dining 8' KITCHEN ISLAND

Bedroom 1 15'X12' Bedroom 2 15'x12' Bedroom 3 _____

Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - 2 BEDROOM

Windows/Noise Mitigation

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

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Minimum STC rating of 50 required for all demising and corridor walls that is achieved by adding sound attenuation batt insulation, 1/2" resilient channels and drywall sealed joints.

What is the Sound Transmission Class (STC) rating on all windows? 26-32 STC rating

Are blinds being provided? Yes ☐ No ☐ If yes, on which windows and what type? Bedroom and Living Room Windows

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 gal.

Other Design Features

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

Describe any built in storage such as drawers under beds, stairs, etc. N/A

Describe creative shelving N/A

Describe laundry area Stackable Washer & Dryer w/ water heater above.

Describe extra storage for recreational equipment Resident storage will be provided in the parking garage.

Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.

LIVABILITY STANDARDS - 3 BEDROOM



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments
Physical Address 150, 160, & 180 South Park Loop Road
Owner Name Mogul Capital - Rachel Lambert
Owner Phone 602-885-2342 E-mail RachelL@mogulcapital.com
Applicant/Agent Name Jackson Ferguson
Applicant/Agent Phone 3072649070 E-mail jferguson@ffkr.com
Primary Contact: ☒ Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 3 Square Feet 1138 Ownership ☐ Rental ☐

Kitchen

Lineal feet of base cabinets 8' Lineal Feet of upper cabinets 8'
Continuous Lineal feet of countertops 3' Countertop Material GRANITE
Sink width 32" Range/Oven width 30" Refrigerator cubic feet 25
Dishwasher width 24" Garbage Disposal? Yes ☐ No ☐
List other appliances provided _____
List Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1
Garbage Disposal ☐ Other _____

Bathrooms

Number of bathrooms Does at least one bathroom contain the following?
Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided SINK BASE CABINET W/ 1' ADDITIONAL BASE CABINET W/ SLIDE OUT DRAWERS

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐
Does each bedroom closet contain a shelf and rod? Yes ☐ No ☐
Bedroom closet width: bedroom 1 8' bedroom 2 8' bedroom 3 8'
Bedroom closet height: bedroom 1 8' bedroom 2 8' bedroom 3 8'
Does the entryway have a closet? Yes ☐ No ☐ If no, describe how adequate storage for coats, shoes/boots is being provided _____
Linen closet width: Linen closet 1 2' Linen closet 2 2'
Additional storage square feet 50
Describe how additional storage requirement is being met Storage closets are being provided in the parking garage for all resident units

Closet door type (doors not required on interior storage) Sliding door and bi-fold doors

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

Floor Coverings

Describe floor covering material:
Living room LVT Bedroom(s) LVT
Kitchen LVT Bathroom(s) LVT
Warranty for each flooring type 1 year

Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.
Kitchen 12'X9' Dining 8' Kitchen Island _____
Bedroom 1 15'X12' Bedroom 2 9'x12' Bedroom 3 9'x12'
Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - 3 BEDROOM

Windows/Noise Mitigation

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

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Minimum STC rating of 50 required for all demising and corridor walls that is achieved by adding sound attenuation batt insulation, 1/2" resilient channels and drywall sealed joints.

What is the Sound Transmission Class (STC) rating on all windows? 26-32 STC rating

Are blinds being provided? Yes ☐ No ☐ If yes, on which windows and what type? Bedroom and Living Room Windows

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 gal.

Other Design Features

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

Describe any built in storage such as drawers under beds, stairs, etc. N/A

Describe creative shelving N/A

Describe laundry area Stackable Washer & Dryer w/ Water heater above.

Describe extra storage for recreational equipment Storage will be provided in the parking garage for all resident units.

Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments
Physical Address 150, 160, & 180 South Park Loop Road
Owner Name Mogul Capital - Rachel Lambert
Owner Phone 602-885-2342 E-mail RachelL@mogulcapital.com
Applicant/Agent Name Jackson Ferguson
Applicant/Agent Phone 3072649070 E-mail jferguson@ffkr.com
Primary Contact: ☒ Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 1 STUDIO Square Feet 398 Ownership ☐ Rental ☐

Kitchen

Lineal feet of base cabinets 4' Lineal Feet of upper cabinets 11'
Continuous Lineal feet of countertops 3' Countertop Material GRANITE
Sink width 24" Range/Oven width 24" Refrigerator cubic feet 18
Dishwasher width 18" Garbage Disposal? Yes ☐ No ☐
List other appliances provided _____
List Warranties on appliances (years): Range/Oven 1 Refrigerator 1 Dishwasher 1
Garbage Disposal ☐ Other _____

Bathrooms

Number of bathrooms Does at least one bathroom contain the following?
Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided SINK BASE CABINET W/ 1' ADDITIONAL BASE CABINET W/ SLIDE OUT DRAWERS

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐
Does each bedroom closet contain a shelf and rod? Yes ☐ No ☐
Bedroom closet width: bedroom 1 5' bedroom 2 _____ bedroom 3 _____
Bedroom closet height: bedroom 1 8' bedroom 2 _____ bedroom 3 _____
Does the entryway have a closet? Yes ☐ No ☐ If no, describe how adequate storage for coats, shoes/boots is being provided _____
Linen closet width: Linen closet 1 2' Linen closet 2 _____
Additional storage square feet 25
Describe how additional storage requirement is being met Storage closets are being provided in the parking garage for all resident units

Closet door type (doors not required on interior storage) Bi-fold doors

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

Floor Coverings

Describe floor covering material:
Living room LVT Bedroom(s) LVT
Kitchen LVT Bathroom(s) LVT
Warranty for each flooring type 1 year

Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.
Kitchen 6'x11' Dining N/A
Bedroom 1 10'x12' Bedroom 2 _____ Bedroom 3 _____
Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - STUDIO

Windows/Noise Mitigation

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

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Minimum STC rating of 50 required for all demising and corridor walls that is achieved by adding sound attenuation batt insulation, 1/2" resilient channels and drywall.

What is the Sound Transmission Class (STC) rating on all windows? 28-32 STC rating

Are blinds being provided? Yes ☐ No ☐ If yes, on which windows and what type? Bedroom and Living Room Windows

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 gal.

Other Design Features

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

Describe any built in storage such as drawers under beds, stairs, etc. N/A

Describe creative shelving N/A

Describe laundry area Stackable Washer & Dryer w/ Water heater above.

Describe extra storage for recreational equipment Storage will be provided in the parking garage.

Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.

LIVABILITY STANDARDS - QUESTIONNAIRE



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments

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

Owner Name Mogul Capital

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

Applicant/Agent Name Jackson Ferguson

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

Primary Contact: Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 1 Square Feet 398 Ownership ☐ Rental ☐

Kitchen

Lineal feet of base cabinets 4' Lineal Feet of upper cabinets 11'

Continuous Lineal feet of countertops 3' Countertop Material granite

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

Dishwasher width 18" Garbage Disposal? Yes ☐ No ☐

List other appliances provided Microwave above range

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

Garbage Disposal ☐ Other

Bathrooms

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

Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

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

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐

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

Bedroom closet width: bedroom 1 6' bedroom 2 bedroom 3

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

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

Linen closet width: Linen closet 1 2' Linen closet 2

Additional storage square feet 25 sf

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

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

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

Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVT

Kitchen LVT Bathroom(s) LVT

Warranty for each flooring type 1 year

Room Sizes and Shape

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

Kitchen 6x11 Dining 10x10

Bedroom 1 10x12 Bedroom 2 Bedroom 3

Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - QUESTIONNAIRE

Windows/Noise Mitigation

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

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

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

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

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 Gallon

Other Design Features

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

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

Describe creative shelving _____

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

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

Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments

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

Owner Name Mogul Capital

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

Applicant/Agent Name Jackson Ferguson

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

Primary Contact: _____ Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 2 Square Feet 1087 Ownership ☐ Rental ☐

Kitchen

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

Continuous Lineal feet of countertops 4' Countertop Material granite

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

Dishwasher width 24" Garbage Disposal? Yes ☐ No ☐

List other appliances provided Microwave above range

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

Garbage Disposal ☐ Other _____

Bathrooms

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

Toilet ☐ Bathtub ☐ Shower ☐ Sink ☐

Closets and Storage Areas

Floor Coverings

Room Sizes and Shape

Functional Furniture Placement diagram attached?	Yes	No
--	-----	----

Windows/Noise Mitigation

Laundry

Heating and Hot Water

Other Design Features

Please attach additional pages if needed.

LIVABILITY STANDARDS - QUESTIONNAIRE



Livability Standards Questionnaire
Housing Mitigation Plan

Development Name Loop Apartments

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

Owner Name Mogul Capital

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

Applicant/Agent Name Jackson Ferguson

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

Primary Contact: Owner ☒ Applicant/Agent

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

Unit Type:

Number of bedrooms 3 Square Feet 1138 Ownership ☐ Rental ☐

Kitchen

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

Continuous Lineal feet of countertops 4' Countertop Material granite

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

Dishwasher width 24" Garbage Disposal? Yes ☐ No ☐

List other appliances provided Microwave above range

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

Garbage Disposal ☐ Other

Bathrooms

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

Toilet ☐ Bathtub ☐ Shower ☒ Sink ☐

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

Closets and Storage Areas

Does each bedroom have a closet? Yes ☐ No ☐

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

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

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

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

Linen closet width: Linen closet 1 3' Linen closet 2

Additional storage square feet 50 sf

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

Closet door type (doors not required on interior storage) Barn Doors & Bi-fold Doors

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

Floor Coverings

Describe floor covering material:

Living room LVT Bedroom(s) LVT

Kitchen LVT Bathroom(s) LVT

Warranty for each flooring type 1 year

Room Sizes and Shape

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

Kitchen 8x8 Dining 5x8

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

Functional Furniture Placement diagram attached? Yes ☐ No ☐

LIVABILITY STANDARDS - QUESTIONNAIRE

Windows/Noise Mitigation

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

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

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

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

Laundry

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

Heating and Hot Water

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

Size of hot water heater 50 Gallon

Other Design Features

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

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

Describe creative shelving _____

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

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

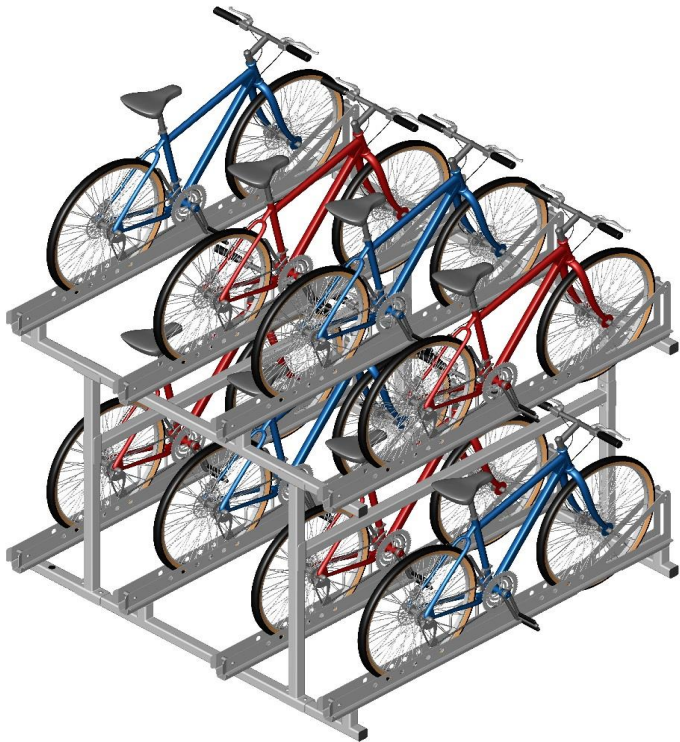
Describe extra cabinetry _____

Describe extra closets _____

Please attach additional pages if needed.

HIGH CAPACITY BICYCLE PARKING

CycleSafe, Inc.
OCTO-RACK High-Capacity Bicycle Parking
INSTALLATION & ASSEMBLY INSTRUCTIONS



 **CycleSafe**
SECURE BICYCLE PARKING
www.cyclesafe.com
info@cyclesafe.com
PH: 616.954.9977
TF: 888.950.6531

TABLE OF CONTENTS



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Parts List	4
Configuration Layout	5
Front Frame Assembly	6
Rear Frame Assembly	7
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Wheel Guide Assemblies	9
Rack Assembly	10

Comments in **BLACK** are
Instructions

Comments in **BLUE** are helpful
suggestions

Comments in **RED** are warnings

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WHEN ASSEMBLING THIS PRODUCT. ALWAYS WEAR SAFETY GLASSES**

HIGH CAPACITY BICYCLE PARKING

INTRODUCTION



This Installation & Assembly Instruction will detail the tools required, fasteners and components furnished, and assembly steps to successfully install the CycleSafe Octo Rack High Density Bicycle Parking System.

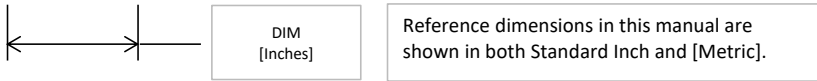
PLEASE READ THE INSTRUCTIONS COMPLETELY BEFORE BEGINNING.

Identify & inventory all parts using the packing list furnished with the shipment and the parts list in this Installation Instruction. Any damage to the product must be immediately reported to the shipping company. Be sure to keep the hardware bags & contents

TOOLS REQUIRED

FASTENERS USED Supplied by CycleSafe

- Power Drill Motor w/ Clutch
- Carpenter's Square
- Carpenter's Level
- Hex Drive Bit Set
- 3/8" Ratchet & 12" Extension
- 3/8" Drive Deep Well Sockets
- 3/8" Drive T45 Torx Driver



CARPENTRY OR ASSEMBLY SKILLS ARE STRONGLY SUGGESTED

You will need skills at using powered hand tools, climbing ladders, and squaring the assembled components. The recommended time budget for each Octo Rack is 1 to 2 man-hours. **NOTE:** The heaviest part is 70lbs (31.8kg).

If you have difficulties or require further installation discussion, please contact our **Customer Service Experts**
CALL - 616.954.9977
TOLL FREE - 888.950.6531
Digital Copies of this Installation & Assembly Instruction may be found on our website:
WWW.CYCLESAFE.COM

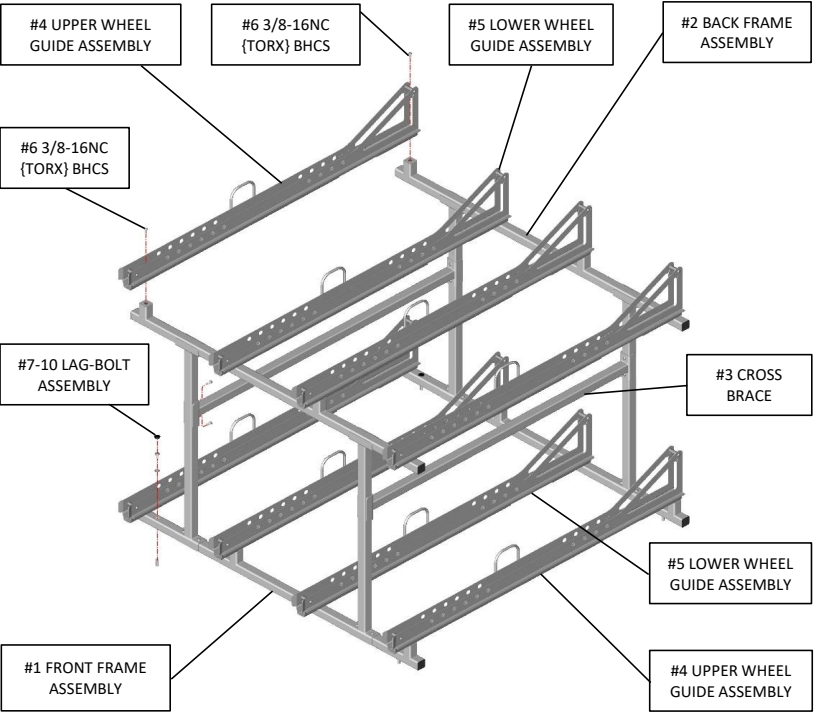
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PARTS LIST



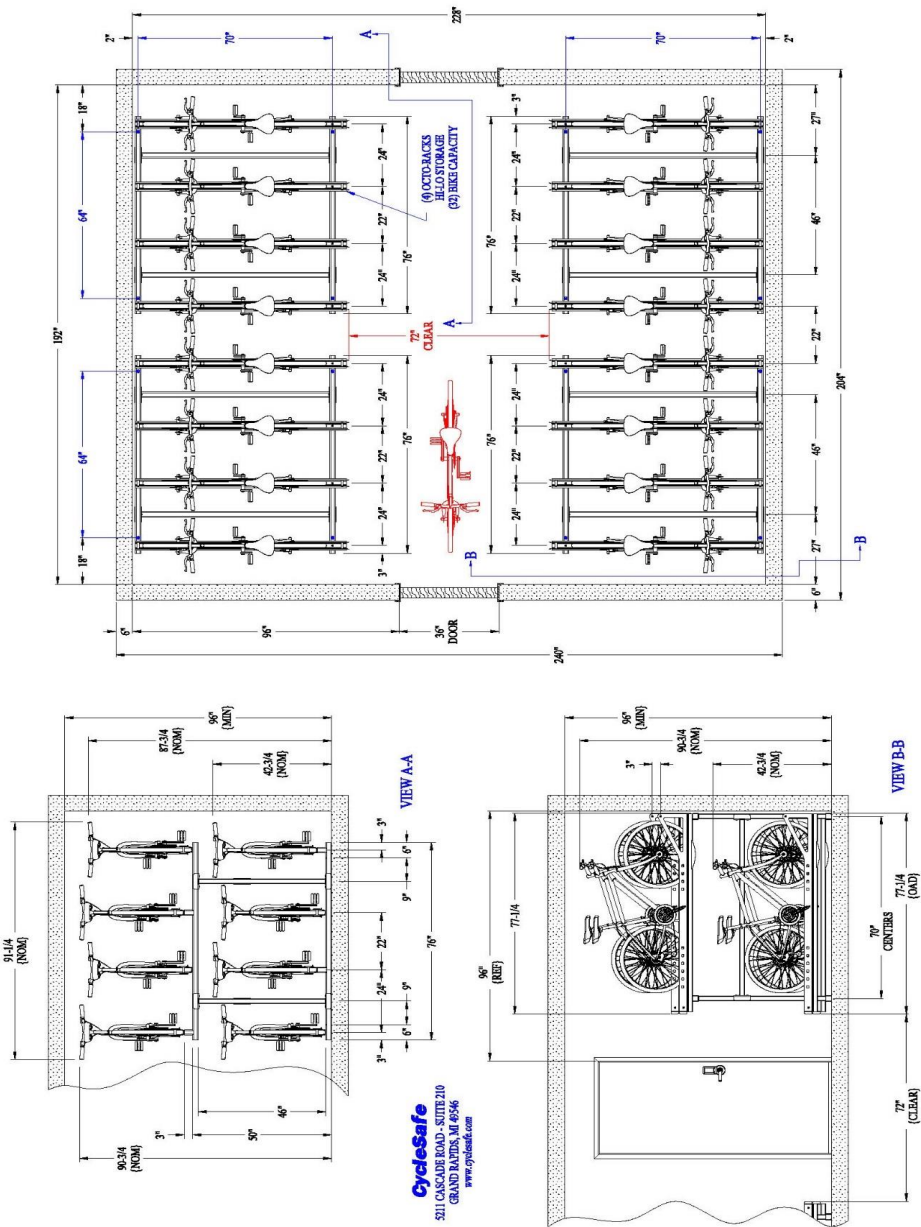
This Installation & Assembly Instruction will detail the tools required, fasteners and components furnished, and assembly steps to successfully install the CycleSafe Octo Rack High Density Bicycle Parking System.

Item	Qty	Description	Part Number
1	1	FRONT SUB-FRAME ASSEMBLY	18301
2	1	BACK SUB-FRAME ASSMBLY	18302
3	2	CROSS BRACE WELDMENT	18303
4	4	UPPER WHEEL GUIDE ASSEMBLY	18304
5	4	LOWER WHEEL GUIDE ASSEMBLY	18305
6	24	3/8-16NC Xx 1" LG. TORX BHCS	12724
7	4	3/8-16NC LAG HOUSING	17015
8	4	3/8" WIDE FLAT EASHER	17016
9	4	3/8-16NC x 1-1/4" LG. TORX BHCS	17590
10	4	1" DIA. BLACK HOLE PLUG	18314



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HIGH CAPACITY BICYCLE PARKING

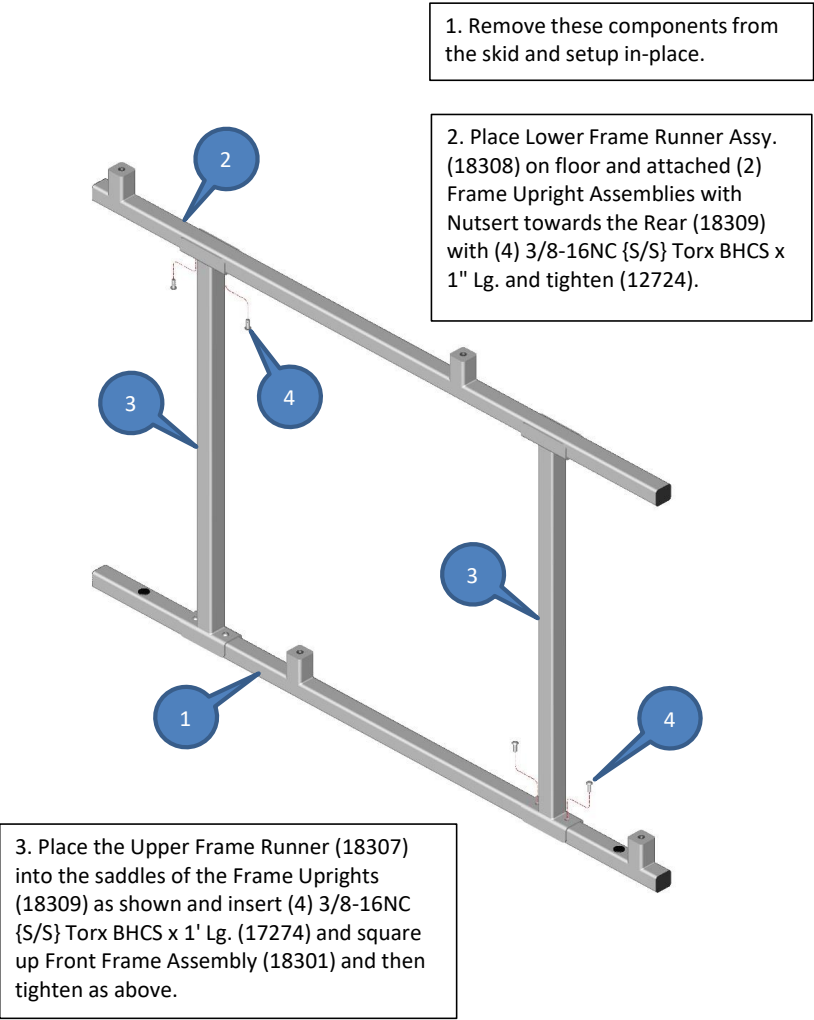


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FRONT FRAME ASSEMBLY

 CycleSafe
SECURE BICYCLE PARKING

Item	Qty	Description	Part Number
1	1	LOWER FRAME RUNNER ASSEMBLY	18308
2	1	UPPER FRAME RUNNER ASSEMBLY	18307
3	2	FRAME UPRIGHT ASSEMBLY	18309
4	8	3/8-16NC x 1" LG. {TORX} S/S BHCS	12724



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HIGH CAPACITY BICYCLE PARKING

REAR FRAME ASSEMBLY



Item	Qty	Description	Part Number
1	1	LOWER FRAME RUNNER ASSEMBLY	18308
2	1	UPPER FRAME RUNNER ASSEMBLY	18307
3	2	FRAME UPRIGHT ASSEMBLY	18309
4	8	3/8-16NC x 1" LG. {TORX} S/S BHCS	12724

4. Remove these components from the skid and setup in-place.

5. Place Lower Frame Runner Assy. (18308) on floor and attached (2) Frame Upright Assemblies with NutSerts towards the Front (18309) with (4) 3/8-16NC {S/S} Torx BHCS x 1" Lg. and tighten (12724).

6. Place the Upper Frame Runner (18307) into the saddles of the Frame Uprights (18309) as shown and insert (4) 3/8-16NC {S/S} Torx BHCS x 1' Lg. (12724) and square up Back Frame Assembly (18302) and then tighten as above.

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MAIN FRAME ASSEMBLY



Item	Qty	Description	Part Number
1	1	FRONT SUB-FRAME ASSEMBLY	18301
2	1	BACK SUB-FRAME ASSEMBLY	18302
3	2	FRAME X-BRACE WELDMENT	18303
4	8	3/8-16NC x 1" LG. {TORX} S/S BHCS	12724

7. Remove these components from the skid and setup in-place.

8. Place Front Frame Asssembly (18301) on floor as shown and attach (2) Frame X-Brace Weldments on Uprights that have Nutsert towards the Rear (18303) with (4) 3/8-16NC {S/S} Torx BHCS x 1" Lg. and tighten (12724).

9. Then place Rear Frame Assembly (18302) into Saddles of the (2) Frame X-Brace Weldments on Uprights that have Nutsert (18303) towards the Front with (4) 3/8-16NC {S/S} Torx BHCS x 1" Lg. (12724) square up and tighten Bolts.

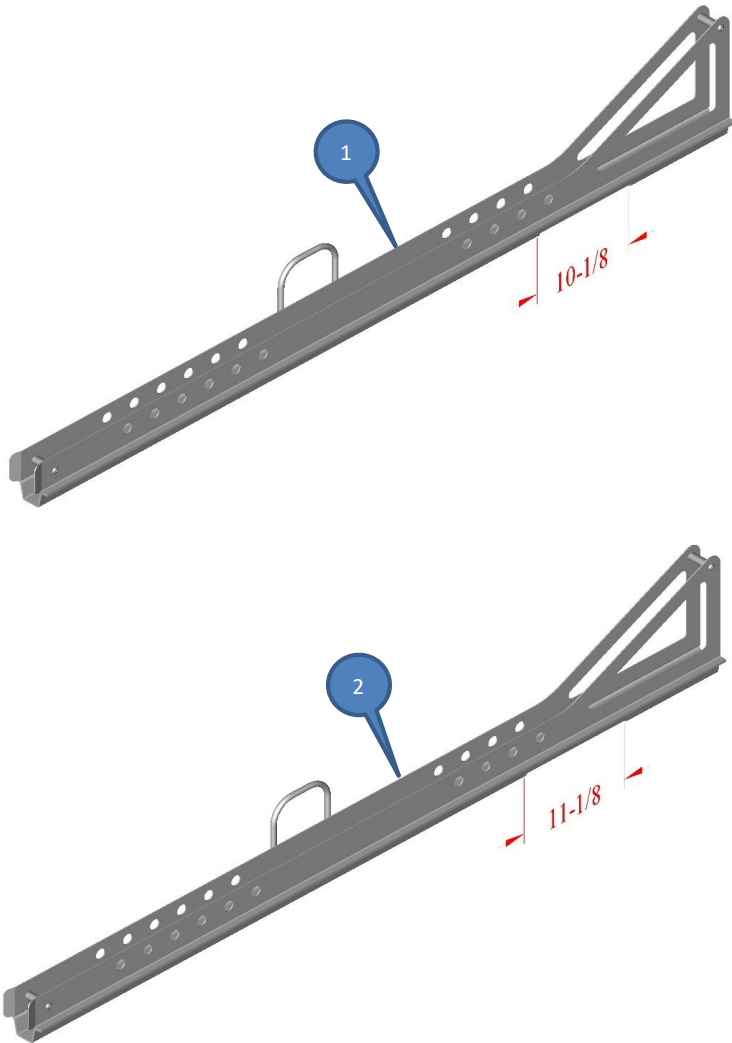
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HIGH CAPACITY BICYCLE PARKING

GUIDE RAILS



Item	Qty	Description	Part Number
1	1	UPPER WHEEL GUIDE ASSEMBLY	18304
2	1	LOWER WHEEL GUIDE ASSEMBLY	18305



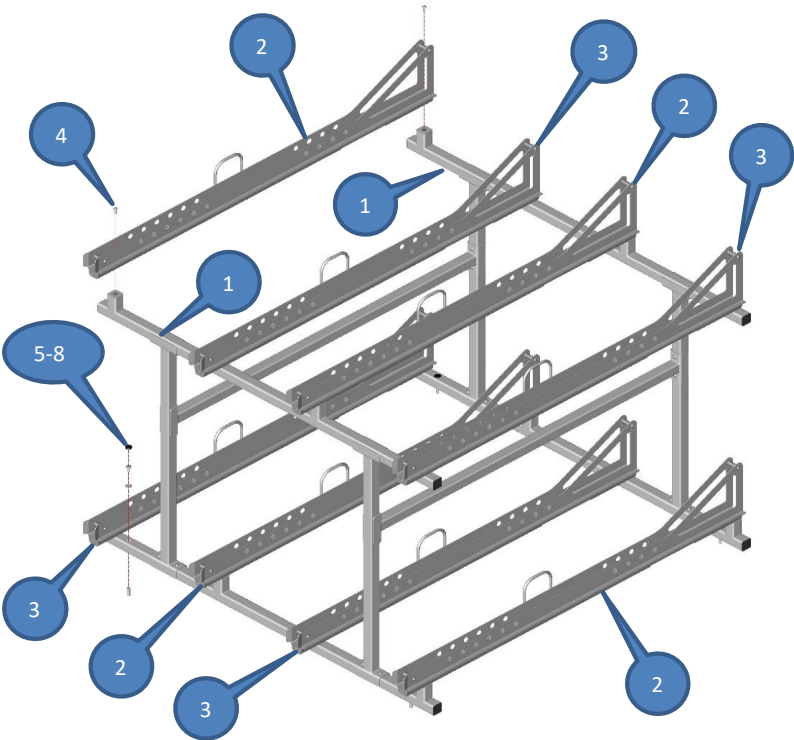
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RACK ASSEMBLY



Item	Qty	Description	Part Number
1	1	MAIN FRAME ASSEMBLY	
2	4	UPPER WHEEL GUIDE ASSEMBLY	18304
3	4	LOWER WHEEL GUIDE ASSEMBLY	18305
4	16	3/8-16NC Xx 1" LG. TORX BHCS	12724
5	4	3/8-16NC LAG HOUSING	17015
6	4	3/8" WIDE FLAT WASHER	17016
7	4	3/8-16NC x 1-1/4" LG. TORX PH	17590
8	4	1" DIA. BLACK HOLE PLUG	18314

10. Align Upper Guide Assembly with NutSerts in frame with 3" offsets & insert (2) 3/8-16NC (Torx) BHCS x 1" Lg. (12724) and tighten, next align Lower Guide Assembly with NutSerts in runner & insert (2) 3/8-16NC (Torx) BHCS x 1" Lg. (12724) and tighten, then repeat for the remainimng (6) Guide Rails alternating as shown till completion.



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The Loop Apartments Parking Management Plan

Town of Jackson



The Loop Apartments Parking Management Plan

1050 & 1080 South Park Loop Road, Jackson, WY

- Parking will be managed by onsite property manager who will enforce the property parking rules.
- Each tenant will be provided the parking management rules as part of their lease that will specifically prohibit them or their guests from parking at adjacent or nearby properties including the school property.
- Each unit will be assigned one dedicated parking space in the parking garage along with an access card/clicker providing access to the parking garage.
- Larger units (2 & 3 Bedrooms) can request an additional parking pass and access card/clicker to park in non-dedicated spaces upon availability.
- Parking enforcement will be jointly managed by the tenant and onsite property manager. Any violation to parking in the dedicated parking spaces will be reported to the onsite property manager to enforce towing.
- Visitor parking spaces (surface courtyard spaces) will be limited to 3-hour maximum parking limits until 12:00am midnight. Parking after 12:00am midnight is by permit only with towing enforced. Onsite property manager will enforce 3-hour maximum parking limit.

STAFF REPORT



Meeting Date:	December 19, 2022	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P22-176: First Reading for Ordinance E	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance E to update the Town of Jackson's Land Development Regulations (LDRs), specifically the parking and loading standards relating to Electric Vehicle Supply Equipment (EVSE).

Requested Action.

Staff requests consideration of Ordinance E to modify the following sections of the Town of Jackson's LDRs as it relates to Electric Vehicle Supply Equipment (EVSE):

1. LDR Section 6.6.2 Required Parking and Loading
2. LDR Division 9.5 Defined Terms

Recommendation.

The Planning Director recommends approval of the proposed Ordinance E as presented in this staff report.

Background

At the November 7, 2022, Town Council regular meeting, Town Council approved the proposed amendments and directed staff to prepare an Ordinance to amend the LDRs as presented. In its discussion on this item (P22-176) during the same meeting, Town Council questioned if the applicant should consider setting higher requirements in terms of the number of spaces with EVSE infrastructure, specifically for nonresidential uses like office and commercial. As a response to that discussion, the applicant increased the proposed EVSE Capable requirement for "Other nonresidential" uses from 10 percent to 30 percent. That increase aligns the EVSE Capable requirement for "Other nonresidential" to match the 30 percent requirement already proposed for "Other residential" and "Lodging" uses. This response is captured below in Ordinance E.

Please see the attached ordinance that provides all proposed changes to the LDRs to be approved.

Factors for Consideration

Below are the factors that the Council considered at a regular meeting on November 7, 2022.

Zoning Text Amendment (P22-176): Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

- 1. Is consistent with the purposes and organization of the LDRs;**

Complies. The purposes of the LDRs per Division 1.3 are generally to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the community. This amendment is consistent with those purposes in that it considers the impacts of GHG

emissions on the health of residents and wildlife in the community and considers changing trends in technology and infrastructure available to support that goal.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

Complies. The amendment proposes a new and specific standard for EVSE infrastructure. The current Required Parking and Loading Standards (Section 6.2.2), last amended in 2018, do not specifically address changing trends in EVSE infrastructure. Staff has made additional proposed modifications to the applicant's text to improve consistency with the current format and style of the LDRs.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. The amendment defines minimum regulations for EVSE infrastructure while offering the flexibility of allowing the proposed requirement to count toward the overall parking requirement on a property as well as including language to allow for exceptions where, when strictly applied, the proposed EVSE standard is infeasible, burdensome, or unnecessary. Applicants also retain the option for an Administrative Adjustment provided as part of the broader Parking and Loading Standards (Division 6.2.2).

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. The amendment proposes a new and specific standard for EVSE infrastructure. The current Required Parking and Loading Standards (Section 6.2.2), last amended in 2018, do not specifically address changing trends in EVSE infrastructure.

5. *Improves implementation of the Comprehensive Plan; and*

Complies. The proposed amendment supports implementation of Policy 2.1.a (*Shift community energy consumption behavior*) and Policy 2.1.c (*Increase local use and generation of renewable energy*).

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

Attachments.

Ordinance E

Suggested Motions.

I move to approve Ordinance E on first reading.

ORDINANCE E

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196 AND 1277 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 6.2.2.F AND 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ELECTRIC VEHICLE SUPPLY EQUIPMENT AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of town of Jackson Ordinance Nos. 1196 and 1277 and Section 2 of Town of Jackson Ordinance No. 1074 (PART) and sections 6.2.2.F and 9.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

[See Next Page]

LDR Section 6.2.2. Required Parking and Loading

F. Required Electric Vehicle Supply Equipment.

All new and expanded uses that generate off street parking shall provide infrastructure for electric vehicle supply equipment (EVSE) unless otherwise exempt by this subsection.

1. **Amount of Off-Street Infrastructure.** The table below specifies the minimum additional off-street parking spaces that shall include EVSE. See subsection E.5 for EVSE standards.

EVSE Requirement (per Dwelling Unit (DU) or as % of off-street parking spaces provided for new or expanded use)		
Use	EVSE Capable	EVSE Installed (E.1.b)
Detached Dwelling Unit	1 per DU	NA
Accessory Residential Unit	1 per DU	NA
Other Residential (Example: Attached Dwelling Unit or Apartment)	30%	5%
Lodging	30%	5%
Other Nonresidential (Example: Retail or Office)	30%	5%

- a. An EVSE Installed space may count toward the EVSE Capable space requirement.
 - b. The EVSE Installed requirement only applies to parking lots of 10 or more spaces.
 - c. The EVSE Installed requirement is waived when all spaces are EVSE Capable.
2. **Counts Toward Required Parking.** Those parking spaces required for EVSE by this subsection shall count toward fulfilling the total parking requirement of this Division.
3. **Posted.** EVSE installed spaces shall be posted with clear signage designating them as intended for electric vehicles.
4. **Location.** Above ground EVSE components taller than 4' in height and less than 8' in height, such as charging stands, shall be subject to the parking setbacks of the applicable zone, unless permanently affixed to a building or structure.
5. **EVSE Standards.**
 - a. EVSE Capable – A parking spaces is EVSE Capable if it is provided with conduit sized for a minimum 40-amp, 208/240-volt dedicated branch circuit from an electrical panelboard with sufficient physical space to accommodate a minimum 40-amp, dual-pol circuit breaker.
 - b. EVSE Installed – A parking spaces is EVSE Installed equipped with a Level 2 charging station networked with hardware that uses the Open Charge Point Protocol (OCCP) version 1.6 or higher.
6. **Exemptions.**
 - a. The standards of this section shall not apply to Temporary Uses or Accessory Uses other than Accessory Residential Units.
 - b. The Planning Director may exempt or lessen the EVSE requirement if it is determined the requirement is infeasible, burdensome, or unnecessary due to use, geography, or changes in technology.

LDR Division 9.5 Defined Terms

Electric Vehicle Supply Equipment (EVSE). Any equipment or electrical component used in charging electric vehicles at a specific location. EVSE does not include equipment located on the electric vehicles themselves.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2022.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2023.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

ORDINANCE F

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1122, 1196, 1197, 1198, 1214, AND 1299 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 2.2.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING NEIGHBORHOOD LOW DENSITY-5 (NL-5) AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of town of Jackson Ordinance Nos. 1214 1122, 1196, 1197, 1198, 1214, and 1299 and Section 2 of Town of Jackson Ordinance No. 1074 (PART) and section 2.2.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

[See Next Page]

2.2.6. NL-5: Neighborhood Low Density-5 (3/6/19, Ord. 1214)

Section 2.2.6.A.1 – General Intent, Section 2.2.6.A.4 – Land Use, and Section 2.2.6.B.1 – Lot Standards (Landscaping)

2.2.6. NL-5: Neighborhood Low Density-5

(3/6/19, Ord. 1214)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-5 (NL-5) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted, **except as allowed in Sec. 2.2.6.E**. This flexibility is intended to create opportunities for workforce housing because all apartment **and deed restricted** units are required to be rented-to **utilized by** members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended, **except up to four deed restricted units are permitted within a maximum of three structures.**
2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
4. Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density **except as allowed in Sec. 2.2.6.E**.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards

A 3D perspective diagram of a rectangular lot. The lot is divided into a central building footprint (light gray) and surrounding setbacks (tan). The setbacks are labeled with letters A through H, corresponding to the table below. The lot is bordered by a 'Street' on the right and an 'Alley' on the left. The setbacks are shown as dashed lines with arrows indicating the distance from the building to the setback line.

Primary Building Setbacks		(Sec. 9.4.8.)	
Primary street (min)	20'		A
Secondary street (min)	10'		B
Side interior (min)	10'		B
Rear (min)	10'		D
Accessory Structure Setbacks		(Sec. 9.4.8.)	
Primary street (min)	30'		E
Secondary street (min)	10'		F
Side interior (min)	5'		G
Rear (min)	5'		H
Site Development Setbacks			
All site development, excluding driveways, sidewalks, or parking.			
Primary/secondary street (min)	Same as primary building		
Side interior/rear (min)	5'		I
Landscaping		(Div. 5.5.)	
Landscape surface ratio (min)			
1 unit	.45		
2 units	.35		
3 or 4 units	.30		E.1
All other allowed uses	.45		
Plant units (min)			
Residential	1 per lot		
Nonresidential	1 per 1,000 sf of landscape area		
Parking Lot (all uses)	1 per 12 parking spaces		

Town of Jackson Land Development Regulations

2-36

Section 2.2.6.B.2 – Vehicle Access Standards (Parking Setbacks)

Parking Setbacks			
	1 or 2 units	3 or 4 units/ nonresidential	
Primary street (min)	20'	20'	A
Secondary street (min)	10'	10'	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

Section 2.2.6.B.3 – Bulk & Mass Standards (Scale of Development)

Scale of Development (Sec. 9.4.13.)	
Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 or 4 units	.40 E.1 & E.3
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf

Section 2.2.6.E.1 – Additional Zone-specific Standards (Detached Dwelling Unit, Attached Dwelling Unit, Apartment, or ARU), Section 2.2.6.E.3 – Additional Zone-specific Standards (Condominium and Townhouse), and Section 2.2.6.E.4 – Additional Zone-specific Standards (Additional unit density).

E. Additional Zone-specific Standards

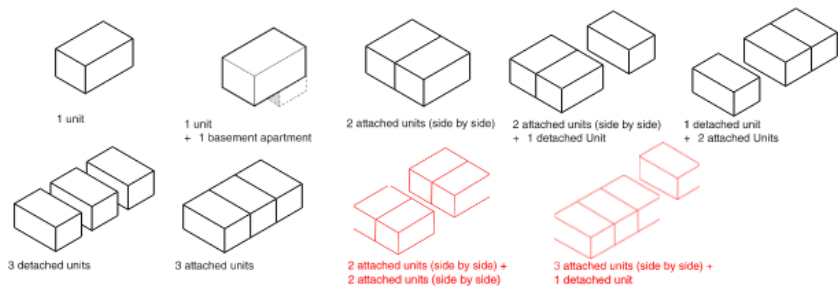
The following standards apply in addition to all other standards applicable in the NL-5 zone.

1. **Single-Family Detached, Single-Family Attached, Apartment, or ARU.** No more than 3 units of any combination are permitted on the lot, except that 4 units are permitted on the lot if 100% of the units are permanently deed restricted with a deed restriction approved by Jackson/Teton County Housing Department or administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area.
2. **Apartment and ARU Occupancy.** Occupancy of an apartment or ARU shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests
3. **Condominium or Townhouse.** Condominium or Townhouse subdivision is only allowed if all units on the property are permanently deed restricted to the satisfaction of the Jackson/Teton County Housing Department. The Restriction must permanently restrict use and occupancy of each dwelling unit to households that work locally and occupy the unit as their primary residence. If three or four units are built on a site or lot, an additional 600 sf of above-ground floor area shall be granted.
4. **Additional unit density.** A residential unit approved using the density incentive allowed in Section 2.2.6.E.1 is also subject to the requirements of Section 7.8.2 regarding residential buildout.

Section 2.2.6.F – Configuration Options

F. Configuration Options

Configuration options in the NL-5 zone include, but are not limited to, the following, with fourplexes prohibited as an option:



SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5 DAY OF DECEMBER, 2022.

PASSED 2ND READING THE _____ DAY OF _____, 2022.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2023.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Interim Town Manager

DT: December 19, 2022

RE: Town Manager's Report

Regular Council Meeting and Special Council Meeting Calendar for 2023

Below is a proposed schedule for regular and special meetings in 2023. Please take an opportunity to discuss any concerns about changes to the regular meeting schedule for 2023 as part of the Town Manager's Report. The below paragraph provides some explanation behind the proposed changes.

The 1st meeting of the month for January and September are being rescheduled due to holidays and also to coincide with the already shifted Joint meetings with the County Commissioners. The Town Council retreat and the joint retreat with the County Commissioners in February have been added. The 1st meeting of the month for April is cancelled due to school spring break, but we are still discussing whether a joint meeting needs to be held on April 10. The June 20th, July 3rd, and November 20th meetings are rescheduled as shown.

2023																																																
JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE													
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S							
1	2	3	4	5	6	7	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	21	22	23	24	25	26	27	11	12	13	14	15	16	17
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	28	29	30	31	18	19	20	21	22	23	24			
29	30	31					26	27	28					26	27	28	29	30	31									23	24	25	26	27	28	29	30													
JULY							AUGUST							SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER													
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S							
						1				1	2	3	4	5						1	2	1	2	3	4	5	6	7						1	2	3	4								1	2		
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23	24	25	26	27	28	29	30
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30	31						
30	31																																															
 Holiday - Town Offices Closed  Regular Council Meeting  Special Council Meeting  Regular JIM  Special JIM																																																

Anti Vehicle Barrier Funding

The Jackson Hole Travel and Tourism Board approved funding in the amount of \$228,965 for the purchase of anti-vehicle barriers for the Town of Jackson. These barriers would be fully funded by the JHTTB and there would be no additional costs to the Town of Jackson. The anti-vehicle barriers are safety devices that could be implemented at special events throughout the year to prevent unauthorized vehicles from entering a crowd. The funding allows for the

purchase of 24 anti-vehicle barriers, 2 support trailers, and 18 arrestor cables. In-field training/certification will also be provided with the purchase.

State Loan and Investment Board (SLIB) Approval of Fund Reallocation for Fleet Maintenance Facility

The Board of County Commissioners and Town Council directed staff to apply for reallocation of County Wide Consensus grant funds at the September 12, 2022 Joint Information Meeting. The purpose of this reallocation was to move \$483,793 from the Cache Creek Tube project to the Core Services Vehicle Maintenance Facility Project. SLIB approved the reallocation at their December 1, 2022 Board meeting. These funds will reduce the Town and County match for the project per the funding split discussed at the August 1, 2022 Town Council meeting. This revenue will be reflected in the next budget amendment. Staff will be reaching out to thank SLIB and their staff for being flexible in applying this funding to local priorities. Staff will work with SLIB to finalize grant documentation and execute all documents.

Cyber Security Upgrade

The Town's IT Department is adding an additional technology to its arsenal of anti-spam tools. The technology is called DMARC and is required by our cyberinsurance policy. At its core, it functions by opting the Town's email system into a global database of known, good senders and email platforms against which suspect messages are checked and either passed through or blocked. The technology adds approximately \$11,000 to our annual software maintenance for our existing email protection suite. With the approval of the Town Manager's report, staff will ensure this funding is reflected in the next budget amendment.

Design Review Committee (DRC) Feedback

Based on Council's comments and feedback provided at the recent DRC interviews -- which touched on issues of large building size, the 2:1 incentive tool, and the role of the Design Guidelines and LDRs in vetting large projects -- staff wanted to respond by offering Council some options (see bullets below) for LDR changes if the Council has interest in doing so.

- Maximum Building Size: Add a maximum building size (back) into the LDRs for certain or all zones e.g., 50,000 square feet for a building;
- 2:1 Workforce Bonus: Consider changing the 2:1 bonus in the LDRs to get higher percentage of deed restricted units, or a higher level of deed restriction, or both. Also, could limit the size of deed restricted units to increase affordability;
- Exemptions from Public review thresholds for 2:1 units and deed restricted units: Currently, all units using the 2:1 workforce bonus and all deed restricted units are exempt from our development review thresholds, meaning that very large projects can avoid all public hearings and go straight to building permit or at least avoid Sketch Plan. Staff could provide options to decrease these LDR exemptions so Council could review more projects. Or perhaps projects of a certain size could be required to be presented to Council at a workshop prior to submittal of the development application to provide Council an opportunity to comment on projects earlier in the process.

- Public-Private Partnership projects: Clarify in LDRs whether private-public housing projects should be subject to same or different standards (e.g., LDRs, design review) than private developments of same type.
- 4th Story workforce bonus on 2+-acre sites in CR-3 Zone: Could provide more clear and aggressive requirements for 4th stories in CR-3 zone (e.g., bigger 4th story stepback).
- Design Guidelines: As a potential future project, the Design Guidelines could be updated to better address large buildings, multi-family residential development, and projects on large sites. This would be a major undertaking (12+ months).
- Other

If the Council is interested in planning staff working on some of the above items sooner than later, then our Work Plan would need to be revised. Staff recommends postponing the Stable/Transitional LDR update in lieu of this effort. This means that the Council would finish our Short-term Rental LDR update first, followed by this above LDR update, and then thirdly the Stable/Transitional LDR update. The Town LDR Clean-up, which is a major effort of LDR amendments, has also been started by staff so that will be ready for Council hearing by late Spring hopefully. With the approval of the Town Managers report staff would prepare a future agenda item for consideration of changing the Long Range Planning workplan as discussed herein.