

AGENDA
Planning and Zoning Commission / Joint
Planning and Zoning Commission
March 19, 2025 – SPECIAL MEETING
5:30 PM

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

ZOOM LINK FOR PUBLIC PARTICIPATION:

Meeting ID 883 8320 6383; Passcode 83001

Click the link above or copy/paste into your browser:

<https://us02web.zoom.us/j/88383206383?pwd=TFRqNmF0WRR09X1jZ5iOs4wcoTdsQB.1>

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA: 3/19/2025
4. PUBLIC COMMENT
5. NEW BUSINESS
 - I. MSC2025-0010 & MSC2025-0011: 2025 Annual Indicator Report and Fiscal Year 2026 Implementation Work Plan
6. MATTERS FROM THE COMMISSION
7. MATTERS FROM STAFF
8. ADJOURN - COUNTY ONLY
9. TOWN ONLY ACTION
 - I. Approval of March 5, 2025 Minutes
 - II. P24-170: Sketch Plan, 325, 335, 345, 355, & 375 N. Cache Street, 45 & 65 Mercill Avenue, & 330, 350, 360, & 370 N. Glenwood Street (Tyler Valentine)
10. ADJOURN - TOWN ONLY



JOINT PLANNING COMMISSION MEETING TOWN OF JACKSON & TETON COUNTY **AGENDA DOCUMENTATION**

PREPARATION DATE: March 14, 2025

MEETING DATE: March 19, 2025

SUBMITTING DEPARTMENT: Long-Range Planning

DEPT DIRECTORS: Chris Neubecker, Paul Anthony

PRESENTER: Ryan Hostetter, Long-Range Planning

SUBJECT: 2025 Annual Indicator Report and Fiscal Year 2026 Implementation Work Plan

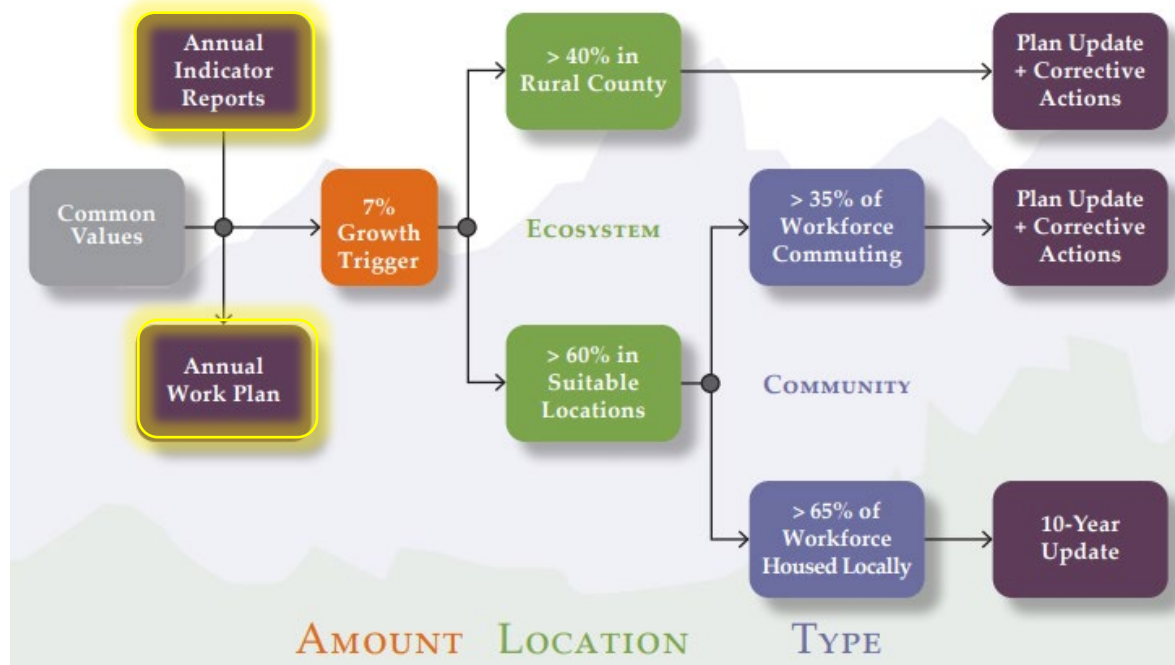
STATEMENT/PURPOSE

1. Review 2025 Comprehensive Plan Indicator Report.
2. Approve the Fiscal Year 2026 Work Plan.

BACKGROUND/ALTERNATIVES

The Annual Indicator Report and Work Plan operate in conjunction with the Comprehensive Plan's Adaptive Management Program to implement the Comprehensive Plan, Integrated Transportation Plan, and Housing Action Plan. The Annual Indicator Report facilitates evidence-based planning and consistent data tracking as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress and informs the scope and prioritization of the projects in the Annual Work Plan. The Work Plan identifies implementation tasks to be undertaken in the next fiscal year. The Work Plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out Jointly by both jurisdictions.

Adaptive Management Program



The **Annual Indicator Report** provides data and identifies trends in an effort to facilitate evidence-based planning as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress, and informs the scope and prioritization of the projects in the Annual Work Plan.

- The report presents data for the previous calendar year (January 2024-December 2024), unless data availability lags, in which case the most recent reporting will be for 2022 or 2023.

The **Work Plan** identifies and prioritizes implementation tasks to be undertaken in the next fiscal year.

- The plan presents tasks for the upcoming fiscal year (July 2025 – June 2026).
- The plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out by both jurisdictions, some of which will need to be funded in the County and/or Town budgets.
- All tasks are based on the Strategies found in the [Jackson/Teton County Comprehensive Plan](#) or are objectives of the [Housing Action Plan](#) or [Integrated Transportation Plan](#).
- As the Town and County have hired staff related to some of the Comprehensive Plan strategies, the future work planning specific to their subject matter areas, such as the Transportation Manager and the Town Ecosystem Stewardship Administrator, could be included within their own specific work plans in the future (similar to that of the Housing Department and their Housing Supply Plan and Work Plan).

STAFF ANALYSIS

Staff use the approved Work Plan to manage fiscal and staff resources toward achieving the tasks prioritized by the Town Council and Board of County Commissioners. This is the opportunity for the Board of County Commissioners and Town Council to direct staff efforts and set public expectations for Long-Range projects that will occur from July 2025 to June 2026. If there are projects or tasks listed in the draft Work Plan that are not priorities, this is the opportunity to suggest a change. If new projects, tasks, or priorities are added to the Work Plan then another project will need to be removed due to limited available staff capacity. Staffing for Joint Long Range Planning was reduced last year with the removal of one joint planner position, therefore there is only one position to carry out these joint long range planning tasks for the Town and the County. The Transportation Planning and Affordable Housing departments have added or maintained staffing levels in the past year.

This annual exercise is consistent with Comprehensive Plan Adaptive Management Policies:

- **Policy 9.2.a: Monitor Indicators Annually**

If the Adaptive Management evaluation at 7% growth is the community's exam, the indicator reports are our annual progress report. The indicators monitor not only the Adaptive Management targets but the other measures of each of the community's goals. Each spring, the community should review the indicators listed below [in the Comp Plan] and other appropriate indicators to inform budgets and set an implementation work plan that will promote optimization of all 8 community goals.

- **Policy 9.2.b: Establish an Implementation Work Plan Annually**

A work plan for implementing the community's Vision will be established each year as part of the budget process. In setting the work plan, the community should evaluate the work completed over the past year, review annual indicators, and prioritize strategies for implementation based on how well the community is achieving our Vision and which implementation measures are most needed. The work plan will be composed of the strategies from the Common Values to be implemented the following year. The resources required to implement the strategy will be considered, along with the parties responsible for implementing the strategy, the timeframe for implementing the strategy, and the goal of the implementation. As strategies are completed and/or new best practices, technology and information become available, the work plan may include strategies that are not listed in the Common Values. However, every task in the work plan should be:

- *relevant to a principle of the community that needs to be addressed;*
- *implementable by the responsible party; and*
- *effective in addressing the relevant community principle”*

The Town of Jackson and Teton County have engaged in joint planning since 1994. While each jurisdiction has its own version of the Land Development Regulations (LDRs), there is only one Joint Comprehensive Plan, one joint Annual Indicator Report, and one joint Annual Work Plan. This means that the FY 26 Work Plan must be approved by both jurisdictions for it to be adopted. While in the past, County-only or Town-only Work Plan tasks were directed by each Board separately, coordinating timing and shared resources required of those tasks is an important benefit of setting the Work Plan jointly.

Tasks identified as “joint” are those designed for cooperative and balanced resource sharing and oversight to advance common or interdependent strategies included in the Comprehensive Plan, Integrated Transportation Plan, or Housing Action Plan. Joint tasks provide a balance of jurisdictional oversight on issues that bridge legal boundaries and affect the community valley-wide.

Projects Completed in FY 25

Fiscal Year 24/25 saw the completion of a few larger/major initiatives:

Town and County Initiatives:

- Adoption of the County’s portion of the Natural Resources Overlay (NRO).
- Town Staff completed immediate updates to the LDRs regarding large buildings and worked on a large building moratorium.
- County Planning completed the privately submitted Smith/Collins/Phibbs environmental amendments (project taking almost two years and 600 hours of County Long Range Planning).
- Joint Long Range Planning updated the Indicator Report and rolled out the updated indicator dashboard (<https://jacksontetonplan.com/376/Community-Monitoring>).
- County Long Range Planner completed the Teton County Scenic Preserve Trust (TCSPT) modernization review project with GSBS Consulting. This project took the County Long Range Planner approximately 370 hours. Annual monitoring and management of the TCSPT program is approximately 250 hours per year and is an ongoing project.
- County Long Range Planner completed LDR amendments related to outdoor receptions which were submitted by a private citizen responding to the Fire in the Mountains event (approximately 100 hours for County Long Range Planner).

New Initiatives for FY 26.

Within the FY 26 Work Plan we see several tasks from prior years that have not been completed, including some from last year which have not yet begun. Due to the loss of the second Joint Long Range Planner, there are very limited resources to get many of these projects going, and existing projects have taken longer to complete. In addition, many of the projects have increased in complexity (such as the updated NRO and the County specific Smith/Collins application) which extended their timeframes for completion. One example of unscheduled work for the Town includes the moratorium on big buildings and several immediate unplanned efforts related to the moratorium and review of big buildings which were not originally on the Town Planning workplan from the 2024 retreat. These “special” or immediate projects that pop up during the year take away from both Town and County Staff’s ability to move programmatic long-range initiatives forward. Added special projects, increased project complexity, and fewer staff are the main reasons why we have not been able to move many of the older projects forward or begin other larger programmatic efforts such as updating County legacy zones.

The workplan for this next fiscal year will follow up with requests for consultant services and budget in order to accomplish the tasks in the workplan. Following is what Staff recommends for the next fiscal year:

- County Long Range Planning
 - Water Quality Land Development Regulations (will include scope and budget for professional services)
 - Review of the development option tools (County PRD, CNPRD, Floor Area Option etc.) as a result of the Smith/Collins application. This may include scoping and budget for professional services.
- Town Long Range Planning
 - The Town Council will hold a workshop on **April 21st** to review specific projects to include on the Town's workplan. Following is a list of potential projects to be discussed. Many of these projects have been on prior workplans but have not had resources to begin and/or complete:
 - Town bonus tools – specifically the two for one (i.e. 2:1 Program) development option tool.
 - Update to the Town's NRO (following the County's adoption in February of 2025)
 - Hillside Land Development Regulations (this project has been on hold for several years)
 - Town Sign Ordinance – Sign standards need to be updated to comply with State and Federal law
 - Review and update of Business Park Legacy Zone
 - Update Town landscape regulations
- New Joint Projects
 - Comprehensive Plan initial scoping and outreach. Staff have put this item on the Joint workplan because the Indicator Report has shown that we are approaching our 7% growth trigger for review (Indicator Report shows 6.7% this last year). This is a very large project and Staff recommends working with the community to define the scope of this next Comprehensive Plan update.

FY 26

Based on tasks identified in prior Work Plans, priorities outlined in the February 12 & 13, 2025 Town Council retreat, and the County Commissioners retreat, staff recommends the following implementation projects as top priorities for FY 26 (July 2025 – June 2026). Staff's primary recommendation is that the many ongoing and rollover projects continue to be completed and that the use of professional services will be requested in order to move these initiatives forward due to the smaller staffing of Joint Long Range Planning (one position removed in the last fiscal year). Additionally, due to the Indicator Report noting the growth rate of 6.7%, an added Joint Long Range item for the next Joint Comprehensive Plan update and check-in has been included by Staff.

Additional prioritization of projects will impact (or require removing) ongoing projects from the list or will require additional resources such as consultant services.

JOINT TASKS	
In Progress (and to roll over to FY26)	New (beginning in FY26)
• Safe Streets for All (Pathways) • Traffic Impact Study LDRs (Transportation & Joint LR Planning) • ITP Transportation Demand Management Program Elements (Transportation) • Update Housing Mitigation LDRs (Joint LR Planning) (on hold – moved to unscheduled section below)	• Comp Plan – Initial scoping/outreach (no consultant funding this Fiscal Year)
TOWN TASKS	
In Progress	New
• Town Water Quality - Stormwater (Town Public Works) (75% complete) • Ecosystem Indicators (Ecosystem Stewardship) (40% complete) • Climate Action Plan Implementation (Ecosystem Stewardship) (8% complete) • Large Building and Workforce Housing Bonus Review (Planning) (on hold)	• LDR amendments (Projects to be reviewed at a Town Council workshop April 21st). Items to be discussed during the workshop for prioritization and funding. This workplan will be updated pending the results of this workshop. Projects for review include but are not limited to: • 2 for 1 Review • NRO Update • Hillside • Signs • BP legacy zone • Landscape Regulations
COUNTY TASKS	
In Progress	New
• Wildlife Crossings Master Plan Implementation (Public Works) (30% complete) • Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works & WYDOT) (WYDOT schedule) • Fire Protection Resolution for New Subdivisions – LDRs (County Current Planning 40% Complete) • County review of ARUs (has not begun – moved to unscheduled section below) • County Legacy Zoning Update (on hold due to staffing resources)	• Water Quality LDR Amendments (Planning & Public Works. From last year – has not begun) • PRD Tool Review and Amendment (County Planning – request by BCC to add) • Business Park Legacy Zoning (has not begun due to staffing resources – on hold similar to other County Legacy Zoning updates)

STAKEHOLDER ANALYSIS

Stakeholders for the Work Plan and Indicator Report include all community members within Teton County and Town of Jackson. This effort is tied to the outreach conducted during the 2020 Comprehensive Plan update and carries forward the policy work directed through that process.

FISCAL IMPACT

Fiscal impacts associated with each identified project (if they are known) have been provided in the proposed Work Plan. Actual financial commitments will be considered by the elected officials as part of adoption of the Town and County budgets.

STAFF IMPACT

The FY 26 Implementation Work Plan accounts for all the Joint Long-Range Planning Department's time. It also requires time from Town Planning Staff, County Planning Staff as well as other Town and County Departments.

LEGAL REVIEW

County: K. Gingery

Town: L. Colasuonno

ATTACHMENTS

1. 2025 Indicator Report
2. Draft FY 26 Implementation Work Plan (dated March 2025)

RECOMMENDATION

The Planning Directors recommend **approval** of the FY 26 Implementation Work Plan dated March 2025.

SUGGESTED MOTIONS

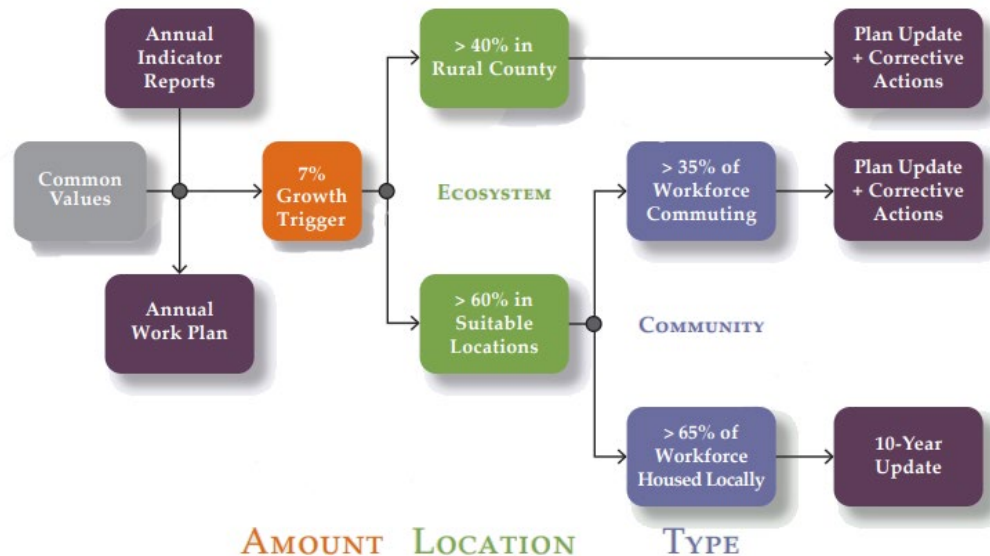
Town Planning Commission: I move to recommend **approval** to the Town Council of the proposed FY 26 Implementation Work Plan dated March of 2025.

County Planning Commission: I move to recommend **approval** to the Board of County Commissioners of the proposed FY 26 Implementation Work Plan dated March of 2025.

2025 Annual Indicator Report

March, 2025

Adaptive Management Program



The Jackson/Teton County Comprehensive Plan, adopted in 2012 and updated in 2020, sets a community vision based on 3 Common Values of Community Character: Ecosystem Stewardship, Growth Management, and Quality of Life. It also establishes an Adaptive Management Program that tracks a review trigger and key targets to identify when corrective action is needed. While Comprehensive Plan review is only triggered by 7% residential growth, an Indicator Report is produced every year to monitor community.



Growth in residential units is our trigger for Comprehensive Plan review because residential growth is relatively steady year to year and 7% growth allows for policy changes to be implemented before issues are rediscussed.

By tracking indicators tied to our Common Values, we can answer the question:

Are we living our values?

Growth Management: Yes

Since the 2012 Comprehensive Plan and adoption of new zoning in both the Town and County we have fulfilled our growth management policies. Since 2012, over 65% of development has been in Complete Neighborhoods – already developed areas with existing infrastructure. This protects habitat, scenery, and natural resources while providing needed housing for our community. Looking forward, 65% of new units with a building permit and 59% of unbuilt potential is in Complete Neighborhoods as well. It took 7 years for policy change to affect physical change, but the location of development has successfully shifted.

In addition to building in the right place, 43% of housing units built since 2012 have been permanently protected for the workforce. This has allowed us to maintain a steady 60% local workforce since 2012 despite job and housing cost growth, but not to climb back to the goal of 65% (2006 level). Since 2016, the Jackson and Teton County Affordable Housing Department has nearly tripled the production of permanently protected units compared to the 7 years prior.

One major takeaway from this year's review of the data is that we are just about at our 7% growth management trigger and, therefore, this item has been added into the Joint Long Range Planning Workplan for discussion.



Ecosystem Stewardship: Partially

We continue to excel in land conservation. In addition to building new units in the right place, we are conserving more habitat, scenery, and open space than we develop.

Regarding other aspects of ecosystem stewardship, we have room to improve. Greenhouse gas emissions **continue to rise in total and per capita**, despite aspirations to the contrary. But adopting a plan for improvement and supporting its implementation bodes well for future success as we have seen with our growth management and housing action efforts.

In addition, Teton County recently approved (February 2025) a major update to the Natural Resources Overlay (NRO) which requires analysis of physical development and uses with respect to natural resources and waterbodies – this is a policy (1.1.b) that is now considered accomplished from the 2012 Comprehensive Plan.

Quality of Life: Partially

As mentioned above, efforts to provide housing opportunities have successfully maintained a local workforce, slowing the pre-2012 local workforce decline. The Housing Needs Assessment calls for continued production of permanently protected units if we are to meet the demand from job growth and pending retirement. Please see the [Housing Supply Plan \(HSP\)](#) for more detail.

While we are rising to the challenge of housing production, wealth growth in the community continues to drive up the price of housing and housing stress remains pervasive in studies of community health. Jobs and wages continue to grow, but not enough to make housing (or childcare, see [HSP](#)) affordable to local workers without additional support.

We continue to work on transportation mode prioritization or mode shift goals identified in the Integrated Transportation Plan. Dedication of resources through the [Regional Transportation Work Plan](#) is a step toward future success. Other service level goals have not been identified for monitoring but due the recently hired Transportation Manager and Travel Demand Management Coordinator we

anticipate several changes in the coming years to more accurately track, monitor and improve transportation systems in the Town and County.

For further information and to explore the data and look into questions of your own please see the dashboard located online here: <https://jacksontetonplan.com/376/Community-Monitoring>



Common Value 1: Ecosystem Stewardship



Preserving and protecting the area's ecosystem is the core of our community character and economy. As a result, we must monitor our impacts to ensure our growth does not compromise the health of the ecosystem. Since adoption of the Comprehensive Plan in 2012, we have achieved our location of growth goals, but not our greenhouse gas (GHG) emission goals. We are just now setting our water quality goals and beginning to monitor air quality and health of native species.

Land conservation is how we have historically measured ecosystem stewardship, and where we continue to excel. With future implementation of the Water Quality Management Plan and identification of other ecosystem stewardship indicators we will continue to make progress towards improving ecosystem stewardship in future years.

What was new in 2024?

- We conserved just over 700 acres this last year through protection of the Kelly parcel.
- GHG emissions continue to rise as we see increases in electric usage, gas usage, and increases in vehicle miles traveled each year.
- The County hired a Travel Demand Management Coordinator to assist the Transportation Manager which may contribute to completion of transportation strategies and lead to future reduction of GHG.
- The Town Ecosystem Stewardship Administrator continues to work on the identification of native species health and air quality indicators.
- The County adopted a major update to the Natural Resources Overlay which will refine how we review physical development and use in the County.

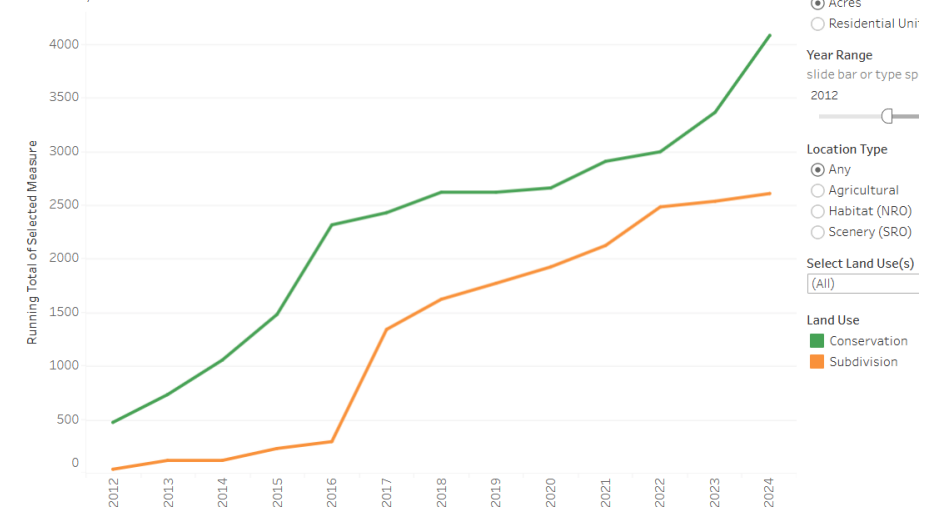
Where are we in 2025?

- Conservation continues to outpace development in rural areas of habitat, scenery, and natural resources.
- Exempt land divisions, especially family divisions, continue to be the primary form of rural subdivision.

- As noted in the Growth Management section, actual and potential development remains concentrated in Complete Neighborhoods, out of habitat and scenery.
- GHG emissions remain well above the Comp Plan goal of 2012 levels, and nowhere near the Town goal of net zero.
- Per capita GHG emissions continue trending up, indicating that the emissions growth is a function of growing consumption, in addition to population growth.
- Wildlife vehicle collisions went up in 2023 (last reported dataset). Implementation of the Wildlife Crossings Master Plan should have a positive impact although that may take some time to reflect in the data.

Conservation vs Subdivision of Rural Areas

Our goal is to maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character. In part, this means that in Rural Areas of habitat, scenery, and open space, we want more conservation than subdivision. This indicator tracks our progress toward that goal. This indicator can be measured in acres protected/subdivided, or residential units eliminated/lots created.

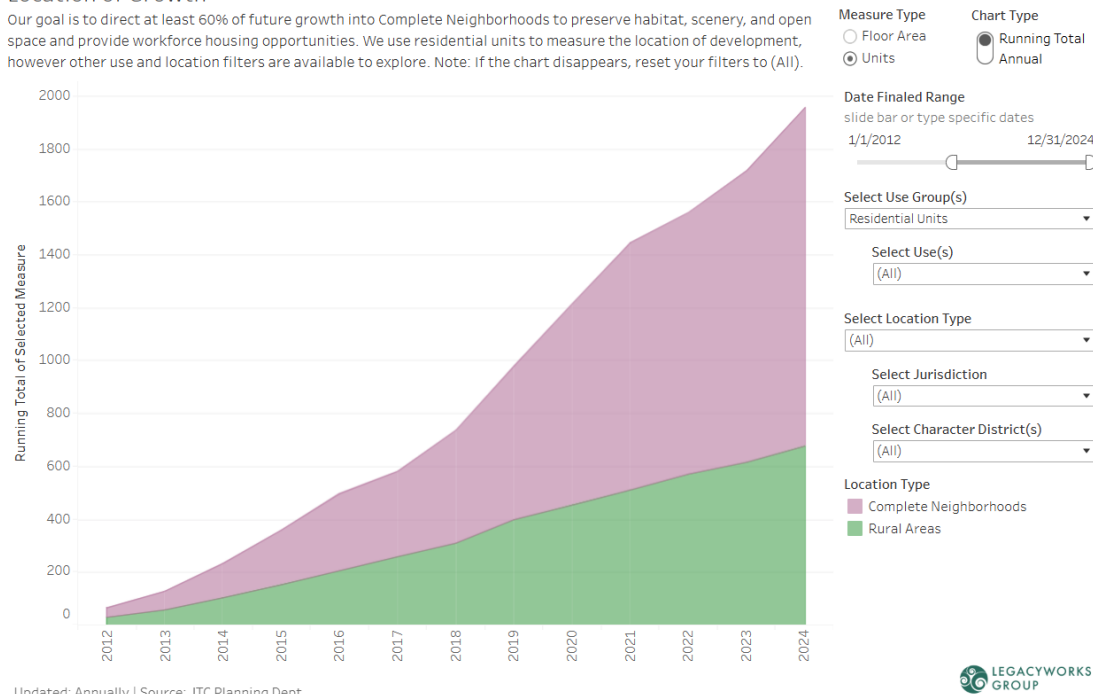


Common Value 2: Growth Management

Responsible growth management means proactively planning for the community we want – with rural open spaces and high-quality Complete Neighborhoods that enhance walkability and vitality. We monitor the amount, location, and type of growth to ensure we are getting, and will continue to get, what we have planned for. We are achieving our goals for location and type of growth without having to increase the overall amount of growth allowed.

Location of Growth

Our goal is to direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery, and open space and provide workforce housing opportunities. We use residential units to measure the location of development, however other use and location filters are available to explore. Note: If the chart disappears, reset your filters to (All).



We met our goal of building 60% of new units in complete neighborhoods in 2019; and as of 2024, 65% of units have been built in the areas identified for growth. Our vision is to shift the location and type of growth without increasing overall growth. To do this, units removed from rural areas were used to fill a workforce housing incentive pool. Tools were created within the Land Development Regulations in both the Town and County to facilitate this shift in growth location which are above and beyond the regular zoning requirements. Some of these tools draw

from the pool in Town such as the two for one bonus which will expire when the pool is empty (per Town LDR requirements). Many of the deed restricted projects in Town are currently utilizing this tool. Approximately 291 restricted units in Town have used the two for one tool, 106 of which have been constructed, 85 are in construction and another 100 are in the pipeline.

What was new in 2024?

- The overall housing pipeline is slightly lower than last year and the year before (by about 50 units per year) although the percentage of units within the pipeline from 2024 are mostly deed restricted units at about 69% of the total pipeline.
- With the pipeline slowing – this is something to watch as the overall national economy shifts in the coming year and there may be a slowing in construction due to increased materials costs. Changes in cost of materials, lack of materials, lack of construction workforce, and interest rates have very major impacts on the amount of construction each year.

Where are we in 2025?

- 65% of units built since Comp Plan adoption have been in Complete Neighborhoods (55% 2002-2012).
 - 47% of units have been built in Town.
- The increase is a function of reduction in the annual number of units built in rural areas of habitat, scenery, and open space (72 to 54); coupled with an increase in annual Complete Neighborhood units (91 to 98).
- 61% of zoning potential is in Complete Neighborhoods.

- The workforce housing bonus pool has 594 units remaining (the Northern South Park project was removed in the 2024 Indicator Report).
 - Current pipeline projects could draw an additional approximately 116 units from the pool if they move forward for approvals.
- Since 2012, allowed nonresidential, nonlodging floor area has increased by 133,340 sf, exceeding our goal not to increase potential by less than 1%.
- Since 2012, allowed lodging has decreased by 228 units, meeting our goal of no increase.
- The percentage of jobs, homes, and educational floor area in Town has been flat for several years.



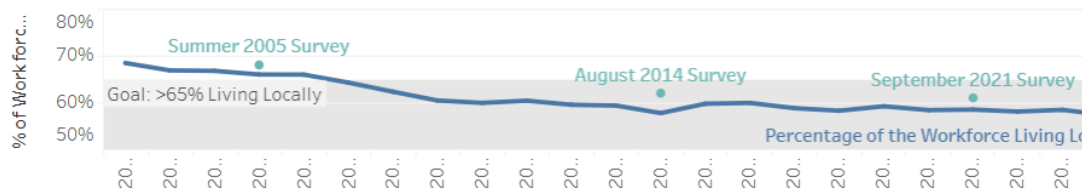
Common Value 3: Quality of Life

(Housing, Economy, Level of Service)

Our third Common Value – Quality of Life – protects our wellbeing. We identify as a diverse community with many different lifestyles and employment opportunities. We value the notion that all residents have access to a spectrum of employment opportunities, affordable housing, and safe, efficient transportation. Through great effort, we have maintained a local workforce in the face of job growth and significantly decreased affordability.

Percentage of the Workforce Living Locally

Our housing goal is to ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally. The percentage of the Teton County, WY workforce living in Teton County, WY is calculated from data on a variety of job types and worker origins.



The percentage of the workforce living locally is our indicator of quality of life because it encompasses the jobs housing balance, our ability to overcome decreasing affordability, and our ability to provide a basic need for the economic contributors of the community. We have maintained 60% of the workforce living locally since 2012, but not recovered from the 2002-2012 decline. This maintenance at 60% is due to efforts to provide significantly more housing opportunities, and likely supported by the wage growth of mostly higher paying jobs during the pandemic.

What was new in 2024?

- The percentage of units occupied by the workforce (market or restricted) stayed fairly steady with a potential dip in 2024 which will be known with future data.

- Lodging occupancy seems to have returned to 2014-2019 trends after the volatility of the pandemic. Swings in lodging occupancy seems to also follow climatic changes as well – 2024 saw a drop in occupancy in December as an example when there was less snow vs. other years.
- Recreation, accommodations, and service jobs have recovered to pre-pandemic levels.

Where are we in 2025?

- There are fewer units occupied by nonworking households such as retirees, and more units that are second homes – held vacant on purpose. This may just be a refining of the Census Bureau dataset, but is worth watching.
- Relatedly, we have yet to see the housing demand from retirement projected in the 2021 housing needs assessment; it would be indicated by growth in vacant units or nonworking households and a corresponding drop in unrestricted working ownership households. It continues to be worth watching.
- Shoulder season lodging occupancy has grown by 11-17 percentage points since adoption of the Comp Plan and creation of the TTB.
- Job growth in the information, finance, insurance, and real estate sectors continues to be strong.





Common Value 3: Quality of Life (Transportation)

The community's goal is that travel by foot, bike, or transit will be more efficient than by single occupancy vehicle. Increasing transit ridership is the primary method identified in the Integrated Transportation Plan (ITP) for reducing vehicle miles traveled in the community. However, the aggressive transit goals in the ITP were severely impacted by the pandemic. As a result, traffic continues to grow at expected, or greater, rates because mode shift has not occurred.

Future reports will look at travel time by mode share as the primary indicator of implementation of our mobility vision to prioritize modes other than the single-occupancy vehicle. For now, we look at START ridership and active transportation to indicate whether we are making alternate mode choices. The ITP also identifies the traffic volumes that represent design and construction benchmarks on our major corridors. Highway 22 remains past due for improvement. Summer weekday traffic is used as the benchmark because it is the peak, but it does not always reflect winter experiences.

What was new in 2024?

- Per capita START ridership is beginning to bounce back to pre pandemic levels.

Where are we in 2025?

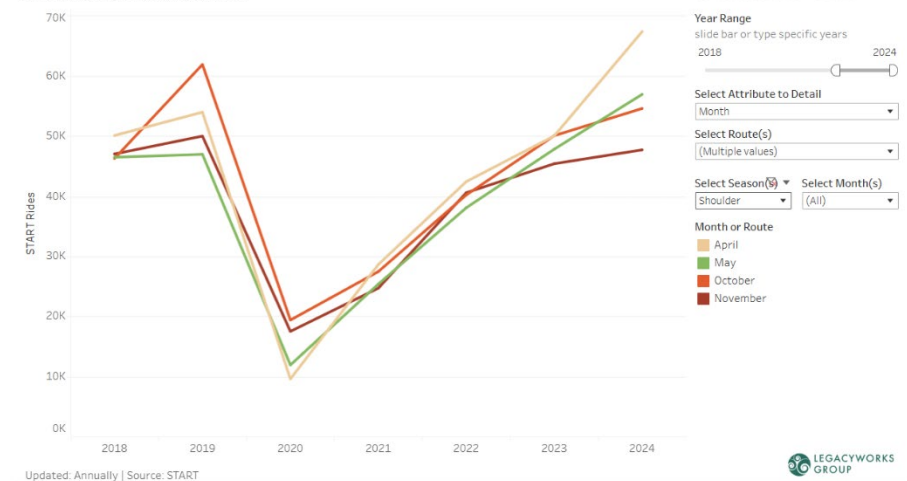
- Walking and biking are trending down from the last year and overall VMT is increasing.
- Wildlife vehicle collisions vary with snowfall but are at about the level they were at 10 years ago; implementation of the Wildlife Crossings Master Plan will hopefully lead to a decline.
- The corridor improvement (highway traffic) benchmark charts show the average summer weekday traffic along with traffic benchmarks for engineering or improvement design (orange) and construction (red). They

also show projected growth with and without implementation of ITP mode shift.

- North Highway 89 traffic continues to grow faster than expected even without mode shift
- Highway 22 traffic is growing faster than was expected even without mode shift.

START Ridership

Our Integrated Transportation Plan goal is 3.5 million annual rides in 2035. START ridership by year, month, and route indicates our progress toward that goal. The chart can be detailed by month or route and filtered by month and route. Annual totals only reflect selected filters.



Common Value 3: Quality of Life

Growth Rate Comparison



Quality of Life

Housing | Transportation | Economy

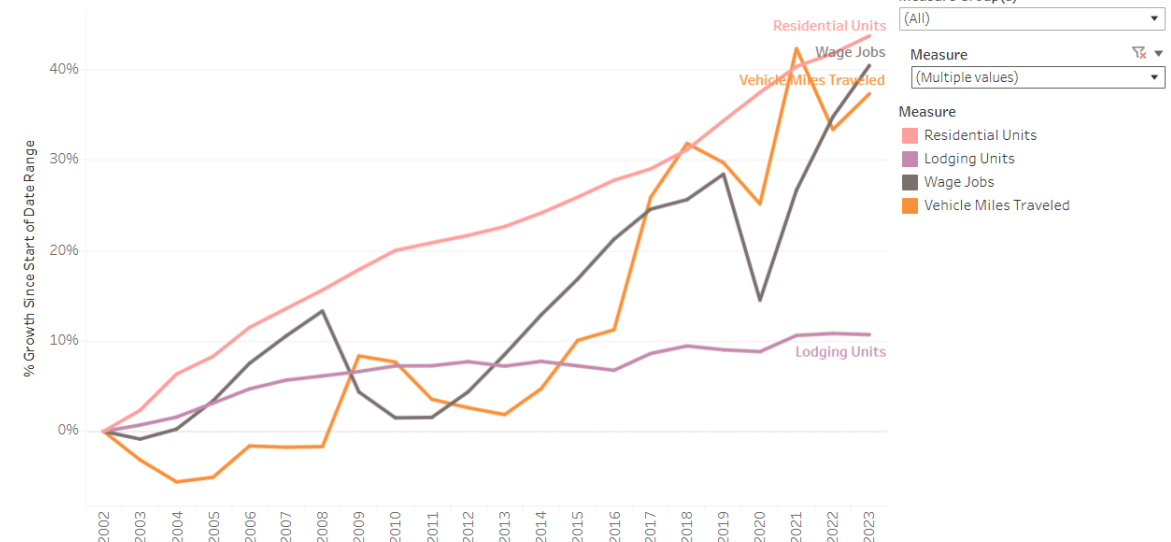
Relative growth is an indicator of how the community is changing. Comparing how aspects of the community change are correlated inspires implementation ideas and questions that help the community progress. Using a 2002 baseline for the primary chart provides visual context for the enormous wealth growth that has occurred in the past 20 years, and a reminder that the wealth growth did not start with the pandemic period, even if it accelerated during the pandemic. Since 2012 the fastest growth has been in home cost, per capita income, GDP, and rent cost. Job and traffic growth have tracked together since 2012 and significantly outpaced physical development and population growth.

What to watch in 2025?

- The cost of rent has grown significantly year to year. Rent is the largest cost of living and rent should continue to be monitored each year moving forward.
- Job and traffic growth continue to outpace residential and nonresidential growth.
- The gap between job/traffic and population growth may be non-overnight tourist activity, which is not included in effective population.
- Employment by industry will show the growth of the real estate, construction, and property management sectors – these are generally serving 2nd homeowners and/or new residents moving into the area who are not living here year-round and employed by local jobs.
- Click on the “Compare Growth Rates” under the “Quality of Life” tab in the dashboard for more information here: <https://jacksontetonplan.com/376/Community-Monitoring>

Growth Rate Comparison

Balance is a goal of the community throughout the Comprehensive Plan. Looking at growth rates across the various aspects of the community is a way to see which parts of community character are changing fast or slower than others. Use the filters to explore time periods and compare various measures. If a measure disappears, there is no data at the beginning of the date range, if it drops to -100% there is no data for the end of the date range; you can fix the chart by adjusting the date range.



Updated: Annually | Source: ACS, JTC Planning Dept., BEA, QCEW, TC Assessor, JTC Housing Dept. WYDOT

LEGACYWORKS GROUP



Jackson Teton County



Fiscal Year 2026 Implementation Work Plan March 2025

Comp Plan

ITP

Housing Action Plan

Approved: INSERT DATE

Introduction

The Jackson/Teton County Comprehensive Plan (Comp Plan), Integrated Transportation Plan (ITP), and Housing Action Plan (HAP) are adopted, and staff structures are in place to implement each plan.

Implementation of the policies and strategies in the three plans is a fulltime workload for the individual departments and advisory boards responsible for each plan.

This Work Plan for the 2026 fiscal year (FY 26 Work Plan) presents projects together from all three plans that require coordination between departments to illustrate the workload on those responsible for them all – the public, Town and County planners, Town and County Public Works, Housing Department, the Board of County Commissioners, and Town Council.

Purpose

The purpose is to present all the community's upcoming coordinated planning projects for land use, transportation, and housing in one place so that the Board of County Commissioners and Town Council can prioritize their efforts, direct fiscal resources, and set expectations for the public on upcoming projects. Each "Task" in this Work Plan corresponds to completing one or more strategies in the Comprehensive Plan, Integrated Transportation Plan or Housing Action Plan—tying broad community visions and values to action items and results. The strategy numbers listed throughout this Work Plan reference Strategies listed in the 2020 Comp Plan.



Scope

This FY26 Work Plan identifies tasks that rely on coordinated planning resources through fiscal year 2026 (ending June 2025) and beyond.

Tasks from the Integrated Transportation Plan and Housing Action Plan carried out by Town/County Public Works or the Housing Department beyond the coordinated planning stages are not included in this Work Plan but are represented in Work Plans for those departments.

This Work Plan proposal was developed by staff to reflect interests of the Board of County Commissioners and Town Council but is presented as a draft with the expectation that joint discussion between the Board and Council may result in amendment of the Plan prior to approval. This Work Plan can be revisited and revised jointly throughout FY26 as necessary if staff or fiscal resources change or if priorities shift.

Staff Capacity

This proposed Work Plan is based on Long-Range Planning staffing levels which include:

- Joint Town and County Long-Range Principal Planner
- ~~Joint Associate Long-Range Planner~~ (POSITION REMOVED)
- County Associate Long-Range Planner

If the County or Town adds positions, or has vacant staff positions, this Work Plan can be revisited to expand and/or contract associated work tasks.

Similarly, if other departments have staff with this expertise that have hours of availability to contribute this work plan, that would be another opportunity to accomplish and/or expand the work tasks in this Work Plan.

FY26 Long Range Planning Priorities

In addition to annual and ongoing tasks listed in this Work Plan, the Town and County work together to prioritize joint long-range planning tasks each fiscal year.

The Town and County will also each individually prioritize Town-only and County-only long-range planning tasks. The following joint, Town-only, and County-only tasks are recommended for prioritization by staff for the coming fiscal year, in addition to the **ongoing and annual** tasks that consume time and resources.

Work Plan Tasks

Each task is represented by an individual chart and narrative. The “**progress**” measure is the percent of task completion at the time this Work Plan was drafted.

In the “**resources**” fields, amounts under FY 26 are estimated staff hours and costs for consultant services by the end of June 2026 (which may be more or less than what was initially budgeted). For years prior to FY 25, those values are for time/money actually spent (which may be more or less than what was initially budgeted).

Any estimated values can be updated once the 2025 Fiscal Year has ended, and the 2026 Fiscal Year budget has been approved.

Work Plan Tasks

The Work Plan tasks (beginning on page 12) are organized chronologically based on Fiscal Year and are color-coded by the representative Comprehensive Plan Common Value each task implements.

 Ecosystem Stewardship Growth Management Quality of Life Achieving our Vision

JOINT TASKS	
In Progress (and to roll over to FY26)	New (beginning in FY26)
- Safe Streets for All (Pathways) - Traffic Impact Study LDRs (Transportation & Joint LR Planning) - ITP Transportation Demand Management Program Elements (Transportation) - Update Housing Mitigation LDRs (Joint LR Planning) (on hold – moved to unscheduled section below)	Comp Plan – Initial scoping/outreach (no consultant funding this Fiscal Year)
TOWN TASKS	
In Progress	New
- Town Water Quality - Stormwater (Town Public Works) (75% complete) - Ecosystem Indicators (Ecosystem Stewardship) (40% complete) - Climate Action Plan Implementation (Ecosystem Stewardship) (8% complete) - Large Building and Workforce Housing Bonus Review (Planning) (on hold)	- LDR amendments (Projects to be reviewed at a Town Council workshop April 21st). Items to be discussed during the workshop for prioritization and funding. This workplan will be updated pending the results of this workshop. Projects for review include but are not limited to: 2 for 1 Review - NRO Update - Hillside - Signs - BP legacy zone - Landscape Regulations
COUNTY TASKS	
In Progress	New
- Wildlife Crossings Master Plan Implementation (Public Works) (30% complete) - Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works & WYDOT) (WYDOT schedule) - Fire Protection Resolution for New Subdivisions – LDRs (County Current Planning 40% Complete) - County review of ARUs (has not begun – moved to unscheduled section below) - County Legacy Zoning Update (on hold due to staffing resources)	- Water Quality LDR Amendments (Planning & Public Works. From last year – has not begun) - PRD Tool Review and Amendment (County Planning – request by BCC to add) - Business Park Legacy Zoning (has not begun due to staffing resources – on hold similar to other County Legacy Zoning updates)

Fiscal Year 25 Tasks

These tasks are currently underway and are anticipated for completion by the end of the 2025 Fiscal Year in June 2025. The bulk of fiscal resources and staff time have already been allocated and used for these efforts and no additional budget or staff time is requested for FY 26.

Fiscal Year 25 Tasks – Completing Soon

Project	Completion Date	Page Number
Teton County Scenic Preserve Trust RFP	September 2023-May 2025	12
Teton County Fire Protection Resolution for New Subdivisions (Includes road requirements for new subdivisions)	Summer of 2025	13

TCSPT Areas of Focus RFP Project

FY 24-25

Progress	98% Complete
Timeframe	FY2023 - 2024
Task Lead	Long-Range Planning
Resources	FY24-25
Long-Range Planning	370 hrs
County Attorney	100 hrs
County Planning Director	80 hrs
Consultant Services	Undetermined

Task: This task is directed by the *Teton County Board of County Commissioners 2023-2024 Strategic Plan*. Staff has worked on a Request for Proposal (RFP) to utilize consultant services to reevaluate the purpose, operational standards, and staffing of the TCSPT. Staff will need to select a qualified candidate and facilitate the consultant's review and recommendations for the Trust with the approval of the Board of County Commissioners. The details of this task will become clearer once a consultant is selected.

Status: This project is nearly complete and has taken more than double the hours than originally anticipated (originally anticipated 130 hours of Long Range Planning and actual has been over 370 hours to date). The project is anticipated to be complete in May of 2025.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

Teton County Fire Protection Resolution for New Subdivisions - LDR Amendment

FY 25

<i>Progress</i>	40%	
<i>Timeframe</i>	FY25	
<i>Task Lead (s)</i>	County Planning (Current Planning)	
<i>Resources</i>	<i>FY25</i>	<i>Total</i>
<i>County Planning</i>	100 hrs	100 hrs
<i>County Planning Director</i>	20 hrs	20 hrs
<i>County Attorney's Office</i>	5 hrs	5 hrs

Comp Plan Strategies:

3.4.f Protect development against wildfire. Surrounded by National Forest lands, private lands throughout the community are susceptible to wildfires. The mapped Wildland Urban Interface will continue to be updated and refined, and development in such areas will continue to mitigate for wildfire hazard.

Task: Currently Teton County has adopted a resolution for fire protection standards related to new subdivisions. This has created some confusion as these standards are not adopted as rules within the County Land Development Regulations. Staff recommends adding this workplan item in order to adopt the similar standards as regulations within the LDRs this next fiscal year and removing the “Teton County Fire Protection Resolution For New Subdivisions” (2021).

Status: This project has begun with staff coordination between Public Works, Fire and Planning. The tentative schedule is to go before the Board of County Commissioners (BCC) for a workshop in April, the Planning Commission in June and BCC again in July of 2025.

Fiscal Year 25-26 Tasks In-Progress

These tasks are currently underway, and work will continue into FY 26 or beyond. FY 26 budget requests may include fiscal resources needed to continue these tasks. No prioritization of these tasks is needed since they were already prioritized in the FY 25 Work Plan, unless there is interest in changing the scope, timeline or resource allocation.

Fiscal Year 25-26 Tasks In-Progress

Project	Estimated Completion Date	Page Number
ITP Transportation Demand Management Program Elements	Ongoing	16
Traffic Impact Study LDRs	FY 2025 -2026	17
Town Water Quality Initiatives -Stormwater	Summer 2024	18
County Safe Streets & Roads for All	December 2025	19
Wildlife Crossings Master Plan Implementation	Ongoing -2030	20
Town Climate Action Implementation	July 2024-Ongoing	21
Develop Comp Plan Indicators for Chapter 1 for Ecosystem Stewardship	2023-2024	22

ITP - Transportation Demand Management Program Elements

FY 26+

Progress	25%		
Timeframe	2023 - Ongoing		
Task Lead	Transportation Division		
Resources	TDM Program Framework	Mobility Hubs	Parking Action Plan
Consulting Services Request	\$35,000	\$80,000*	\$115,000
Transportation Manager	40 Hours	180 Hours	260 Hours
Travel Demand Management Coordinator	120 Hours	50 Hours	100 Hours
Long-Range Planning	8 hours	8 hours	40 hours

ITP Action Item:

#13 Begin development of a regional transportation demand management program.

#14: Incorporate TDM requirements for large projects in development approval criteria for Land Development Regulations.

Task: ITP Chapter 4 presents Transportation Demand Management strategies to reduce single occupancy vehicle travel. A TDM Program Framework will update the ITP strategies, assess their feasibility, and plan implementation. Strategic management of parking is a key element of TDM. The 2025 Parking Action Plan updates the 2019 Downtown Parking and Mobility Management Plan towards improving the downtown Jackson parking situation. Mobility Hubs will transform how we navigate Jackson and provide a cohesive public realm – by improving transfer points between various modes of transport and serving as town gateways. These tasks are related but have to be addressed via agency and external partnerships, hence staff is formulating three workflows above to address programmatic, behavioral, infrastructure, and policy solutions.

Status: A TDM coordinator was hired in November 2024 to work under the Transportation Manager focusing on implementing TDM strategies. The Parking Demand Study and Action Plan were completed in January 2025; implementation is underway. Staff have completed Mobility Hub site selection and conceptual designs and hosted public engagement; staff is holding additional public engagement and pursuing *grant funding opportunities for 60% engineering design in FY25-26.

Traffic Impact Study LDRs

FY 26+

<i>Progress</i>	20%	
<i>Timeframe</i>	July 2024 - June 2025	
<i>Task Lead</i>	Long-Range Planning & Transportation Manager (Joint Town & County Effort)	
<i>Resources</i>	<i>FY 24-25</i>	<i>Total</i>
<i>Consulting Services</i>	\$TBD	\$TBD
<i>Long Range Planning</i>	60 hrs	60 hrs
<i>Town Planning Director</i>	20 hrs	20 hrs
<i>County Planning Director</i>	20 hrs	20 hrs
<i>Transportation Manager</i>	200 hrs	200 hrs
<i>TDM Coordinator</i>	300 hrs	300 hrs

Comp Plan Principle: Principle 8.2 Coordinate provision of infrastructure and facilities needed for service delivery.

ITP Action Item: Chapter 4, Incorporate TDM requirements for large projects in development approval criteria for Land Development Regulations.

Task: Currently there are no standards related to implementation of traffic mitigation for large development projects. In many jurisdictions, standards exist which inform the development community on how to complete a Traffic Impact Study, what standards are necessary for a complete report, and baseline information related to any mitigation measures necessary for a particular project. The Transportation Manager has completed a draft guideline document for Traffic Impact Studies. In order for these guidelines to be utilized as requirements for large projects, Staff is requesting that these become a part of the Land Development Regulations.

Status: A draft of the guidelines have been completed, work to provide updated draft LDRs is underway via a consulting contract.

Town Water Quality Initiatives

FY 26+

<i>Progress</i>	75%					
<i>Timeframe</i>	December 2021-January 2025					
<i>Task Lead</i>	Town Public Works					
<i>Resources</i>	FY 21	FY 22	FY 23	FY24	FY25	Total
<i>Long-Range Planning</i>	0 hrs	10 hrs	0 hrs	0 hrs	5 hrs	15 hrs
<i>Town Public Works</i>	0 hrs	100 hrs	285 hrs	220 hrs	180 hrs	785 hrs
<i>Ecosystem Stewardship</i>	0 hrs	0 hrs	100 hrs	80 hrs	20 hrs	200 hrs
<i>Town Planning Director</i>	0 hrs	10 hrs	20 hrs	10 hrs	20 hrs	60 hrs

Comp Plan Strategies:

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: A clear priority of the 2020 Comprehensive Plan update was the need to maintain and enhance water quality, which is essential to both ecosystem and human health. This task includes three action components:

1. Wastewater Treatment Facility Study (WQMP) (support County)
2. Stormwater Management Program (Town)
3. Wastewater Treatment Plant (WWTP) Upgrade Planning (Town)

Status:

1. Town staff continues to work with County staff, participating in the Technical Working Group and to implement action items related to the Town.
2. The Town's Stormwater Management Program is anticipated to be adopted in summer/fall 2025. Recommendations include establishing a Stormwater Utility, new LDR requirements and guidance material, and better prioritization of capital improvement needs.
3. Town staff has received an updated discharge permit from the State with additional water quality requirements. Town has partnered with the Teton Conservation District to collect and analyze water quality data pre- and post- wetlands treatment. Town continues to coordinate with County staff to seek direction from Town Council to inform capital improvement options. Staff anticipates presenting policy questions and recommendations to Town Council in spring/summer and again in winter, 2025.

FY 26+

Town and County Safe Streets & Roads for All

<i>Progress</i>	70%			
<i>Timeframe</i>	Federal Grant (February 2024-Winter 2025)			
<i>Task Lead</i>	County Public Works			
<i>Resources</i>	<i>FY24</i>	<i>FY25</i>	<i>FY26</i>	<i>Total</i>
<i>Long Range Planning</i>	0 hrs	4 hrs	8 hrs	12 hrs
<i>County Planning Director</i>	0 hrs	2 hrs	10 hrs	12 hrs
<i>Town Planning Director</i>	0 hrs	2 hrs	10 hrs	12 hrs
<i>Pathways Coordinator</i>	400 hrs	400 hrs	300 hrs	1100 hrs
<i>Transportation Manager</i>	200 hrs	200 hrs	150 hrs	550 hrs

Comp Plan Strategies:

7.2.S.1: Develop a Countywide Integrated Transportation Plan

7.2.S.5: Discuss with neighboring jurisdictions and State and Federal officials the costs and benefits of funding sources and planning options, such as a Regional Transportation Authority.

7.3.S.2: Consider specific provisions for current planning review to require alternative transportation components in new development.

Task: Utilizing the Town Community Streets Plan for guidance, the County will work with road, pathway, and utility designers to update the County road, utility, and easement standards.

Status: Transportation Engineering Design Standards (TEDS) is a deliverable from the Safe Streets for All (SS4A) work, anticipated to be complete by December 2025. The standards would then move through the adoption process.

Wildlife Crossings Master Plan Implementation

FY 26+

<i>Progress</i>	30%- location dependent		
<i>Timeframe</i>	Ongoing – 2030		
<i>Task Lead</i>	County Public Works		
<i>Resources</i>	<i>FY 24</i>	<i>FY 25</i>	<i>FY26</i>
<i>County Funding</i>	\$1,491,707*	\$4,290,000**	\$4,746,726**
<i>County Engineering</i>	600 hrs	800 hrs	800 hrs
* Actual expenses ** Use of budgeted funds dependent on success of federal grants			

ITP Action Items: Chapter 5- Major Capital Projects: Wildlife Protection

Task: Developing safe wildlife crossings benefits wildlife and human safety and welfare. The Wildlife Crossings Master Plan was completed in May 2018. Implementing its recommendations will be an ongoing project over the next 5-10 years.

Status: Wildlife Crossings Master Plan has been completed. Implementation is in initial stages with SPET funding approved. County Public Works completed 30% design plans for the three road segments (US HWY 26/89/191 – Camp Creek area, North US HWY 89/191 – between the USFWS Fish Hatchery and Town of Jackson, and Wyoming Highway 22 – West side of Teton Pass). Our plan is to move each of these project areas on their own individual timelines as we identify and secure construction funding through various state and federal funding opportunities. In 2024, Teton County submitted grant applications for the North US HWY 89/191 Wildlife Crossing Project (WCPP) and for fish passage in Coal Creek (FLAP). Neither project was awarded. We are continuing to pursue funding for these projects in FY26 with SPET and other matching funds. Wildlife Crossings at the Highway 22/390 intersection – Snake River bridge replacement will be completed during the summer of 2025. All projects are in cooperation with public land agencies, WYDOT, and WGFD.

Town Climate Action Implementation

FY 26+

<i>Progress</i>	8%		
<i>Timeframe</i>	July 2024-June 2030		
<i>Task Lead</i>	Ecosystem Stewardship Administrator		
<i>Resources</i>	<i>FY25</i>	<i>FY26</i>	<i>Total</i>
<i>Other Town Staff</i>	50 hrs	100 hrs	150 hrs
<i>Ecosystem Stewardship</i>	200 hrs	400 hrs	600 hrs
<i>Long-Range Planning</i>	0 hrs	0 hrs	0 hrs

Comp Plan Strategies:

2.G.S.2 Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.

Task: Town staff will map out a detailed timeline for implementation of climate action strategies within the Town Sustainability Plan and begin implementation. Town staff will also continue to work with the Jackson Hole Climate Action Collective (JHCAC) and Teton Climate Action Partnership (TCAP) to support community-wide climate action projects, identify potential funding opportunities, and serve as a liaison between those groups and the Town.

Status: Upon approval of the Town Sustainability Plan, which included a detailed implementation plan for the first two years, staff began implementation of strategies within the plan. In 2024, Council approved a Pay As You Throw ordinance, one of the strategies within the plan. Several other initiatives are underway. Some strategies will take ongoing work for several years to complete. The Ecosystem Stewardship Administrator is scheduled to present a progress report on plan implementation in July of 2025.

Develop Comp Plan Indicators for Chapter 1 (Ecosystem Stewardship)

FY 26+

<i>Progress</i>	40%				
<i>Timeframe</i>	FY23 & FY24				
<i>Task Lead</i>	Ecosystem Stewardship Administrator				
<i>Resources</i>	<i>FY23</i>	<i>FY24</i>	<i>FY25</i>	<i>FY26</i>	<i>Total</i>
<i>Ecosystem Stewardship</i>	200 hrs	200 hrs	250 hrs	200 hrs	850 hrs
<i>Long Range Planning</i>	10 hrs	0 hrs	0 hrs	10 hrs	20 hrs
<i>Town Manager</i>	20 hrs	10 hrs	10 hrs	15 hrs	55 hrs

Task: The Town and County jointly use the annual Indicator Report and Adaptive Management Program to evaluate progress in achieving the Comp Plan goals, but measurable and meaningful indicators for ecosystem stewardship need to be evaluated.

Status: The Ecosystem Stewardship Administrator has begun this work for the Town by 1) looking at indicators used by other communities, and 2) gathering stakeholder groups to the best indicators of ecosystem health in our region. Staff presented recommendations for the Town in December of 2023 for an ecosystem health indicator report and received direction to move forward. A summer intern supported development of data visualization for some indicators in the summer of 2024. The first Ecosystem Health Indicator Report is scheduled to be presented to Town Council in July of 2025. Council and Commissioners will be able to select key indicators from the report to add to the Indicator Report associated with the Comprehensive Plan, if desired.

Comp Plan Strategies:

- 1.G.S.1: Identify appropriate indicators that measure achievement of the Chapter goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.
- 1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

New Fiscal Year 26 Tasks

The following tasks have not yet begun, and prioritization of timeline, staff, and fiscal resources is needed. *This section is the primary focus of setting the FY 26 Work Plan and will add new tasks to the current project workload.*

New Fiscal Year 26+ Tasks

Project	Estimated Timeframe	Page Number
Joint Teton County Town of Jackson Comp Plan Review 2025	July 2026 +	25
County Water Quality LDRs	June 2025-July2026	26
County Review of PRD Tools	July 2026+	27

Joint Teton County Town of Jackson Comprehensive Plan Review 2025

FY 26+

<i>Progress</i>	0%	
<i>Timeframe</i>	FY26+	
<i>Task Lead (s)</i>	Joint Long Range Planning	
<i>Resources</i>	<i>FY26</i>	<i>Total</i>
<i>Joint Long Range Planning</i>	300 hrs	300 hrs
<i>Town Planning Director</i>	100 hrs	100 hrs
<i>County Planning Director</i>	100 hrs	100 hrs

Task: The 2025 Indicator Report has noted a 6.7 % growth rate since the last Comprehensive Plan update in 2020. While this is ahead of a regular 10-year update cycle it is bumping up against the 7% growth rate trigger within the Comprehensive Plan Adaptive Management Program for a revisit of the Comprehensive Plan. Because of this, staff is proposing initial scoping of the community's next Comp Plan update. Scoping during this next fiscal year could include strategizing on the scope of this next update with community members and elected officials. This scoping information will be used to request any consultant needs for the update and what to include within a request for proposals (RFP).

Status: This project has not yet begun.

Comp Plan Strategies:

3.3.S.1 Consider a joint Town and County staff person to execute an Adaptive Management Program and otherwise implement the Comprehensive Plan.

Policy "9.1.e: The community should conduct a detailed community review of the Comprehensive Plan if it has gone ten (10) years without otherwise triggering a plan update..." The 10 year update should be a community effort, built on the lessons learned through a decade of annual indicator reports to: Affirm or enhance vision, Evaluate and update Illustration of Vision, update strategies and evaluate adaptive management

Policy 9.2.a "Monitor indicators annually. If the Adaptive Management evaluation at 7% growth is the community's exam, the indicator reports are our annual progress report..."

Policy 10.2.b Use adaptive management to ensure we are achieving our vision.

County Water Quality LDRs

FY 26+

<i>Progress</i>	0%
<i>Timeframe</i>	After completion of County Water Quality Master Planning
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	Budget within County Public Works for any professional services needed.

Task: Utilizing the completed Water Quality Master Plan (scheduled to be complete May 2024), begin the process of updating the water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water.

Status: This task has not yet begun. The consultant from the accepted Water Quality Management Plan, Trihydro, has made recommendations on future water quality LDRs, including the adoption of surface water and aquifer protection overlays. County staff will review these recommendations with the community and elected officials in order to inform amended LDRs.

Comp Plan Strategies:

- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near significant
- 1.2.S.5: Investigate updates to the Land Development Regulations and other County resolutions and Town ordinances to provide further protection for Public Water Systems, surface water, and groundwater, including, incentives for wastewater system best management practices, facility regulations, monitoring wells, and buffering distances.
- 1.2.S.6: Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.

County review of PRD Tools

FY 26+

<i>Progress</i>	0%	
<i>Timeframe</i>	FY26	
<i>Task Lead (s)</i>	County Long Range Planning	
<i>Resources</i>	<i>FY26</i>	<i>Total</i>
<i>County Planning</i>	400 hrs	400 hrs
<i>County Planning Director</i>	20 hrs	20 hrs
<i>County Attorney's Office</i>	10 hrs	10 hrs

Comp Plan Strategies:

1.4.S.1 Update the Planned Residential Development (PRD) tool to better protect wildlife resources. Reconsider applicability of the PRD tool on smaller (35- to 120-acre) parcels. Consider incentives in addition to density bonuses, including house size, locations, guesthouses, and other options.

Task: As a result of the recently approved Collins/Smith/Phibbs amendments an item related to the County's bonus tools was brought forward. The request made by the County Commissioners includes a thorough review of the current tools, their efficacy, how the tools compare to state exempt subdivision processes, and the assessed value of the tools versus the state exemptions (i.e. are they better?). A revisit of the tools is warranted because they are no longer being used by the development community and they should either be updated to be more attractive or removed from the LDRs. Removing these tools from the LDRs would add units back into the development growth management "pool."

Status: This project has not yet begun.

Future Tasks – Non-Budgeted and/or Unscheduled

The following tasks are in the line-up for implementation in future years but are not recommended to begin in Fiscal Year 25. Staff and fiscal resources for these tasks will be considered and updated in a future Work Plan, unless there is interest to identify any of these tasks as an immediate priority to be added to the FY 25 Work Plan. Based on limited Staff resources, adding items to the FY 25 Work Plan will require removing other priorities.

Future Tasks – Non-Budgeted and/or Unscheduled

Project	Page
Town Hillside LDRs	30
Town Natural Resource LDRs	31
Town Workforce Housing Mitigation	32
County Workforce Housing Mitigation	33
Town Sign Standards	34
Town Review of Character Change in Stable and Transitional Districts	35
Town Lodging and Short Term Rental Review Phase II	36
Town Large Building and Workforce Housing Bonus Review	37
County Development Exactions Update	38
County Update of Legacy Zoning	39
County ARU review in Non Residential Zones	40
Highway 22 Capital Multi Modal Projects – Now with WYDOT	41
County Early Childcare/Education LDR Amendments	42
Town of Jackson DEI Phase I work	43

Town Hillside LDRs

FY 25-26

<i>Progress</i>	80%							
<i>Timeframe</i>	July 2018- August 2024							
<i>Task Lead</i>	Town Planning							
<i>Resources</i>	<i>FY 18</i>	<i>FY 19</i>	<i>FY20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>Consulting Services (Town)</i>	\$ 0	\$ 0	\$31,269	\$1,970	\$0	\$0	\$0	\$33,239
<i>Long-Range Planning</i>	40 hrs	110 hrs	70 hrs	50 hrs	50 hrs	10 hrs	5 hrs	335 hrs
<i>Town Com. Dev. Director</i>	0 hrs	20 hrs	20 hrs	20 hrs	10 hrs	5 hrs	5 hrs	75 hrs
<i>Town Engineer</i>	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	30 hrs	30 hrs	180 hrs
<i>Town Planning Director</i>	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	15 hrs	15 hrs	150 hrs
<i>Town Planning</i>	0 hrs	20 hrs	0 hrs	0 hrs	30 hrs	40 hrs	40 hrs	130 hrs

Comp Plan Strategies:

3.4.S.1: Study and map avalanche and landslide areas.

3.4.S.3: Evaluate and update development regulations for naturally hazardous areas based on mapping.

Task: Update Town hillside regulations to incorporate improved landside, rockfall, liquefaction, seismic, and avalanche hazard information and implement best practices for identifying, avoiding, and mitigating risks of development in hazardous areas. The County may ultimately adopt those portions relevant in the County but may do so through a later, separate process once the Town has refined the standards through its adoption process.

Status: Originally identified in the FY16 Work Plan as a subtask of a greater set of miscellaneous amendments; begun in June 2017 but put on hold because of the prioritization of the Engage 2017 projects; taken up again following the conclusion of the Engage 2017 projects. The consultant group has provided draft hillside development regulations and a hazard map for consideration. The drafts provided were not consistent with the format or processes already formalized by existing Town regulations, so staff has spent significant time adjusting and editing these documents before public release and review. **This project has been put on hold and was not added during the January 2025 Town Council retreat as a priority to continue.**

Town Natural Resource LDRs

FY 25+

Progress	0%
Timeframe	After completion of County Natural Resource LDRs
Task Lead	Long-Range Planning
Resources	To be determined

Task: Update Town natural resource protection LDRs based on the update to the County natural resource protections update. Utilize a series of small projects, such as stormwater quality regulations, Flat Creek protections, etc. to update the Town's natural resource protections.

Status: This task will begin when the County Natural Resource Regulations have been completed. It may alternatively be addressed through corridor plans and water resource protections.

Comp Plan Strategies:

- 1.1.S.3: Establish a monitoring system for assessing the impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.
- 1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict.
- 1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- 1.1.S.6: Identify areas for appropriate ecological restoration efforts.
- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.
- 4.4.S.5: Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

FY 26+

Town Workforce Housing Mitigation LDRs

<i>Progress</i>	80%	
<i>Timeframe</i>	December 2022- TBD	
<i>Task Lead</i>	Long-Range Planning & Housing Department	
<i>Resources</i>	<i>FY 23-24</i>	<i>Total</i>
<i>Consulting Services (Town)</i>	\$76,500.00	\$76,500.00
<i>Housing Director</i>	20 hrs	20 hrs
<i>Housing Department</i>	20 hrs	20 hrs
<i>Long Range Planning</i>	100 hrs	100 hrs
<i>Town Planning Director</i>	80 hrs	80 hrs
<i>County Planning</i>	0 hrs	0 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: Town will work to revisit the current structure, rates and exemptions for workforce housing mitigation required by the LDRs. This effort will be separate yet concurrent with the similar County Update that will need to be coordinated between the two jurisdictions.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction.

FY 26+

County Workforce Housing Mitigation LDRs

Progress	80%	
Timeframe	December 2022- TBD	
Task Lead	County Long-Range Planning & Housing Department	
Resources	FY 23-24	Total
Consulting Services (County)	\$76,500	\$76,500
Housing Director	20 hrs	20 hrs
Housing Department	80 hrs	80 hrs
Long Range Planning	200 hrs	200 hrs
County Planning Director	20 hrs	20 hrs
County Planning	20 hrs	20 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: The County will work to revisit the current structure and rates for workforce housing mitigation required by the LDRs.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction.

Town Sign Standards Update

FY 26+

<i>Progress</i>	0%		
<i>Timeframe</i>	July 2025 – July 2026		
<i>Task Lead</i>	Town Planning		
<i>Resources</i>	<i>FY 23</i>	<i>FY 25+</i>	<i>Total</i>
<i>Long-Range Planning</i>	0 hrs	10 hrs	10 hrs
<i>Town Planning</i>	0 hrs	50 hrs	50 hrs
<i>Town Planning Director</i>	0 hrs	130 hrs	130 hrs

Comp Plan Strategies:

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Task: Update Town sign standards to fix inconsistencies and deficiencies in current standards created by emergency LDR amendment required by federal law. In addition, make overdue improvements to design and materials standards and permitting procedures.

Status: This task has not been prioritized by Council.

Town Review of Character Change in Stable & Transitional Districts

FY 26+

<i>Progress</i>	30%			
<i>Timeframe</i>	July 2025 – July 2026			
<i>Task Lead</i>	Community Development Director			
<i>Resources</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY 25+</i>	<i>Total</i>
<i>Town Planning Director</i>	30 hrs	5 hrs	5 hrs	40 hrs
<i>Town Com. Dev. Director</i>	60 hrs	5 hrs	0 hrs	65 hrs
<i>Housing Department</i>	10 hrs	0 hrs	0 hrs	10 hrs

Task: Review the Town stable and transitional residential areas regarding desired community character compared to observed and data-based recent changes. Data collection and analysis has been completed and LDR amendments are being considered.

Status: This item was postponed by the Council for future discussion, at which time this project will be evaluated again for possible inclusion in the Work Plan.

Comp Plan Strategies:

Policy 3.2.a Enhance Quality, Desirability and Integrity of Complete Neighborhoods - This Policy is in place for stable neighborhoods which may “be enhanced by infill that is consistent with existing patterns and scale of development and includes additional amenities to make the most appropriate places for development more enjoyable places to live.” Many developed neighborhoods are seeing a shift in character as many infill projects include purchase of an older residence, tear down, and re-build with a much larger structure.

3.3.b Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

3.3.e Preserve historic Structures and Sites – While this Policy speaks to preservation of historic structures, much of a historic building also includes the character of the site around it. New infill development adjacent to historic sites must consider existing character and how the new development will fit within the historic context of the existing neighborhood.

4.1.c. Promote Compatible Infill and Redevelopment that fits Jackson’s neighborhoods – “...redevelopment will be compatible in scale, use and character in Stable Subareas...”

Town Lodging & Short Term Rental Review Phase II

FY 26+

Progress	0%	
Timeframe	TBD	
Task Lead	Town Planning	
Resources	FY25	Total
Consulting Services	TBD	TBD
Town Planning Director	TBD	TBD
Town Com. Dev. Director	TBD	TBD
Town Planning	TBD	TBD
Housing Department	TBD	TBD

Comp Plan Strategies:

4.2.S.5: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.

Task: Upon completion of Phase 1: Data Collection and Review, Council will determine the appropriate next step. Three alternatives are discussed below:

- **Alternative A:** Amendment to the Comprehensive Plan regarding Lodging and LDR amendments including Amount, Location and Type of Lodging
 - Scope: Consider what role lodging should play in the community town and/or town/county different from what is currently envisioned
 - Outcomes: Possible amendment to the Comprehensive Plan
 - Timeframe: 12-18 months, including a Comprehensive Plan and LDR amendments as this would include a public process with a lot of public engagement and joint consideration by the Town and County
- **Alternative B:** Amendments to the LDRs based upon the current lodging overlay and current allowed uses
 - Scope: Consideration of potential LDR amendments within the current lodging overlay boundary (no changes) to address issues identified during review of development over the past 10 years and consistency with the Comprehensive Plan including but not limited to:
 - Size of individual units, buildings and facilities
 - Mix of lodging types, i.e., short term rental and conventional lodging, timeshare, fractional, etc.
 - Outcomes: Potential outcomes of this effort would be amendments to the current LDRs
 - Timeframe: 6-12 months, including public hearing process at Planning Commission and Town Council
- **Alternative C:** No further action taken at this time, continue to monitor lodging development only
 - Scope: Retain current Comprehensive Plan and LDRs
 - Outcomes: Continued monitoring
 - Timeframe: 2 months, no public involvement

Status: This task has not begun and the timeframe is TBD based on workloads.

Large Building and Workforce Housing Bonus Review

FY26+

<i>Progress</i>	50%	
<i>Timeframe</i>	October 2023-TBD	
<i>Task Lead</i>	Town Planning	
<i>Resources</i>	<i>FY26</i>	<i>Total</i>
<i>Consultant Resources</i>	TBD	TBD
<i>Town Planning Director</i>	TBD	TBD
<i>Town Senior Planner</i>	TBD	TBD
<i>Joint Long Range Associate Planner</i>	TBD	TBD

Comp Plan Strategies:

- Policy 3.3.c Provide predictability in land use decisions
- Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing
- Policy 4.1.c Promote compatible infill and redevelopment that fits Jackson neighborhoods
- Policy 5.4.d Provide incentives for the provision of workforce housing

Task: This task will look at the Town various LDRs and recent LDR changes that have incentivized or facilitated the development of large buildings in the Town. In particular, changes to the LDRs regarding maximum building size, workforce housing bonuses (2:1 bonus and 4th-story bonus), development review thresholds, and the trend of landowners aggregating larger sites, have contributed to creating larger projects in recent years, especially for multi-family development. The intent for this project is to reevaluate some or all of these tools to see if changes are necessary to better balance community character concerns, the need for true workforce housing, and the market limitations of private developers to construct workforce housing at a scale that make financial sense.

Status: A portion of this project has been completed as of November of 2024 related to LDR amendments for large buildings. **Next steps would include review of the bonus tools which has not yet begun and is included in the list of items for Town Council prioritization on April 21, 2025.**

County Development Exactions Update

FY 26+

<i>Progress</i>	0%	
<i>Timeframe</i>	To be Determined	
<i>Task Lead</i>	Long-Range Planning	
<i>Resources</i>	<i>FY 25+</i>	<i>Total</i>
<i>Consultant Services</i>	TBD	TBD
<i>Long Range Planning</i>	200 hrs	200 hrs
<i>County Planning Director</i>	20 hrs	20 hrs

Comp Plan Strategies:

Policy 10.2b Use adaptive management to ensure we are achieving our vision.

Task: Contract with a consultant to complete a nexus study to update the County's development exaction requirements. Currently, the County requires exactions (land dedication or a fee in lieu) for the school district and parks to offset the impacts of residential development that increases the need for these services. The objective of this task is to evaluate the current nexus between residential development and the induced need for these services to ensure that the exaction requirement is accurate. Also, this task will explore moving from an exaction requirement to an impact fee requirement that more comprehensively accounts for development impacts to schools and parks, but also other important community services such as Fire/EMS, law enforcement, road maintenance, etc.

Status: This task has not yet begun.

County Update of Legacy Zoning

FY 26+

<i>Progress</i>	0%
<i>Timeframe</i>	To be Determined
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 25+
<i>Consultant Services</i>	TBD
<i>Long Range Planning</i>	TBD
<i>County Planning Director</i>	TBD

Comp Plan Strategies:

- 3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts
- 3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.
- 3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.
- 3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.
- 6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.
- 6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Task: In the last few years, the County has updated some of its legacy zoning in specific areas: the Aspens residential areas and in the Hog Island area. Moving forward, there may be interest in identifying the next key area for rezoning. This could include residential areas around Wilson, Kelly, Alta, or specific zones such as Business Park. The updates would look at rezoning legacy Rural or Complete Neighborhood areas, and a prioritization of where to start first would be needed. In order to determine priority, Staff would need to spend some time investigating the current zoning configurations and analyzing the need based on area to form a formal recommendation regarding prioritization of the next areas to rezone.

Status: This task has not yet begun.

County Review of Accessory Residential Units in Nonresidential Zones

FY 26+

<i>Progress</i>	5%		
<i>Timeframe</i>	July 2023 – TBD		
<i>Task Lead</i>	County Long Range Planning		
<i>Resources</i>	<i>FY 25</i>	<i>FY 26</i>	<i>Total</i>
<i>County Planning Director</i>	0 hrs	60 hrs	60 hrs
<i>Long-Range Planning</i>	0 hrs	125 hrs	125 hrs
<i>County Planning</i>	0 hrs	25 hrs	25 hrs

Comp Plan Strategies:

Policy 3.3.b: Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

Policy 5.2.c: Provide workforce housing solutions locally Our primary housing goal is to limit the percentage of the local workforce commuting from other counties. Therefore, required workforce housing mitigation and public investments in workforce housing will be located within our community. However, achievement of our housing goal could still mean that a large portion of our workforce will reside outside of the community and commute into the Town or County. The community will continue to pursue efforts to limit the impacts of commuters on the ecosystem and neighboring communities.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

Task: Review the County LDRs for nonresidential Accessory Residential Units (ARUs) to determine if the regulations are achieving the desired outcome, including review of the required permitting process. Consider policies to facilitate and streamline the creation of deed-restricted ARUs in nonresidential zones that support local businesses while ensuring an appropriate level of review, notice, and public comment.

Status: This item was suggested by the Board in March 2023 for consideration of inclusion in the Work Plan. This project has not yet been prioritized among other items and has not begun.

Highway 22 Capital Multi-Modal Transportation Projects

FY 26+

Progress	Varies	
Timeframe	Varies	
Task Lead	County Public Works	
Resources	FY25	Total
Long Range Planning	0 hrs	0 hrs
County Planning Director	0 hrs	0 hrs
Town Com. Dev. Director	0 hrs	0 hrs
County Public Works	400 hrs	400 hrs
Regional Transportation Planning Administrator	200 hrs	200 hrs

ITP *Action* *Items:*
Chapter 5- Major Capital Projects

Task:.

- Highway 22 Jackson to Wilson Corridor Study, i.e. the Hwy22 NEPA study.
Status: WYDOT is project lead and has moved up the planning in their STIP to WYDOT’s FY2023. This project is underway <https://wy22corridor.com/>.
- WY22 Pathway, Wilson to Stilson.
Status: This project has been completed.

County Early Childcare/Education LDR Amendments

FY 26+

Progress	0%	
Timeframe	To be Determined	
Task Lead	Long-Range Planning	
Resources	FY 25+	Total
Consultant Services	TBD	TBD
Long Range Planning	300 hrs	300 hrs
County Planning Director	20 hrs	20 hrs

Comp Plan Strategies:

Policy 4.2.b Promote a balanced mix of nonresidential uses.

Policy 6.3.e. Balance housing, nonresidential development, and civic uses

Policy 8.1.b Coordinate with independent service providers

Task: The County has included looking at supporting early childcare and education as a part of the 2023 Areas of Focus discussion. This topic includes work from multiple departments through creation of an action plan and ultimately lead to a recommendation for future LDR amendments. This component of the areas of focus includes researching the Land Development Regulations to understand where childcare is currently allowed, where the barriers exist, outreach with stakeholders to understand community barriers, and possible amendments to the LDRs to facilitate childcare as a result.

Status: This task has not yet begun.

Phase I Diversity Equity & Inclusion Amendments

FY 26+

Comp Plan Strategies:

Strategies would be created for the Comprehensive Plan out of this process.

<i>Progress</i>	0%	
<i>Timeframe</i>	To be Determined	
<i>Task Lead</i>	To be Determined	
<i>Resources</i>	<i>FY 25+</i>	<i>Total</i>
<i>Consultant Services</i>	TBD	TBD
<i>Long Range Planning</i>	TBD	TBD
<i>County Planning Director</i>	TBD	TBD
<i>Town Community Development Director</i>	TBD	TBD
<i>Town Planning</i>	TBD	TBD
<i>Community Development Staff</i>	TBD	TBD

Task: Recommendation for Town Council to work with County Commission to direct staff to add a chapter to the Comprehensive Plan focused on equity: The Equity Task Force (ETF) recommends that Town Council direct staff to update the Comprehensive Plan (Comp Plan) to include a chapter about Equity under the 'Quality of Life' Common Value.

Status: This task has not yet begun.

Ongoing Tasks

The following tasks are projects completed annually or on an ongoing basis. Resource allocation to these tasks may be seasonal, as in the case of Indicator Report preparation, or LDR or Zoning Map Amendment applications made by the public. No prioritization of these tasks is needed unless there is interest to remove or add continuous or regular tasks.

Ongoing Tasks

Project	Page
Joint Annual Indicator Report	46
Joint Annual Work Plan	47
Teton County Scenic Preserve Trust	48
County Biennial LDR Cleanups	49
Town Biennial LDR Cleanups	50
County LDR and Zoning Map Amendments	51
Town LDR and Zoning Map Amendments	52
LDR and Comp Plan Education and Outreach	53
Data Requests	54
Other Comp Plan Coordination	55

Joint Annual Indicator Report

Ongoing Tasks

<i>Progress</i>	Annual
<i>Timeframe</i>	December-April
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	200 hrs
<i>County Planning Director</i>	5 hrs
<i>Town Planning Director</i>	20 hrs
<i>Housing Department</i>	5 hrs

Comp Plan Strategies:

Policy 9.2.a: Monitor indicators annually

Task: Compile and publish annual indicator data. Analyze indicator data and execution of the past year's Implementation Work Plan to inform an Implementation Work Plan for the following year. Constantly monitor community trends and understand how to best achieve the vision of the Comprehensive Plan. Additional hours may be necessary for next year's Indicator Report since the GMP/Comp Plan Update and Data Standardization are underway and will require adjustments to the Indicator Report.

Status: This task occurs annually and is a part of every year's work plan.

Joint Annual Work Plan

Ongoing Tasks

<i>Progress</i>	Annual
<i>Timeframe</i>	December – April
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	100 hrs
<i>County Planning Director</i>	10 hrs
<i>Town Planning Director</i>	10 hrs
<i>Housing Department</i>	5 hrs

Comp Plan Strategies:

Policy 9.2.b: Establish an implementation work plan annually

Task: Analyze indicator data and execution of the past year's Implementation Work Plan to establish an Implementation Work Plan for the upcoming year.

Status: This task occurs annually and is a part of every year's work plan.

Teton County Scenic Preserve Trust

Ongoing Tasks

<i>Progress</i>	Annual
<i>Timeframe</i>	Spring-Fall
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	250 hrs (increased from prior years by 100 hours)
<i>County Planning</i>	10 hrs
<i>County Planning Director</i>	10 hrs
<i>Consultant Services</i>	\$19,595 (for FY23—varies annually)

Task: Administer the Teton County Scenic Preserve Trust easement. This includes working with a consultant (including contract maintenance and tracking) to monitor the program, determining if violations exist, and facilitating enforcement resolution process with landowners. Staff also facilitates any new easements or amendments to existing easements through the hearing process.

Status: This is an ongoing annual task. Beginning in late 2023 & early 2024 staff worked on a new contract with a new vendor, and amendments to the monitoring process which has included additional time for outreach related to each easement by staff, additional time for enforcement issues, and submittal of reports to each easement holder.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

County LDR Maintenance

Ongoing Tasks

<i>Progress</i>	Biennial
<i>Timeframe</i>	July-December
<i>Task Lead</i>	County Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	80 hrs
<i>County Planning Director</i>	5 hrs
<i>County Planning</i>	15 hrs

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The County went through its latest cleanup in January of 2023 and has kept an ongoing list for the next cleanup which will occur in 2025 or 2026 depending on staff resources and prioritization of other work efforts.

Town LDR Maintenance

Ongoing Tasks

<i>Progress</i>	Biennial
<i>Timeframe</i>	December - July
<i>Task Lead</i>	Town Planning
<i>Resources</i>	
<i>Town Planning Director</i>	100 hrs
<i>Town Planning</i>	25 hrs
<i>Consultant Services</i>	\$10,000 - \$14,000

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks.

Status: The Town of Jackson Planning Department completed one LDR cleanup in January 2019 and again in 2024. This is an ongoing task in order to keep the LDRs up to date and is generally completed every couple of years.

County LDR and Zoning Map Amendments

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Various
<i>Resources</i>	
<i>Long-Range Planning</i>	600 hrs
<i>County Planning Director</i>	60 hrs
<i>Housing Department</i>	20 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

List of Projects completed in FY 25:

- Outdoor Receptions
- Collins/Smith/Phibbs Environmental Amendments
- Moulton Inholding ZMA

Town LDR and Zoning Map Amendments

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Various
<i>Resources</i>	
<i>Long-Range Planning</i>	10 hrs
<i>Town Planning Director</i>	50 hrs
<i>Town Planning</i>	150 hrs
<i>Housing Department</i>	10 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

LDR and Comp Plan Education and Outreach

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	Ongoing
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	80 hrs
<i>County Planning Director</i>	20 hrs
<i>County Planning</i>	20 hrs
<i>Town Planning Director</i>	40 hrs
<i>Town Planning</i>	20 hrs

Comp Plan Strategies:

3.3.S.1: Consider a joint Town and County staff person to execute the Growth Management Program and otherwise implement the Comprehensive Plan.

Task: Ensure the public is engaged in the implementation of the Comp Plan. Coordinate the public engagement requirements of the tasks in this Work Plan. Communicate the community vision, where it came from, and how it is being achieved. This task includes regularly updating the Long-Range Planning website, emailing subscribers to planning updates, coordinating with other departments and local or regional agencies, and providing funding and staffing to public workshops, charrettes and stakeholder meetings.

Status: This is an ongoing task that evolves with different projects.

Data Requests

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	50 hrs

Comp Plan Strategies:

Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels.

Task: As government and non-government organizations plan for service delivery, Long-Range Planning staff can provide consistent data and projections on the population and demographics of the community, limiting consultant fees and standardizing level of service planning across the community.

Status: This task occurs annually and is a part of every year's work plan.

Other Comp Plan Coordination

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	Ongoing
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	100 hrs
<i>County Planning Director</i>	75 hrs

Comp Plan Strategies:
Varies

Task: In addition to the specific tasks described above, Long-Range Planning will assist other departments and agencies to coordinate consistency with the Comp Plan.

Status: This task occurs annually and is a part of every year's work plan.

Completed Work Plan Tasks

The following section includes is a list of the implementation work completed or substantially completed since Comp Plan adoption in 2012 to date.

Comprehensive Plan Implementation		
Task	Date Complete	Comp Plan Strategies Implemented
Land Development Regulation Updates/Studies		
Town Karns Meadow Planning	December 2024	
County Natural Resource LDR and NRO Map Update	February 2025	1.1.S.3, 1.1.S.4, 1.1.S.5, 1.1.S.6, 1.1.S.7, 1.2.S.1, 1.2.S.2
Town Municode Implementation	2022	
Town LDR Cleanup	2023/2024	3.3.S.2, 3.3.S.3
Northern South Park Implementation LDRs	March 2024	3.3.S.5
Joint Standardized Indicator Data Collection – Smart Gov	April 2022	Principle 9.2
Northern South Park Neighborhood Plan	July 2022	3.3.S.5
County Hog Island LDR and Zoning Map Amendment	April 2022	3.2.S.1
County Wildlife Feeding & Bear Conflict LDR Update	April 2022	1.1.S.4
Housing Nexus Study	April 2022	5.3.S.1
Housing Nexus Study	October 2013	5.3.S.1
Vegetation Mapping	December 2013	1.1.S.1
Joint LDR Restructure	December 2014	3.3.S.2, 3.3.S.3
County Rural LDRs Updates	December 2015	1.4.S.1, 1.4.S.2, 1.4.S.3, 3.1.S.1, 3.1.S.2, 3.3.S.2, 3.3.S.3
Town District 2 and LO Zoning	November 2016	4.1.S.1, 4.2.S.2, 4.2.S.4, 4.2.S.6, 4.4.S.3, 4.4.S.4
Focal Species Study	April 2017	1.1.S.2
Nonconformities LDRs Cleanup	May 2016	3.3.S.2, 3.3.S.3
County Nuisance LDRs	July 2016	3.1.S.1, 3.2.S.2
Town Adult Entertainment LDRs	March 2017	3.2.S.1
Exterior Lighting LDRs Update	September 2016	1.3.S.2
Town ARU Allowance	November 2016	5.2.S.2
Wildland Urban Interface LDRs	December 2016	3.4.S.2, 3.4.S.3
2016 LDR Cleanup	January 2017	3.3.S.2, 3.3.S.3
Housing Mitigation LDRs	July 2018	5.1.S.1, 5.2.S.2, 5.3.S.2, 5.4.S.3, 5.4.S.4
Town District 3-6 Zoning	July 2018	4.1.S.1, 4.1.S.2, 4.2.S.4, 4.3.S.1, 4.4.S.3, 5.2.S.1, 5.4.S.3, 5.4.S.4
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
LDR Cleanup	July 2020	3.3.S.2, 3.3.S.3
Hog Island Zoning Update	March 2022	3.2.S.1, 3.2.S.5
County Wildlife Friendly Fencing Update	November 2021	1.1.S.4
County & Town Wildlife Feeding Updates	2022	1.1.S.4
County Dark Skies Amendment	2022	1.3.d

Comprehensive Plan Administration		
2012 Work Plan	June 2012	Principle 9.2
2013 Indicator Report & Work Plan	May 2013	Principle 9.2
Standardize Data Collection	70% complete	Policy 9.2.a
2014 Indicator Report & Work Plan	May 2014	Principle 9.2
2015 Indicator Report & Work Plan	August 2015	Principle 9.2
2016 Indicator Report & Work Plan	April 2016	Principle 9.2
2017 Indicator Report & Work Plan	April 2017	Principle 9.2
2018 Indicator Report & Work Plan	April 2018	Principle 9.2
2019 Indicator Report & Work Plan	April 2019	Principle 9.2
2020 Indicator Report & Work Plan	April 2020	Principle 9.2
2021 Indicator Report & Work Plan	May 2021	Principle 9.2
2022 Indicator Report & FY 23 Work Plan	April 2022	Principle 9.2
2023 Indicator Report & FY 24 Work Plan	April 2023	Principle 9.2
2024 Indicator Report & FY 25 Work Plan	April 2024	Principle 9.2
2025 Indicator Report & FY 25 Work Plan	In Progress	Principle 9.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
Joint Public Engagement	Continuous	3.3.S.1
Other Coordination	Continuous	
Integrated Transportation Plan (ITP) Implementation		
ITP	September 2015	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
Town Community Streets Plan	April 2015	7.2.S.1
Town District 3-6 Parking Study	December 2017	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
Joint Regional Traffic Model	January 2019	7.2.S.6
Downtown Parking Study	July 2019	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
ITP Technical Update	December 2020	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
ITP Transportation Lead	February 2022	

Housing Action Plan Implementation

Housing Action Plan (HAP)	November 2015	5.4.S.1, 5.4.S.2
Housing Authority Restructure	December 2016	HAP: 1
2016 Housing Supply Plan	October 2016	HAP: 2
Housing Rules and Regulations	July 2018	HAP: 3B
2017 Housing Supply Plan	November 2017	HAP: 2
2018 Housing Stock Portfolio	75% complete	HAP: 2F
Online Intake Form	February 2018	HAP: 2F, 3C, 4B
2018 Housing Supply Plan	June 2018	HAP: 2
2019 Housing Supply Plan	April 2019	5.4.S.1
2020 Housing Supply Plan	January 2020	5.4.S.1
2022 Housing Needs Assessment	March 2022	

Sustainability

Town Wastewater Treatment Plant Technical Review	November 2022	Principle 1.2, Policy 3.3.d, 8.1.5.3
County Water Quality Management Plan	April 2024	1.2.S.3, 1.2.S.5, 1.2.S.6, Chapter 8
Town Climate Action Plan	June 2024	2.G.S.2

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 5, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on March 5, 2025, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Anne Schuler, Abigail Petri, Steph Wise, Thomas Smits, and Laura Bonich appeared in person.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

APPROVAL OF MINUTES:

A motion was made by Commissioner Schuler and seconded by Commissioner Smits to approve the February 19, 2025 regular meeting minutes. A request was made for more detailed minutes and noted by Staff. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

ITEM P24-168, 174, 175 Snow King Lots 53, 57, 58 Development Plan

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich move to continue Item P24-168 to the Planning Commission Meeting on April 2, 2025 for the Development Plan at Snow King Lots 53, 57, & 58. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-196 410 S Cache Street CUP

STAFF PRESENTATION: Katelyn Page

Staff provided an overview of the project, including the background and existing conditions of the property. The proposal is for 3,140 SF assembly use with no expansion of the floor area. Staff's analysis supports an independent vehicle parking calculation of four spaces. Recommended conditions of approval include a revised site plan to adjust parking areas in order to fully accommodate parking on the property; removal of parking area B, which would require the applicant to install curb and gutter along portions of the East Kelly frontage; provide a minimum of four parking spaces including striping and signage consistent with site plan approval at the time of the building permit; inclusion of at least 15 short-term bicycle parking spaces; and ensuring that parked vehicles do not impede pedestrian sidewalks.

QUESTIONS FOR STAFF:

The reason for removing parking area B is explained: the goal is to improve public safety by reducing potential vehicular conflicts on East Kelly Ave. The location and size of the trash receptacles is clarified. The trash will be contained in standard household-size cans and will be located along the side of the building.

APPLICANT PRESENTATION:

Benjamin Goldberg with the Jackson Hole Jewish Community addresses the Commission and gives a history of the organization, average attendance for hosted events. The space will be used for religious gatherings, an afterschool program, and small-scale cultural events. The applicant is amenable to the conditions for approval with the exception of condition #2 which calls for the removal of parking area B. The applicant prefers to retain parking area B as originally requested.

Larry Thal, the architect for the project, addresses the Commission regarding the current curb cut at the property and the applicants desire to improve the streetscape.

QUESTIONS FOR APPLICANT:

Commission asked if applicant would be to providing only four parking spaces, as required, instead of the six spaces requested. The applicant expressed a preference for maintaining six parking spaces. The Commission discussed the parking setback, the possible addition of street parking if a curb is added, and the encroachment of parking into the public right of way. The Commission was amenable to allowing the encroachment of parking into the public right of way.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

While the parking layout is not ideal in terms of backing out into a busy street, the Commission acknowledged that the applicant is working with an existing, nonconforming site. The Commission was divided on whether to allow the parking layout to remain as-is or to remove parking area B, which would add a curb along East Kelly. The Commission considered allowing “back-in only” or employee-only parking in parking area B but agreed that enforcement of these conditions would be difficult. The Commission ultimately concurred that when a building or site is nonconforming, a new applicant should strive to achieve conformity at the site and enhance public safety. The Commission was divided 4-2 on whether to approve the Conditional Use Permit (CUP) with the conditions as presented, or to remove Condition #2, which requires the removal of parking area B.

A straw poll was conducted. Commissioners Petri, Bonich, Schuler, and Smits agreed with the staff-recommended conditions of approval. Commissioners Wilson and Wise expressed a preference for modifying Conditions 1 and 2 to allow parking area B to remain. Commissioner Bonich suggested

modifying Condition 1 to permit parking area A to remain as-is.

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Petri to recommend approval to the Town Council of Conditional Use Permit P24-196 for Assembly use at the property addressed as 410 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 5, 2025. Commissioner Wilson called for the vote. While Commissioners Wilson, Wise, Bonich, and Schuler support the motion, they do not feel strongly about dropping condition of approval number 2 but support the conditions of approval in general. Commissioners Smits and Petri feels strongly that condition of approval number 2 should remain, and parking area B should be removed from the site plan; however, both supported the CUP in general.. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Mogul Sketch Plan will go in front of the DRC on March 12 and will be in front of the Commission on March 19. The Joint Planning Commission will be held on March 19 to review the indicator report and workplan. The Snow King Development plan and the 1400 & 1450 S Highway 89 residences will be in front of the Commission on April 2. The sketch plan for the Teton County Justice Center has been submitted. The Hitching Post Sketch Plan will be in front of the DRC on March 12.

Adjourn: A motion was made by Commissioner Schuler and seconded by Commissioner Smits to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:46 pm.

minutes:mt

STAFF REPORT



Meeting Date:	March 19, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Sketch Plan for a +/-190,000 sf (habitable) mixed-use hotel and condominium development within five buildings along North Cache at the 11 properties listed below (P24-170)	Public Comment:	Yes

**This item was continued from the February 19, 2024, Planning Commission (PC) meeting. The PC continued the item because they wanted the DRC to complete its third and final review, which occurred on March 12, 2024. The PC also directed the applicant to demonstrate compliance with the 10% landscape requirement on the site plan, provide proof of historical housing credits per the Land Development Regulations (LDRs), demonstrate a conceptual level bike parking plan, provide details on the final parking requirement and any requested relief, show areas of snow storage and how snow will be managed, and provide a copy of the previous geotechnical analysis. Below is a summarized response to each item requested by the PC:*

- DRC review – The DRC reviewed and recommended approval at their March 12, 2025, meeting.
- Demonstrate 10% LSR – The applicant has demonstrated LSR in the amount of 15% which exceeds the 10% minimum. Please refer to the Sheet 7 - Coverage Plan of the applicant's submittal.
- Proof of housing credits – The applicant has provided documents and supporting proof of their claim to housing credits. Please refer to the Housing Mitigation section of the applicant's submittal.
- Conceptual-level bike parking – The applicant has shown a conceptual level bike parking plan with long-term storage in both parking garages and short-term parking near the main entrances on both sites. Please refer to Sheet 6 – Site Plan and Sheet 8 – Basement Plan in the applicant's submittal.
- Final parking counts – The applicant is not requesting any parking relief and can meet their parking requirement per the LDRs. Please see staff's parking analysis below.
- Snow storage – The applicant has demonstrated the amount and location of snow storage that comply with the 2.5% LDR requirement along with identifying areas of snow melt. The 2.5% requirement is based on impervious surfaces on private property only and not the alley. Please refer to the Sheet 7 - Coverage Plan of the applicant's submittal.
- Geotechnical analysis – The applicant has attached the previous geotechnical analysis that was specific to the previous withdrawn Sketch Plan. Please refer to the very end of the applicant's submittal.

Purpose & Policy Considerations.

A Sketch Plan is required in the Commercial Residential – 2 (CR-2) zoning district by the Town of Jackson LDRs for projects with a qualifying base floor area that exceeds 13,800 square feet. Although the development is much larger in total square footage due to bonuses, basements, and non-habitable spaces, the proposed development's qualifying base floor area is roughly 81,000 sf.

The purpose of a Sketch Plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. According to the LDRs, the objectives of the Sketch Plan review are:

1. Identification of the opportunities to achieve the desired future character for the site;
2. Identification of development-related issues to be addressed through the development plan;

3. Discussion of alternative site designs that may better implement these LDRs; and
4. Identification of natural and scenic resources protected by these LDRs.

Requested Action.

The applicant, Mogul Hospitality Partners, is requesting a recommendation of approval of a Sketch Plan for a new approximately 190,000 sf (total habitable above & below grade) mixed-use hotel and residential condominium development within five buildings with underground parking on a 2.46-acre site at the following properties:

- 325, 335, 345, 355, & 375 N. Cache Street
- 45 & 65 Mercill Avenue
- 330, 350, 360, & 370 N. Glenwood Street

Recommendations.

The Planning Director recommends **approval** of a Sketch Plan for a new approximately 190,000 sf mixed-use hotel and condominium development within five buildings with underground parking at the subject properties, subject to the departmental reviews attached hereto and the following conditions:

1. As part of the Development Plan submittal, the applicant shall provide a landscape plan prepared by a Wyoming licensed landscape architect that provides the minimum 11 plant units and demonstrates where the minimum LSR is being provided. Aside from the street trees which are a separate landscape requirement, the applicant shall demonstrate that the majority of the 11 plant units are used around the perimeter of the site to soften and screen the building consistent with the intention of the landscape standards of the LDRs.
2. As part of the Development Plan submittal, a parking management plan shall be provided that addresses how hotel and residential parking is managed, how spaces are assigned in the garage, which spaces are designed for commercial uses, and whether those commercial spaces are strictly for employees or the general public. The parking plan should also show the required EVSE capable and installed spaces per staff's analysis.
3. As part of the Development Plan submittal, the applicant shall provide a draft shared parking agreement ensuring all buildings have sufficient LDR-required parking in perpetuity. In addition, a phasing plan shall be provided that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution described in this staff report.
4. As part of the Development Plan submittal, a final snow storage plan shall be provided that identifies the amount and locations of snow storage relative to the proposed on-site impervious surfaces in addition to identifying areas with snowmelt.
5. As part of the Development Plan submittal, the applicant shall ensure that no portions of the building, including architectural features such as eaves or decks, encroach into the 5' & 10' alley setback and the 5' side setback adjacent to the Cache Creek Motel.
6. The applicant shall obtain all necessary permits from WYDEQ related to the Benzene Plume prior to building permit submittal.
7. Prior to the Development Plan submittal, the applicant shall work with Town staff to ensure that all floor area associated with the 2:1 Bonus qualify according to Division 7.8 - Workforce Housing Incentive Program. In addition, the "exercise" areas associated with Building A shall be removed because they are not permitted uses of the 2:1 Bonus according to LDR Section 7.8.4.B.4
8. Prior to issuance of the first physical development permit, the applicant shall vacate and combine all lots of record on either side of the alley to allow buildings to be built over the property lines.

9. Prior to issuance of the first physical development permit, and at the time of subdivision plat, the applicant shall record an affidavit affecting title against all properties that acknowledges the FAR transfer from the West Site to the East Site and accounts for the remaining commercial FAR, if any, on the East Site. The West Site would have no remaining FAR but may use future bonuses should they exist and may transfer commercial floor area to the site through the use of the Town's historic preservation program.
10. As part of the Development Plan submittal, the applicant shall provide more details on how large deliveries will occur, the direction of trailer truck travel, a semi-truck trailer turning movement plan, how each building will be serviced for deliveries, and dimensions for the loading area.
11. As part of the Development Plan submittal, the applicant shall provide a final geotechnical analysis that includes a comparison of impacts from the previously withdrawn project along with a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction.
12. Prior to Development Plan approval, the Town and Applicant shall reach an initial agreement on the terms and conditions of a Development Agreement that establishes the relative obligations of the Town and Applicant related to the construction and long-term maintenance and operation of the proposed alley improvements. The Development Agreement would be finalized prior to the issuance of the first building permit for the project. Additional agreements, such as separate operations and maintenance agreements and/or easements may also be required with the Development Agreement. As part of the Development Plan, the Applicant and Town shall agree to a Development Agreement that includes, at least, the following terms:

The Developer would be responsible for:

- a. All long-term operations, maintenance, repair, and replacement of the alley improvements.
- b. Rerouting the sewer in Mercil to Glenwood as proposed.
- c. Installing a manhole at the north boundary of the development and assume ownership and responsibility for the sewer line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the sewer line to the north).
- d. Replacing the sewer north to Perry if necessary.
- e. Removal and relocation of any town or franchisee utilities from the improved alley.
- f. All snow plowing, snow removal (not to be plowed to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley.
- g. Operation and maintenance of the Cache Creek Tube through the property.
- h. Installing Town-approved regulation signage.
- i. Maintaining public access.
- j. In the event that the developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.

The Town would be responsible for:

1. Future ownership and maintenance of the north section of the alley and sewer.
 2. Municipal code enforcement throughout the alley, e.g., parking, franchisees, encroachment permits, etc.
13. As part of the Development Plan submittal, the applicant shall provide final bike parking counts based on final proposed bedroom count and restaurant/bar seating and demonstrate all locations of short-

term and long-term bike parking compliant with LDR Section 6.2.2.D. Minimum required short-term and long-term bicycle parking spaces – including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.

14. As part of the Development Plan submittal, the applicant shall provide an updated traffic impact study that includes any mitigation measures to reduce impacts on adjacent streets and intersections.
15. As part of the Development Plan submittal, the applicant shall provide the final housing mitigation estimate for the restaurant, bar, and spa/exercise areas that includes the total number of hotel rooms, floor plans, and all associated floor area tied to each use.
16. As part of the Development Plan review process, the applicant shall continue discussions with Town staff and the Cache Creek Motel on the desired use of the alley as it specifically relates to it functioning as a two-way or one-way alley.

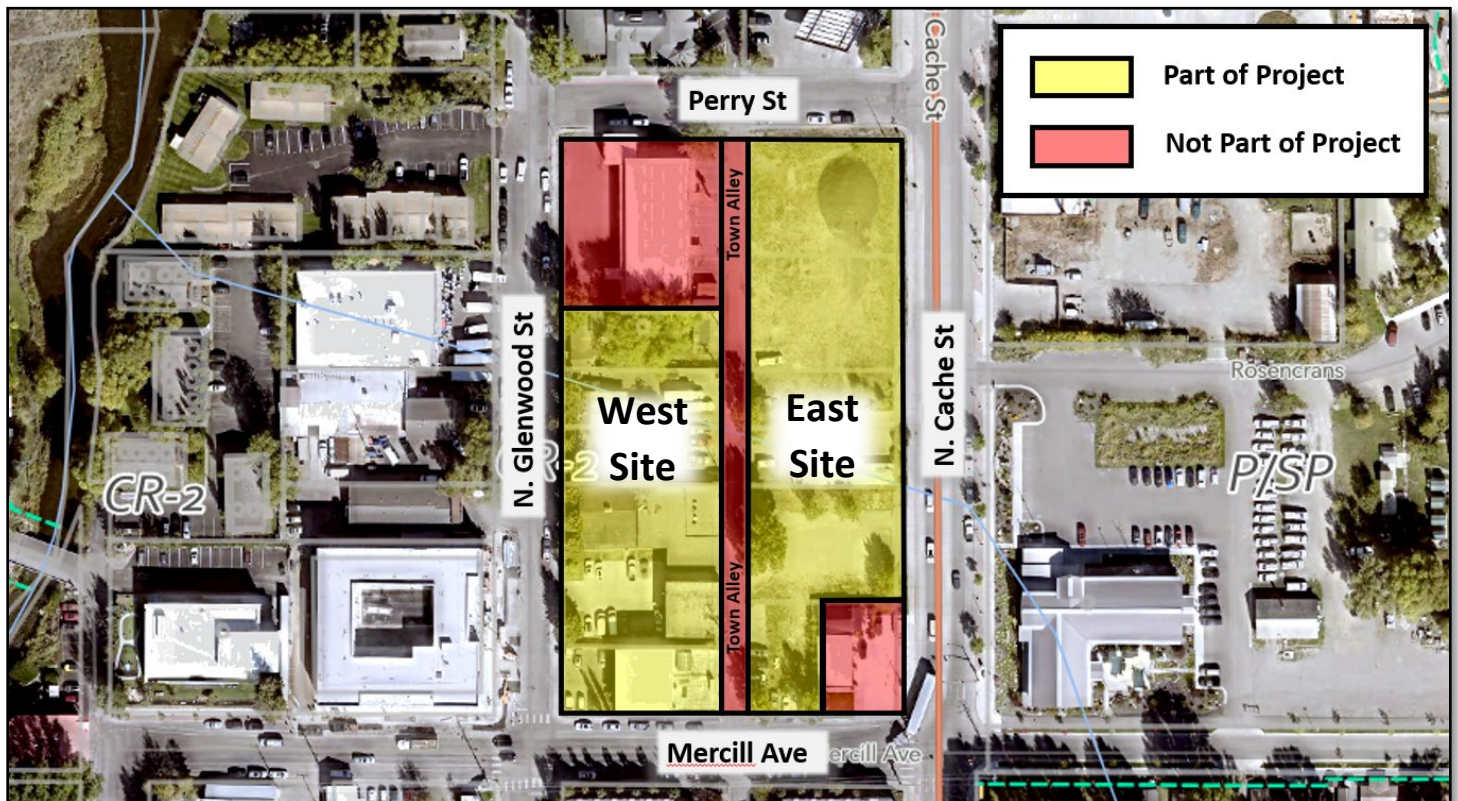
Key Issues/Policy Questions

- Does the Planning Commission have any concerns over the proposed vehicle access plan which includes improvements to the alley?

Project Location.

The subject properties are listed below and an aerial photo is shown below on the following page:

- 325, 335, 345, & 375 N. Cache Street (LOTS 1-8, BLK. 3, JONES)
- 45 Mercill Avenue (W. 60' OF LOTS 9-10, BLK. 3, JONES)
- 65 Mercill Avenue (LOT 11, PT LOT 12, BLK. 3, JONES)
- 330, 350, 360, & 370 N. Glenwood Street (N 40' LOT 12, LOTS 13-17, PT LOT 18, BLK 3, JONES)



Background/Project Description.

Background:

The entire subject property is within the CR-2 zoning district and Lodging Overlay (LO). As proposed, the development utilizes 11 properties (2.46 acres, or 107,121 sf total land area, or roughly fourteen (14) 7,500 sf town lots) within a downtown block surrounded by four streets: North Cache Street to the east (400 linear feet), Mercill Avenue to the south (200 linear feet), North Glenwood Street to the west (350 linear feet), and Perry Street to the north (130 linear feet). The only two properties in this block that are not part of this development are 390 N. Glenwood Street (Cache Creek Motel) and 315 N. Cache Street (restored service station). All existing development within the subject property will be demolished and a full list of existing development can be found in the Housing Mitigation section of the applicant's submittal. This downtown block is bifurcated by a 20' x 500' alley that runs north/south down the middle providing a connection between Perry Street to the north and Mercill Avenue to the south. The applicant is not requesting to vacate any portion of the alley nor is the applicant proposing any building encroachments into the alley.

A portion of the site has been impacted by contamination from an underground benzene plume from a previous gas station on the corner of North Cache and Perry Street. The state Department of Environmental Quality (WYDEQ) has been monitoring the contaminated soils for a number of years that are impacted by groundwater flow. At this time, much of the benzene has been remediated or dissipated, however, any remaining contaminated soil would need to be disposed of properly per State requirements during the redevelopment of the site.

Project Description:

The applicant is requesting Sketch Plan approval for a new approximately 190,000 sf (total habitable above and below grade) mixed-use hotel and condominium development within five buildings with underground parking. The project consists of two development sites bifurcated by an alley: the "East Site" along North Cache and the "West Site" along North Glenwood. As proposed, the East Site consists of four commercial buildings each less than 35,000 sf (Buildings B, C, D & E) with a shared underground parking garage. The West Site consists of one 100% residential building (Building A) with an underground parking garage that uses the 2:1 Workforce Housing Bonus (2:1 Bonus). All buildings are three stories ranging from 35'-42' tall. Buildings A, D & E include one level of basement (mostly parking but with some habitable space too).

As proposed, the overall development consists of 109 hotel rooms, 17 market long-term residential units (2:1 Bonus), 16 workforce-restricted units (2:1 Bonus), 155 parking spaces, a spa & fitness center, a restaurant & bar, and two rooftop decks. The development's total gross square footage is 244,607 sf (178,730 sf above grade and 65,877 sf below grade) and 190,339 sf of that total gross square footage is habitable conditioned space (both above and below grade).

The applicant is proposing to transfer all of its base commercial floor area from the West Site to the East Site and then use the entire West Site for 2:1 Bonus residential development. This transfer does not increase the total amount of development in the project but it does allow the applicant to split all (or nearly all) of the commercial floor area onto the East Site while reserving the West Site for residential uses. More specifically, the result is that all 81,348 sf of their allowed maximum base 0.8 Floor Area Ratio (FAR) of 85,696 sf for commercial hotel uses is located on the East Site within buildings B, C, D & E.

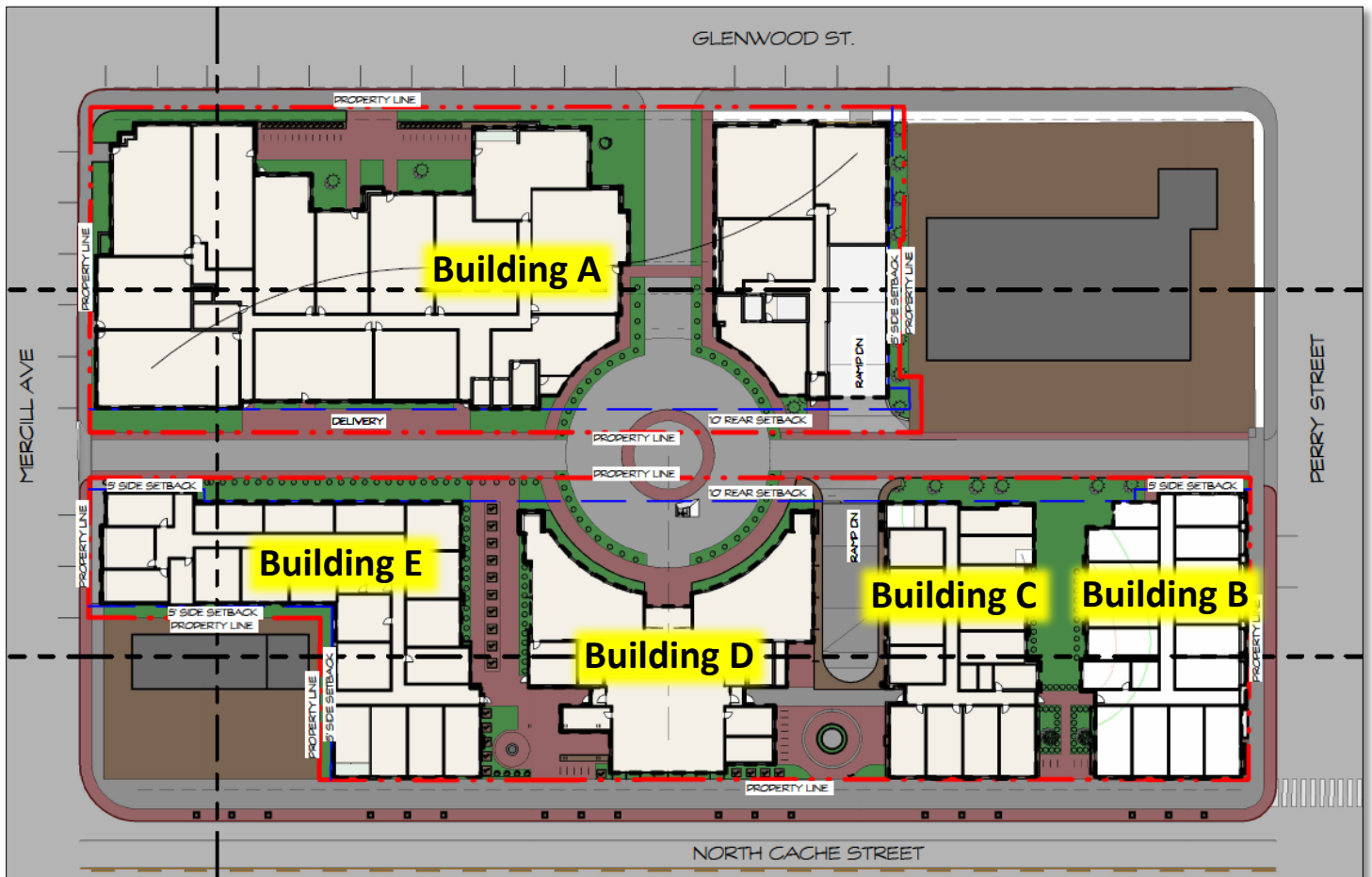
The applicant is then proposing to use the 2:1 Bonus (mostly in Building A, some in Buildings B & E) to add approximately 97,382 sf of additional above-ground habitable floor area (including associated circulation space). This brings the total FAR for the entire project to 1.67. Of the 2:1 Bonus floor area, 53,745 sf is dedicated to 17 on-site market long-term residential units, and 27,840 sf is dedicated to 16 on-site workforce-restricted units all of which are intended to be ownership condominiums. The market condos range in size from 1,957 sf to 4,094 sf and the workforce condos range in size from 979 sf to 3,445 sf. The proposed exterior materials at this conceptual phase include various types of metals, wood, stone, and concrete. Below is a breakdown of each level of each building by square footage and use:

- **BUILDING A: 115,829 sf gross**
 - Basement (39,430 sf), First Floor (29,540 sf), Second Floor (25,407 sf), Third Floor (21,452 sf).
 - Uses: 102 parking spaces, 12 market condos (2:1 Bonus), 16 workforce-restricted condos (2:1 Bonus), rooftop deck.
- **BUILDING B: 20,723 sf gross**
 - First Floor (7,214 sf), Second Floor (7,226 sf), Third Floor (6,282 sf).
 - Uses: 28 hotel rooms, 2 market condos (2:1 Bonus).
- **BUILDING C: 21,279 sf gross**
 - First Floor (7,195 sf), Second Floor (6,743 sf), Third Floor (7,341 sf).
 - Uses: 36 hotel rooms.
- **BUILDING D: 49,546 sf gross**
 - Basement (25,569 sf), First Floor (8,671 sf), Second Floor (7,170 sf), Third Floor (8,137 sf).
 - Uses: 53 parking spaces, spa/fitness area, restaurant/bar, lobby, 8 hotel rooms, rooftop deck.
- **BUILDING E: 37,229 sf gross**
 - Basement (5,037 sf), First Floor (11,132 sf), Second Floor (10,519 sf), Third Floor (10,541 sf).
 - Uses: 37 hotel rooms, 3 market condos (2:1 Bonus).

Regarding the site plan, the primary entrance to the hotel buildings and the residential building are located off the alley. The applicant is proposing their primary vehicular access off North Glenwood, along with secondary access points from the existing alley that can be entered from Mercill Avenue on the south or Perry Street on the North. The applicant plans to improve each entryway, including the alley, with sidewalks and landscaping similar to a private street. A large vehicular roundabout (roughly 100' in diameter) is proposed where the Glenwood entrance intersects the alley midway through the development. This roundabout will serve as the main guest entrance to the hotel lobby to Buildings B-E on the East Site and also provide access to the main lobby entrance to residential Building A on the West Site. The roundabout is proposed to maintain a level grade and not include a raised center island common on most roundabouts. Valet parking is proposed for hotel guests only.

Access to the two underground parking garages on each site will be taken directly from the alley. The two underground parking garages are not connected in any way. Although the three vehicular entrances also serve as pedestrian entrances to the development, pedestrians can also access the site from North Cache at multiple locations and pedestrians can pass through the site to the alley between Buildings D & E. Pedestrian improvements will be provided on all four perimeter streets, consisting of a 5'-wide attached landscape planting buffer and a 6' detached sidewalk.

Proposed Site Plan with Buildings A-E:



Analysis.

Moratorium Compliance

The applicant's Sketch Plan was deemed sufficient on November 14, 2024, which was during the emergency Large Building Moratorium that temporarily limited the maximum building size of *commercial* buildings to 35,000 sf but did not limit the size of 100% residential buildings. Although the moratorium ended on November 20, 2024, resulting in a new maximum building size of 40,000 sf to 50,000 sf for this zone and several others, the applicant was vested under the moratorium's 35,000-sf maximum commercial building size rule and no limit on 100% residential buildings.

Upon deeming the Sketch Plan sufficient, staff confirmed that the four commercial hotel buildings east of the alley along North Cache (Buildings B - E) were each less than 35,000 sf in total habitable square footage. Although Buildings B - E share a single basement parking garage (which was allowed under the moratorium), all four buildings are independent and have no other internal connections aside from the underground parking garage. Because the moratorium did not apply to 100% residential buildings, the proposed Building A on the west side of the alley (+/-72,500 sf in total habitable), which is comprised entirely of the 2:1 Bonus floor area, was not subject to the moratorium.

Additionally, as a result of the emergency moratorium, all new developments that trigger a Sketch Plan also require a Conditional Use Permit (CUP) as a means to consider and review additional impacts on traffic

generation, environmental resources (e.g., wildlife permeability), historic resources, water quality (e.g., stormwater runoff, groundwater quality), and other important Town resources. However, again, because the applicant's Sketch Plan was deemed sufficient during the temporary emergency moratorium, this new CUP is not required. Even so, the Town can still request or require additional information or studies related to off-site impacts, such as traffic or groundwater, as part of the Sketch Plan and future Development Plan if necessary for the Council to make the required permit findings. For example, Finding #3 for Sketch Plan reads as follows:

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

Comparison to previous Sketch Plan

Although the Planning Commission is reviewing this current proposed Sketch Plan, staff has provided below a table that summarizes a few key changes from the previous Sketch Plan that was withdrawn to help understand the changes that were made related to building size, total square footage, lodging rooms, residential units, etc. As shown, the proposed project is roughly a third smaller in square footage and less dense in hotel rooms & condominiums. This is likely credited to the moratorium's 35,000 sf maximum building size which requires breaking up the development into multiple buildings compared to the old rules that had no limits on the size of a building.

SUBJECT	PREVIOUS PROJECT (WITHDRAWN)	PROPOSED PROJECT	DELTA (Increase/Reduction)
Gross Square Footage (habitable + non-habitable)	365,980 sf	244,607 sf	-121,373 sf
Gross Habitable Floor Area (above and below grade)	290,000 sf	190,339 sf	-99,661 sf
Above-Ground Habitable Floor Area	200,641 sf	178,730 sf	-21,911 sf
Below-Grade Square Footage (habitable + garage)	165,339 sf	65,877 sf	-99,462 sf
Lodging Use	89,896 sf 171 hotel rooms	81,348 sf 109 hotel rooms	-8,548 sf -62 hotel rooms
Residential 2:1 Bonus M = Market W = Workforce	110,745 sf 2:1 (M): 36 on-site units 2:1 (W): 38 off-site units	97,382 sf 2:1 (M): 17 on-site units 2:1 (W): 16 on-site units	-13,363 sf -19 (M) units -22 (W) units
Stories	3 stories 2 basement levels	3 stories 1 basement level	-1 basement level
Parking	220 spaces	155 spaces	-65 spaces
Basement Volume (approximates)	1,526,767 cubic feet 56,546 cubic yards	724,647 cubic feet 26,838 cubic yards	-802,120 cubic feet -29,708 cubic yards

Purpose of Sketch Plan

The purpose of a Sketch Plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the CR-2 zone for a Sketch Plan. Sketch Plan approval permits the submittal of a Development Plan, it does not permit actual construction. The applicant will be required to address any concerns raised during Sketch Plan and meet all conditions of approval when they apply for a Development Plan. Below is an LDR Compliance table for the CR-2 zone:

	CR-2	Proposed	Complies?
FAR	0.8 base max (85,696 sf) + 2:1 Workforce Housing Bonus (no sf limit & must all be on-site)	Base FAR = 81,348 sf 2:1 Bonus = 97,382 sf Total Above Ground Habitable = 1.67 FAR or 178,730 sf	Yes
LSR	10% or 11,300 sf	15% Or 16,068 sf	Yes as conditioned
Plant Units	11 required	Not shown. Condition of approval added.	Yes as conditioned.
Height	42' – 46' (determined by roof pitch)	35'-42'	Yes
Stories	3 max (no limit on basements)	3 stories per building. Buildings A, D & E have 1 level of basement.	Yes
Parking	<u>CR-2 Standard:</u> Lodging: 0.75 per room Condos: 1.5 per DU Restaurant: 1/73 sf of seating Bar: 1/40 sf of seating <u>Parking Credits:</u> Street Parking Credits = 21 TOTAL CREDITS = 21 spaces (credits can only be used to mitigate the commercial uses and cannot be used for lodging/residential condos)	<u>Requirement:</u> Lodging (109 rooms) = 82 spaces Condos (33) = 50 spaces Restaurant (3,549 sf) = 49 – 20% (shared LDR allowance) = 26 spaces Bar (698 sf) = 18 – 20% (shared LDR allowance) = 12 spaces TOTAL REQUIRED: 170 spaces – 21 on-street credits = 149 spaces (6 must be ADA) TOTAL PROPOSED: East Garage (53) + West Garage (102) = 155 spaces (6 ADA spaces)	Yes
EVSE Parking	30% EVSE Capable = 47 req. 5% EVSE Installed = 8 Req.	EVSE Capable = 53 provided EVSE Installed = 9 provided	Yes, as conditioned.

Bike Parking <i>LT = Long Term</i> <i>ST = Short Term</i>	<u>Hotel (1 per 11 lodging units)</u> 109 / 11 = 10 required <u>Residential (0.75 per bedroom)</u> Final bedroom count unknown. <u>Restaurant/Bar (1 per 22 seats)</u> Final seating count unknown.	92 bike parking spaces provided (41 short-term and 51 long-term)	Yes, as conditioned.
Primary Street Setback (Cache)	0' – 10'	0' – 10'	Yes
Primary Street Setback (Glenwood)	0' – 10'	0' – 10'	Yes
Secondary Street Setback (Mercill)	0' – 10'	0' – 10'	Yes
Secondary Street Setback (Perry)	0' – 10'	0' – 10'	Yes
Side Interior Setback (adjacent to Cache Motel)	5' min	5'	Yes, as conditioned.
Alley Setback	5' - 10' min	5'-10'	Yes, as conditioned.
Street Façade Width (min)	Cache: 70% of 400' = 280' of building within the 0'-10' setback range. Mercill: 35% of 200' = 70' of building within the 0'-10' setback range. Glenwood: 70% of 350' = 245' of building within the 0'-10' setback range. Perry: 35% of 130' = 46' of building within the 0'-10' setback range.	Cache: +/-290' provided Mercill: +/-171' provided Glenwood: +/-308' with forecourt Perry: +/-123' provided	Yes
3rd Story Step-back	10' stepback for 40% (min) of building Cache: 40% min req. Mercill: 40% min req. Glenwood: 40% min req. Perry: 40% min req.	Cache: +40% provided Mercill: +40% provided Glenwood: +40% provided Perry: +40% provided	Yes
Pedestrian Frontage	13'6" for Trees in Grate	13'6" Trees in Grate	Yes

Definition of a Site

The Town LDRs define a site in Division 9.5 as *“the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.”* Over the past few years, the Town Planning Director and Town Council have interpreted this definition to include lots of record that are under unified ownership and control and physically separated by a road or alley. A formal interpretation (Item P22-113) was requested in 2022 in which the Planning Director established this interpretation in writing to help ensure that the full definition of a site was explained and justified. Recent examples of this new interpretation being applied to development sites with multiple lots separated by a road include Flat Creek Apartments, Hotel Jackson, and St. John’s Hospital/Hitching Post.

Staff mentions this because the proposed development includes lots of record that are physically separated by a public alley. Staff finds that because all properties proposed for development are under unified ownership and control, the lots of records on both sides of the alley can be treated as one contiguous site which is important because the applicant is proposing to transfer all of their allowed base commercial FAR from the West Site to the East Site. Overall, staff is supportive of the applicant’s proposal on the condition that an affidavit affecting title is recorded against all properties that acknowledges the FAR transfer from the West Site to the East Site and account for the remaining unused commercial FAR, if any, on the East Site. The West site would have no additional commercial FAR but could use future bonuses should they exist and may use the commercial transfer of development rights as part of the Town’s historic preservation program according to LDR Division 5.9. Staff has added a condition of approval (Condition #10) to address this matter.

Conformance with the Comprehensive Plan

This site is located in Character District 2: Subarea 2.3: Downtown. This is a *Transitional* area intended for redevelopment with a mixture of two to three-story commercial, lodging, and residential buildings, a high level of pedestrian and transit connection, high-quality public spaces, and a high concentration of tourist-related accommodations and services. Parking should be hidden or underground and buildings should create an attractive street wall to encourage pedestrian activity. Other than street trees, landscaping, and green areas are minimal and largely provided voluntarily. Two goals of this subarea are 1) creating a vibrant mixed-use area by accommodating a variety of uses and amenities and providing a balance between lodging and long-term residential housing, and 2) creating a consistent building size and form through attractive street walls, two to three-story buildings, and good urban design principles including massing, articulation, and provision of public space.

Staff finds that as conditioned, the project is generally consistent with the above-mentioned goals for a Sketch Plan-level design. Overall, the proposed development is mixed-use with lodging, restaurant/bar, and residential uses which are desired. In addition, the parking is underground and not visible from the public roads which creates more opportunities for attractive street walls and interesting ground-level activities. New pedestrian improvements will be provided adjacent to the building on all streets which will be an improvement compared to the existing conditions which consist mostly of unprotected attached sidewalks with no buffer zone. These improvements will also encourage pedestrian movement in this area to support both the new development and existing developments. Regarding the second goal related to consistent building size, attractive street walls, and the use of good urban design principles, staff finds that the project is much-improved compared to the previous version of this project (pre-moratorium) and includes a much more attractive street design through the use of multiple buildings, variations in the architecture and massing, and larger open/public spaces that help break up the street wall. Please see the Design Review Committee (DRC) section below for more details on design principles related to the Design Guidelines.

Benzene Plume & Groundwater

The applicant originally provided a geotechnical report with the previous Sketch Plan - which was withdrawn - that acknowledged the existing site contamination due to the historical Texaco that used to be located at the northeastern corner of the development (375 N. Cache Street). That geotechnical report has not yet been updated to reflect the newly proposed Sketch Plan, which is significantly smaller and includes only one basement level instead of two. However, the applicant has provided that previous report because it provides site details such as water table levels and general methods for dealing with contamination and groundwater. The applicant is aware that they will be required to update the geotechnical report for Development Plan and work with WYDEQ to obtain any required permits before commencing construction that address the removal and/or treatment of any contaminated soil and groundwater. To ensure all necessary permits are obtained from Wyoming Department of Environmental Quality (WYDEQ) prior to commencing construction, Condition #7 was added.

Because the Town Council and general public expressed specific concerns during the review period of the previously withdrawn Sketch Plan related to contaminated soil and the handling of groundwater, it is especially important for the Town to ensure these concerns are addressed early on in the review process to avoid negatively impacting the Town storm's sewer system, neighboring properties, and nearby public resources such as Flat Creek. The applicant has stated they are proposing to treat and re-inject any encountered groundwater back into the ground which is a common practice used during construction. However, the initial and long-term on-site and off-site impacts are unknown. The applicant has stated in their submission that at their expense they will *"hire a qualified environmental remediation consultant to analyze impacts and remediation alternatives and shall provide a copy of the report to council for its input. Such consultant's report will address the means and methods of addressing contaminated soil such as through dig and haul, insitu soil stabilization, insitu chemical oxidation, soil shredding, onsite soil mixing and chemical oxidation."* The applicant also states that once the Sketch Plan is approved and they know their final site design, they will re-study the new site design and provide an updated geotechnical analysis which will inform the amount of dewatering and the methods by which such subsurface water shall be treated and disposed of.

Staff notes that a Sketch Plan is a conceptual review of a project and it is typical for final details, information, and studies - in this case, the final geotechnical report and information on the handling of soil and groundwater - to be provided with the Development Plan. In addition, one of the purposes of the Sketch Plan is to identify development-related issues, often as conditions of approval, to be addressed in more detail in the Development Plan. In consideration of this important issue, staff has added a condition approval (Condition #11) requiring that at the time of Development Plan submittal, the applicant shall provide a final geotechnical analysis, which includes a comparison to the previous project showing changes in soil treatment and groundwater volumes along with a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction. Upon submittal, the Town will send all relevant analyses to a qualified environmental remediation consultant for third-party review.

Building & Site Design

As proposed, this development and site would be the largest in the Town's history with nearly 1,100 linear feet of street frontage along all four streets and a maximum habitable square footage of approximately 190,000 square feet. Comparably, the overall development - which is both hotel and residential - is over two times the size of the Pearl/Cache redevelopment (roughly 80,000 sf) and over two times the size of Cloudveil hotel

(roughly 75,000 sf with 100 keys). However, if you only compared the lodging element, the proposed development is close in size to the above-referenced developments at roughly 81,000 sf. But despite the site's very large size, the CR-2 zone does not cap the number of adjacent lots that can be developed, cap the number of lodging units per development, or cap the amount of 2:1 Bonus. However, unlike the previous zoning before the emergency moratorium which had no building size maximum, the commercial buildings proposed with this Sketch Plan are required to be no larger than 35,000 sf which significantly improves the overall site design & character by breaking up the development into more of a complex of buildings which provides visual relief and architectural variation along this development's lengthy street frontages.

In addition, the 400' long façade on Cache Street now includes four buildings compared to the previously withdrawn Sketch Plan that had one building with a continuous street wall. Both staff and the DRC agree that the emergency moratorium's temporary maximum building size not only played a major role in addressing concerns over the bulk, scale, and mass of a historically large development, but also was the cause for a significant reduction in the project's square footage and density.

At a conceptual level, staff finds that the proposed buildings and site plan are consistent with the goals of the CR-2 zone by hiding all the parking from public view, creating a strong street wall, and holding the street corners, while still setting back portions of the building along each street to break up the street wall, providing pedestrian entrances/courtyards on multiple streets, and providing private outdoor spaces for the condominium tenants (i.e., balconies, rooftop decks, at-grade open spaces). The project includes buildings that are all three stories with a combination of flat and pitched roof designs that all comply with the maximum building height. As a result of the third-floor stepback requirement, the buildings have various sections along the third floor of each street that are stepped back 10' which helps to further break up the building mass and vary the rooflines. Additionally, balconies have been provided on the second and third floors along each street which further provide some relief along the street facades. Below and on the following page are two conceptual 3D contextual images showing the overall project from two prominent street corners:

Corner of North Cache and Perry Street:



Corner of Mercill Avenue and North Cache:



Design Review Committee (DRC)

The DRC first reviewed the project on January 8, 2025, which resulted in the DRC continuing the item for a second review. Aside from directing the applicant to address specific Design Guidelines criteria such as questioning the architectural character relative to Jackson Hole, the number and application of windows, building rhythm, and pedestrian experience, the DRC overall was pleased with how the project has evolved and improved from the last time they reviewed it as a single building development. The DRC attributed the project's improvements to the moratorium that required separate buildings allowing the site to be broken up which helps with improved circulation and open space, allows variations in architectural style from one building to another which enhances the visual experience along the street, and ultimately resulted in a smaller, less-dense development. The DRC also favored the new access plan that avoids North Cache and instead places the hotel entrance off North Glenwood and the alley creating a unique experience as guests arrive that other hotels in Town do not offer.

At the February 12th DRC meeting, the DRC stated that the design had improved from the previous submittal but ended up continuing the item directing the applicant to further study the architectural style of each building and modify the overall design and application of materials to improve the cohesiveness of the overall project. The DRC also felt that the application of materials and design elements still felt chaotic along North Cache and that the applicant needed to simplify the design along this frontage. The DRC also felt that Building C was the most different in architectural style and needed to better relate to the other buildings. Finally, the DRC stated that the applicant needs to tone down the "heroic" moves at the corners/bookends along North Cache which also includes downsizing some of the "supersized" portions of the third level of certain buildings that have exaggerated roof heights that reach 19' in some cases. Overall, the DRC felt that the project needed one more review to finalize concerns over massing and the architectural theme before progressing to the Development Plan.

At the March 12th DRC meeting, the DRC recommended approval of the project as presented. The DRC stated that the applicant adequately addressed their concerns from the previous meeting and found the project to comply with the Design Guidelines.

Vehicular Access

Staff finds that as conditioned the proposed access plan complies with the LDRs and offers significant improvements from current conditions through the consolidation of access points. Overall, the number of curb cuts along North Cache will be reduced from four to zero and from four to one along North Glenwood Street. No curb cuts are proposed along Mercill Avenue or Perry Street. The proposed plan is also practical in that it utilizes North Glenwood and the alley as the primary access points to all buildings and the underground parking garages which help screen parking and traffic from public view. Furthermore, the proposed plan distributes traffic impacts onto less congested streets (i.e., North Glenwood, Perry, and Mercil) while avoiding North Cache altogether which is a busy state highway and gateway into town. Because no access is proposed off North Cache, which is owned and maintained by the Wyoming Department of Transportation (WYDOT), WYDOT has not presented any concerns over the proposed access plan to utilize North Glenwood and the alley as the main three access points.

A central component of the applicant's proposal is to use, improve, and maintain a public alley as part of their primary vehicular and pedestrian access. Although it is common for various types of developments to use an alley for access, and is allowed by the LDRs, the Town has not yet reviewed a commercial project of this scale that not only locates its primary entrance off the alley, but proposes improving the alley with a higher grade surface material than asphalt, installing a snow melt system, adding sidewalks that partially encroach into the alley, and incorporating a roundabout. The applicant has stated that the roundabout will maintain a level grade and not include a raised center island common on most roundabouts. The reason for this is to allow all types of vehicles, especially large trash trucks and delivery vehicles, to drive the length of the alley without any obstacles. In general, the proposed plan presents no immediate concerns as it relates to LDR compliance and is visually beneficial because nearly all of the hotel traffic and parking will be screened from public view. In addition, activating the alley with multimodal use is supported by Planning staff provided it continues to provide public access and function as an alley.

Town Engineering, however, has raised some concerns over the proposed unconventional use of a public alley and has provided recommendations on who and how the alley should be maintained moving forward should the Town Council agree to the proposed plan. In summary, Town Engineering does not want to be responsible for any maintenance and repairs of the proposed alley and are recommending that as part of the Sketch Plan approval, a condition of approval is added that lays out specific high-level terms and conditions that will be included in a future Development Agreement. Ultimately, the Town Council has a policy decision to make on whether they support the proposed improvements. If the Council is interested, the Town and applicant will be required to later enter into a Development Agreement. Additional agreements, such as those related to maintenance and operations, and recordation of easements may also be required. Condition #12 has been added if the Council is interested in the proposed alley improvements.

In addition, it is still unknown whether the alley will be two-way or one-way. At this time staff is expecting the alley to function as a two-way alley but Condition #16 was added requiring the applicant to continue discussions with Town staff and the Cache Creek Motel during the Development Plan review on the desired use of the alley as it specifically relates to it functioning as a two-way or one-way alley.

Parking

As stated above in the LDR compliance table, 155 total on-site spaces are provided within two underground parking garages to meet the 149-space requirement. As proposed, the West Site provides 102 parking spaces and the East Site provides 62 parking spaces. Adequate ADA and EVSE parking has been provided as conditioned.

Because the West Site has a surplus of parking that will be used to meet the demands of the East Site, a shared parking agreement will need to be recorded and staff has added a condition of approval (Condition #3) requiring the applicant to provide a draft Shared Parking Agreement with the Development Plan that will eventually be recorded against all properties to ensure each building has LDR-required parking in perpetuity. Staff has also include language in Condition #3 requiring the applicant to provide a phasing plan that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution.

Regarding the lodging and residential uses, a total of 132 dedicated spaces have been provided which complies with the LDRs. This leaves 44 spaces (23 on-site + 21 on-street) available to serve the other commercial uses on-site such as the restaurant, bar, and exercise/spa. When it comes to hotel amenity spaces such as small bar/food areas, conference spaces, spas, and fitness facilities, the LDRs exempt these spaces from parking requirements under the assumption that they primarily serve guests who are already parked and staying at the hotel. Although the applicant states that the restaurant & bar will primarily serve hotel guests, the applicant is able to comply with the parking requirements assuming 100% public use (i.e., no parking reductions are needed or requested). Staff notes that this property is within the Downtown Parking District and the applicant has the option to provide zero on-site parking for commercial uses through the parking fee-in-lieu program. However, the applicant has not indicated an interest in that program at this time.

At this conceptual stage of the project, the management of parking is still being discussed and final details will be provided with the Development Plan as conditioned (Condition #2). The applicant has provided a preliminary parking management plan that indicates the intended location for hotel and residential parking spaces. At this time, hotel guest parking will be managed through valet parking but residential owners/tenants will self-park. Regarding commercial parking needs, the applicant is showing 23 parking spaces that will be allocated in the East Site parking garage to serve the restaurant, bar, and exercise/spa. Ultimately, the final parking management plan, which may look similar to what is provided, will be required with the submission of the Development Plan.

Pedestrian Improvements

The CR-2 zone requires either Trees in Lawn or Trees in Grates as acceptable pedestrian frontage types. At this time staff is requiring Trees in Grates along all four streets which will consist of a 5'-wide attached buffer zone with trees and pavers and a 6'-wide detached sidewalk. With that being said, staff is considering whether Trees in Lawn is appropriate for Glenwood Street. Overall, this will be an improvement to the existing conditions which include an attached 4'-5' sidewalk around the entire block. These improvements will not only enhance pedestrian safety and function along the frontages of this project but will significantly improve the overall appearance of this block. The applicant will only be responsible for installing new sidewalks along their property frontage on each street. The southeast corner (adjacent to 315 N. Cache St.) and northwest corner (adjacent to 390 N Glenwood St.) of this block are not adjacent to the development and thus will not receive new pedestrian improvements unless they were voluntarily provided by the applicant.

Lighting

At this time, a lighting plan has not been developed since this is a conceptual level review and thus staff is unable to verify full compliance with LDR Section 5.3.1 (Exterior Lighting Standards). Lighting plans typically are not fully

developed until the building permit submittal. However, the applicant is aware that all future lighting will be required to be dark sky compliant. The CR-2 zone permits a maximum of three lumens per sf of site development with a maximum of 50,000 lumens per acre of site development and a maximum of 2,000 lumens per acre of site development for unshielded fixtures. Based on the proposed site development of 90,121 sf, the total allowed lumens for shielded fixtures will be limited to 109,003 lumens plus 4,000 lumens for unshielded fixtures. It should be noted that exterior lighting required by the Building or Fire Code or lighting deemed necessary for public safety is exempt from the above-mentioned lumen maximum.

Landscaping

The CR-2 zoning district has a minimum required LSR of 10%, which when applied to the subject property's size of 107,121 sf, results in at least 10,712 sf of landscaping. Of that requirement, roughly 2,142 sf can be provided in the form of planters. At this time, the applicant is providing roughly 16,000 sf - or 15% - which exceeds the minimum requirements. In addition, a minimum of 11 plant units are required and the applicant will need to demonstrate compliance with this number as part of the Development Plan. These 11 plant units must comply with the standard plant unit alternatives found in LDR Section 5.5.3. Staff would like to clarify that the required street trees within the Trees in Grate's pedestrian frontage are above and beyond the required 11 plant units. As conditioned in the Sketch Plan, a landscape plan prepared by a Wyoming landscape architect will need to be provided with the Development Plan that provides more details on the final landscaping, the minimum LSR, and a minimum of 11 plant units (Condition #1).

In addition to the number of plant units, the general purpose of the landscape standards as stated in LDR Section 5.5.1 is to ***“assist in maintaining the character of the zones by providing minimum planting, buffering, and screening around and within physical development.”*** This means that the applicant cannot simply place all of their required plantings towards the interior of the site or in between buildings. Of course, some plantings can be located within the interior of the site, but the majority of the landscaping needs to serve as an exterior buffer to help soften/screen the development from the public view on each street. Staff has added a condition of approval (Condition #1) addressing this matter.

Trash & Loading

Although the project is at a conceptual level, the applicant is showing designated trash storage and pick-up areas for each site that are accessed directly from the alley. Alleys are intended to be used for services such as trash pick-up and thus staff is supportive of the proposed plan and finds it to comply with the LDRs.

Regarding loading/unloading, the applicant is proposing to accommodate large delivery trucks (such as semi-trucks, UPS, and FedEx) by carving out a 10'-wide designated loading area along the shoulder of the alley adjacent to Building A that would allow loading to occur on private property. Although dimensions of the loading area length and how this area will service the various buildings along this 500'-long stretch of alley, there initially appears to be enough room to accommodate a single semi-trailer truck or up to two UPS/FedEx delivery trucks. Staff notes that the applicant is allowed to use the alley for loading access and alleys throughout town are used similarly and delivery trucks often temporarily block a portion of an alley during their delivery. However, proposing a designated loading area on private property will help reduce traffic and delivery impacts on the Cache Creek Motel which is the only other property that relies on this alley. Staff has added a condition (Condition #10) requiring the applicant to provide more details on how large deliveries will occur, the direction of trailer truck travel, a semi-truck trailer turning movement plan, how each building will be serviced for deliveries, and dimensions for the loading area. at the time of the Development Plan submittal.

Snow Storage

The applicant has provided a conceptual-level snow storage plan indicating locations of snow storage that appear to comply with the minimum LDR requirement of 2.5% of impervious surfaces. The 2.5% requirement does not include impervious surfaces within public alleys or public roads. The applicant is also proposing snow melt systems throughout their development and portions of the alley (which is allowed provided a development agreement is approved). Being that this is Sketch Plan, staff has added a condition of approval (Condition #4) requiring that as part of the Development Plan submittal, the applicant shall provide the final snow storage plan relative to the proposed on-site impervious surfaces.

Bicycle Parking

This Sketch Plan was deemed sufficient after the adoption of the updated bike parking standards. Based on the number of hotel rooms, the tentative number of residential bedrooms, and the anticipated number of restaurant/bar seats, the applicant is proposing to provide a total of 92 bike parking spaces; 41 short-term and 51 long-term. On the East Site, short-term bike parking is shown in three locations along North Cache and long-term bike parking is shown in the basement under Building E. On the West Site, short-term bike parking is shown along Glenwood Street in one location near the main entrance and long-term bike parking is shown in the basement.

At this conceptual level stage of design, staff cannot yet determine the final required bike parking because the final bedroom count and restaurant/bar seating are unknown. Staff has added a condition of approval requiring final details on bike parking calculations and locations to be provided with the Development Plan (Condition # 13). Staff notes that the minimum required short-term and long-term bicycle parking spaces – including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.

Affordable & Workforce Housing

Sec. 6.3.2.A.1 in the LDRs gives an affordable housing “credit” for any uses that existed on the site on December 18, 1995, or that were established after this date to the present. Thus, in the applicant’s case, because all of the existing uses were in existence in 1995, all of the uses qualify for the housing mitigation credit. In practical terms, this means that these uses qualify for a credit even though they have never provided housing mitigation because they were established before the Town adopted housing mitigation requirements. In terms of calculating the amount of the credit, the credit is given to whichever use generates the highest mitigation requirement since 1995. This credit(s) can be used to offset the housing requirement of new development or redevelopment on the same site. Based on this methodology, the project has a housing credit of 10.160 units compared to an initial housing requirement of 14.401 units, leaving an estimated final requirement of 4.242 affordable units. The applicant has provided documents, photos, and other information that support the housing credits proposed in this Sketch Plan.

Staff would like to point out that the final housing mitigation rate will likely change as part of the Development Plan when final lodging bedroom count is provided, and when the final square footages and final floor plans are provided for other uses such as the restaurant, bar, and exercise/spa area. Staff has added Condition #15 that addresses this topic of the final housing mitigation plan. The current housing calculator showing credits and new requirements can be found on the following page.

Based on the historical credits and new requirements, the applicant will be required to provide four affordable deed restricted units plus a fee in lieu. Currently, the applicant plans to meet their affordable housing

requirement by deed restricting market units off-site at The Loop project (1060 & 1080 South Park Loop Drive). It is not yet known whether the applicant plans to pay the fee or decide to deed restrict a fifth unit. The Loop has 194 total units, 112 of which are market, 81 are workforce and one is affordable. Thus, the 112 market units are available to be used to satisfy an affordable housing requirement of any development, including this one. According to LDR Section 6.3.5.B, affordable housing requirements can be satisfied by building units off-site and deed-restricting them. Thus staff finds the applicant's proposed method of providing affordable housing to be consistent with the LDRs. The applicant would be required to provide the following types of units and affordability at The Loop according to LDR Section 6.3.4:

- One studio or 1-bedroom unit @ less than 50% Area Median Income (AMI)
- One studio or 1-bedroom unit @ 50-80% AMI
- Two 2-bedroom units @ 80-120% AMI

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
Conventional Lodging	0.102*bedrooms	1		25	2.554
Office	0.000247*sf		11654	1	2.875
Office	0.000247*sf		9440	1	2.329
Retail	0.000216*sf		2500	1	0.539
Outfitter/Tour Operator	independent calculation		1325	1	1.440
Heavy Retail/Service	0.000123*sf		3000	1	0.369
Detached Single-Family Unit (U	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		857	1	0.019
Detached Single-Family Unit (U	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1500	1	0.035
Existing Workforce Housing Credit					10.160
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
Conventional Lodging	0.102*bedrooms	1		109	11.134
Restaurant/Bar	0.000599*sf		5457	1	3.267
Affordable Workforce Housing Required:					4.242 units
Fee-in-Lieu Amount:					n/a

The applicant is also proposing to use the 2:1 Bonus which currently has no limits on use aside from the need to comply with all physical development standards (i.e., setbacks, building height, LSR, parking, etc.) and Design Guidelines. The applicant is proposing 53,745 sf of on-site "market" floor area (17 market units) and 27,840 sf of on-site "workforce" floor area (16 workforce units) as part of the 2:1 Bonus. The vast majority of the 2:1

Bonus is located within building A on the West Site, however, five market units are located on the East Site. The average workforce unit size is roughly 1,500 sf. Staff finds that the applicant has complied with the 2:1 Bonus by providing the correct amount of workforce housing and complying with other applicable standards such as parking, EVSE parking, bike parking, etc.

Public Comment.

At the time of writing this report, public comment was received and is attached at the end of the submittal packet.

Comprehensive Plan & Priority Alignment.

Sketch Plan. All Sketch 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 significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies as Conditioned. As conditioned, and per the departmental reviews provided in this staff report, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure. The alley will remain a public alley and will not hinder vehicular access, loading access, and utilities that serve the Cache Creek Motel. Additional information related to the benzene plume and the handling of groundwater and stormwater will be provided with the Development Plan to ensure that adjacent public and private lands, including Flat Creek, are not negatively impacted by the development. In addition, an updated traffic impact study will be provided with the Development Plan (Condition #14) that includes any mitigation measures to reduce impacts on adjacent streets and intersections.

4. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.*

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

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

Not applicable. There are no other prior applicable permits or approvals.

Staff Impact.

The amount of staff time to review, meet with the applicant, research, and write this report, including future work to send final letters, is roughly 100-120 hours.

Attachments or Links.

Applicant Submittal
Department Reviews
Public Comment

Suggested Motion.

I move to recommend **approval** of Sketch Plan P24-170 for a new approximately 190,000 sf mixed-use hotel and condominium development within five buildings with underground parking at the subject properties based upon the findings presented in the staff report, the departmental reviews, and subject to the conditions of approval recommended in this staff report dated March 19, 2025.



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: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

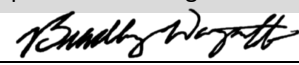
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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



Table of Contents

1. Planning Commission Continuance Response
2. Cover Letter
3. Concept Package and Site Plans
4. LDR Compliance Checklist
5. Responses to Pre-Application Conference Comments
6. Neighborhood Meeting Summary (Notes & List of Attendees)
7. Parking Summary & Breakdown
8. Conceptual Level Bike Parking Plan
9. Housing Mitigation Plan
10. Housing Mitigation Checklist
11. Housing Mitigation Calculator
12. Construction Management Plan
13. Utility Re-Routing Proposal
14. Utility Usage Estimate
15. Groundwater & ENV Remediation Summary - Summit Consulting Group
16. Geologic Report



March 5, 2025

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

RE: Planning Commission Continuance: N Cache Lodging and Residential Development

Dear Paul,

Please accept this updated Planning Commission and Sketch Plan submittal for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). The Project has been reviewed by the DRC multiple times, and the Planning Commission reviewed the Project on February 19th. During the February 19th meeting, the Planning Commission requested to see additional detail on the items listed below. Applicant has provided responses and an expanded submittal package to address the specific items that the Planning Commission requested. Applicant anticipates that the building plans will continue to evolve as we receive more feedback from the community, DRC, Planning Commission, and Town Council, and this is the Sketch Plan conceptual review phase, prior to Development Plan. Please see narrative responses below to the Planning Commission’s requests, and how the package incorporates the feedback received to date.

Planning Commission Comment 1:

- The Applicant needs to demonstrate compliance with the 10% landscape requirement on the site plan.
 - Applicant response to Planning Commission Comment 1:
 - The attached plan set demonstrates the LSR compliance. The Project will be compliant with the landscape requirement. Current calculations indicate a 15% LSR, which well exceeds the 10% landscape requirement.

Planning Commission Comment 2:

- The Applicant needs to provide proof of historical housing credits per the LDRs.
 - Applicant response to Planning Commission Comment 2:
 - The applicant worked with Planning Staff and has provided the proof of the historical housing credits in the Housing Mitigation section of the package enclosed. This backup and proof were previewed and approved by Planning Staff.

Planning Commission Comment 3:

- The Applicant needs to demonstrate a conceptual level bike parking plan.

- Applicant response to DRC Comment 3:
 - The locations of the short term and long-term bike parking are identified in the plan set included herein. The Applicant has also included a multiple page conceptual level bike parking plan herein. In response to specific Planning Commission feedback, Applicant added long term bike parking to the subterranean parking structure under Building A.

Planning Commission Comment 4:

- The Applicant needs to provide details on the final parking requirement and any requested relief.
 - Applicant Response to Planning Commission Comment 4:
 - The attached plan set includes the parking counts and requirements. These are detailed in the plan set, and a summary is included, titled “Parking Summary”, and a conceptual level Parking Management Plan has been included for reference as well.

Planning Commission Comment 5:

- The Applicant needs to show areas of snow storage and how snow will be managed.
 - Applicant Response to Planning Commission Comment 5:
 - The attached plan set identifies the locations of the proposed snow storage. In addition, the plan set identifies the areas of proposed snow melt systems. The plan set is compliant with the snow storage requirement in the LDRs and provides substantial excess snow storage as compared to the 2.5% LDR requirement.

Planning Commission Comment 6:

- The Applicant needs to attach the previous geotechnical/geological analysis so that Planning can understand the ground water.
 - Applicant Response to Planning Commission Comment 6:
 - Attached herein is the prior geological analysis for the Project which includes data on the ground water and geotechnical conditions of the site. As Applicant mentions in the Sketch Plan package, Applicant will be conducting a new geotechnical and geological analysis following conceptual Sketch Plan Approval during Development Plan. Until such time as the Sketch Plan is approved by the Town Council, the Applicant cannot study the final effects of the development. The Sketch Plan package includes a summary from Summit Consulting Group regarding the plans to mitigate the ground water. Of note, as a result of DRC, PC, and Town feedback, the Applicant made revisions to the subterranean plans for the Project, removing the subterranean level in the contaminated portion of the site.

Between the February 19th Planning Commission meeting and this submittal, the following changes were made to the plan set as result of DRC, PC, and Community feedback.

- As a result of the Building C redesign, softening the north east corner of the project, alley way access (including Planning Commission Member’s desires to potentially have a one way alley way) we revaluated the NE east corner of our project and this enabled us to

look more critically at our access and subgrade structure under Buildings B and C which in turn helped us address public concerns regarding the Benzene Plume on site. The DRC and PC discussions have helped identify development related issues to be addressed through Development Plan (Sketch Plan 8.3.2.2) and help us discuss and explore alternative subterranean designs that may better implement the LDRs (Sketch Plan 8.3.2.3). Only the subterranean space was removed, and the above grade space was specifically modified to meet the requests of the DRC.

- The following feedback was received from the DRC, PC, and public which led to these adjustments.
 - DRC noted that Building C needed to be substantially redesigned to include more rhythm, meet the architectural cohesiveness of the rest of the project, reduce “super scaling”, adjusting massing and windows, DRC also noted that the “heroic” moves at the corners/bookends should be tamed down, reducing building height.
 - Planning Commission (Tomas Smits) noted the potential desire to change the alleyway to a one-way street. This led to Applicant reevaluate subgrade parking access having the NE gateway corner modified with a softer and more harmonious design.
 - Planning Commission also required the Applicant to further study the bike parking and bike management plans for the Project, which was done.
 - There have been noted concerns from the Town regarding the existing Benzene Plume on the site and we are seeking to avoid excavation in the plume by reducing the subgrade parking and infrastructure.
- Reprogrammed certain spaces within building D as result of the requested architectural updates.
- Relocated trash on Building A to the alleyway according to the planning’s feedback
- Adjusted and added bike parking to Building A’s subterranean space as per feedback from the Planning Commission.
- Adjusted the restaurant and bar programming to move from the first floor to the second floor.
- Reduced total hotel keys from 112 to 109 keys.
- Reduced total number of condos to 33 residential units.
- Revised site work and showed short term bicycle racks.

As a reminder, the following changes were made per the DRC feedback in the January 8th meeting.

- Additional adjustments to the subterranean level, to align with the Land Development Regulations and ensure that any habitable space is attached to certain building and not running beneath several.
- Reduced total hotel key count from 114 to 112.
- Reduced number of workforce housing units from 19 to 17.

- Reduced number of total market rate residential units from 20 to 17.
- Adjusted the programming of level 3 of building D to include hotel units
- Adjusted the units on Level 3 of Building C to now be programmed as hotel units.
- Adjusted Level 3 of Building E to include market rate housing units.
- Changed the location of the long-term bike parking spaces within the subterranean parking structure.
- Programmed the spa/fitness space in the subterranean level to be connected and accessed through Building D.
- Added back of house space in the subterranean level which is connected and accessed through Building C.
- Adjusted back of house space in the subterranean level which is connected and accessed through Building B.

Mogul Capital looks forward to continuing to progress this Project through the Planning Commission and Sketch Plan process. Mogul Capital is looking forward to hearing the Planning Commission's feedback on the additional information for the Project.

Sincerely,

Brad Wagstaff
Chief Executive Officer



March 5, 2025

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

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

Dear Paul,

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

The Project is planned to primarily include a mix of hotel, market rate residential, and workforce housing. Amenities are also planned to benefit the hotel guests, residents, tourists, and residents of the Town of Jackson. The shared amenities include a bar, restaurant, and spa space. The condominiums and hotel will also benefit from fitness spaces, pools, and hot tubs. As currently programmed, the Project includes 109 hotel rooms, 17 units of market rate residential units, and 16 workforce housing units. The Project will include subterranean parking structures that abide by the land development regulations and provide adequate parking for the Project.

The Project proposal includes five individual buildings, all of which abide by the current moratorium restrictions on commercial development. The Project is programmed around a central drop off and loading zone for the respective individual buildings, which is accessed primarily off Glenwood Street. Prior access was programmed off North Cache, which has subsequently been removed based off feedback from the Wyoming Department of Transportation.

Mogul Capital recognizes that this is an iterative process and is excited about the opportunity to present the updated plan set to the Town of Jackson. In response to feedback received from the Town of Jackson and its community members, Mogul Capital made dramatic adjustments to the plan set. A few noteworthy adjustments to the Project plans include the following:

- Building Size:
 - Mogul Capital listened to the community and Town of Jackson feedback through the Development Moratorium and has reduced the size of all commercial buildings to below the 35,000 sf cap on habitable space. This has resulted in a five building Project that provides significant breaks in the massing, and commercial buildings that are below the proposed adjusted building size cap of 50,000 sf that is expected to be implemented to the Land Development Regulations. In addition, Mogul Capital and its architectural team have ensured that each building has its own unique architectural features, roof planes and design to ensure additional diversity amongst the buildings. The architectural features include additional push and pull and provide substantial breaks in the massing of each building.
- Basement and Garage Depth:
 - Mogul Capital removed an entire basement level across the whole Project, which has dramatically reduced the total square footage of the Project. More notably, the updated plans require significantly less excavation and will be positioned much shallower in depth. This provides a substantial adjustment in response to the Town's feedback on the ground water and environmental concerns. In addition, as result of DRC, PC, and Town feedback, Mogul Capital removed the plan to excavate the contaminated portion of the site, further alleviating environmental concerns of the Town.
- Project Access:
 - Mogul Capital removed the right-in, right-out access that was previously located off North Cache, and instead has located it off Glenwood Street. While access off North Cache was previously approved through the Wyoming Department of Transportation, the new pre-application process raised WYDOT concerns surrounding the access. In addition, this provides a beneficial modification to the concerns about pedestrian experience while walking down North Cache.
- 2:1 Housing Bonus:
 - The Project now houses all the 2:1 bonus workforce housing density on-site, as compared to the previously contemplated off-site location at The Loop Apartments. While the Land Development Regulations do not currently prevent the 2:1 workforce housing bonus density to be placed off-site, the Town of Jackson is expected to soon amend the Land Development Regulations to require the density to be placed on-site. As such, the Project is programmed with 16 units of workforce housing and no off-site workforce housing is proposed.

While the adjustments listed above are just a few of the changes made to the proposed Project, the changes demonstrate Mogul Capital's willingness to continue working with the Town and Community on the Project. Mogul Capital seeks to make this project a gateway project that will benefit both residents and tourists alike by providing elegant residential housing and lodging. This Project is conveniently located at the north end of town, providing quick access into Yellowstone and the Grand Teton National Park, while also being a short walk to Town Square. By developing this project, we will improve a block with vacant parcels, aged buildings and infrastructure by building a well-designed lodging and housing project.

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

Sincerely,
Brad Wagstaff
Chief Executive Officer

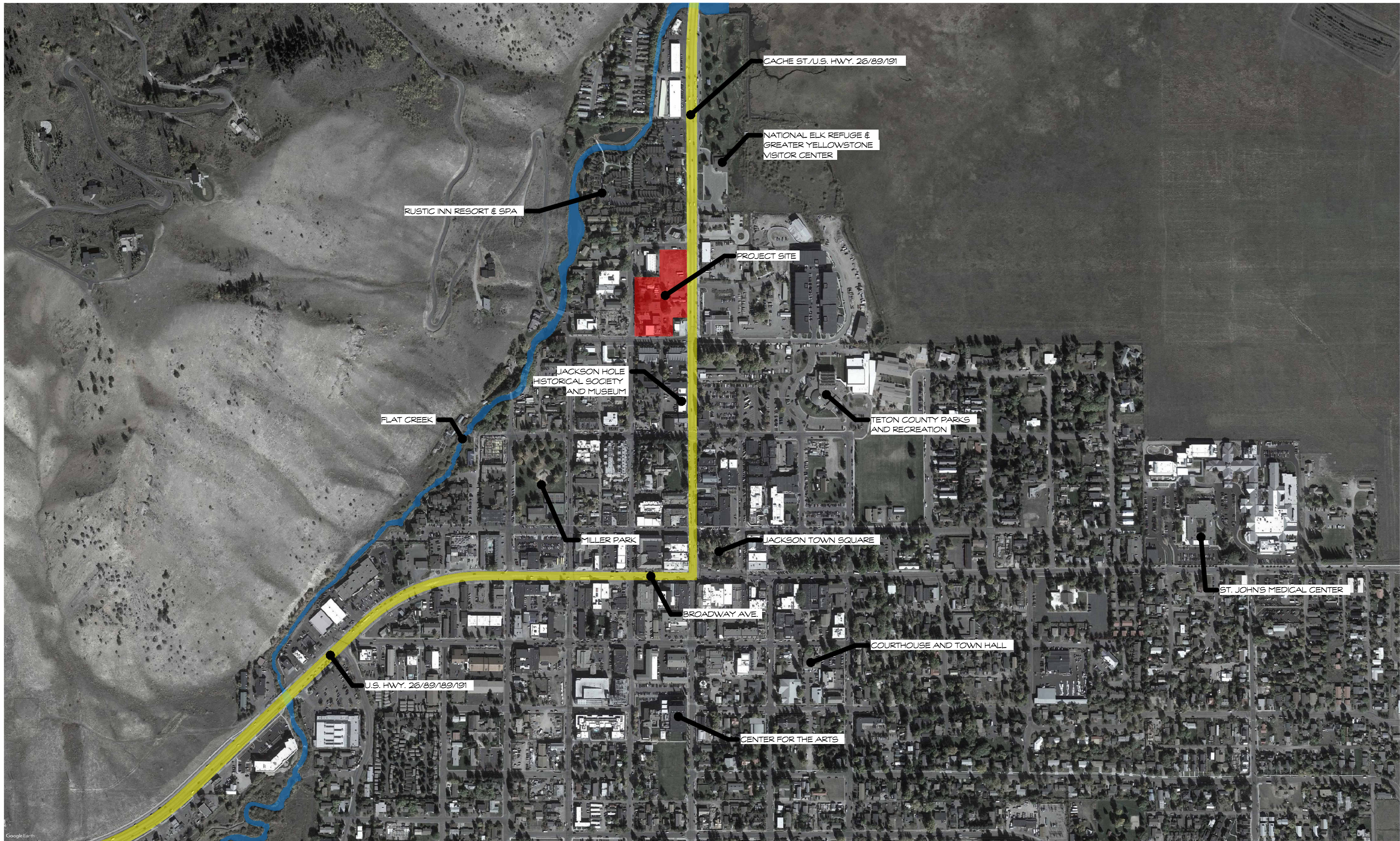


Sheet List

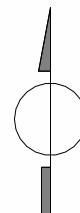
- 1 TITLE
- 2 SITE CONTEXT
- 3 TRAFFIC ANALYSIS
- 4 PROGRAM DATA
- 5 PARKING ANALYSIS
- 6 SITE PLAN
- 7 COVERAGE PLAN
- 8 BASEMENT LEVEL FLOOR PLAN
- 9 FIRST LEVEL FLOOR PLAN
- 10 SECOND LEVEL FLOOR PLAN
- 11 THIRD LEVEL FLOOR PLAN
- 12 ROOF PLAN
- 13 HEIGHT CALCULATION PLAN
- 14 SITE SECTIONS
- 15 ELEVATION
- 16 ELEVATION
- 17 ELEVATION
- 18 ELEVATION
- 19 MATERIAL BOARD A
- 20 MATERIAL BOARD B
- 21 MATERIAL BOARD C
- 22 MATERIAL BOARD D
- 23 MATERIAL BOARD E
- 24 RENDERINGS
- 25 RENDERINGS
- 26 RENDERINGS
- 27 RENDERINGS
- 28 RENDERINGS
- 29 RENDERINGS
- 30 RENDERINGS
- 31 RENDERINGS
- 32 RENDERINGS
- 33 RENDERINGS
- 34 RENDERINGS
- 35 RENDERINGS
- 36 RENDERINGS
- 37 RENDERINGS
- 38 RENDERINGS
- 39 CONTEXT RENDERINGS
- 40 PRECEDENT STUDY

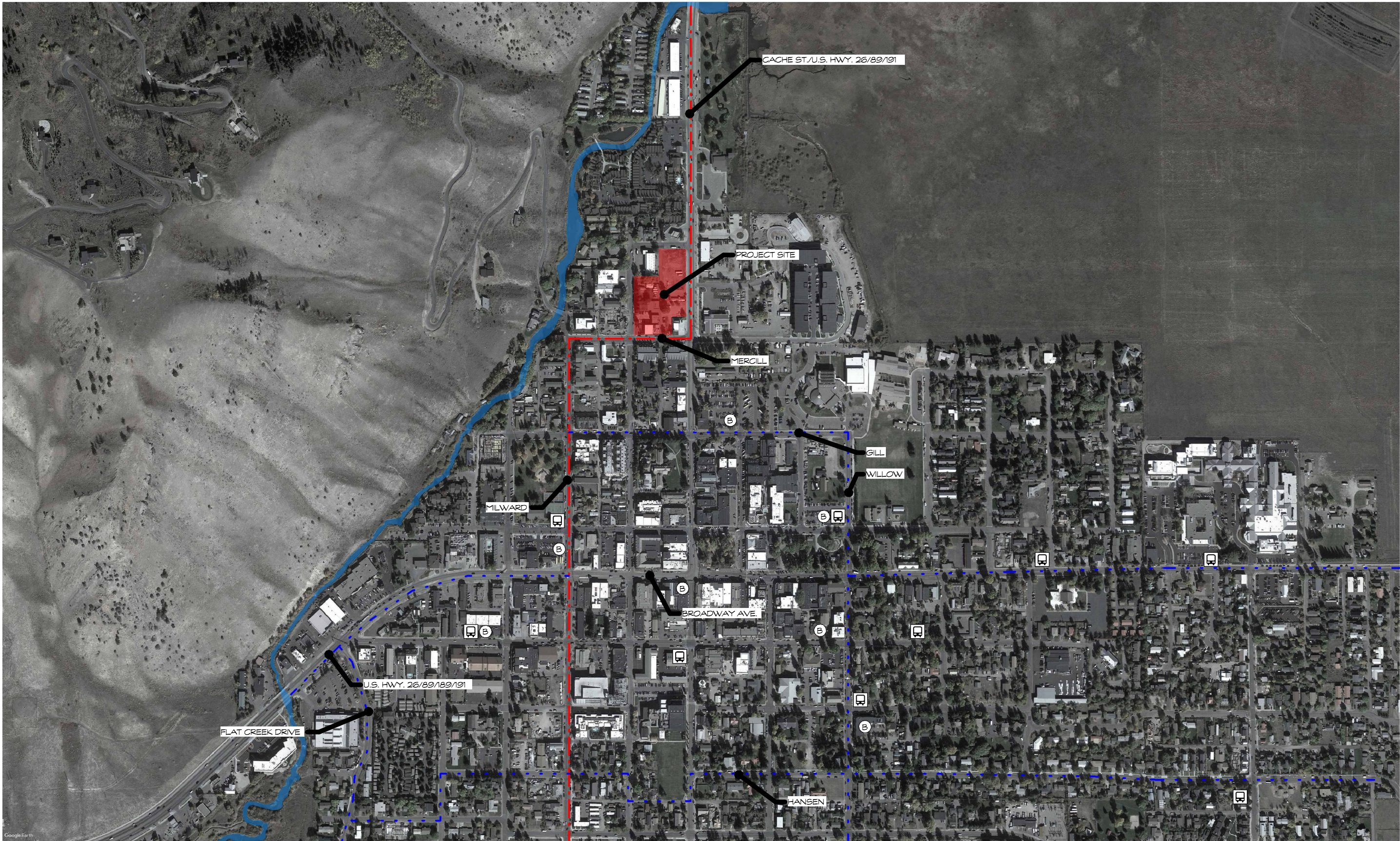


upwalldesignarchitects 350 N CACHE



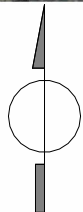
SITE CONTEXT
PLAN





- GRAND LOOP
- PATHWAY
-  START BUS
-  START BIKE

TRAFFIC ANALYSIS
PLAN



PROJECT DATA

SITE AREA: 107,121 SF
ALLOWABLE LODGING FAR:
TOTAL LODGING FAR:

85,696 SF
81,348 SF

SCALE OF DEVELOPMENT

ALLOWED LODGING FAR
TOTAL WORKFORCE HOUSING
ALLOWED MARKET RATE (2:1 BONUS)
TOTAL MARKET RATE HOUSING
BASEMENT EXEMPT AREA
HABITABLE AREA
PARKING AREA
TOTAL HABITABLE AREA (EXCLUDES PARKING)
TOTAL BUILDING AREA INCLUDING PARKING
TOTAL LODGING FAR
TOTAL RESIDENTIAL AREA

85,696 SF
27,840 SF
55,681 SF
53,745 SF

11,608 SF
54,269 SF
190,339 SF
244,607 SF
81,348 SF
93,223 SF

LODGING FAR

ABOVE GRADE
BAR
BOH
CIR.
ELEVATOR
HOTEL UNIT
LOBBY
RESTAURANT
RESTROOM
STAIRS
STORAGE
TRASH ELEVATOR

698 SF
1,983 SF
7,287 SF
717 SF
54,834 SF
8,223 SF
3,550 SF
521 SF
2,751 SF
375 SF
410 SF
81,348 SF

BELOW GRADE
BOH
CIR.
LOBBY
MECHANICAL
SPA/EXERCISE
STORAGE
TRASH ELEVATOR

830 SF
321 SF
333 SF
1,420 SF
8,024 SF
235 SF
443 SF
11,608 SF

RESIDENTIAL AREA

ABOVE GRADE	
BOH	1,095 SF
CIR.	6,296 SF
ELEVATOR	417 SF
EXERCISE	955 SF
LOBBY	1,170 SF
MARKET RATE HOUSING	53,745 SF
STAIRS	1,704 SF
WORKFORCE HOUSING	27,840 SF
	93,223 SF

BELOW GRADE	
BOH	1,014 SF
CIR.	422 SF
LONG-TERM BICYCLE STORAGE	589 SF
STORAGE	2,134 SF
	4,160 SF

UNIT COUNT

HOTEL SUITE	12	UNITS
HOTEL UNIT	97	UNITS
TOTAL HOTEL KEYS	109	UNITS

MARKET RATE HOUSING	17 UNITS
WORKFORCE HOUSING	16 UNITS
TOTAL HOUSING UNITS	33 UNITS

HABITABLE AREA BY LEVEL	
A	
BASEMENT LEVEL	4,160 SF
LEVEL 1	29,540 SF
LEVEL 2	25,407 SF
LEVEL 3	21,452 SF
80,559 SF	
B	
LEVEL 1	7,214 SF
LEVEL 2	7,226 SF
LEVEL 3	6,282 SF
20,723 SF	
C	
LEVEL 1	7,195 SF
LEVEL 2	6,743 SF
LEVEL 3	7,341 SF
21,279 SF	
D	
BASEMENT LEVEL	8,358 SF
LEVEL 1	8,671 SF
LEVEL 2	7,170 SF
LEVEL 3	8,137 SF
32,335 SF	
E	
BASEMENT LEVEL	2,807 SF
LEVEL 1	11,132 SF
LEVEL 2	10,519 SF
LEVEL 3	10,541 SF
34,999 SF	
TOTAL AREA	189,895 SF

NON-HABITABLE (PARKING) AREA	
A	35,270 SF
D	17,211 SF
E	2,230 SF
TOTAL AREA	54,712 SF

PARKING ANALYSIS

PARKING REQUIRED

TYPE	CALC	PARKING REQUIRED
BAR	1 PER 40 SF	17
HOTEL	0.75 PER UNIT	82
HOUSING	1.5 PER UNIT	50
RESTAURANT	1 PER 73 SF	49
TOTAL REQUIRED PARKING		197

RESTAURANT/ BAR PARKING REDUCTIONS

RESTAURANT & BAR REQUIRED	66
SHARED PARKING (20%)	53
PUBLIC USE (33%)	36

TOTAL REQUIRED 168 STALLS (INCLUDING ON-STREET)

PARKING PROVIDED

ACCESSIBLE VAN	1	6 FOR THE FIRST 200 STALLS
ACCESSIBLE VEHICLE	5	
ON STREET	21	
STANDARD	148	
TOTAL NUMBER OF STALLS	175	

EV PARKING CAPABLE REQUIRED (30% OF STALLS)	53
INSTALLED EV PARKING REQUIRED (5% OF STALLS)	9
EV PARKING CAPABLE PROVIDED	53
INSTALLED EV PARKING PROVIDED	9

BICYCLE PARKING REQUIRED

HOUSING	26 TOTAL (.75 PER BEDROOM)	7 SHORT TERM (25%)	19 LONG TERM (75%)
HOTEL	13 TOTAL (1 PER 11 UNITS)	7 SHORT TERM (50%)	6 LONG TERM (50%)
RESTAURANT	11 TOTAL (1 PER 22 PEOPLE)	7 SHORT TERM (REMAINDER)	4 LONG TERM (4)
AMENITIES	8 TOTAL (1 PER 1650 SQFT)	4 SHORT TERM (50%)	4 LONG TERM (50%)
SHORT TERM BIKE REQUIRED		25	
LONG TERM BIKE REQUIRED		33	

BICYCLE PARKING PROVIDED

SHORT TERM BIKE PROVIDED	41
LONG TERM BIKE PROVIDED	51

168 TOTAL REQUIRED STALLS

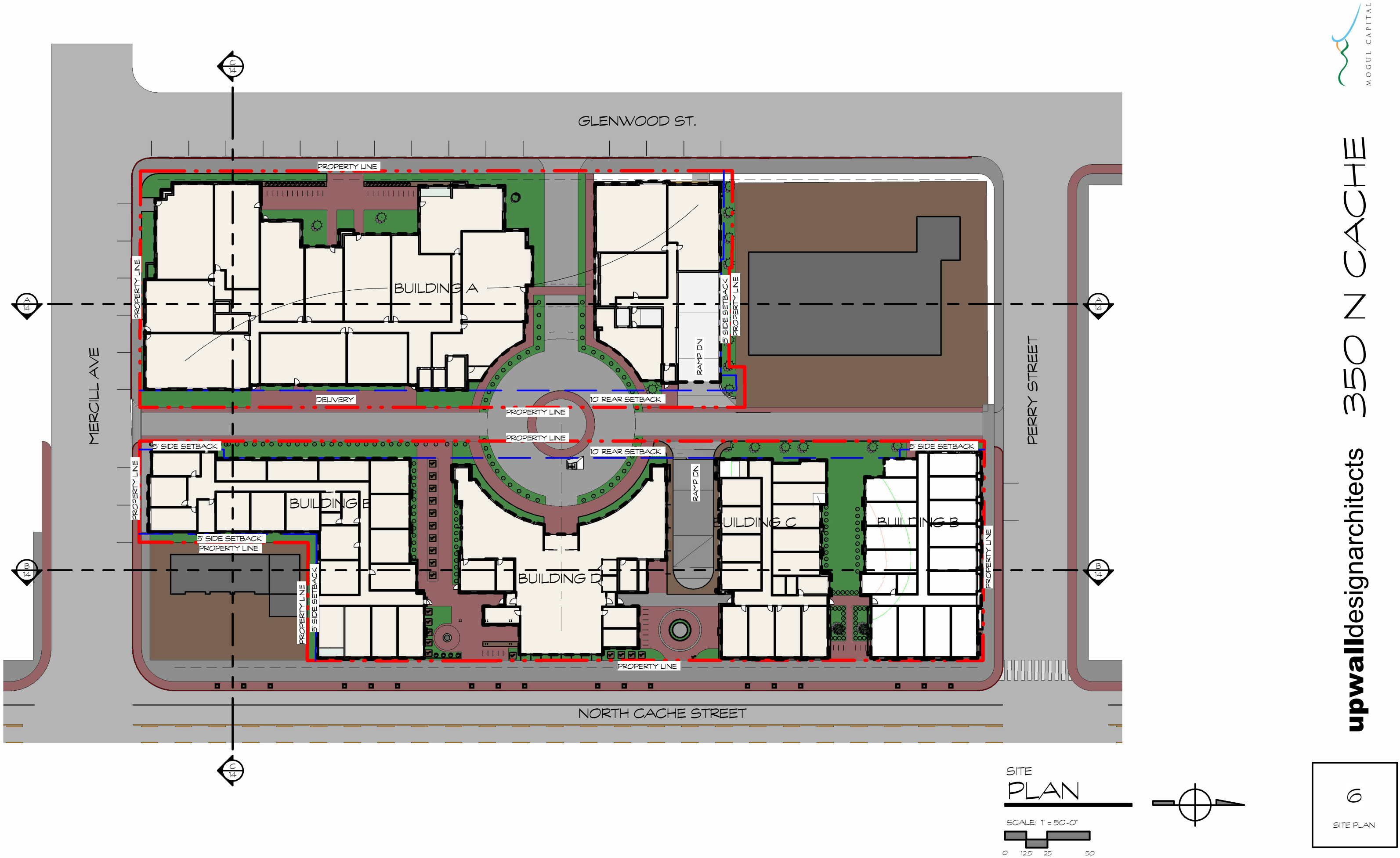
175 TOTAL PROVIDED STALLS

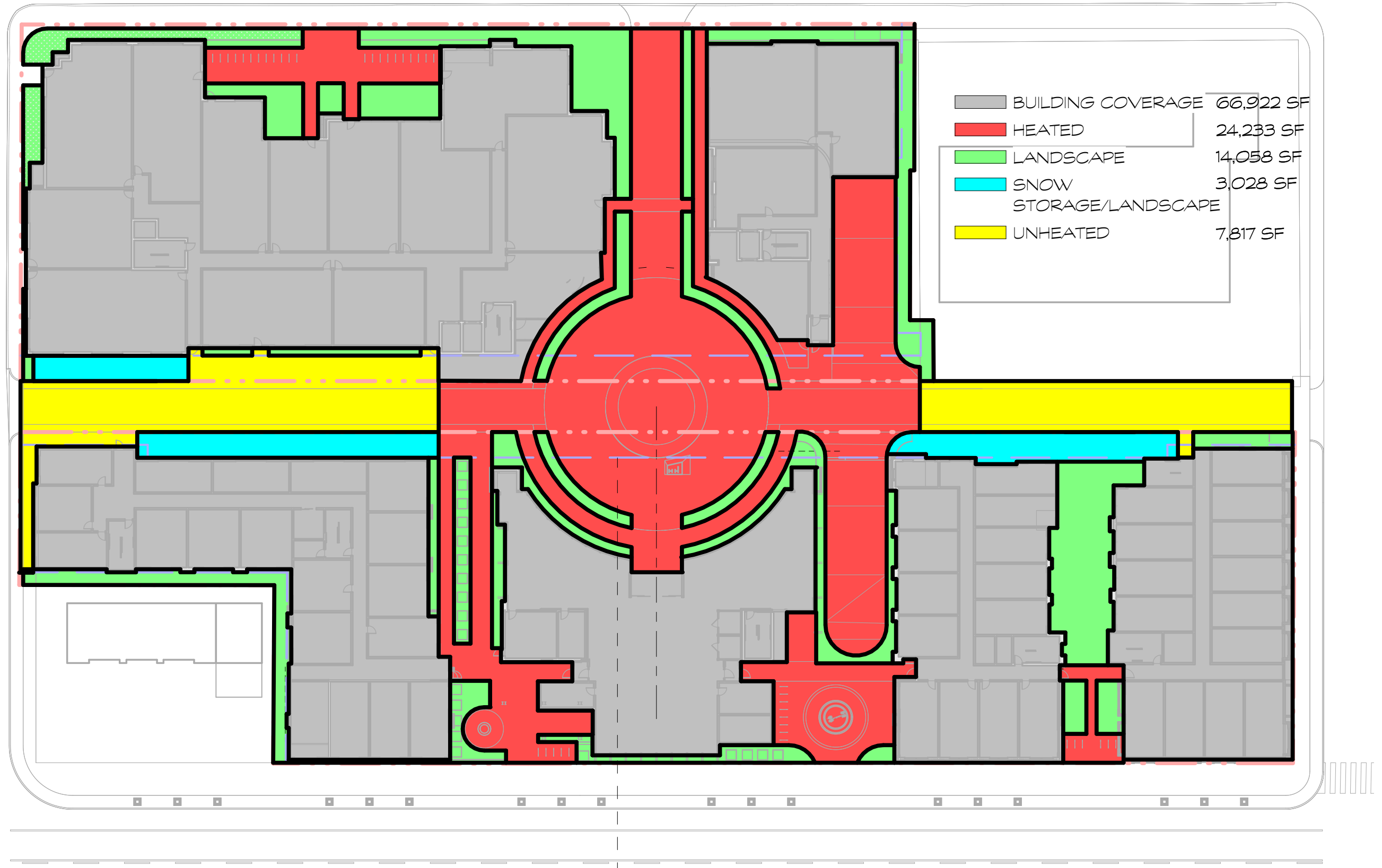
58 TOTAL

92 TOTAL



upwaldesignarchitects 350 N CACHE

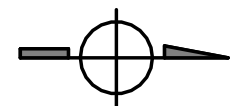
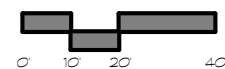






BASEMENT LEVEL
PLAN

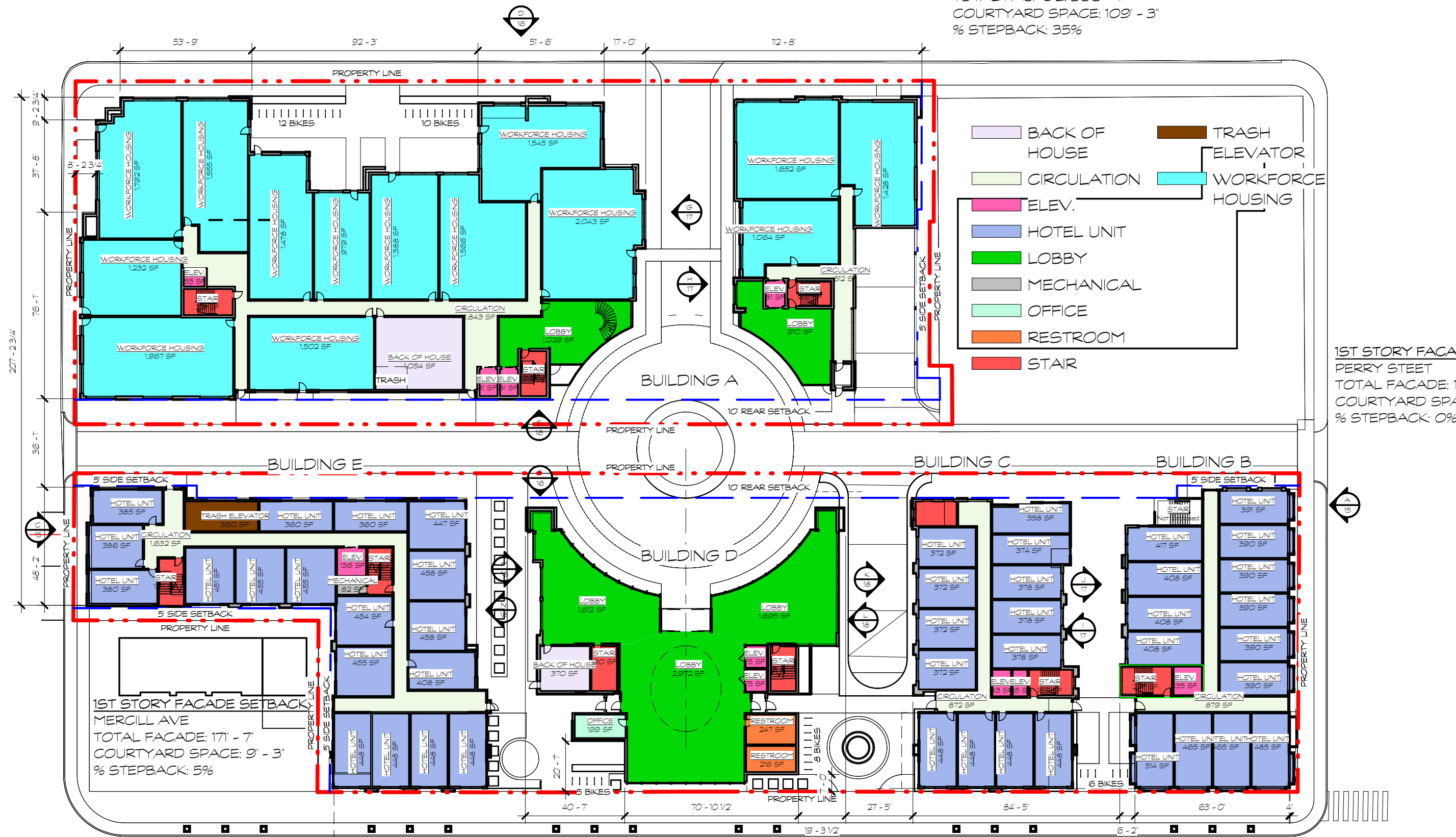
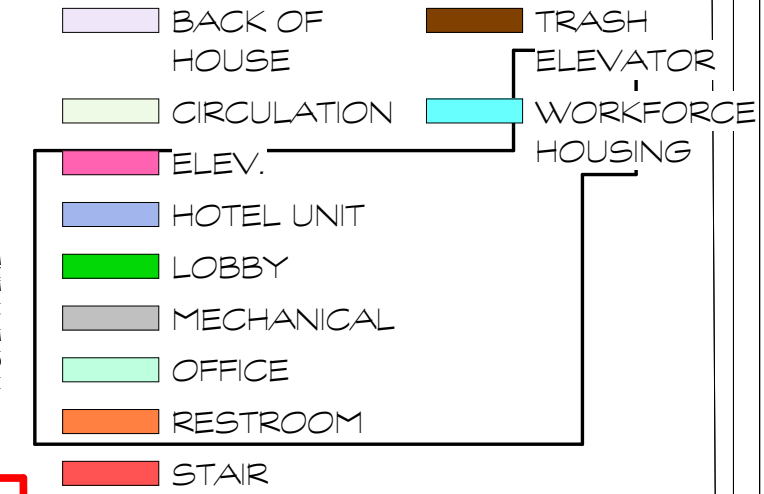
SCALE: 1" = 40'-0"



1ST STORY FACADE SETBACK
GLENWOOD ST
TOTAL FACADE: 308' - 1"
COURTYARD SPACE: 109' - 3"
% STEPBACK: 35%

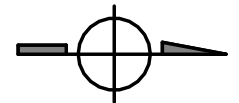
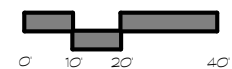
1ST STORY FACADE SETBACK
PERRY STREET
TOTAL FACADE: 123' - 5"
COURTYARD SPACE: 0'
% STEPBACK: 0%

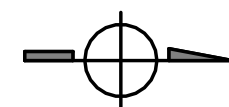
1ST STORY FACADE SETBACK
NORTH CACHE ST
TOTAL FACADE: 335' - 8"
COURTYARD SPACE: 71' - 0"
% STEPBACK: 21%

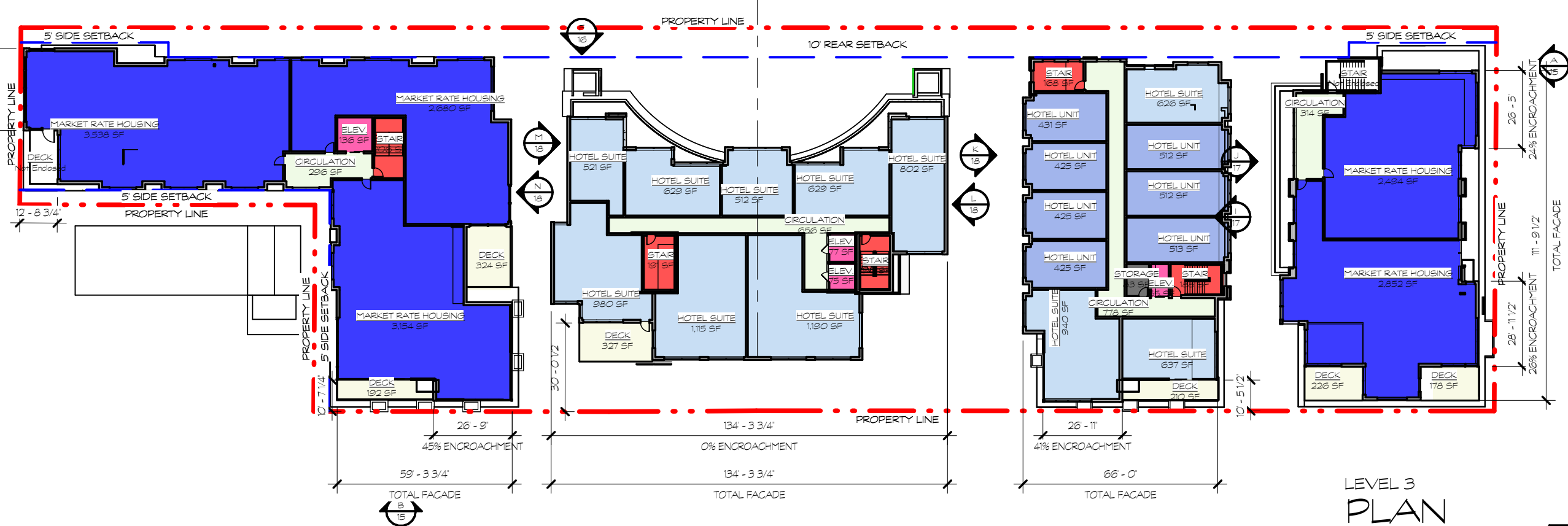
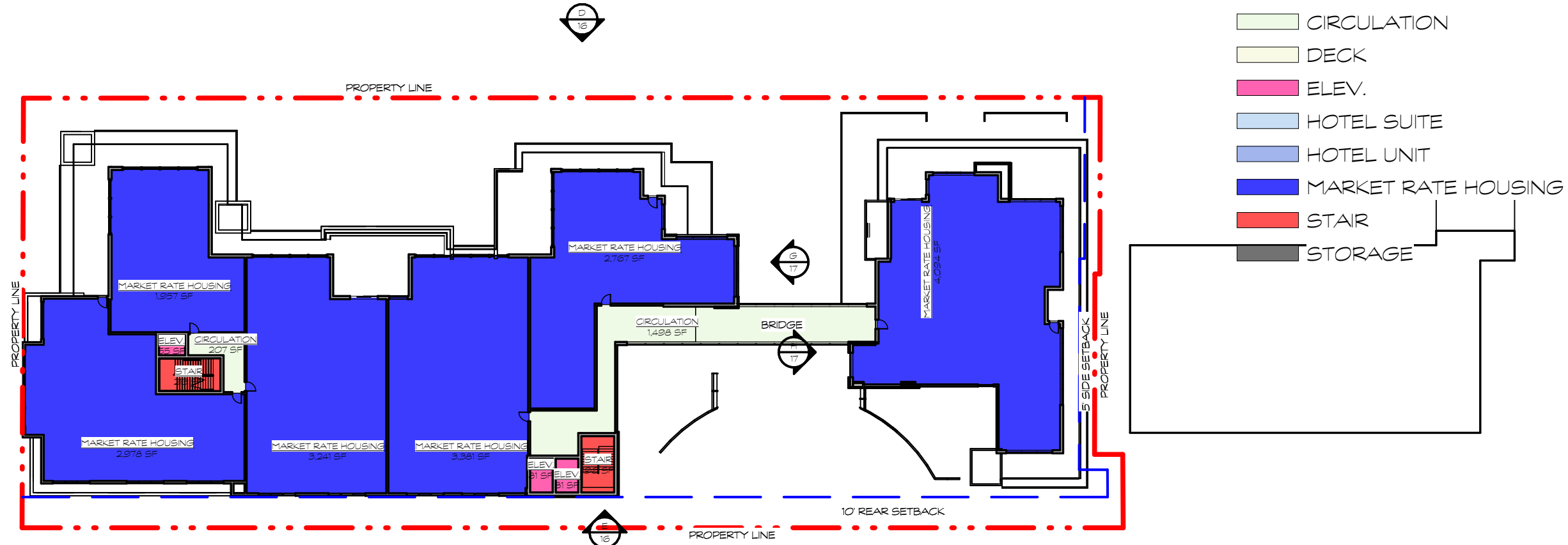


LEVEL 1
PLAN

SCALE: 1" = 40'-0"

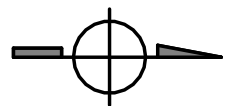
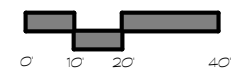


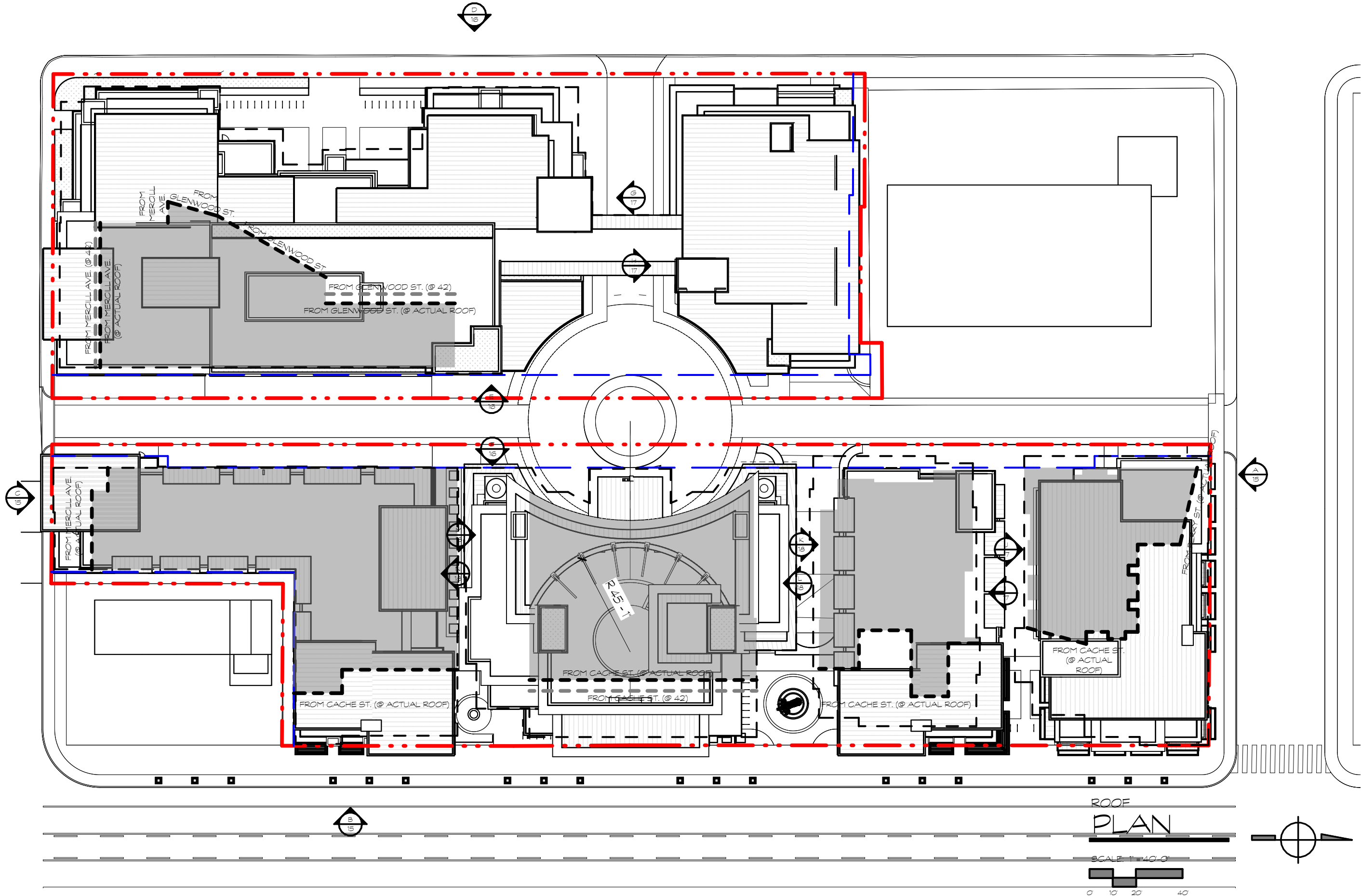




LEVEL 3
PLAN

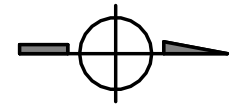
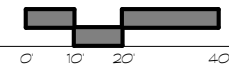
SCALE: 1" = 40'-0"



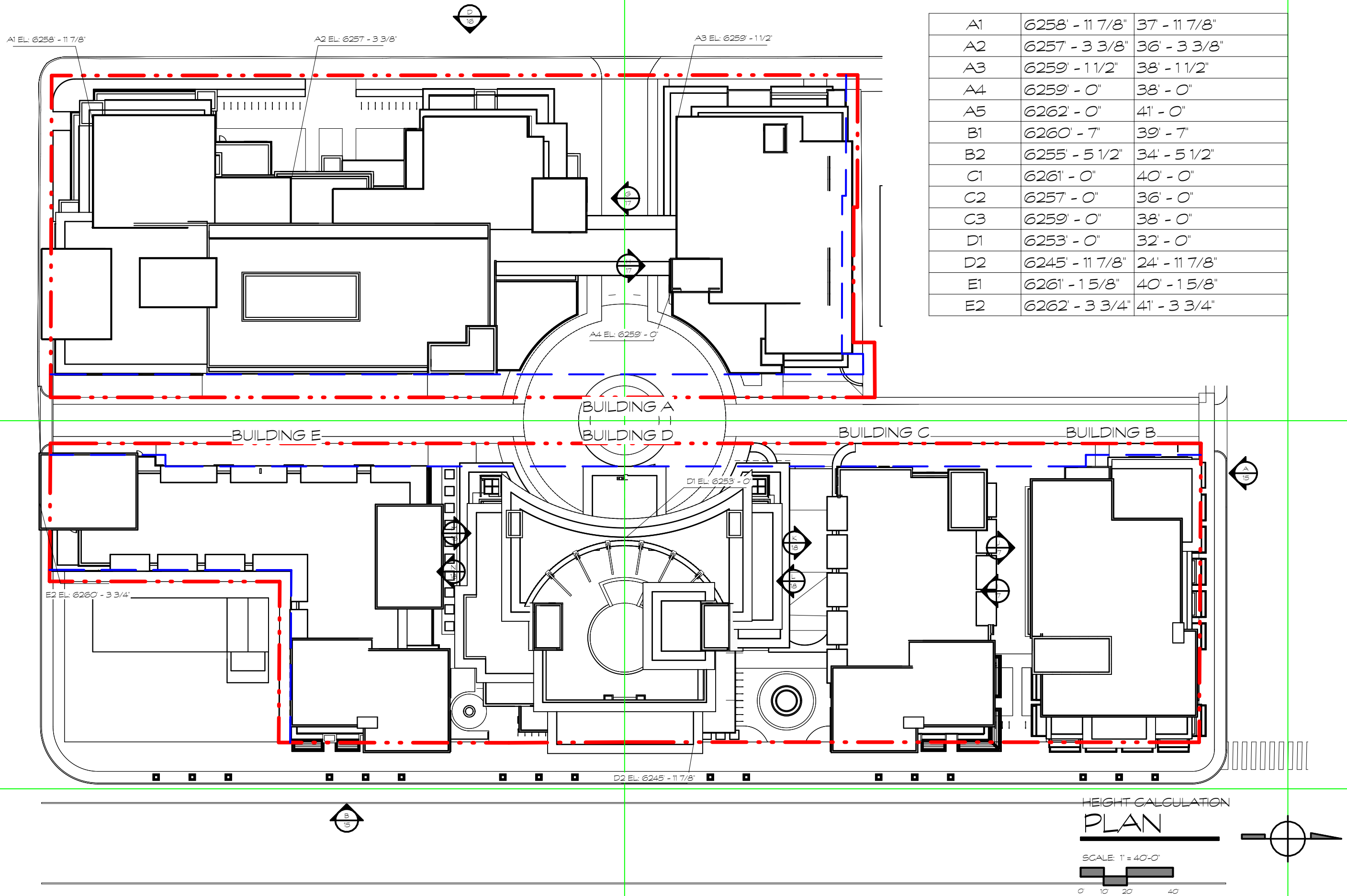


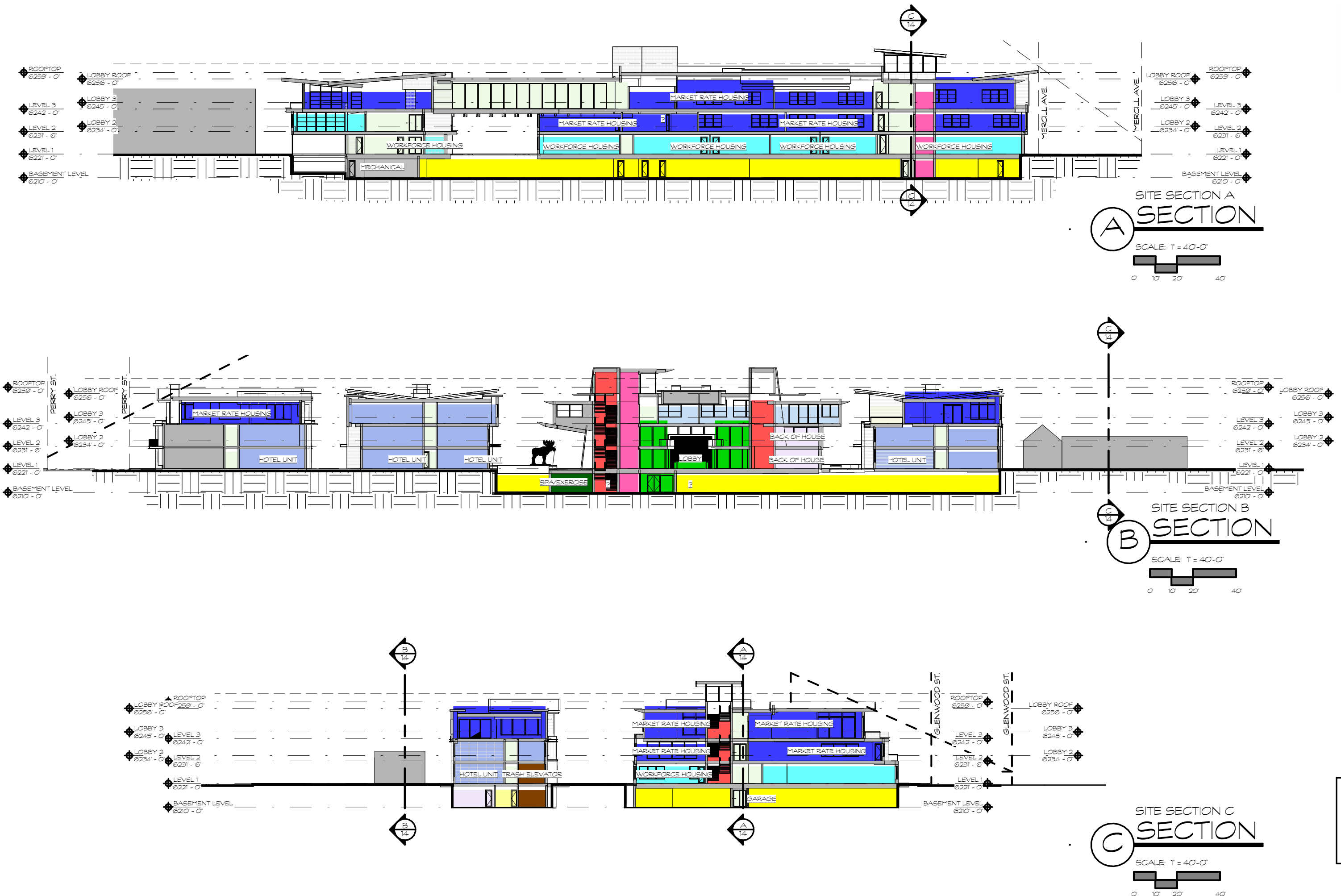
ROOF
PLAN

SCALE: 1"=40'-0"



HEIGHT CALCULATION		
VG	Roof Height	BUIDING HEIGHT
A1	6258' - 11 7/8"	37' - 11 7/8"
A2	6257' - 3 3/8"	36' - 3 3/8"
A3	6259' - 11 1/2"	38' - 11 1/2"
A4	6259' - 0"	38' - 0"
A5	6262' - 0"	41' - 0"
B1	6260' - 7"	39' - 7"
B2	6255' - 5 1/2"	34' - 5 1/2"
C1	6261' - 0"	40' - 0"
C2	6257' - 0"	36' - 0"
C3	6259' - 0"	38' - 0"
D1	6253' - 0"	32' - 0"
D2	6245' - 11 7/8"	24' - 11 7/8"
E1	6261' - 1 5/8"	40' - 1 5/8"
E2	6262' - 3 3/4"	41' - 3 3/4"





NORTH
A ELEVATION



EAST
B ELEVATION



SOUTH
C ELEVATION





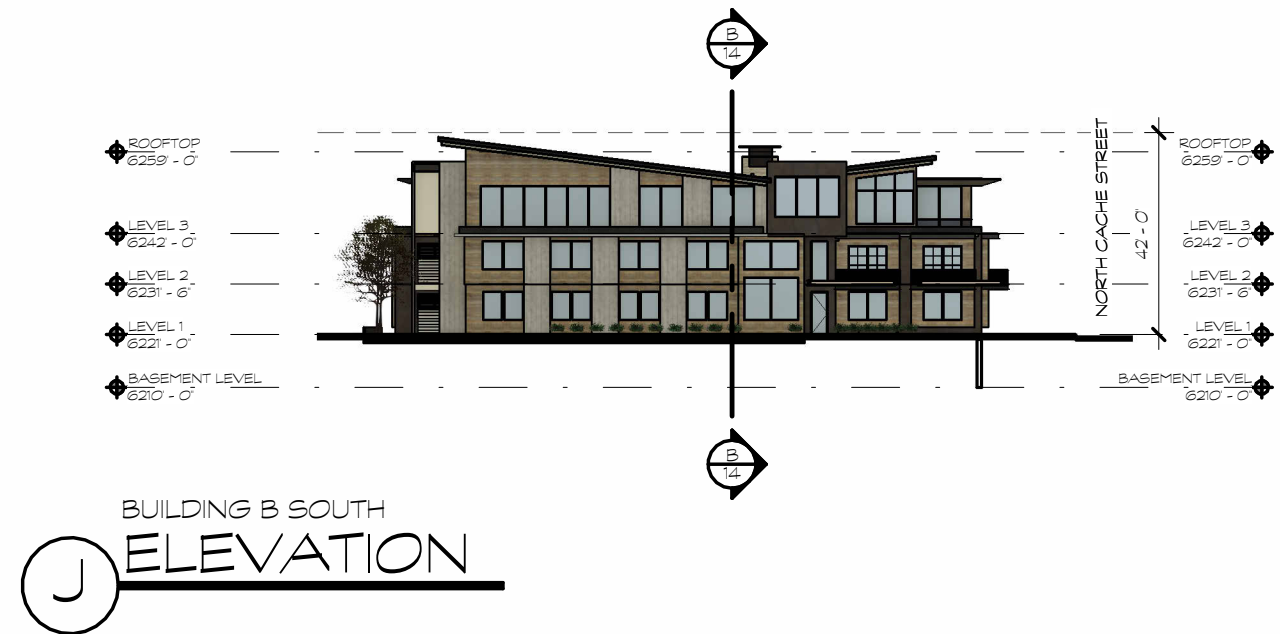
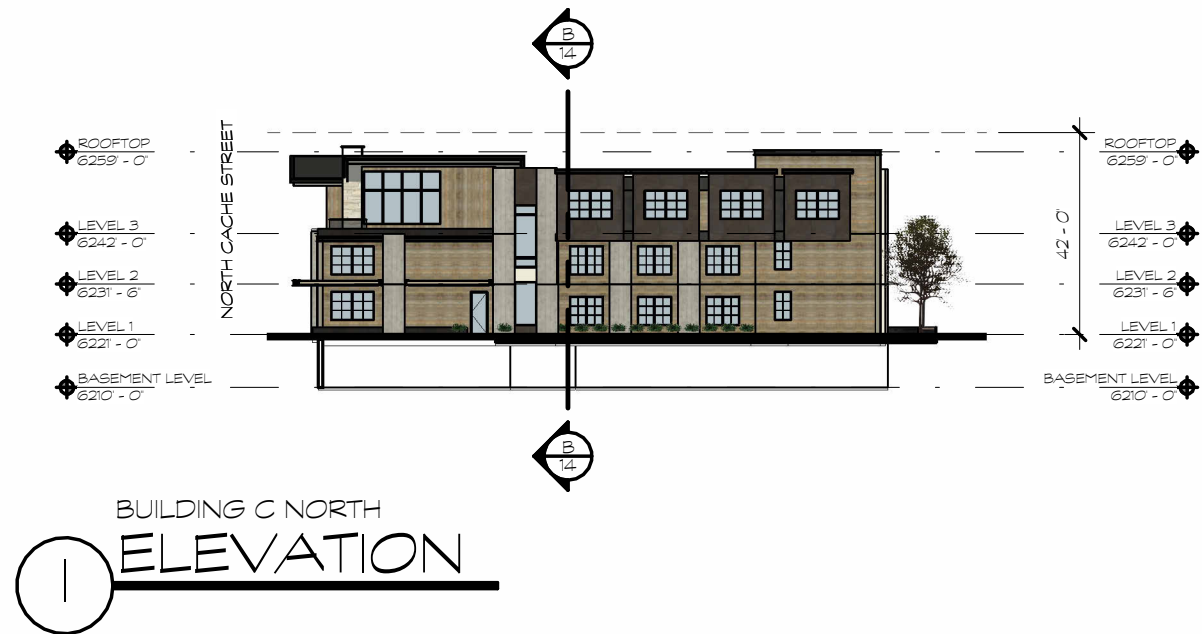
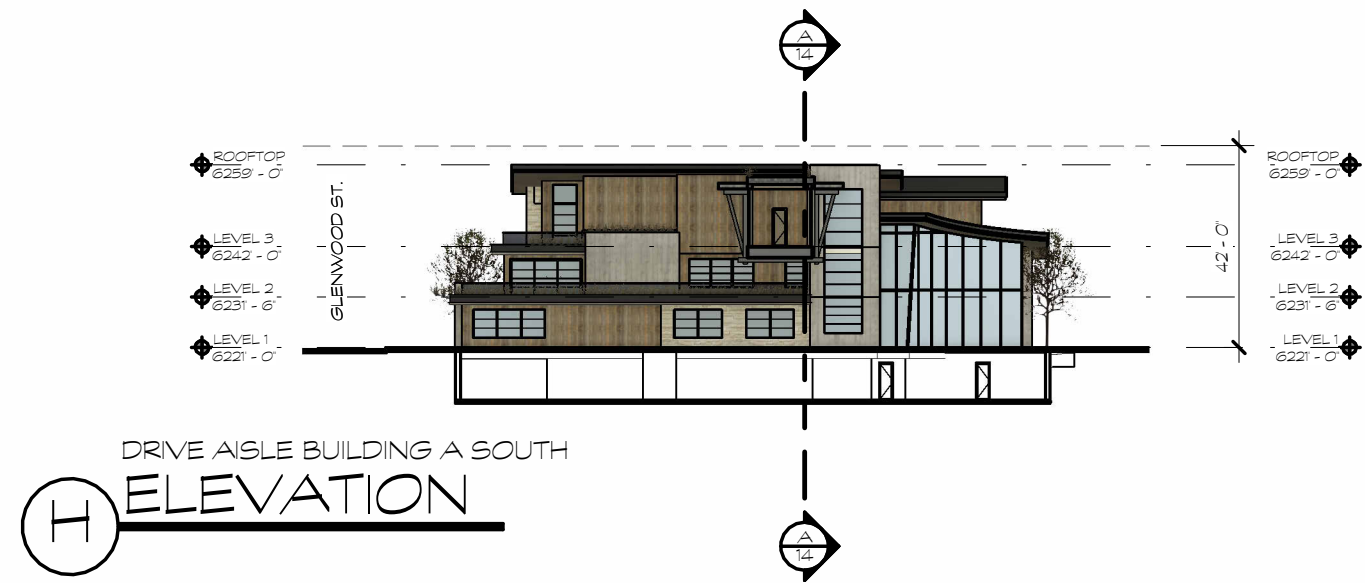
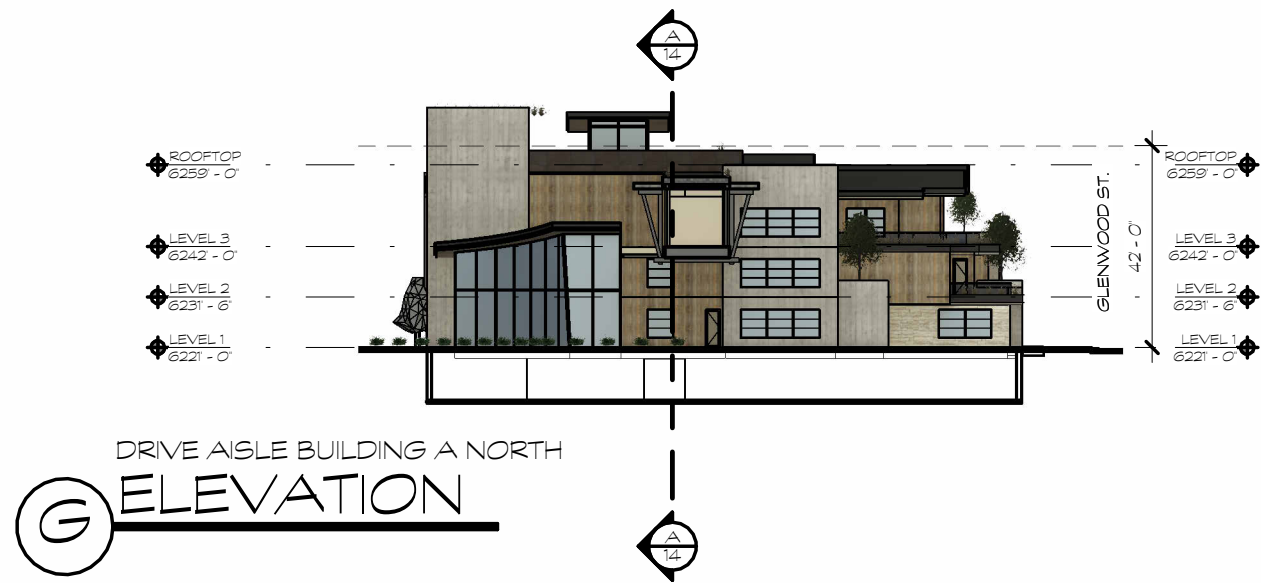
WEST
ELEVATION

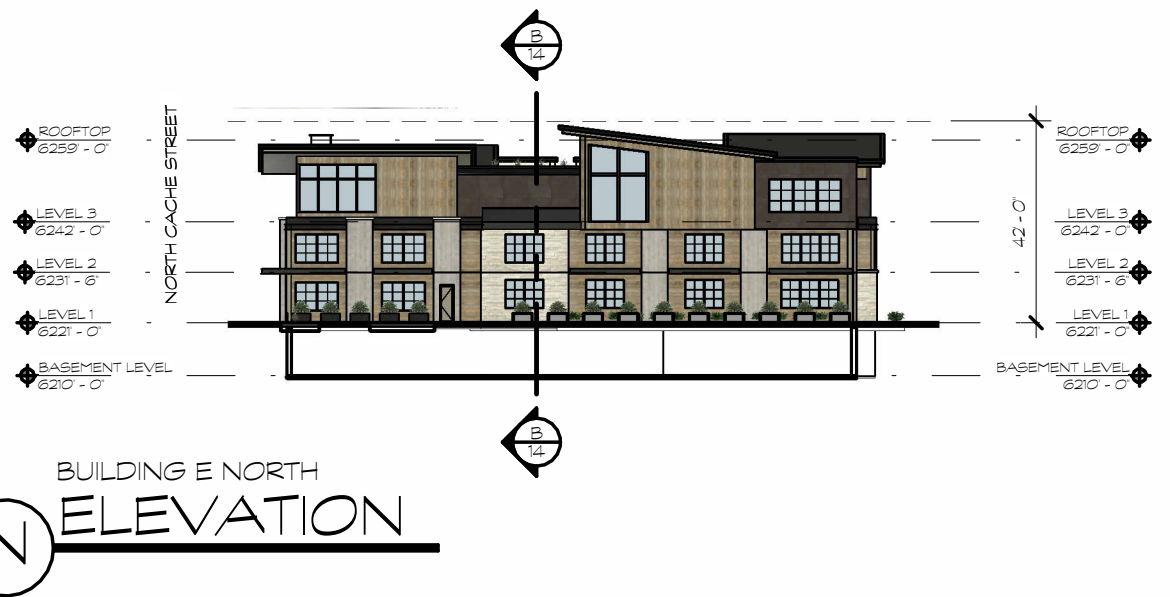
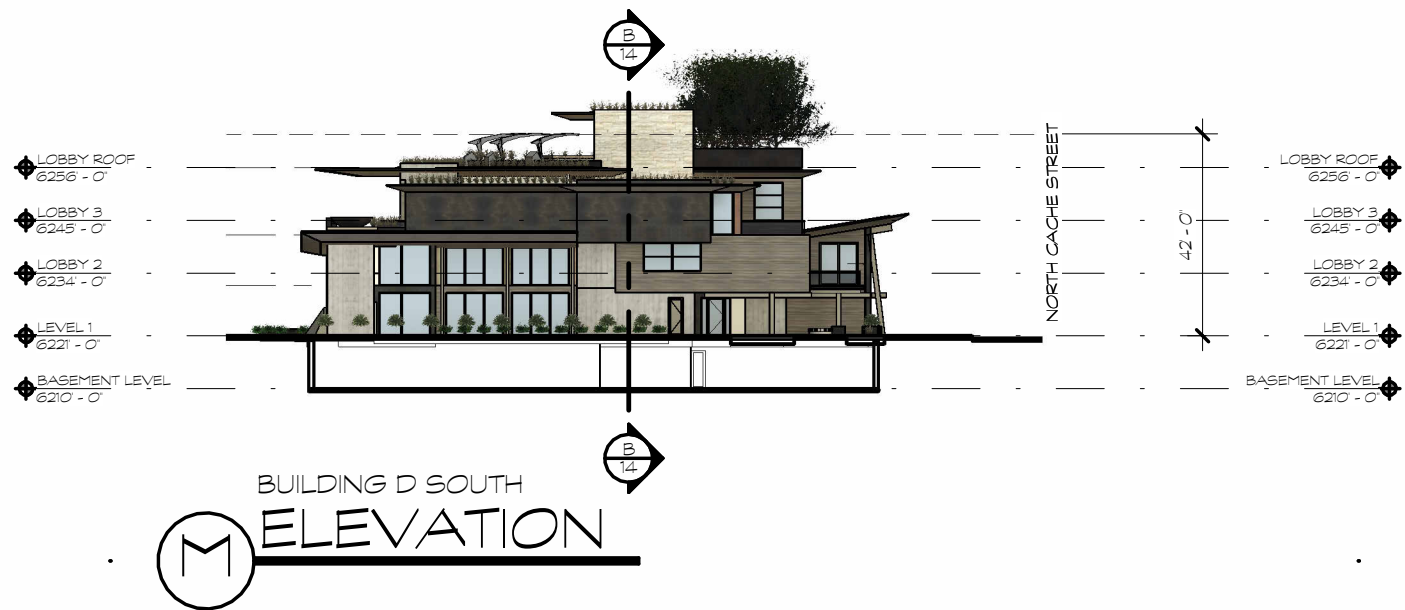
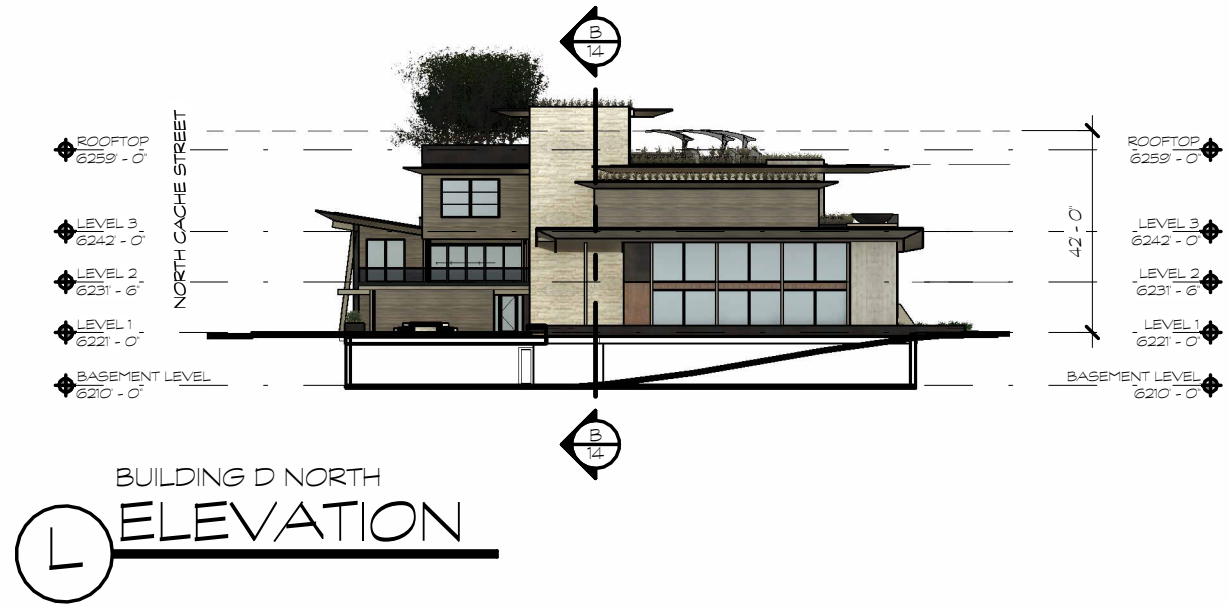
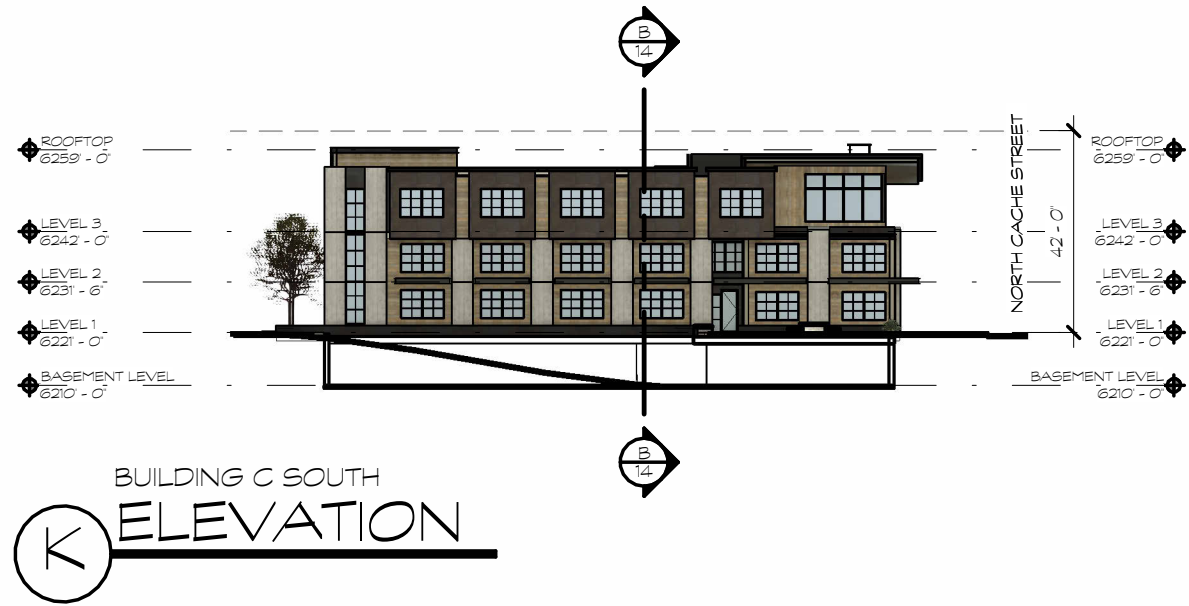


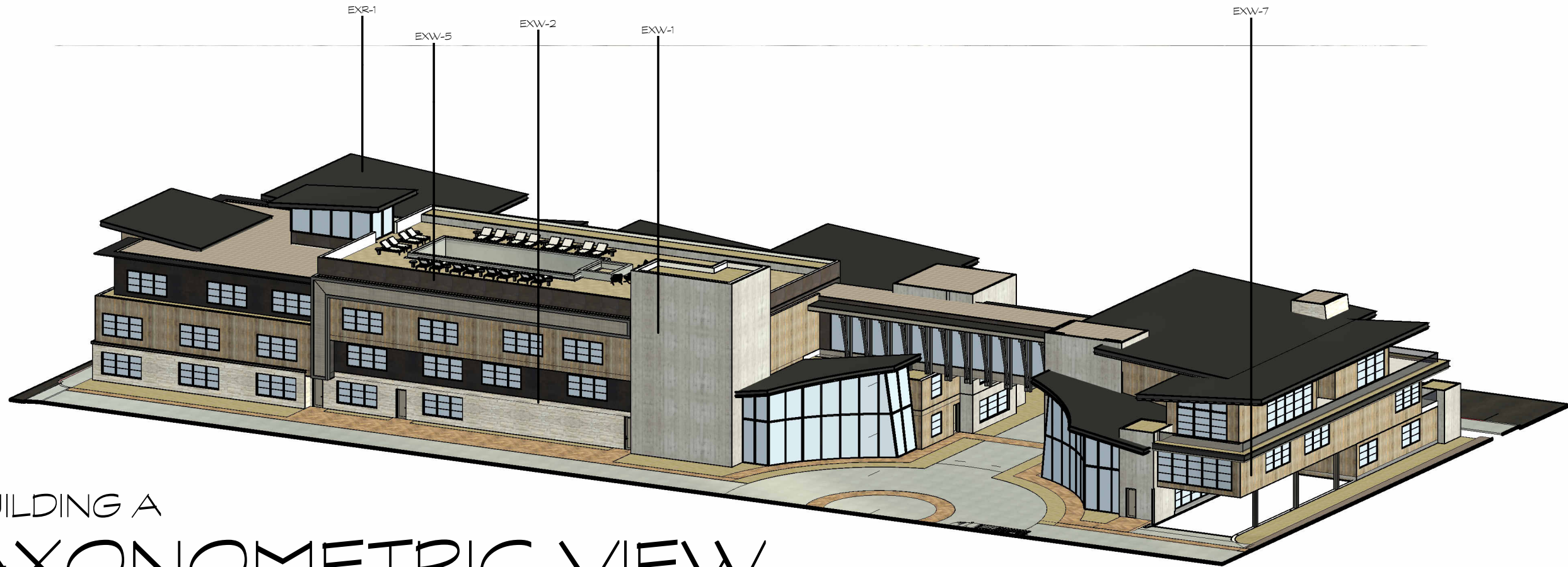
ALLEY EAST
ELEVATION



ALLEY WEST
ELEVATION

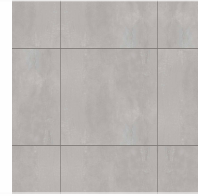






BUILDING A AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



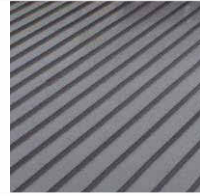
EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

METAL ROOF /
STANDING SEAM /
DARK BRONZE



EXR-1

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

STONE PAVERS /
ASHLAR



EXF-2

GLASS RAILING



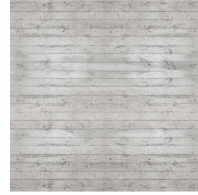
EXRL-1

BALLAST ROOF



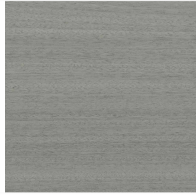
EXR-2

BOARDFORM CONCRETE



EXW-1

SOFFIT / WOOD



EXS-2

GREEN ROOF



EXR-3

STONE VENEER /
FULL BED /
SPLIT-FACE



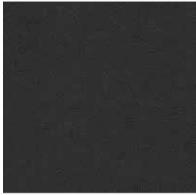
EXW-2

FASCIA / WOOD

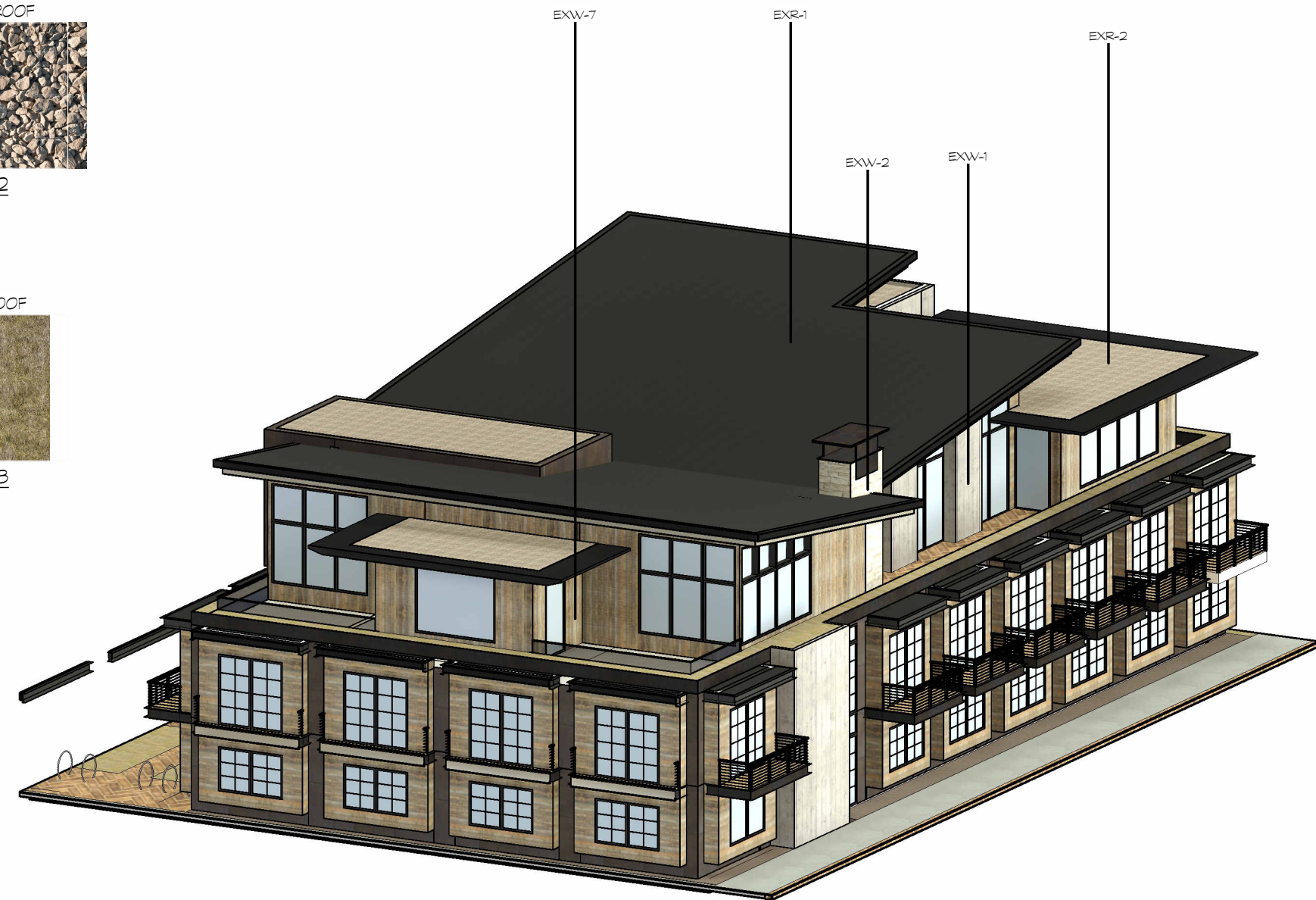


EXFC-2

FASCIA /
DARK BRONZE



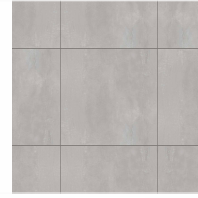
EXFC-1



BUILDING B

AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



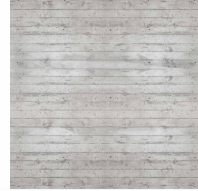
EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BOARDFORM CONCRETE



EXW-1

GLASS RAILING



EXRL-1

T&G HORIZONTAL
WOOD SIDING



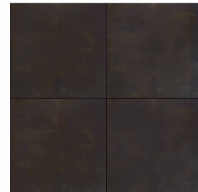
EXW-3

BUILDING "C" SOFFIT
/ T&G WOOD



EXS-3 (C)

METAL PANELS /
ACM / DARK BRONZE



EXW-5

BALLAST ROOF



EXR-2

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

GREEN ROOF



EXR-3



BUILDING C AXONOMETRIC VIEW

STONE PAVERS / LARGE FORMAT
EXF-1

BOARDFORM CONCRETE
EXW-1

STONE VENEER / FULL BED / SPLIT-FACE
EXW-2

T&G HORIZONTAL WOOD SIDING
EXW-3

BUILDING / WOOD SIDING / RECLAIMED
EXW-7

BUILDING "D" METAL PANELS
EXW-8

WINDOW FRAMES / DARK BRONZE
EXWD-1

GLASS RAILING
EXRL-1

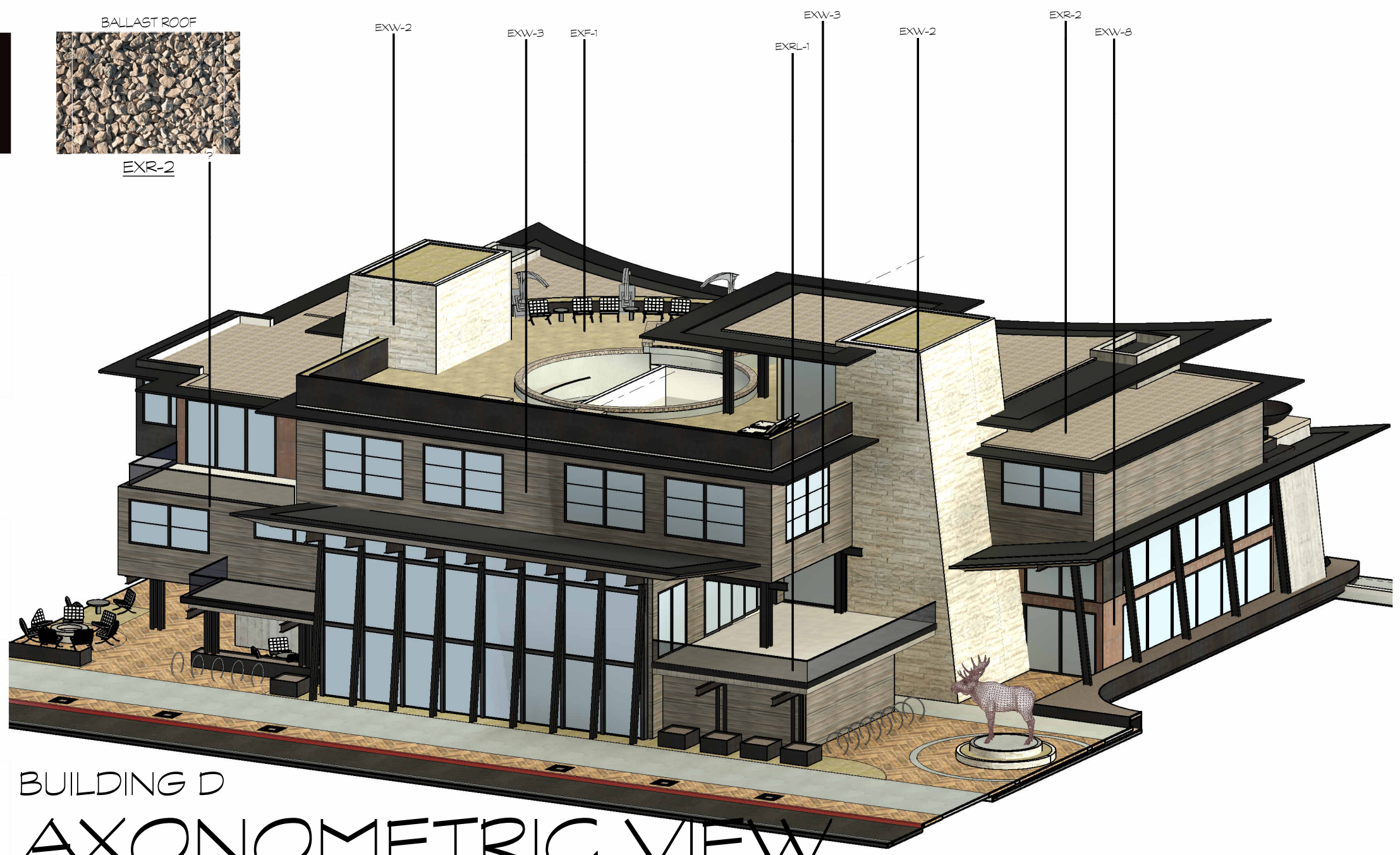
SOFFIT / T&G CVG WOOD
EXS-1

FASCIA / DARK BRONZE
EXFC-1

METAL ROOF / STANDING SEAM / DARK BRONZE
EXR-1

BALLAST ROOF
EXR-2

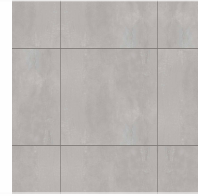
GREEN ROOF
EXR-3



AXONOMETRIC VIEW

BUILDING D
AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



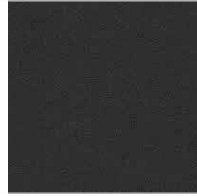
EXF-1

SCREEN /
SPLIT LOGS /
STACKED



EXW-9 (E)

FASCIA /
DARK BRONZE



EXFC-1

GLASS RAILING



EXRL-1

GREEN ROOF



EXR-3

SOFFIT / WOOD



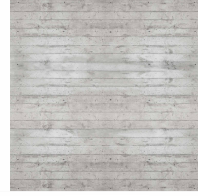
EXS-2

FASCIA / WOOD



EXFC-2

BOARDFORM CONCRETE



EXW-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BALLAST ROOF



EXR-2

STONE VENEER /
FULL BED /
SPLIT-FACE



EXW-2

METAL PANELS /
ACM / DARK BRONZE



EXW-5

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7



BUILDING E AXONOMETRIC VIEW



BUILDING D FROM N CACHE



BUILDING C FROM N CACHE



BUILDING B FROM N CACHE



BUILDING A



BUILDING A



BUILDING A FROM SOUTH



BUILDING A FROM COURTYARD



BUILDING D FROM COURTYARD



















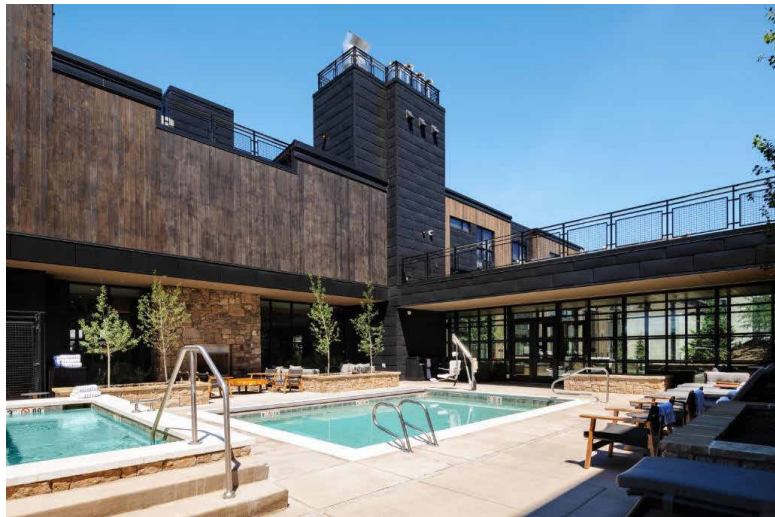
CLOUDVEIL-BUILDING B,C,E



CENTER FOR THE ARTS-BUILDING D



GLENWOOD-BUILDING B, C, E



CLOUDVEIL-BUILDING C



CHILDRENS CENTER-BUILDING E



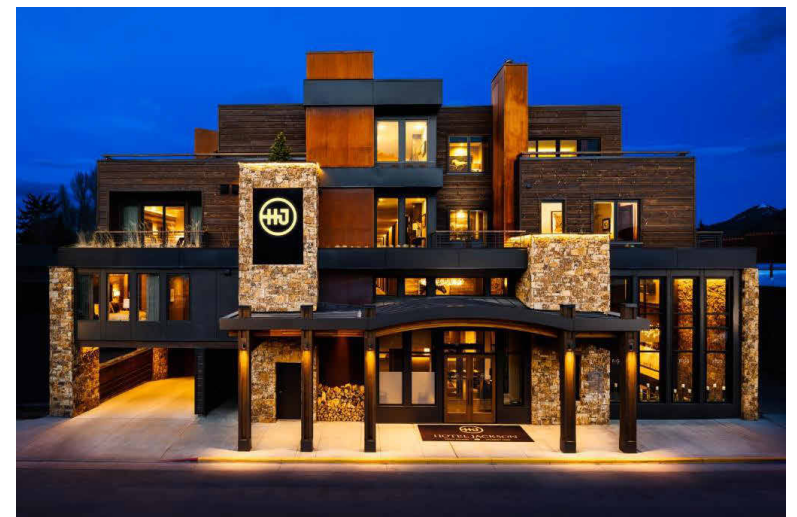
WELCOME CENTER-BUILDING A,D,E



VISITOR CENTER-BUILDING A, D



GRAVITY HAUS-BUILDING D



HOTEL JACKSON-BUILDING B, C

Land Development Regulation Compliance

Zoning: Section 2.2.12 CR-2 Commercial Residential - 2

2.2.12.8.1 Lot Standards

ITEM 1: Building Setbacks:

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

ITEM 2: Landscaping Area:

- 2.1 Landscape Surface Ratio
Required: 10% = 11,300 SF
Provided: 13% = 17,068 SF

ITEM 3: Plant Units:

- 3.1 All uses
Required: 1/1000 SF Landscape Area
Provided: 14 Minimum

Required: 1/12 Parking spaces
Provided: Not Applicable

ITEM 4: Fencing:

4.1 Height in any primary or secondary street yard
Required: (max.) 4'
Provided: Not Applicable

4.2 Height in interior side or rear yard
Required: (max.) 6'
Provided: Not Applicable

4.3 Setback from pedestrian frontage
Required: (min.) 1'
Provided: Not Applicable

4.4 Setback from side or rear lot line
Required: (min.) 0'
Provided: Not Applicable

ITEM 5: Parking Setbacks:

5.1 Primary Street, above ground
Required: (min.) 30'
Provided: Not Applicable

5.2 Secondary Street, surface parking
Required: (min.) 30'
Provided: Not Applicable

5.3 Secondary Street. tuck-under, enclosed, or structured parking
Required: (min.) 0'
Provided: Not Applicable

ITEM 6: Access:

6.1 Curb Cut Width
Required: (max.) 24'
Provided: along Glenwood St. = 20'
along Cache St. = Not Applicable

2.2.12.8.2 Bulk Standards

ITEM 7: Street Facade:

7.1 Width of ground and second story in primary setback range

7.1.1 % of lot width

Required: (min.) 70%

Lot width

North: 123.5' (Required Min:86.45')

East: 335' (Required Min:234.5')

South: 171.5' (Required Min:120)

West: 350" (Required Min:245')

Provided:

North: 123.5'

East: 264'

South: 168.25'

West: 200'

7.1.2 Length from street corner

Required: (min.) 30'

Provided: 55'

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

7.2.1 % of lot width

Required: (min.) 35%

Lot width is N:130' (Required Min:45.5')

Provided: 123.5

7.2.2 Length from street corner

Required: (min.) 30'

Provided: L1 = 107'

7.2.3 Forecourt

Required: 1/3 of facade width (max.) = 35' depth (min.); within 30" of grade, transparency or forecourt facing facade = 40%

Provided: 280' facade width/3; 93' provided, 20'

ITEM 8: Building Height:

8.1 Stories

Required: (max.) 3

Provided: 3 stories above grade + 1 exempt basement levels

8.2 Height

Required: (min.): 24' - (max.): 42' to top of parapet (T.O.P.)

Exception: 75% transparency for roof railings/parapets

Provided: (min.): 42' - (max.):

ITEM 9: Building Stepback:

9.1 Stepback for any 3rd story street facade or street facade over 30'

Required: (min.)10'
Provided: 10'

- 9.2 Encroachment in setback
Allowed: (max. % of overall facade width) 60%

ITEM 10: Scale of Development:

- 10.1 Total Site Area: 107,121 SF
- 10.2 Allowed Commercial: Floor Area Ratio (FAR) 85,696 SF
- 10.3 Total 2:1 Bonus Housing: 53,681 SF
- 10.4 Basement Exempt Area:
Occupied: 11,608 SF
Basement Parking: 54,712 SF
- 10.5 Total Occupied Area (Excludes Structured Parking): 190,339 SF
- 10.6 Total Building Area (Including Parking) = 244,607 SF
- 10.7 Total Commercial SF (81,348 SF FAR + 11,608 SF Exempt) = 92,956 SF

2.2.12.8.3 Form Standards

ITEM 11: Pedestrian Frontage:

- 11.1 Trees in grates
- 11.1.1 Frontage dimensions
Required: (min.) 13.5' from back of curb
Provided: 13.5' min.

ITEM 12: Building Frontage Options: Residential

- 12.1 Story height
Required: Ground story height (min.) 9'
Upper story height (min.) 9'
Ground floor elevation (min.-max.) 0'-5'
Provided: Ground story height (min.) 12'
Upper story height (min.) 9'

Ground floor elevation (min.-max.) 0'-5'

12.2 Transparency

Required: Ground story primary street (min.): 20%
Ground story secondary street (min.): 20%
Upper story, primary/secondary (min.): 20%
Provided: Ground story primary street: greater than 40%
Ground story secondary street: greater than 40%
Upper story, primary/secondary: greater than 20%

ITEM 13: Parking Type Options: Underground parking

2.2.12.8.4 Environmental Standards Noted

Not Applicable

2.2.12.8.5 Scenic Standards

ITEM 14: Exterior Lighting:

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

2.2.12.8.6 Natural Hazard to Avoid

Noted, Not Applicable

2.2.12.8.7 Signs

Noted and will comply

2.2.12.8.8 Grading, Erosion Control, and Stormwater

Noted

2.2.12.8.9 Physical Development Permit Required

ITEM 15: ≥15,000 SF Required:

- Sketch Plan
- Development Plan
- Building Permit
- DRC Review

2.2.12.C.1 Allowed Uses

ITEM 16: Allowed Uses:

16.1 Mixed Uses - Residential/Lodging

2.2.12.C.2 Use Requirements

ITEM 17: Use Requirements:

17.1 Parking

17.1.1 Residential

Parking Factor: 1.5

Residential Unit Count: 33

Parking Stalls Required: 50

17.1.2 Commercial

Hotel Parking Factor: 0.75

Hotel Unit Count: 109

Parking Stalls Required (Hotel): 82

Restaurant Parking Factor: 1/73 SF - 20% -33%

Restaurant Area: 3,455 SF

Parking Stalls Required (Restaurant): 26

Hotel Bar & Lounge Parking Factor: 1/40 SF/3

Hotel Bar & Lounge Area: 556

Parking Stalls Required (Hotel Bar & Lounge): 10

17.1.3 Disability Parking Spaces

Required: if ≥ 200 , 6 + 1 per 100 parking spaces

provided

Provided: 6 stalls

17.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required: (Other Residential/Lodging)

I. EVSE Capable: 30%
175 stalls x 0.30 = 53 stalls

II. EVSE Installed: 5%
185 stalls x 0.05 = 9 stalls

Provided:

I. EVSE Capable: 53 stalls (including EVSE
installed)

II. EVSE Installed: 10 stalls

17.1.5 Street Parking Credit - 21

Total Parking Required: 168 stalls

Total Parking Provided: 175 stalls

2.2.12.C.3 Operational Standards

Noted and will comply

2.2.12.D.1 Allowed Subdivision and Development Options Noted

Noted

2.2.12.D.2 Residential Subdivision Requirements

Noted

2.2.12.D.3 Required Subdivision and Development Option Permits

Noted



March 5, 2025

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

Dear Town Staff,

Pursuant to the Pre-Application comments provided by the Town Staff and respective departments on October 30th, 2024, please find responses to the individual items below. To guide the reading below, the comments received from the Town are marked with a number, whereas Mogul's response begins with a letter.

With respect to several departmental review comments, Applicant recognizes that the purpose of Sketch Plan is to publicly review large physical development for general consistency with the LDRs at a preliminary conceptual level of detail before the development project is fully designed. We look forward to finalizing the site designs through the public process to finalize our responses to the comments below. The Project will be LDR compliant.

Engineering:

1. All improvements shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
 - a. All improvements will be designed by a professional engineer licensed to do work in Wyoming.
2. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
 - a. Applicant looks forward to discussing with Town Council once the site plan is finalized through the Sketch Plan process and Town Engineering can provide feedback on future development requirements.
3. The water main along Cache Street requires upsizing.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated calculations as well as determining any cost share structure applicable to such upsizing.
4. The water mains in Perry and Mercill may require upsizing.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated

calculations as well as determining any cost share structure applicable to such upsizing.

5. The sewer main in the alley may need replaced or rerouted directly to Glenwood.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated calculations as well as determining any cost share structure applicable to such upsizing.
6. The Cache Creek Tube needs to be preserved or re-aligned, including providing/vacating easements as appropriate.
 - a. Applicant's Project will result in continuous flows through the Cache Creek Tube at its current alignment at the east and west property lines. Any re-routing or upsizing over applicant's property will be coordinated with the Engineering department and appropriate easements will be granted. Stormwater runoff from this project will impact the decision to potentially upsize the tube if required. The attached utility plan includes a proposed re-routing of the Cache Creek tube.
7. Provide plans and details that address the environmental issues with this area. Provide documentation or approval from the Wyoming Department of Environmental Quality for the proposed work.
 - a. Applicant recognizes that a portion of the site is identified as contaminated. Wyoming Department of Environmental Quality has previously produced a Remedial Action Plan. **UPDATE: As a result of DRC, PC, and Public Comment, Applicant has removed the subterranean level under Building B and Building C, removing the need to dig/excavate where the contaminated plume is located. Applicant listened to the concerns of the Town and revised accordingly.**
8. Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering.
 - a. Applicant has conducted geotechnical analyses on the site and will restudy the Sketch Plan approved project. During construction, any groundwater encountered will be pumped from the area containing the subterranean parking area, treated for sedimentation, and injected back into the groundwater. Final site plan and geotechnical analysis will inform the amount of dewatering and the methods by which such subsurface water shall be treated and disposed of. In response to Town and Community feedback, Applicant removed an entire basement level across the whole Project, which has dramatically reduced the depth of the structures and impact to the groundwater/volume of dewatering necessary. **Update: In addition, Applicant removed the subterranean space under Building B and C as result of Town (DRC, PC, and Public Comment) to avoid the need to excavate the Benzene Plume area.**
9. Show the proposed kitchen/cafe/restaurants grease mitigation. Appropriately sized grease trap/interceptor(s) are required. Sizing and grease retention calculations will need to be submitted with the building permit for approval.

- a. Applicant recognizes grease mitigation will be an important component of kitchen/restaurant activities and will be finalized and shown during Development Plan.
- 10. Encroachment Agreements are required for any encroachments into the public way.
 - a. Applicant anticipates encroachments into the Town ROW which will principally be soil nails and as the site plan is finalized, we will work with Engineering to obtain appropriate permits.
- 11. Provide plans, details, and dimensions, etc. to pave the alley to ToJ standards, including any curb and gutter required for drainage. Provide a plan for improvements, access, and use of the alley, including finished surfaces. Depending on final utility plans, loading, access, services, maintenance arrangements, etc. alternative designs for the alley, it may be possible to install a non-standard alley that is less utilitarian and provides a more functional space.
 - a. As opposed to traditional alleyway, applicant would like to explore enhancing this alleyway for both vehicular, pedestrian, and cyclist traffic. Applicant proposes to pay for the approved enhancements and to assume maintenance responsibility for the entirety of the alleyway, potentially transforming this from a traditional alleyway to an enhanced, activated, multimodal passageway. We look forward to exploring requirements and desires from engineering and the Town council.
- 12. Provide a plan for proper snow storage including a plan for snow removal for the proposed cul-de-sac/roundabout area.
 - a. The plan set attached identifies snow storage locations. With regard to the cul-de-sac drop off area on private property, outside of the alleyway, Applicant plans to use a snow melt system to manage the snow fall, and to explore whether or not the Town would accept a snow melt system underneath the alleyway in the portion made up of the cul-de-sac.
- 13. Provide justification and reasoning for the access to building E from Glenwood.
 - a. The plan set attached has been adjusted based off of WYDOT feedback through the pre-application process. WYDOT has indicated they will no longer grant access from North Cache and as such, Applicant has responded with the attached plan set with access from Glenwood and the alley. Applicant will pursue right of way permits for the construction a new curb cut and any enhancements to the Glenwood curb extending the length of the property.
- 14. Provide a plan which shows the location of trash receptacles and large truck deliveries.
 - a. Please see this noted in the plan set attached for preliminary locations of trash receptacles and large truck access deliveries. Initial studies have a trash receptacle elevator that would be located on Glenwood street to service the residential buildings. The buildings on the west side of the alleyway have a trash elevator on attached to building B. Initial programming intends to have the other buildings provide the trash to the building B receptacle through the subterranean structure.
- 15. Provide plans and details for the right-of-way improvements, e.g. alley pavement, sidewalks, and pathways including streetlights, street signage, pavement/curb markings, etc. Include right of way section analysis to determine where the center of existing road is relative to the property boundary and curb location relative to the community streets plan. Initial review shows that Glenwood and Perry are wider than proposed community

street sections and the curbs could be moved out to facilitate buffers in the frontage. Mercill is more complicated and design should be coordinate with Town staff, including Pathways to determine if a protected bike lane is warranted.

- a. In discussions during the pre-application, Staff has identified some potential availability for sidewalk and curb enhancement in conjunction with the community streets plan and existing wider streets. Applicant looks forward to discussions with Council and Staff to determine the appropriate locations for enhancements as well as any cost share. All improvements shall be LDR compliant and the applicant's hope is that such improvements enhance not only this development but also the streets for our neighbors and the surrounding neighborhood. Such plans will be finalized as the site plan is finalized and feedback is obtained.
16. Provide a plan that shows the location and route of all dry utilities, communications, and power services that meet ToJ setbacks. Facilities serving private properties should be located on private property. Refer LDRs Article 7, Division 7.7 below.
 - a. Please see attached draft utility plans which will be refined through Sketch Plan.
17. Provide a plan for the Cache Creek Tube to remain in place or be realigned. CenturyLink/Lumen facilities are still blocking the crossing at Mercill and Cache.
 - a. Please reference item 6 and the attached utility plan.
18. Provide a plan that shows the accesses to the project relative to the access across the streets.
 - a. Please see attached plan set.
19. Provide confirmation that WYDOT still approves the Cache Street access.
 - a. NAP for the attached plan set.
20. Provide more information on how the development will be owned, managed, and if any of the buildings will be subdivided. Ownership will help determine how the utilities will be designed.
 - a. Residential buildings are anticipated to be condominiumized. Hotel will be owned separately. Condominiums in the mixed-use buildings that include the hotel product will be separately owned. Ownership and platting will be further refined at a development plan level. The attached utility plan details the proposed relocation of the utilities.
21. Clarify how a below-grade parking facility that serves and is below multiple buildings will be owned and managed.
 - a. Pursuant to Staff feedback at the Pre-application conference, below grade parking may be connected to multiple buildings and provide connectivity. All parking will be managed by either the hotel or a master homeowner's association.
22. Provide a plan for how will you serve 10 separate buildings with sanitary sewer, water distribution, storm, power, communications, gas, etc. With regards to ToJ Code the standard is one (1) service per lot. Show existing lot lines for reference.
 - a. Please find the draft utility plan attached. Applicant looks forward to discussing the utility plan with the Engineering department. In the event applicant needs to submeter any utilities, it shall do so on its property at its expense.
23. Provide elevated sidewalks and squared off accesses at all entries and alleys.

- a. Applicant plans to comply with the LDRs and code for sidewalks and squared off accesses at all entries and alleys.
- 24. Provide a plan to minimize impacts to infrastructure by providing...
 - a. Comment included in the departmental reviews was incomplete and reads per the above.

Town of Jackson Code

1. A construction-staging narrative shall be submitted for review and approval with the Development Plan application.
 - a. Understood, if a staging plan is required for the Project a narrative will be submitted with the Development Plan application. If required, Applicant will work to identify a sufficient staging area to be utilized for the Project.
2. Provide information on how the structure will be shored and constructed. Clarify if any shoring will encroach into the public way.
 - a. Depending on the final site plan, Applicant anticipates shoring and soil nails will occur on some if not all of the site. In such event, applicant will apply for encroachment permits for such soil nails. The shoring plan will be refined and defined with feedback from Staff and Town Council during sketch plan; the necessity for shoring will depend on the ultimate location of buildings in relation to the property lines.
3. Development plans provided shall show all work to be completed within the Towns rights-of way. Show all encroachments into the Towns rights-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.
 - a. Applicant will provide details and pursue any required encroachment agreements for the Sketch Plan approved project at Development Plan. Such encroachments will be informed by DRCs input with push and pull of structures adjacent to the property lines.
4. A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.
 - a. Applicant will pursue the required demolition permits at the appropriate time.

LAND DEVELOPMENT REGULATIONS

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

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.2 Grading Standards:

1. 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.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

5.7.3 Erosion Control Standards:

1. Provide an erosion control plan that shows compliance with this section.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

5.7.4 Stormwater Management Standards:

1. Provide an erosion control plan that shows compliance with this section.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading:

1. Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.
 - a. The attached plan complies with the parking requirements and is noted.

6.2.5 Off-Street Parking and Loading Design Standards:

1. Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.
 - a. The site plan shows access, circulation, and snow storage. Drainage and surface materials will be informed as the site plan is refined.

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage:

1. Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
 - a. The draft construction management plan has been attached herein, and will be further refined as construction means and methods are determined by the contractor, such as crane placement and timing of improvements which impact pedestrian, vehicular, and cyclist circulation. Any required offsite storage or staging will be addressed in a construction management plan that will be finalized through the Development Plan.

7.2 SUBDIVISION STANDARDS

7.2.2 Standards Applicable to all Development

7.2.2.A Improvements:

1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including streetlight, signage, and markings.
 - a. The plans and specifications will be developed through sketch plan, taking into account the community streets plan and opportunities for enhancements in the

right of way. Specific engineering plans will be provided for the Sketch Plan approved project during Development Plan.

2. Provide a sanitary sewer wastewater plan.
 - a. Please see attached proposed draft utility plan. This will be further refined through Sketch Plan.
3. Provide a water supply plan.
 - a. Please see attached proposed draft utility plan. This will be further refined through Sketch Plan. Please see attached draft domestic water demand.
4. Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.
 - a. Cache Creek tube capacity is unknown at this time and whether it can handle additional storm drainage from this development. In the event it cannot, the applicant will run its own discharge line either parallel to the Cache Creek Tube or North in the alley to Perry Street and will discharge it's stormwater adjacent to the Cache Creek tube into Flat Creek after pre-treatment (sand and oil separator) and detention at historic rates. Calculations and the storm drainage plan will be informed as building, roof, and landscaping design is finalized with feedback at DRC, PC, and Town Council. Calculations for the stormwater will depend on total site landscaping and design, which will be finalized based on feedback from DRC, PC, and Town Council. Preliminary storm drain calculations are attached.
5. Provide an irrigation plan or statement.
 - a. Once DRC, PC, and Town Council determine the location of the buildings, a detailed irrigation plan will be provided.
6. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
 - a. See attached utility plan.
7. Provide a plan for permanent reference monuments, property corners, etc.
 - a. Applicant plans on vacating internal lot lines through boundary adjustments and a potential plat. Reference monuments located in improvements such as sidewalks will be monumented by brass caps cast in concrete sidewalks and verified by surveyors. Building setbacks will largely render conflicts between construction and surveying monuments moot.
8. Permits are required prior to construction of development improvements.
 - a. Applicant will apply for building permits once its Development Plan is approved..
9. All improvements shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
 - a. All improvements will be designed by a professional engineer licensed to do work in Wyoming.
10. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
 - a. Applicant looks forward to discussing with the Town Council at the appropriate time and exploring cost shares as necessary.

7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 Access to Roads, Streets and Highways:

1. Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.
 - a. Please see the preliminary Sketch Plan application attached. Further information will be provided for the Sketch Plan approved project during Development Plan.

7.6.3 Streets Alleys and Easements:

1. Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.
 - a. Requested detailed engineering plans will be provided for the Sketch Plan approved project during Development Plan and will be dependent on adjustment of community street widths in discussion with Town Engineering and Council. All alignment, profiles, and grades will be LDR compliant.

7.6.4 Street and Road Standards (section not used, for reference):

1. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.
 - a. Engineering and Pathways have both expressed an interest in narrowing adjacent streets and both widening and or providing a possible bike lane (protected or not).
2. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
 - a. Project plan set will abide by ADA, IBC, and Town Standards. Additional engineering plans will be provided for the Sketch Plan approved project during Development Plan.
3. Design street frontages using existing road grades for control of sidewalk and buffer grades. Treat any buffer and sidewalk all as one plane, without grade breaks. Accommodate accessibility within the private property and not in the right-of-way.
 - a. Understood and Applicant looks forward to working with the Town in finalizing the Sketch Plan approval for the Project.

7.7 REQUIRED UTILITIES

7.7.2 Potable Water Supply:

1. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.
 - a. Please see attached draft water demand calculations. Required water supply studies will be provided at Development Plan.
2. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
 - a. As referenced above, applicant will provide private submetering as necessitated by ownership, will provide adequate piping or apparatus for system expansion, and will install all required backflow prevention devices at appropriate locations

informed by final site plan. The proposed Project will be in compliance with state and local regulations.

3. Water services over 2-inch in diameter require engineering design.
 - a. Understood, and Applicant will work with Town Engineering on the final design of water services.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
 - a. Preliminary sanitary sewer demand analysis is attached. Applicant will require feedback from Town Engineering on downstream impacts and looks forward to discussing any necessary.
2. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, and provisions for system expansion.
 - a. This detailed analysis will be provided during Development Plan.

7.7.4 Irrigation System:

1. Provide an irrigation plan for the entire development. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.
 - a. See reference above.

7.7.5 Other Utilities:

1. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required.
 - a. See attached draft utility plan. Right of way easements will be provided as required.
2. Show that private utilities can be located on private properties, e.g. transformers.
 - a. See attached draft utility plan.

8.3.2.C FINDINGS FOR APPROVAL

1. Provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room, USPS Caller service, private mail delivery, etc.
 - a. With finalization of site plan, Applicant intends on providing mail room and package delivery storage/system.

IBC CHAPTER 11 / ADA ACCESSIBILITY

1. Show compliance with accessibility regulations including but not limited to: 1104.1: At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
 - a. Project will abide by IBC requirements and ADA accessibility requirements.
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.
 - a. Project will abide by IBC requirements and ADA accessibility requirements.
3. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall be

interior. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

- a. Project will abide by IBC requirements and ADA accessibility requirements.

Additional Comments:

1. FLOOR AREA BREAKDOWN - In the Sketch Plan and Development Plan submittal, the applicant needs to clearly identify how/where the base FAR and 2:1 bonus are being allocated both in the floor plans and narrative. When calculating FAR, hallways, mechanical spaces, stairs, and elevators count. Stairs are counted every two floors and elevators are counted only once. The previous Loop project did a good job of breaking down the floor area via color-coded plans. Use that as an example for this project.
 - a. See attached plan set which includes color coded plans. Floor area is fungible between lots of record on a noncontiguous site.

Floor area calculations are looked at based on the “site”. The maximum floor area allowed **on a site** is the maximum habitable floor area not including basement floor area, as defined in Division 9.5. LDRs, Section 9.4.6.C.1. The maximum above-grade floor area is calculated by multiplying the allowed FAR by the applicable **site area**. LDRs, Section 9.4.6.C.3. “Site” means the entire area of the land on which a use or development is existing or proposed. **A site may be a portion of a lot of record or may include multiple lots of record.** LDRs, Section 9.5. Here, the “site” includes multiple lots of record separated by an alley.

In the CR-2 district, **gross site area** is used to calculate maximum floor area. LDRs, Section 9.4.6.C.2. Gross site area is the area of the lot of record **or site** as determined by a certified boundary survey. LDRs, 9.4.4.A. **Gross site area may include noncontiguous sites under certain conditions.** Specifically, gross site area may equal the total area of 2 or more noncontiguous sites provided the following standards are met (see LDRs, Section 9.4.4.A.1):

- a. The location of development that results from the transfer of density/intensity from one noncontiguous site to another shall be consistent with areas designated for development in the Comprehensive Plan;
- b. Infrastructure shall be available, or can be constructed, to sufficiently serve the proposed development; and
- c. Open space that results from the transfer of density/intensity from one noncontiguous site to another shall accomplish the objectives of open space preservation described in these LDRs and the Comprehensive Plan.

With regard to (a), this is an in-Town site, all within District 2 (Town Commercial Core), Subarea 2.3: Downtown under the Comprehensive Plan. This area is a transitional area intended for redevelopment with a mixture of two to three-story commercial, lodging, and residential buildings and a high concentration of tourist-related

accommodations and services. p. IV-24 in Comprehensive Plan. Both portions of the site, the east and west sides of the alley, are in the same Comprehensive Plan District and same zone – we are not dealing with a transfer between two different Comprehensive Plan Areas.

With regard to (b), infrastructure will be sufficient here to serve the proposed development.

With regard to (c), open space and landscape surface ratios will be complied with on the site. See the enclosed LDR compliance checklist.

The Town has allowed the transfer and utilization of FAR from one noncontiguous site/lot to another. In 2022, the Town approved Hotel Jackson's transfer of 4,463 square feet of FAR from 145 North Glenwood Avenue to 135 N. Cache pursuant to P22-156 (Amendment to DEV), noting that the Town allows the shifting of floor area from noncontiguous parcels, and treating noncontiguous parcels as one site, if there is common ownership and the sites would be contiguous but for a right of way between them. Here, we have both common ownership and contiguity but for a right of way between the parcels (i.e. the alley).

Moreover, the entire site is included in one Sketch Plan application so that the two sides of the alley would be tied together in one planning application. In the Hotel Jackson application, the Town required the owner to record a deed restriction on the Glenwood parcel for record-keeping purposes so that future owners had notice that the Glenwood parcel had 4,463 square feet less FAR than what was allowed. Here, instruments could be recorded, if necessary, to document any FAR transfer between parcels on the east and west sides of the alley so that the public and future owners are put on notice of available FAR on either side of the site. Moreover, irrespective of ownership, the Mogul parcels east of the alley and those west of the alley will be tied together for entitlement purposes since all lots have been included in one application.

To the extent that Town Staff has a different interpretation of the definition of the site, the programming can be adjusted to be located on the respective sides of the alleyway.

2. FUNCTION OF THE ALLEY/VALET/LOADING – Staff will be requesting additional information on the function and improvements within the alley, especially related to the proposed circular turnaround. Are there any underground or above-ground encroachments in the alley? Need to discuss maintenance such as snow plowing...is the applicant planning on maintaining the alley being that this is their primary vehicular entrance? Also, when a guest parks in the hotel valet area and is staying in buildings A or K, is the plan that they simply walk outside during the winter to these buildings or is there a strategic pedestrian pathway connection plan proposed?
 - a. As planned, applicant is not requesting encroachments for the cul-de-sac drop off space. A snow melt system is planned under the private property section of the

cul-de-sac drop off and loading area. Applicant is interested in discussing these improvements, including snow melt in the middle of the cul-de-sac, which discussion will be informed by Engineering's feedback on how this alley should function and be improved. Applicant is open to discussing improvements and maintenance of the alleyway with the Town public works. With respect to the parking structures, the attached plan set would include parking beneath the structures. A further detailed parking summary is attached herein.

3. SITE FUNCTIONALITY – Staff will be requesting additional information and explanation on how the site functions, pedestrian movement/access, parking, etc.
 - a. Applicant is happy to further discuss operations and plans with the Town staff during the Sketch Plan process. Applicant has preliminary ideas and is looking forward to incorporating comments from the Town Staff, DRC, PC, and Town Council.
4. 2:1 BONUS – Does the applicant still plan to put the workforce portion of the 2:1 bonus off-site? Staff does not advise proposing the workforce portion off-site because one of the Council's recent big building changes is to require all 2:1 to be on the same site.
 - a. After hearing Town's concerns regarding 2:1 bonus being located onsite. The Applicant has placed all 2:1 bonus workforce housing on-site. Applicant has interest in further exploring the Town's interest in allowing the required workforce housing to be located off-site in exchange for affordable deed restrictions.
5. STREET DESIGNATION - Cache and Glenwood will be primary streets and the other streets secondary. Primary streets require a 70% building frontage within the 0'-10' setback range. The 0'-10' measurement is not from the property line but rather starts 13.5' back from the existing back of the curb. Secondary streets require a 30% building frontage use the same setback range as the primary (i.e., 0'-10' and measured 13.5' back from the back of curb).
 - a. Preliminary site design complies with these requirements.
6. PEDESTRIAN FRONTAGE TYPE - The pedestrian frontage type requires Trees in Grates on Cache, Mercill, and Perry. Trees in Lawn may be desired on Glenwood.
 - a. Understood, trees are planned to be placed in grates on Cache, Mercill, and Perry. Applicant is looking forward to feedback on the vegetation along Glenwood and the additional landscaping plans.
7. BASEMENT DEFINITION – Similar to the previous Sketch Plan submittal, the applicant will need to demonstrate that the basement complies with the Town's basement definition which states "a basement is any story for which the finish floor of the story above is less than four feet above finished grade for at least 50 percent of the perimeter of the story and at no point greater than ten feet above finished grade." Since the last submittal, the Planning Director has interpreted that areas dedicated as basement window wells/walkout basements count against the basement definition's 50% perimeter rule.
 - a. All buildings with basements will demonstrate compliance with the Town's basement definition. Building D is the only building with basement habitable space which includes the fitness and spa. That basement space is fully subgrade, and the building no longer include partially below grade space that is qualified as

basement. The other habitable space connected to the buildings on the east side of the alleyway are strictly back of house or mechanical spaces.

8. HOUSING MITIGATION - Regarding existing housing credits, please provide a breakdown of the uses and their associated square footage for each property. Housing credits shall mean a building or use existing on December 18, 1995, or the building or use legally established since that date with the highest affordable workforce housing requirement. Staff believes this information already exists but it was not included in this particular submittal.
 - a. Please find this in the attached submittal.
9. EV PARKING – The new EV parking standards in LDR Section 6.2.2.F will apply to this development.
 - a. Building will abide by the EV parking standards and is shown in the plan set.
10. BIKE PARKING - The new bike parking standards in LDR Section 6.2.2.D will apply to this development.
 - a. Bike parking meets the LDR requirements and is shown in the plan set.
11. SIDE INTERIOR SETBACK - The CR-2 zone has a 10' rear setback off the alley.
 - a. Town Staff mentioned during the pre-application conference that the corner lots may benefit from a 5 foot setback from the alleyway. Applicant remains interested in pursuing such setback on limited corner lots in order to help break up massing along the alley.
12. LANDSCAPE SURFACE RATIO AND PLANT UNITS - Demonstrate compliance with the 10% LSR requirement and plant unit requirement. All required plant units need to be provided on-site. The required street trees are a separate requirement.
 - a. Project meets 10% LSR ratio as shown in the plan set.
13. PARKING REQUIRED - Need clarification on the amount of parking required which includes factoring in the commercial spaces. In addition, staff did not find any historical parking credits tied to any of the subject properties. Also, is the hotel and residential uses served by valet parking? Need details on the automated parking system that was mentioned in the narrative.
 - a. Please find a parking summary attached which details the requirements and parking provided. Per discussion with Staff during the pre-application conference, Applicant was informed that the Town would permit connection and connectivity below the buildings via the parking structures. This is anticipated to be much more efficient than the current programming. Applicant looks forward to discussing this with Staff and if permitted making these revisions during the Sketch Plan process, as Staff communicated that the change would not be deemed a substantial modification.
14. PHASING – Staff will be looking for more details about the phasing plan with the Sketch Plan submittal. Since all uses need parking, staff assumes that the buildings with the automated parking will received CO first.
 - a. As of Sketch Plan submittal, Applicant plans to build the Project in one phase, which will include the delivery of the parking.
15. SUBDIVISION - Are there any plans to subdivide the buildings and/or units into ownership condominiums?

- a. Residential buildings are anticipated to be condominiumized. Hotel will be owned separately. Condominiums in the mixed-use buildings that include the hotel product will be separately owned. Ownership and platting will be further refined at a development plan level.
- 16. LDR COMPLIANCE - Applicant needs to provide a full LDR compliance checklist and housing mitigation plan.
 - a. LDR compliance checklist is attached herein, as is the housing mitigation plan.

Sincerely,
Brad Wagstaff
Chief Executive Officer



Neighborhood Meeting Summary

Date: 10/30/2024

Location: Jackson SouthTown Clubhouse

Attendees:

- Mogul Capital Team (Brad Wagstaff, Brent Layton, Cole Larson)
- Stefan Fodor (Fodor Law Office)
- Joe Paulson
- Michael Pruett
- Dawn Pruett
- Cortney Spraybemy
- Mark Sullivan
- Rob Neill
- Phoebe Kudar
- Jacob Harasek
- Keith Hier
- Stephan Haerns
- Michael Kudar
- Joe Kudar
- Two attendees elected to not sign in

The Applicant gave a general overview of the history of the project and the updated plans being submitted to the Town of Jackson.

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

Q: What is the total square footage of the project?

- A: Total above grade habitable square footage of the project is approximately ~175,000 SF.
Note: final submittal to the Town deviates slightly from this number.

Q: Would it be better to do all the parking underground in non-separate structures?

- A: Yes, it would be more efficient to not have to separate the parking structures. The current LDRs do not explicitly provide this, but it would provide efficiencies. The current submittal is showing separate parking structures as that is what the Town currently explicitly allows.

Q: Can Mogul speak to what is going to happen to the alley with the circular drop off and reception and how others expect to use it?

- A: The alleyway will remain open to public use at all time and the Project's use will consist of cross traffic with queuing on our Property to get to the circular drop off. We do hope that the Town will allow us to improve the alleyway. The plan is to renovate the alleyway and make it more pedestrian and user friendly.

Q: How does loading work with the alley way?

- A: We are working to refine that but each building will have its own drop off/loading programming.

Q: An unidentified attendee requested information on how the public was notified about this meeting?

- A: Mogul Capital sent letters directly to the neighbors per the Town requirements and posted a sign on the project site notifying the public of the meeting in accordance with Town regulations.

Q: An unidentified attendee asked how we can obtain the copy of the site plan and renderings, and track changes in the project?

- A: After the project is submitted to the Town, all plans are made public. Mogul is also happy to send plans to individuals as requested.

Q: How many workforce units will be built compared to market rate units?

- A: Current design plans include roughly 50,000 SF of habitable market units, and 25,000 SF of habitable workforce units. *Note: final submittal to the Town deviates slightly from this number.*



Parking Summary

Per the LDRs and Mogul Capital's operating assumptions, the required parking for the project equates to 168 spaces. The property adequately provides that requirement with a total of 175 parking spaces. Of the required parking, 154 are located within the parking garage and 21 spaces stem from street parking credits per the LDRs. The parking management plan provides additional detail on the allocations and the management strategy toward these spaces. The parking calculation below includes the LDR allowed 20% shared use reduction on the Bar and Restaurant spaces. In addition, provided the bar and restaurant are within the hotel (no direct external street access), it is assumed that another 33% of the establishments will be coming from the hotel or the condominiums. As a result, an additional 33% reduction has been applied to the Bar and Restaurant spaces to avoid the need to double park those uses. This was discussed with Planning Staff and has been consistent with the calculations to date.

North Cache Parking Requirements					
Use	Size	LDR Parking Ratio	Parking Sharing Allowed in LDRs	Public Use Adjustment	Parking Required
Market Rate Residential	17 units	1.5x	-	-	26
Workforce Housing	16 units	1.5x	-	-	24
Hotel	109 Keys	0.75x	-	-	82
Bar	698 sf	1 space per 40 sf	20%	33%	10
Restaurant	3,549 sf	1 space per 73 sf	20%	33%	26
LDR Required Parking					168

Parking Summary	
Parking Required	168
Parking Provided	
Parking Garage	148
Parking Garage ADA	6
Street Parking Credits	21
Total Provided	175
Excess Parking Provided	7

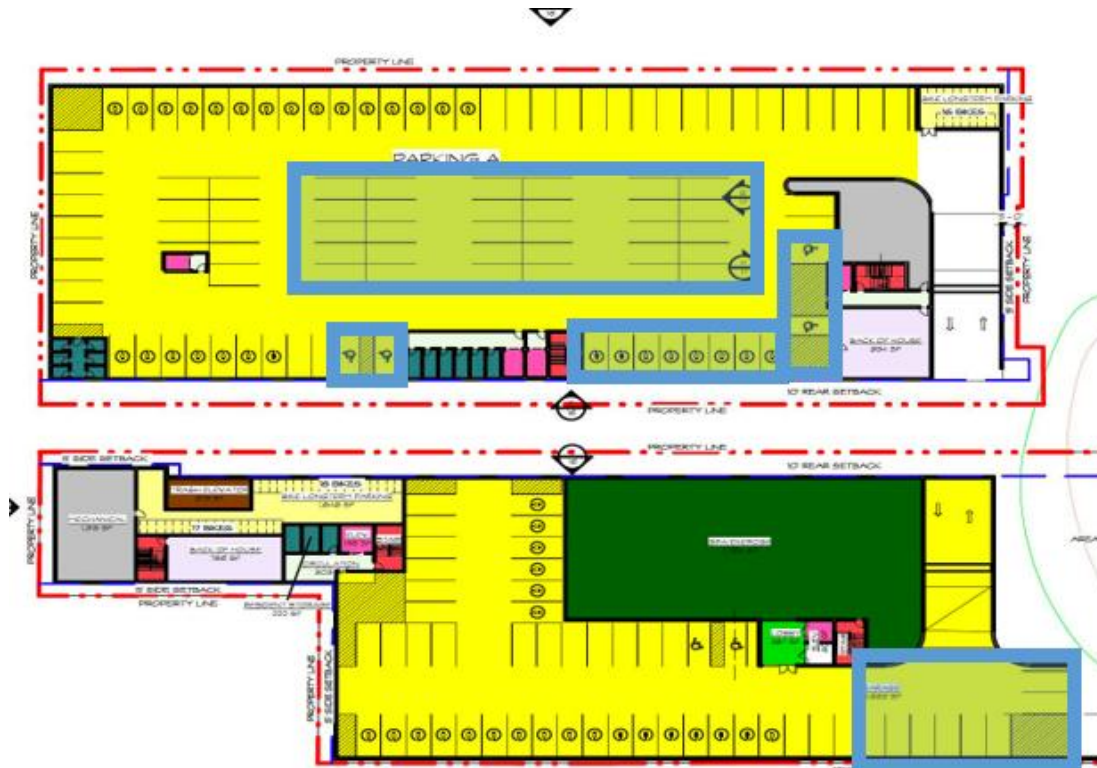
Parking Management Plan

It should be noted that this Parking Management Plan is based on current programming and is subject to change throughout the Sketch Plan and Development Plan process as the project evolves. The Project is in a conceptual Sketch Plan review process and is likely to change due to feedback from Planning Commission, Design Review Committee, and Town Council.

Residential Unit Parking

The proposed property has 17 market-rate residential units and 16 workforce housing units, for a total of 33 residential units. In compliance with the LDRs, these units are allocated 1.5 parking spaces per unit for a total of 50 parking spaces. These parking spaces are located within the subterranean parking garage. Residential units are programmed to include designated parking spaces within the respective parking structures. Included in the individual space count are six ADA spaces (for all uses), which will be allocated based on need/requirement. Valet parking will be available at the Property for both condominium owners and hotel guests. If valet parking is desired by a condo owner, they can utilize that service at the main hotel lobby entrance. These spaces will be marked with signage and numbers that allocate them specifically to units and prevent hotel or retail guests/visitors from parking in the allocated spaces for the condominiums.

The exhibit detailed below shows the spaces currently allocated to the residential units, as highlighted in blue.



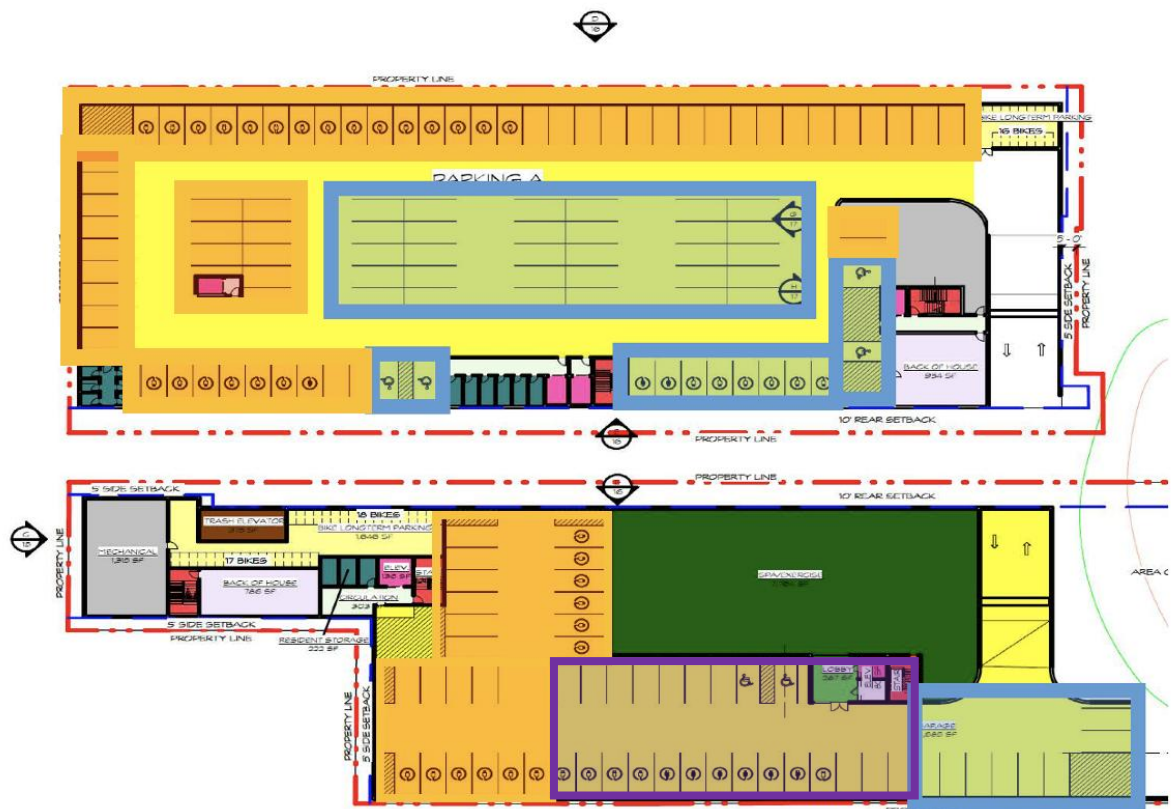
The proposed property has 109 hotel rooms. Each room is allocated 0.75 parking spaces per the LDRs, for a total of 82 parking spaces allocated for hotel guest use. These 82 spaces are located within the parking garage structures. The hotel parking is currently intended to be valet-managed. Parking for the hotel is provided on both sides of the alleyway, 22 on the East side and an additional 60 spaces on the West Side. Parking for hotel guests would be valet priority, with majority of guests expected to utilize valet for their vehicles.

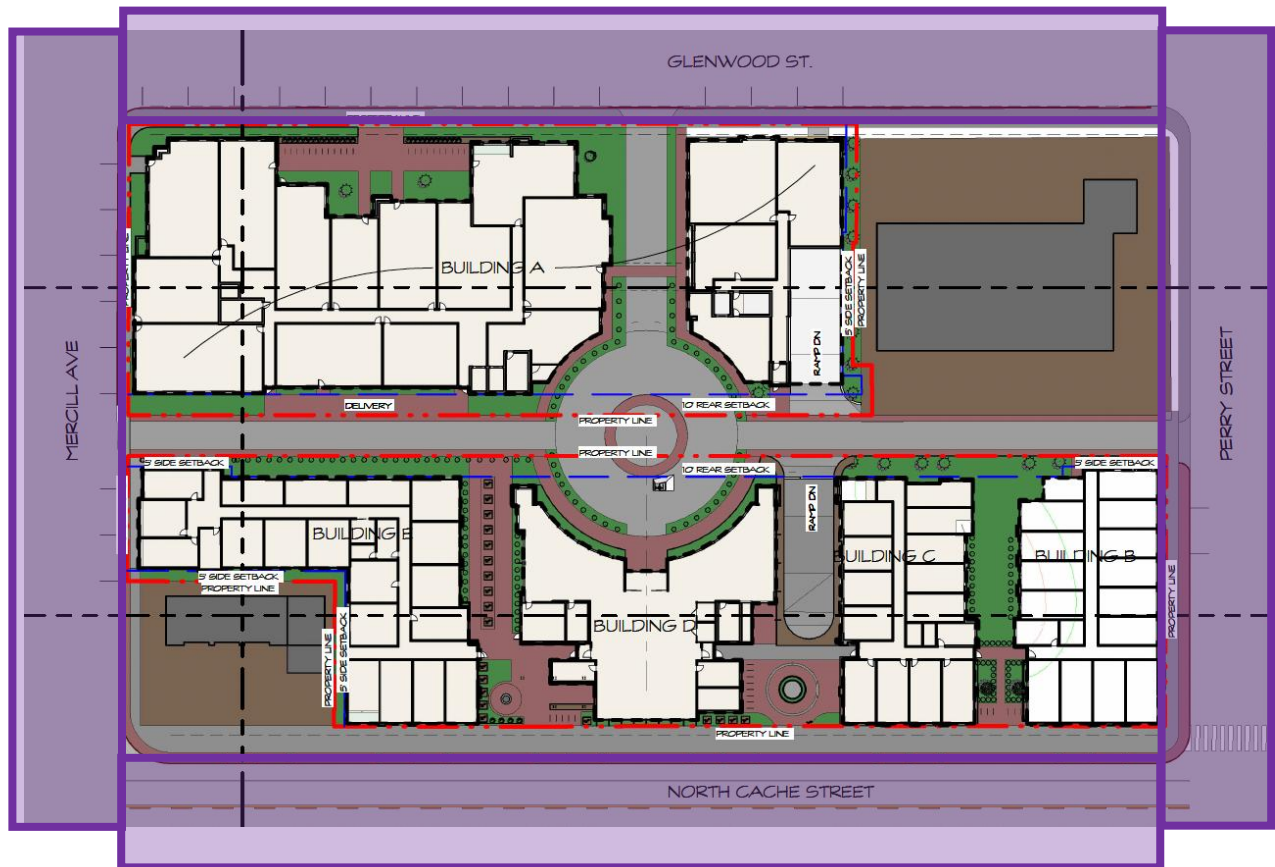
[illegible]

Restaurant and Bar Parking

The property will include a restaurant that will be open to both guests and the public. The restaurant is currently programmed to be 3,549 sf. The bar is currently programmed to be 698 sf. The LDR requirement for the restaurant parking is 1 per 73 sf and 1 per 40 sf for the bar. While the restaurant and bar are open to the public and outside guests for lunch and dinner, it will serve only hotel guests for breakfast and room service. Applicant estimates that based on this operating plan, the location of the restaurant inside the hotel with no direct external restaurant street access that approximately 33% of the patrons in the restaurant will be either guests of the hotel or owners of the residential units. As such, this would indicate a parking requirement of 36 spaces. There are 22 parking spaces within the parking structure allocated for restaurant parking, which can be valeted or self-parked. There are an additional 21 street parking credits associated with the property, per the LDRs. This totals to 44 parking spaces for restaurant and property use. Of note, the Property is programmed to include a total of 7 excess parking spaces, which can be available for additional restaurant parking if necessary.

The purple highlighted sections in the exhibit below detail the proposed retail parking allocation. Following the below exhibit is an additional exhibit that details the street parking credits along Mercill, Glenwood, and Perry Street.







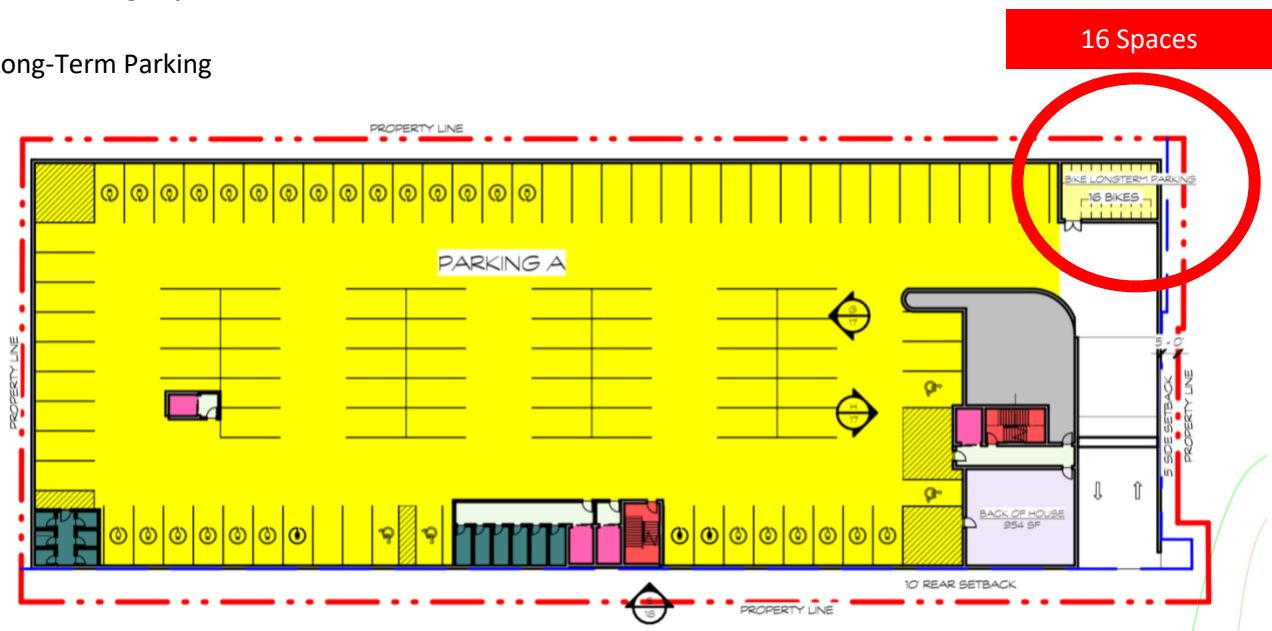
Bike Parking Summary

Per the LDRs and Mogul Capital's operating assumptions, the required bike parking for the project equates to 25 short-term spaces and 33 long-term spaces. The property adequately provides that requirement with a total of 41 short-term spaces and 51 long-term spaces. Of the required parking, the 51 long-term spaces are located within the parking garage, and 41 short-term spaces are located above grade on the ground floor.

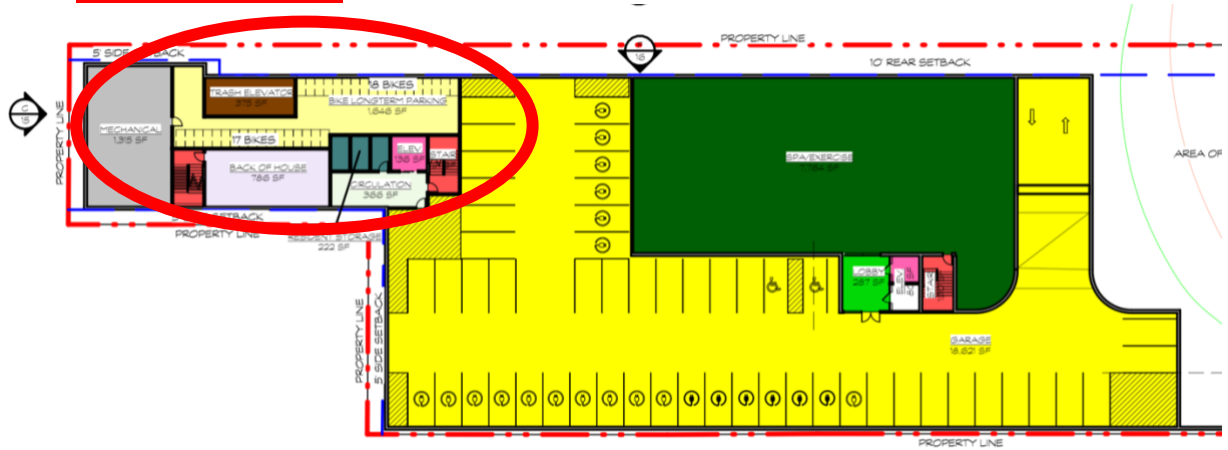
North Cache Conceptual Bike Parking Requirements					
Use	Size	LDR Parking Ratio	Short-Term Parking Required	Long-Term Parking Required	Total Parking Required
Housing	33	.75 per unit	7	19	26
Hotel	109	1 per 11 units	7	6	13
Restaurant	~242	1 per 22 people	7	4	11
Amenities	~13,200	1 per 1650 sqft	4	4	8
LDR Required Parking			25	33	58
Parking Provided			41	51	92
Excess Bike Parking			16	18	34

Bike Parking Layout

Long-Term Parking



35 Spaces



Short-Term Parking

22 Spaces





Housing Mitigation Plan – North Cache

Housing Credits:

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

- **375 N Cache: Teton Texaco**
 - Prior use included 3,000 sf of heavy retail and service, as the space was utilized as a gas station.
 - Years on Site: Post 1967 - 2012
 - This use equates to 0.369 housing credits, per the housing calculator
 - PIDN: 22-41-16-28-4-03-001
 - Per discussions with Planning Staff, the below will be accepted to prove the historical use of the site.

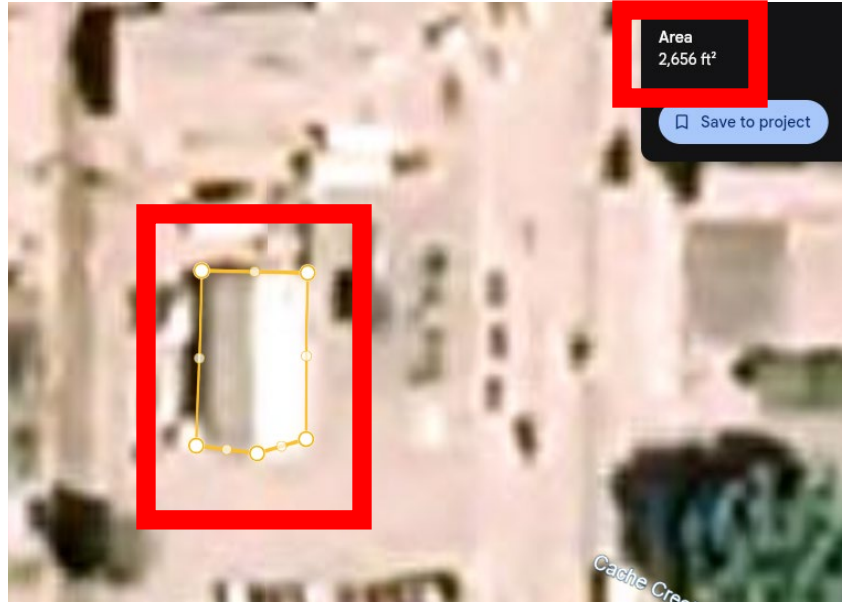




■ **355 N Cache: The Old Orvill's Thrift Shop**

- Prior use included a thrift shop (retail) which occupied 2,500 sf
- Years on Site: Post 1955 - 2012
- This use equates to 0.539 housing credits, per the housing calculator
- PIDN: 22-41-16-28-4-03-004.01, 22-41-16-28-4-03-004.02
- Per discussions with Planning Staff, the below will be accepted to prove the historical use of the site. No assessor data is available.





- **335 N Cache: Lewis & Clark**

- Prior use included an expedition company that occupied 1,325 sf of shop space and 162 sf of a storage shed. Planning Staff has advised that the storage shed can't be included in the calculation as it is not considered habitable.
- This use equates to 1.440 housing credits, per the housing calculator
- Planning Staff has advised that the below will be accepted to prove the historical use of the site.

2 Storage - Material	
Description	Storage - Material
Stories	1
Square Feet	162
Improvement Value	\$14,340
Year Built	2009

1 Office Building	
Description	Office Building
Stories	1
Square Feet	1,325
Improvement Value	\$610,287
Year Built	1969

○



○



○

- **325 N Cache & 45 Mercill: Pioneer Motel**

- Prior use included the Pioneer Motel, classified as conventional lodging. The Pioneer Motel held 25 keys.
- This use equates to 2.554 housing credits, per the housing calculator
- Planning Staff has advised that the below, paired with **Exhibit A** to this summary, will be accepted to prove the historical use. Exhibit A includes pages from an appraisal that was conducted on the Property, confirming the total number of rooms in each structure identified below.



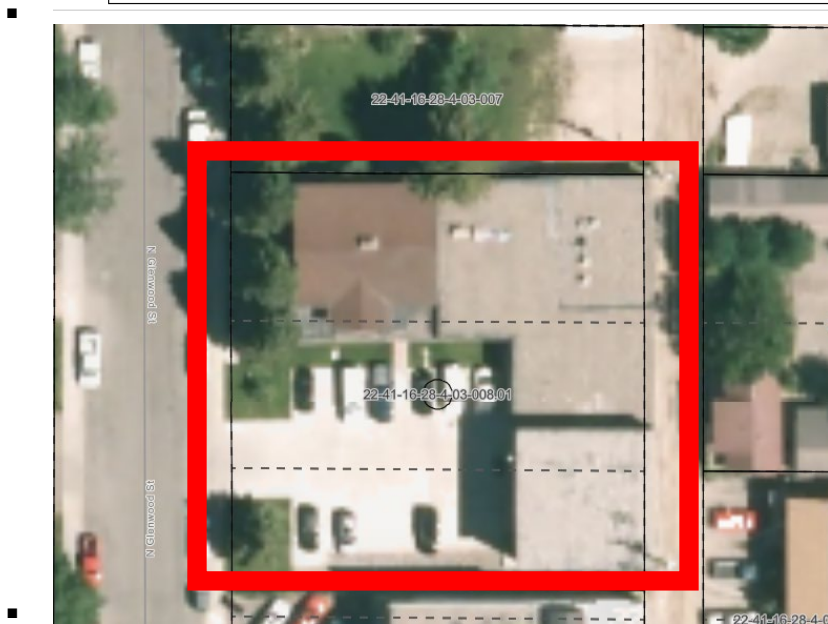


- **330 N Glenwood:**

- Historic use of the site includes an office building totaling 11,654 sf of habitable space. Planning staff has advised that the 5,582 sf of garage/commercial space can not be included as it is not considered habitable.
- Years on Site: 1965 - Current
- This use equates to 2.875 housing credits, per the housing calculator
- Planning has advised that the below will be accepted to prove the historical use of the property.

Improvement Details

1 Office-Apartment	
Description	Office-Apartment
Stories	1
Square Feet	11,654
Improvement Value	\$3,680,799
Year Built	1965



- **65 Mercill:**

- Historic use of site includes an office building totaling 9,440 sf
- Years on Site: 1974 - Current
- This use equates to 2.329 housing credits, per the housing calculator
- Planning has advised that the below will be accepted to prove the historical use of the Property.

Improvement Details

1 Office Building	
Description	Office Building
Stories	2
Square Feet	9,440
Improvement Value	\$2,911,674
Year Built	1974



- **360 N Glenwood: Residential House**

- Use of site included a detached single-family unit (unrestricted), totaling 857 sf
- Years on Site: 1930 – Current
- This use equates to 0.019 housing credits, per the housing calculator.
- Planning Staff has advised the below will be accepted to prove the historical use of the property.

1 Single Family Residential

Description	Ranch 1 Story
Stories	1
Square Feet	857
Exterior	Frame Siding
Roof Cover	Composition Shingle
Improvement Value	\$475,215
Year Built	1930



- 370 N Glenwood: Residential House

- Use of site includes a detached single family housing, totaling 1,500 sf
- Years on Site: 1930 – 2023
- This use equates to 0.035 housing credits, per the housing calculator
- Planning has advised the below information, paired with **Exhibit B** to this summary, will be accepted to prove the historical use of the site. Exhibit B includes the square footage on the demolition permit received for this property, as the County assessor information does not include any records.



○



○



○

In total, the prior uses of the site equate to 10.159 per the TOJ housing calculator (attached herein).

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

As the Town is aware, Mogul Capital intends to utilize The Loop, the 194-unit approved multifamily development located off of South Park Loop Road, to mitigate the housing affordable requirements generated by the proposed Project. The housing mitigation calculator indicates that 3.518 units are required to mitigate the project. If the project is approved, Mogul Capital would agree to deed restrict these 4 rental units at The Loop. The mitigation calculator and LDRs

indicate that those units will be spread as follows, and the supporting housing mitigation calculator is attached:

- AMI Range: 0-50%
 - o 1 Two-bedroom
- AMI Range: 50-80%
 - o 1 Studio
- AMI Range 80-120%
 - o 1 Studio
 - o 1 Two-bedroom

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

In addition, Mogul is utilizing the 2:1 bonus housing tool for the proposed Project. After hearing Town's concerns regarding 2:1 bonus being located onsite, the Applicant has placed all 2:1 bonus workforce housing on-site. Applicant has interest in further exploring the Town's interest in allowing the required workforce housing to be located off-site in exchange for affordable deed restrictions. To satisfy the 2:1 requirement, the proposed Project includes 27,840 sf of workforce housing, which represents 1/3 of the total housing of the Project.

EXHIBIT A

Exhibit A - Table of Historical Uses							
Address	Parcel Number	Building Name	Building	Year built	Years on-site	Bld sq ft	Classification
375 N. Cache Street	22-41-16-28-4-03-001	Teton Texaco	Gas Station	Post 1967	Post 1967 - 2012	3,000	Retail
355 N. Cache Street	22-41-16-28-4-03-004	Orvill's Thrift Shop	Retail	Post 1955	Post 1955 - 2012	2,500	Retail
335 N. Cache Street	22-41-16-28-4-03-005	Lewis & Clark expeditions	Commercial building	1969	1969 - Current	1,325	Retail
		<i>Not included in calc</i>	Equipment shed	2009	2009 - Current	162	Storage shed
325 N. Cache Street	22-41-16-28-4-03-009	Pioneer Motel	Hotel	1958	1958 - 2018	1,417	Hospitality
			Hotel	1958	1958 - 2018	1,600	Hospitality
			Hotel	1958	1958 - 2018	1,904	Hospitality
45 Mercill Avenue	22-41-16-28-4-03-011	Pioneer Motel	Hotel	1989	1989 - 2018	2,880	Hospitality
330 N Glenwood Street	22-41-16-28-4-03-008	Meridian office	Office	1965	1965 - Current	10,877	Office
			Upstairs Office	1965	1965 - Current	777	Office
		<i>Not included in calc</i>	Garage / Office	1965	1965 - Current	5,582	Office
65 Mercill Avenue	22-41-16-28-4-03-012	Mercill Office	Office	1974	1974 - Current	9,440	Office
360 N Glenwood Street	22-41-16-28-4-03-006	Residential House	Residential	1930	1930 - Current	857	Residential
370 N Glenwood Street	22-41-16-28-4-03-006	Residential House	Residential	1930	1930 - Current	1,500	Residential

EXHIBIT B

APPRAISAL REPORT
OF
45 MERCILL AVENUE, 325, 345, NORTH CACHE STREET
JACKSON, TETON COUNTY, WYOMING 83001

JHREA FILE # 14-052 TO

DATE OF VALUATION: DECEMBER 10, 2014

DATE OF REPORT: DECEMBER 12, 2014

PREPARED FOR

MS. WENDIE KING
LOAN REVIEW & COMPLIANCE
BANK OF JACKSON HOLE
990 WEST BROADWAY
JACKSON, WY 83001

PREPARED BY:

THOMAS A. OGLE
WYOMING/IDAHO GENERAL CERTIFIED APPRAISER

JACKSON HOLE
REAL ESTATE
— ASSOCIATES —

80 W. BROADWAY - PO BOX 4897
JACKSON, WYOMING 83001
307-739-1104

g. Water and Water Rights – There is no live water located on the subject property. Any analysis of the water rights associated with the subject property is beyond the scope of this report.

h. Mineral Rights – Any analysis of the mineral rights is beyond the scope of this report.

i. Abutting Uses - The subject lots adjoin commercial uses on all sides. Additionally, the majority of the surrounding properties are commercial in nature.

j. Improvements – There are several improvement located on the subject property.

Each of these improvements will now be described.

Improvement No. 1 Building No. 1 Pioneer Hotel



Exterior Description

Year Built:	1958	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Double Hung
Roof Material:	Metal	Decking:	Covered Patio
Number of Stories:	One	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	Five
Gross Building Size:	1,417 SF		

Additional Comments: The improvement was originally built as hotel units, but is currently being used as long term residential rentals. The exterior is showing lots of deferred maintenance. .

Exterior Photos



A view of the rear of the improvement

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One $\frac{3}{4}$ bathroom per unit
Overall Condition:	Poor to Fair

Additional Comments:	The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.
----------------------	---

Interior Photos



A view of the interior of a room.



A view of a bathroom.



A view of some interior deferred maintenance.

Improvement No. 2 (Building no. 2)



Exterior Description

Year Built:	1958	Siding:	Wood
Construction:	Frame	Foundation:	Concrete
Roof Type:	Gable	Gross Building Size:	1,904 SF
Roof Material:	Metal	Basement	None
Number of Stories:	One	Condition:	Fair

Windows:	Double Hung	Number of Units:	Eight
Decking:	Covered Patio		
Current Use:	Residential Rentals		

Additional Comments: The improvement was originally built as hotel units, but is currently being used as long term residential rentals. The exterior is showing lots of deferred maintenance.

Exterior Photos



A view of the front covered porch



Views of some of the deferred maintenance



More views of deferred maintenance.

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard

Bathrooms: One ¾ bathroom per unit
Overall Condition: Poor to Fair

Additional Comments: The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.

Improvement No. 3 Building 3



Exterior Description

Year Built:	1958	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Double Hung
Roof Material:	Metal	Decking:	Covered Patio
Number of Stories:	Two	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	Two
Gross Building Size:	1,600 SF		

Additional Comments: This unit was originally built as the office for the motel. It is now being used as two residential units. The exterior is showing lots of deferred maintenance.

Exterior Photos



A view of the rear of the improvement and the deferred maintenance

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One bathroom per unit
Overall Condition:	Poor to Fair

Additional Comments: The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.

Improvement No. 4 Building 4



Exterior Description

Year Built:	1989	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Sliders
Roof Material:	Metal	Decking:	Covered Deck
Number of Stories:	Two	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	10
Gross Building Size:	2,880 SF		

Additional Comments: This improvement is the newest of all the improvements, but too is suffering from some deferred maintenance.

Exterior Photos



A view of the rear of the improvement and the deferred maintenance

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One bathroom per unit
Overall Condition:	Fair to Average

Additional Comments:	The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.
----------------------	---

EXHIBIT C

Figure 3
STATE OF WYOMING
NOTIFICATION OF DEMOLITION AND RENOVATION

I. Facility Description (Include Building Name, Number, And Floor Or Room Number)

BLDG NAME: Lot # 17, Residence, Front House

ADDRESS: 370 N Glenwood St

CITY: Jackson STATE: WY ZIP: 83001 CONTACT: Rachel Lambert

SITE DESCRIPTION (type of material being removed) Front Log House-Main

II. Facility Information (Identify Owner, Removal Contractor, And Other Operator)

OWNER NAME: Mogul Hospitality Partners - Jackson, LLC

ADDRESS: PO Box 998

CITY: Midway STATE: UT ZIP: 84049

CONTACT PERSON: Rachel Lambert TEL: 602-885-2342

REMOVAL CONTRACTOR: N/A - NO ASBESTOS FOUND in main log house or additions

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

OTHER OPERATOR:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

BUILDING SIZE: 1500 NUM OF FLOORS: 2 AGE IN YEARS: 65

PRESENT USE: vacant PRIOR USE: resident

III. Type Of Operation: ☒ D=Demo ☐ O=Ordered Demo ☐ R=Renovation ☐ E=Emergency Renovation

IV. Is Asbestos Present? ☐ YES ☒ NO Explain: Rocky Mountain Environmental Associates Tested

V. Procedure, Including Analytical Method, If Appropriate, Used To Detect The Presence Of Asbestos Material: See report

VI. Scheduled Dates Asbestos Removal (MM/DD/YY) START: COMPLETE:

VII. Scheduled Dates Demo/Renovation (MM/DD/YY) START: 03/01/23 COMPLETE:

VIII. Scheduled Work Hours: START: 8:00 **COMPLETE:** 5:00

IX. Approximate Amount Of Asbestos, Including: 1. Regulated ACM To Be Removed 2. Category I ACM Not Removed 3. Category II ACM Not Removed	RACM To Be Removed	Nonfriable Asbestos Material To Be Removed		Nonfriable Asbestos Material Not To Be Removed	
		CAT I	CAT II	CAT I	CAT II
PIPES					
SURFACE AREA					
VOL. RACM OFF FACILITY COMPONENT					

X. Description Of Planned Demolition Or Renovation Work And Method(S) To Be Used: Licensed contractor to detach and remove, Log cabin may be relocated. Shacks on Racks expressed an interest

XI. Description Of Work Practiced And Engineering Controls To Be Used To Prevent Emissions Of Asbestos At The Demolition And Renovation Site: Water down to control dust, BUT NOT ASBESTOS at this location

Figure 3
STATE OF WYOMING
NOTIFICATION OF DEMOLITION AND RENOVATION

XII. Type Of Notification: ☒ O=Original ☐ R=Revised ☐ C=Cancelled

WPR Notice? ☐ Yes ☐ No

XIII. Waste Transporter #1 Demo Contractor- Westwood Curtis

ADDRESS: PO Box 904

CITY: Jackson

STATE: WY

ZIP: 83001

CONTACT PERSON: John Long

TEL:

WASTE TRANSPORTER #2:

ADDRESS:

CITY:

STATE:

ZIP:

CONTACT PERSON:

TEL:

XIV. WASTE DISPOSAL SITE

NAME:

LOCATION:

CITY:

STATE:

ZIP:

CONTACT PERSON:

TEL:

XV. If demolition ordered by a government agency, please identify the agency below:

NAME:

TITLE:

AUTHORITY:

DATE OF ORDER (MM/DD/YY):

DATE ORDERED TO BEGIN (MM/DD/YY):

XVI. For Emergency Renovations

DATE AND HOUR OF EMERGENCY (MM/DD/YY):

DESCRIPTION OF THE SUDDEN, UNEXPECTED EVENT:

EXPLANATION OF HOW THE EVENT CAUSED UNSAFE CONDITIONS OR WOULD CAUSE EQUIPMENT DAMAGE OR AN UNREASONABLE FINANCIAL BURDEN:

XVII. Description of procedures to be followed in the event that unexpected asbestos is found or previously nonfriable asbestos material becomes crumbled, pulverized or reduced to powder: Stop work and contact Abatement Team

XVIII. I certify that an individual trained in the provision of this regulation (40 CFR Part 61, Subpart M) will be on site during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours (required 1 year after promulgation).

Rachel Lambert

Date: 02/08/2023

(Signature of Owner/Operator)

XIX. I certify that the above information is correct.

Rachel Lambert

Date: 02/08/23

(Signature of Owner/Operator)



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

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

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☐ No ☒
If yes, explain and refer to the proper LDR _____

2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____

Yes, the credits are associated with the prior uses of the site. These uses are detailed in the attached housing mitigation calculator and mitigation summary.

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

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒

If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

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

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

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

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

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

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

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

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

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

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

Method for Providing Required Housing (LDR 6.3.5):

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

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

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

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

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	1.000	26%	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	0.825	0.825	22%	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	2.000	2.000	52%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	3.825	3.825	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.825	2.000	0.000	3.825	6.884	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	1.825	2.000	0.000	3.825	6.646	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.000	1.000	0.000	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	0.825	0.000	0.000	0.825	0.353	0.353	0.118
Affordable to 120% Median Income	1.000	1.000	0.000	2.000	0.857	0.857	0.286
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	1.825	2.000	0.000				

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

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Credit
Conventional Lodging	0.102*bedrooms	1	0	25	2.554
Office	0.000247*sf		11654	1	2.875
Office	0.000247*sf		9440	1	2.329
Retail	0.000216*sf		2500	1	0.539
Outfitter/Tour Operator	independent calculation		1325	1	1.440
Heavy Retail/Service	0.000123*sf		3000	1	0.369
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		857	1	0.019
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1500	1	0.035
Existing Workforce Housing Credit					10.159

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
Conventional Lodging	0.102*bedrooms	1	0	109	11.134
Restaurant/Bar	0.000599*sf		4248	1	2.543

Affordable Workforce Housing Required:

3.518 units

Fee-in-Lieu Amount:

n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing 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](#).

CONSTRUCTION MANAGEMENT PLAN

Summary

NORTH CACHE HOTEL & CONDOMINIUMS

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

DETAILED LITERATURE

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

Project Scope:

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

Public Impact:

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

Site Logistics & General Staging Plan:

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

Site Fencing & Access:

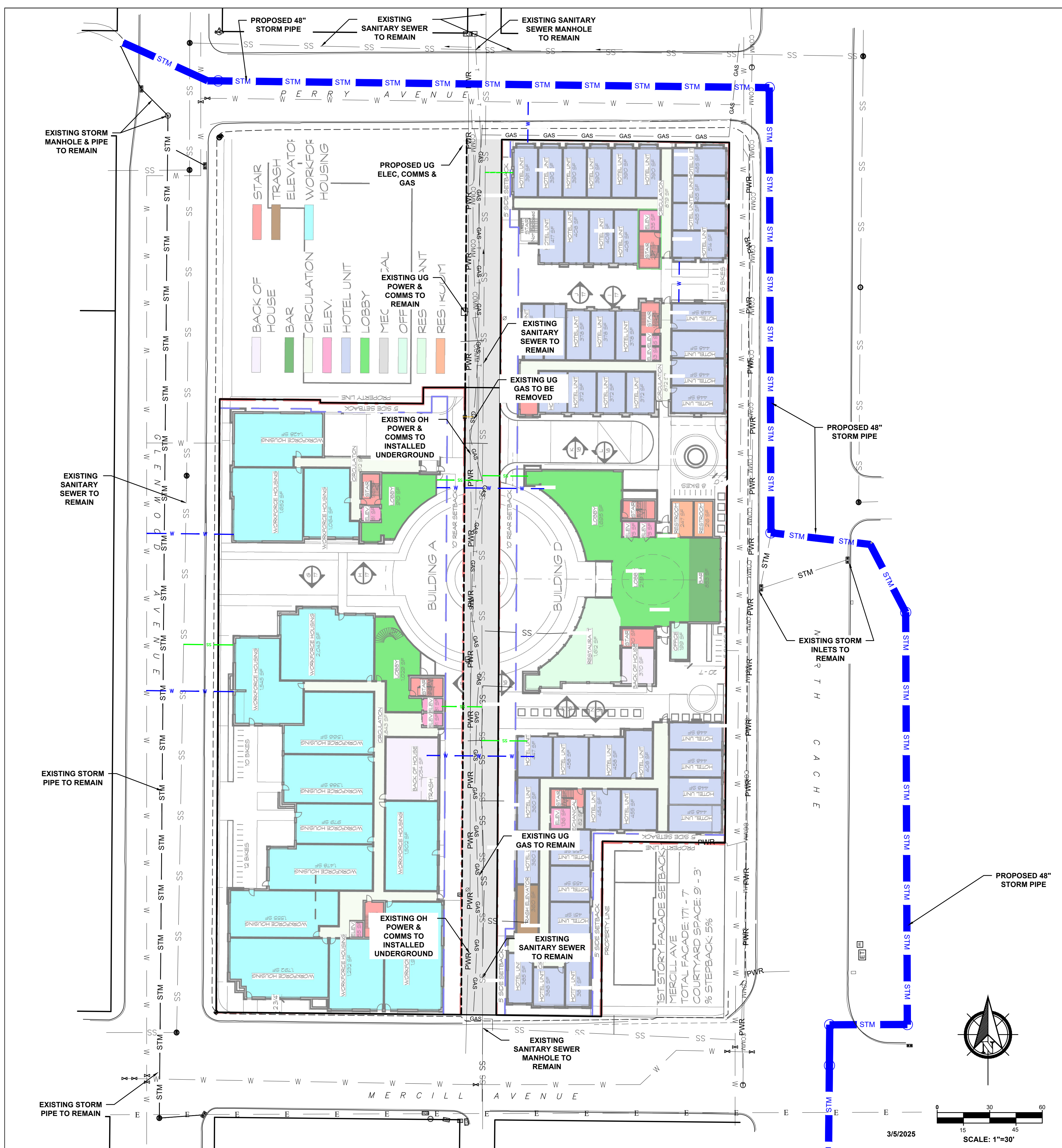
The entire site will be surrounded by temporary metal construction fence with fabric screen. The fence will be placed at the back of sidewalk on the plan north boundaries of the property, near the property line on all four sides. Vehicle gate in the fence will be placed at main entrance into the property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

Parking, Street, & Alley Encroachments:

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

Stormwater Management:

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





Utility Estimate

The Project is being submitted for a conceptual Sketch Plan review. As such, final design including fixture counts and types has not been completed. Applicant looks forward to receiving feedback from the Design Review Committee, Planning Commission, and Town Council, who's feedback will inform the final design and final anticipated utility usage for the Project. As requested by the Town Engineering department during the pre-application process, please find estimates below pertaining to the Project. These estimates are based on this conceptual level of design and are anticipated to change as the design is finalized. As a reminder, the proposed site has had substantial historical uses, some of which have been demolished. Those uses included a 25 key motel, two office buildings totaling approximately 20k sf, multiple residential homes, and multiple retail buildings.

Hotel Water Demand Estimate:

Project Name: Elk View Building Type: Hotel Number of Units in Building: 109 Number of Units in Calculation: 109 Total Fixture Count in Calculation: N = 622 99th Percentile Demand Estimate: Q = 23.8 GPM Peak Period Hunter Number: H(n,p) = 6.0 Peak Period Stagnation Probability: Pr[Zero Demand] = 0% Method of Computation: Wistort's Method				
FIXTURE	COUNT	Probability of Use	Fixture Flow Rate	Maximum Recommended Fixture Flow Rate
Bathtub (no Shower)	114	0.48	5.5	5.5
Bidet	0	0.58	2	2
Combination Bath/Shower	0	1.81	5.5	5.5
Faucet, Lavatory	228	1.27	1.5	1.5
Shower, per head (no Bathtub)	114	1.23	2	2
Water Closet, 1.28 GPF Gravity Tank	21	0.58	3	3
Dishwasher	31	0.35	1.3	1.3
Faucet, Kitchen Sink	114	1.27	2.2	2.2
Clothes Washer	0	1.74	3.5	3.5
Faucet, Laundry	0	1.27	2	2
Faucet, Bar Sink	0	1.27	1.5	1.5

Residential Water Demand Estimate:

Project Name: Elk View - Residential Building Type: Condominium Number of Units in Building: 33 Number of Units in Calculation: 33 Total Fixture Count in Calculation: N = 493 99th Percentile Demand Estimate: Q = 36.7 GPM Peak Period Hunter Number: H(n,p) = 6.0 Peak Period Stagnation Probability: Pr[Zero Demand] = 0% Method of Computation: Wistort's Method				
FIXTURE	COUNT	Probability of Use	Fixture Flow Rate	Maximum Recommended Fixture Flow
Bathtub (no Shower)	20	0.48	5.5	5.5
Bidet		0.58	2	2
Combination Bath/Shower	78	1.81	5.5	5.5
Faucet, Lavatory	117	1.27	1.5	1.5
Shower, per head (no Bathtub)	86	1.23	2	2
Water Closet, 1.28 GPF Gravity Tank	51	0.58	3	3
Dishwasher	39	0.35	1.3	1.3
Faucet, Kitchen Sink	39	1.27	2.2	2.2
Clothes Washer	39	1.74	3.5	3.5
Faucet, Laundry	12	1.27	2	2
Faucet, Bar Sink	12	1.27	1.5	1.5

Sewerage Disposal System:

As mentioned above, the final design will dictate the unit types, fixture counts, and ultimately indicate the final estimated sewerage disposal. Based off today's conceptual plan set, the table below details the projected GPD for the sewerage disposal for the property.

Sewerage Disposal Estimate			
	GPD	Units/Size	Indicated Total GPD
Residential	601	33	20,434
Hotel Rooms	200	109	22,400
Restaurant (per seat)	80	140	11,200
Total			54,034

Fire Flow Demand Estimate:

The table below details the estimated fire flow by building. Of note, the calculations include a reduction for flow as result of the plans for the building to include an approved automatic sprinkler system. (NFPA 5.3 2)

Fire Flow Demand						
Building	Habitable Area	Involvement	Sprinkler Reduction	Flow (100% Involvement)	Flow (50% Involvement)	Flow (25% Involvement)
Building A	80,220	100.00%	75.00%	6,685	3,343	1,671
Building B	25,763	100.00%	75.00%	2,147	1,073	537
Building C	29,387	100.00%	75.00%	2,449	1,224	612
Building D	31,547	100.00%	75.00%	2,629	1,314	657
Building E	34,838	100.00%	75.00%	2,903	1,452	726



March 5, 2025

Rachel Lambert
Vice President of Construction
Mogul Capital
Cell: 602-885-2342
Email: RachelL@mogulcapital.com

**RE: 350 N Cache - Jackson, WY
Foundation and Shoring Plan
SCG Project 164171**

Dear Rachel:

A sketch plan (P24-170) for the proposed development titled 350 N Cache has been submitted to the Town of Jackson for department and associated agency reviews. The sketch plan includes development areas that are below grade (subterranean) for the purposes of parking and other ancillary hospitality and residential support services. Key department and agency review comments questioned the constructability and environmental impacts caused by the below grade work - specifically due to the known soil and groundwater conditions along with a petroleum hydrocarbon plume. The following summaries are provided to: aid the reviewing groups to understand the overall below grade construction approach; describe the methodologies that the development team will implement to mitigate the environmental concerns; and to advance the project towards final permit approvals.

1. Project Understandings:

The sketch plans (dated 2/28/2025) were created by Upwall Design Architects (Upwall). The architectural design of the development includes a series of multi-story buildings constructed over two (2) separate areas of single-level, below grade spaces – one of each side of the alley. Excavation depths up to +/- 11 feet are anticipated in order to completed the below grade spaces. The below grade areas will be constructed with concrete walls and floor slabs. The above grade areas will be constructed using conventional wood and steel framing members.

The topography across the development area is relatively flat with about 4-feet of relief from north to south. The geology and groundwater conditions beneath the site are somewhat complex. The Johnson Company drafted a Phase 1 Groundwater Report (dated 6/15/2017) that discusses both conditions. The upper 10 to 25-feet consists of fine-grained floodplain and “swamp deposits.” Beneath this stratum exists coarser-grained alluvial gravels and cobbles to an unknown depth, but presumed to be very deep. Seasonal high groundwater has been measured across the development area with an average of 5-feet from the existing ground surface.

To complicate the situation, a petroleum hydrocarbon plume impacts the upper subsurface soils and the contacting groundwater. The plume has been mapped near the northeastern third, or so, of the proposed development area. The plume was identified in 1989 and was sourced from leaking fuel tanks that were part of the old Teton Texaco gas

station at that site. Wyoming Department of Environmental Quality (WDEQ) has been monitoring and reporting on this plume for numerous years. WDEQ can be contacted to acquire their annual reports on this and the numerous other plumes within the Town of Jackson's limits.

2. Construction Approach and Methodologies:

To facilitate the below grade excavation and construction of the proposed basement areas, the project team has proposed Deep Soil Mixed (DSM) walls combined with a combination of jet-grouted and soil mixed "seal" slab. DSM is a soil improvement technique that is accomplished by blending the in-situ soil with binding agent, such as cement slurry, to create a stronger material. The blending is performed with a mixing tool, such as a hollow auger. As the mixing tool is advanced into the soil, grout slurry is pumped through the hollow stem of the shaft and injected into the soil at the tip and through the tool. The auger flights and mixing blades on the tool blend the soil with grout in pug mill fashion. When the design depth is reached, the tool is withdrawn to the surface. Left behind is a continuous line of stabilized soil mixed "soilcrete" columns. The DSM serves two purposes: 1) provide a safe, temporary earth retention to facilitate near vertical excavation within the basement area footprints, and 2) provide a short-term, impermeable cutoff wall to facilitate work below the groundwater table. The DSM will be significantly stronger and comparably impermeable compared to native soils.

At the bottom of the basement excavations, the seal slabs are constructed by pressure injecting high-strength grout or soil mixing (similar process as DSM) into the underlying soils. The pressure grouting is completed from near existing ground surface and in a grid pattern within the basement footprint areas. The seal slabs will extend between the DSM walls to provide short-term, impermeable floors.

The combination of the perimeter DSM walls and seal slabs will essentially turn the proposed below grade foundation footprints into self-contained "bathtubs," whereby keeping adjacent area groundwater from infiltrating. Refer to the attached .pdf file provided by Keller that provides more detail into the proposed ground improvement and deep foundation solutions proposed for this project. There are two (2) Teton County projects highlighted within this document where such solutions were applied.

Once these structures are in place, the removal of the basement area soil can commence combined with a robust dewatering system. A dewatering system will be installed within the perimeter of the DSMs to remove the groundwater within the newly created bathtubs. The uncontaminated soils removed from the proposed foundation areas will be disposed of off-site at locations selected by the excavation contractor. This process is similar to how other projects in the area are completed. Once the soil and groundwater have been removed, the permanent basement structures (walls, columns and floors) can be installed adjacent to the DSMs and on top of the seal slabs. The permanent basement structures will create waterproof areas for the proposed uses.

Stormwater runoff from the at-grade construction site will be mitigated using BMPs that are applicable for similar projects. Construction stormwater runoff will be restricted from entering Flat Creek using such best management practices.



The groundwater volume required to be removed is *significantly* reduced through the creation of the bathtubs. The groundwater volume is only that which is contained within the saturated soils that are within the bathtub.

The groundwater will be pumped and treated through a robust filtration system. The development team has coordinated this work with a contractor that specializes in designing and implementing construction stormwater treatment systems that achieve compliance with federal, state and local water regulations. The contractor uses water retention vaults to reduce turbidity (well below 10 NTU) and pH through chitosan enhanced sand filtration systems. Once treated, the clean water can be released into nearby storm sewer systems. The rate of removal, treatment and release can be controlled by the contractor. Groundwater injections is not proposed.

3. Environmental Protection Approach and Methodologies:

Regarding the petroleum hydrocarbon plume, the WDEQ has well documented its limits and concentrations. Refer to the WDEQ (AECOM) reports that are public record. Within in these reports, WDEQ postulates the extents of the plume and related concentrations levels. The plume limits and concentration levels have dissipated over the years and will continue to do so until it is completely gone.

As shown on the latest sketch plan submission, Mogul intends to leave the plume as-is and not disturb or self-remediate. Buildings B and C will be constructed directly over the existing plume, via slab-on-grade construction and without subterranean spaces. A vapor intrusion system will be installed below these foundations to ensure safe living spaces above.

In the subterranean excavation areas, the development team will employ a 3rd party environmental remediation firm to continuously monitor the incoming and outgoing water quality to ensure that a discharge of untreated, contaminated water does not leave the job site. Once treated, the clean water can be released into nearby storm sewer systems. The rate of removal, treatment and release can be controlled by the contractor. Groundwater injections is not proposed.

4. Conclusion:

Despite the apparent construction challenges and potential environmental impacts, the development team has assembled a well-qualified, tested team with regional and global experience completing projects with similar conditions as this one. Please do not hesitate to call if you have any questions or concerns. We look forward to working with you on this project.

Sincerely,

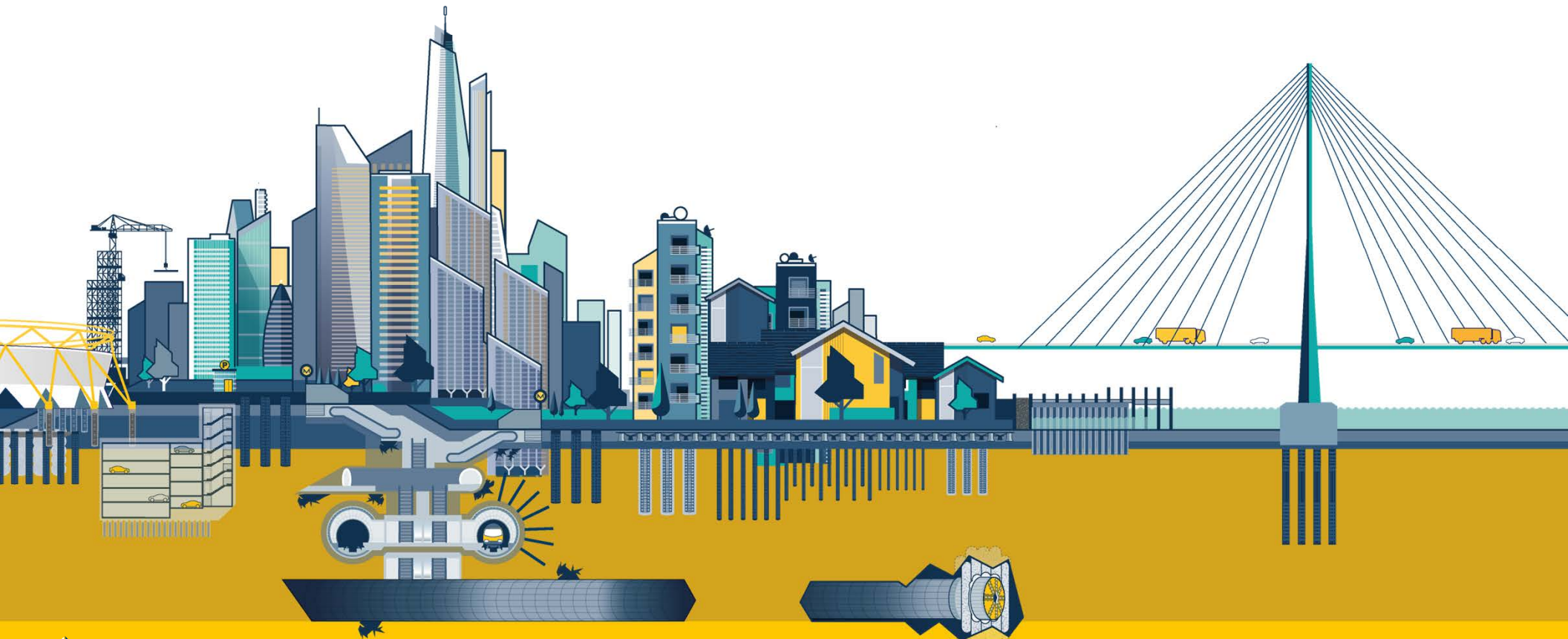
Summit Consulting Group, LLC

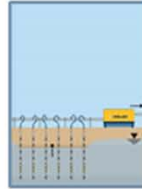
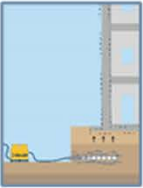
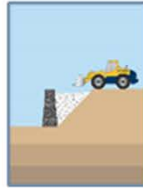
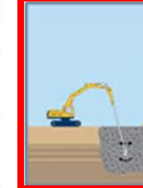
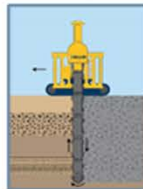
A handwritten signature in black ink, appearing to read "Randy Schrauder", is written over a light gray circular background.

Randy Schrauder, P.E.

Principal Engineer

Ground Improvement and Deep Foundation Solutions



Atlas piles	Bored piles - cased	CFA piles	Compaction grouting	Dewatering	Diaphragm wall cutter	Displacement CFA piles	Driven precast piles	Dry soil mixing	Dynamic compaction	Earthquake drains	Grouting
											
Fracture grouting	Franki piles	Freezing	Gabions	Helical piles	Injection systems	Jacked in pipe piles	Jet grouting	Jetty construction	Macropiles	Mass mixing	Micropiles
											
Micropile slide stabilisation	Mixed modulus columns	Permeation grouting	Polyurethane grouting	Rapid impact compaction	Rigid inclusions	Secant pile walls	Sheet piles	Shotcrete	SBMA	Slurry cut off walls	Soil nails
											
Soldier pile walls	Steel piles	Timber piles	TRD	Umbrella tubes	Vibro compaction	Vibro concrete columns	Vibro stone columns	Wet soil mixing	Wharf construction	Wharf maintenance	Wick PVD Band drains
											

Value engineered solutions

Approximately

1,500

geotechnical
engineers
worldwide

Over 200 focus
purely on design /
value engineering

Available to the
Project Team during
all phases of project
development...



**>50% of our projects
are 'design-build'**

value engineering can save time and reduce cost

Sustainability in the real world

We define what sustainability means to Keller using four Ps:

People



We operate in a way that respects people and their health, safety and environment, always striving for zero harm. Our motivating and inclusive culture helps everyone thrive, and makes us a good employer that people are proud to work for.

Projects



We continually innovate to support low carbon, low impact construction, actively transforming our product portfolio to help our customers use fewer resources, reduce their carbon emissions and have less environmental impact.

Planet



We are helping to build a sustainable future by using less resources and reducing waste across our operations, whilst playing a positive role in our local communities and wider society.

Profit



We are making sustainability core to our business to differentiate us from our competitors and help achieve long-term profitability and growth.

Carbon reduction on site:



Through Value Engineering
Keller Has:



16.7% cement
saved in shaft
redesign



363tonnes of
cement saved in
grouting redesign

What is ground improvement?

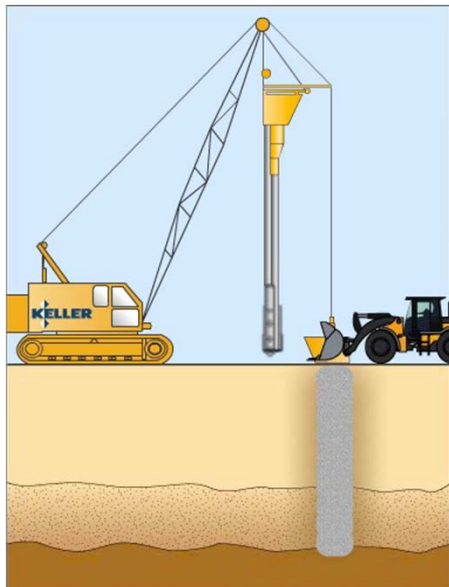
Ground Improvement Implies That We are “Improving” the Existing (Shallow / Deep) Soil Conditions (**In-Situ**) to Achieve a “Designed” Condition:

-  Increase bearing capacity / stability
-  Decrease settlement
-  Mitigate liquefaction
-  Earth Retention
-  Groundwater Control

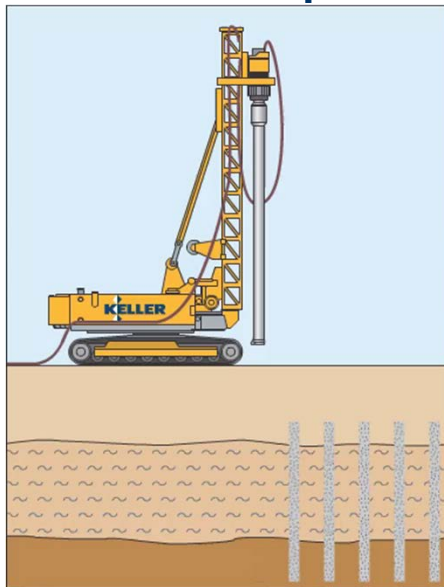


Allow for shallow foundations or reduction in deep foundation scope!

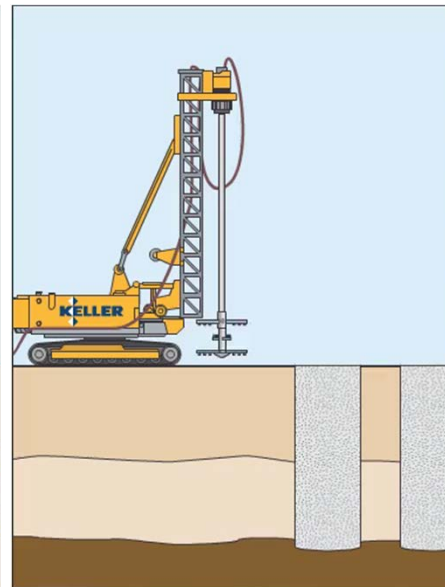
Reduce earth retention scope or allow neat cut excavations!



Vibro Piers



Rigid Inclusions



Deep Soil Mixing



Lower Carbon Emissions
Decrease Material Needs

GI Options Are Typically Design-Build Solutions, Project Team Defined Performance Criteria and GI Contractor Proposes Appropriate Solution / Design



Soil Mixing Solutions

Soil Mixing Ground Improvement Solutions

Introducing Cementitious Binder To Problematic Soils: Ideal for Compressible/Weak (Organic) Materials, Especially When Coupled With High Loads and/or Stringent Performance Criteria:

\$\$ Traditional Geotechnical Solutions May Be Cost Prohibitive (Depth of Competent Layer, High Lateral Loading, Structural Capacity Limitations, ROW Restrictions, Material Availability, etc.)



Deep Soil Mixing

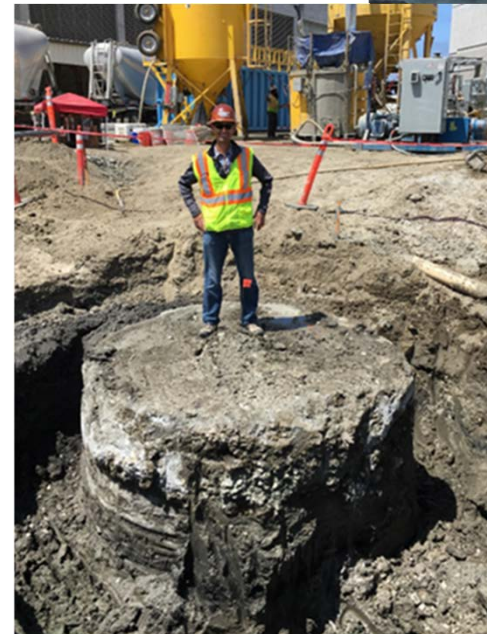


Mass Mixing

Soil mixing applications

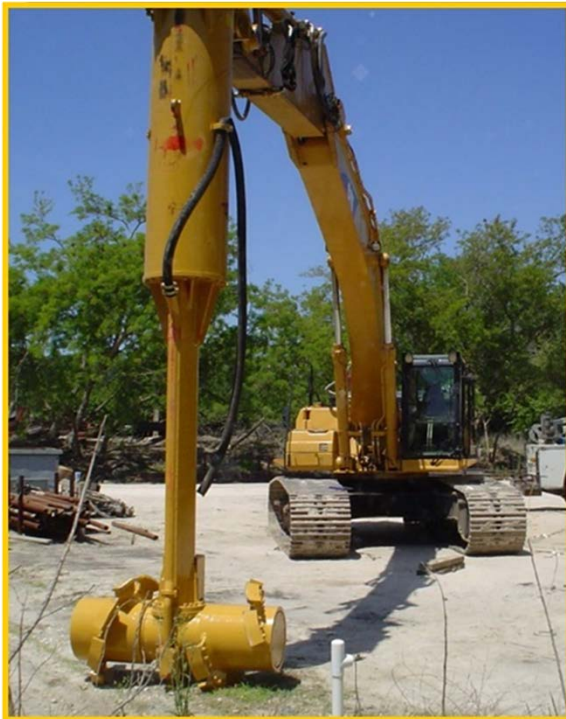
A Versatile Permanent/Temporary Ground Improvement Solution:

- ◆ Building and Foundation Support (Static and Seismic)
- ◆ Tank and Embankment (Area Load) Support (Static and Seismic)
- ◆ Earth Retention and Bottom Seal (with Groundwater Cutoff)
- ◆ Underpinning (with Excavation Support)
- ◆ Slope Stabilization (Static and Seismic)
- ◆ Bulkhead (New and Remediation) Stabilization
- ◆ Groundwater Control/Cutoff
- ◆ Tunneling Support
- ◆ Encapsulation and Foundation Remediation



Soil Mixing Ground Improvement Solutions

SOIL MIXING: Utilizing “full size” mixing tools to mechanically break down the soil and add a designed grout slurry (wet) or cementitious powder (dry) with soil **IN-SITU**.



Mass Mixing

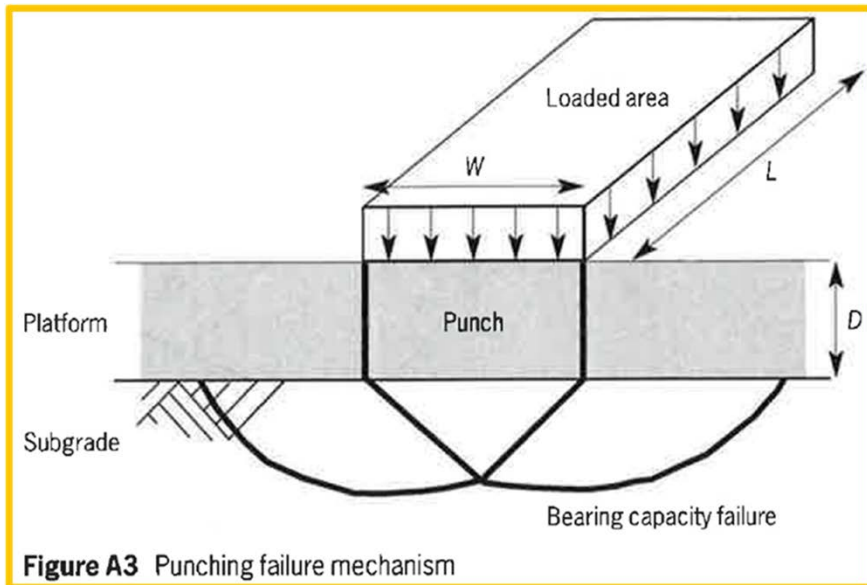


Deep Soil Mixing



TRD

Shallow mixing for working pad / roadway support



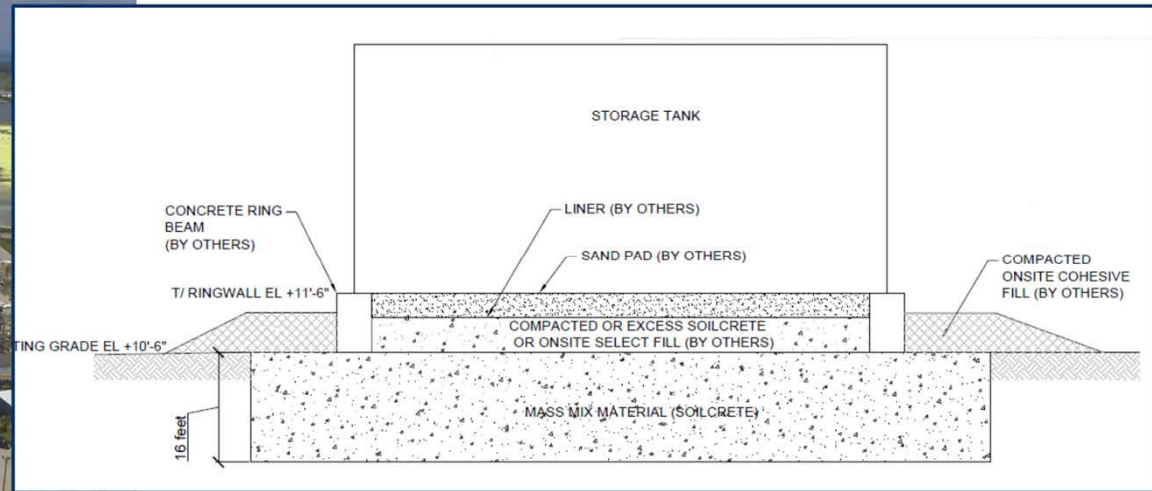
Shallow stabilization to improve poor soils to a design compressive strength (20 to 50 psi)
General bearing capacity check of stiff material over softer subgrade.



Shallow mixing for foundation / excavation support



Shallow mixing for large tank foundation support



Install stabilized foundation block for tank support, allowed for increase in tank height to 77 feet.

Installation depth ranging from 16 to 23 feet below site grade, design UCS of 100psi.

Check Edge Stability, Soilcrete Crushing, And Global Bearing Capacity.

Deep mixing for spread footing foundation support

Allowing the Use of Shallow Footings and/or Mat Foundations:

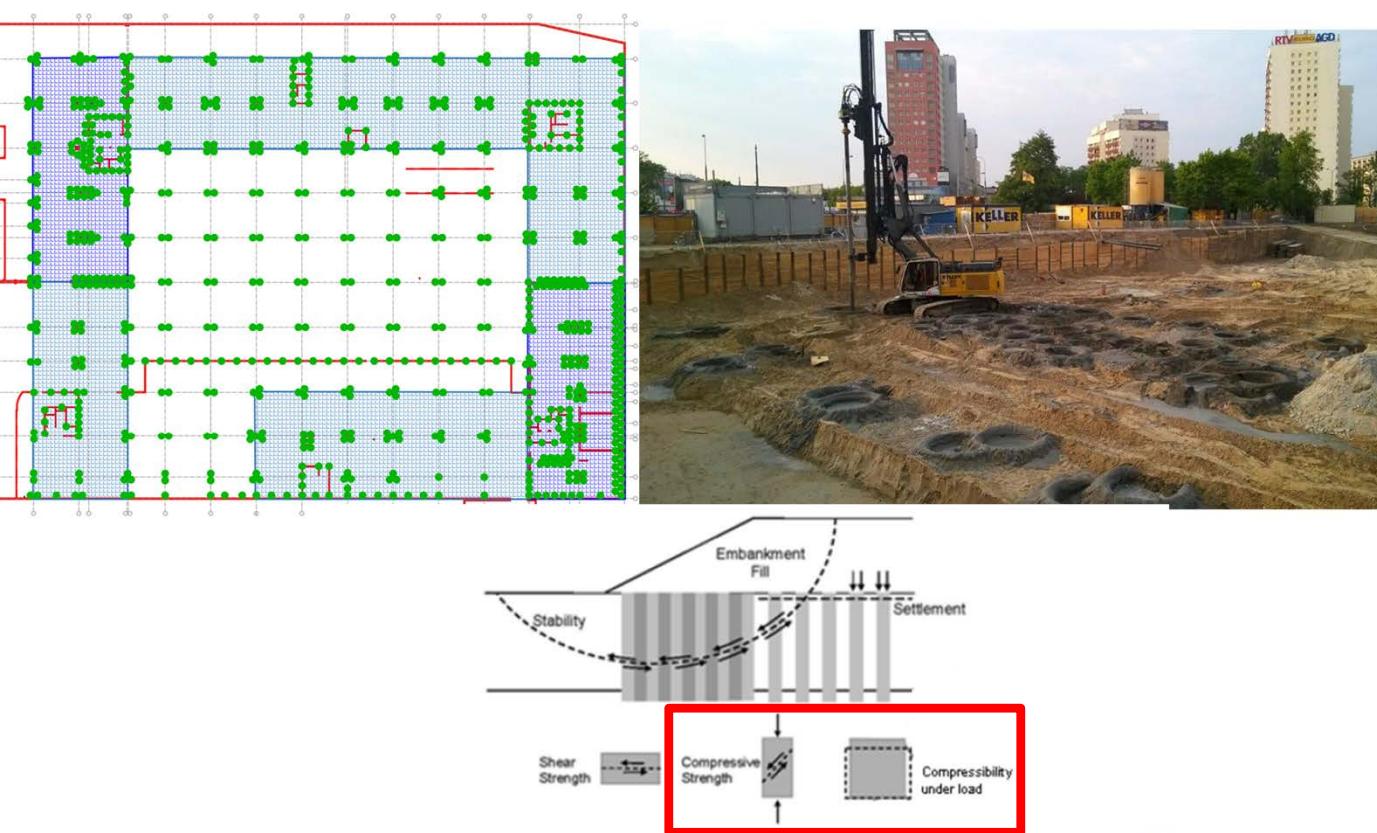
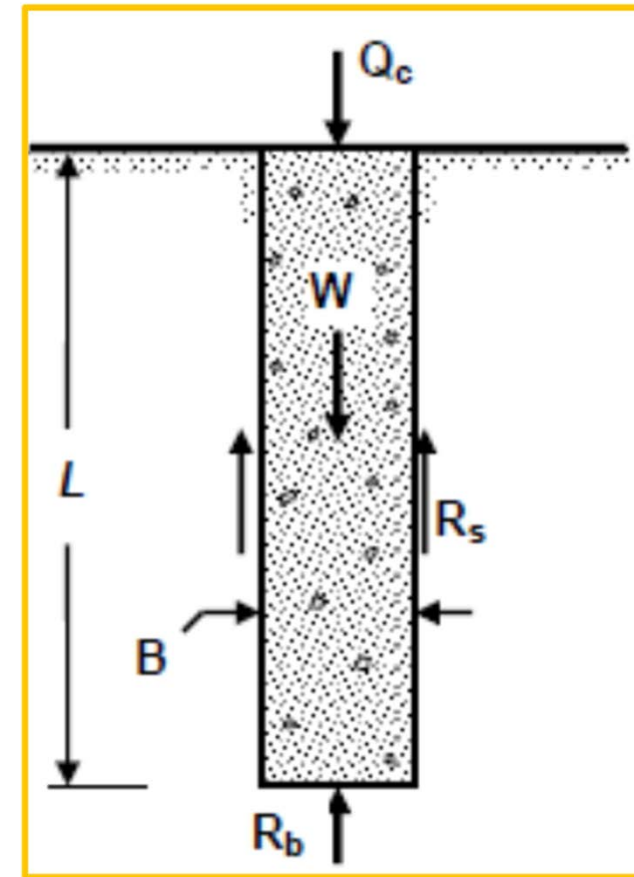
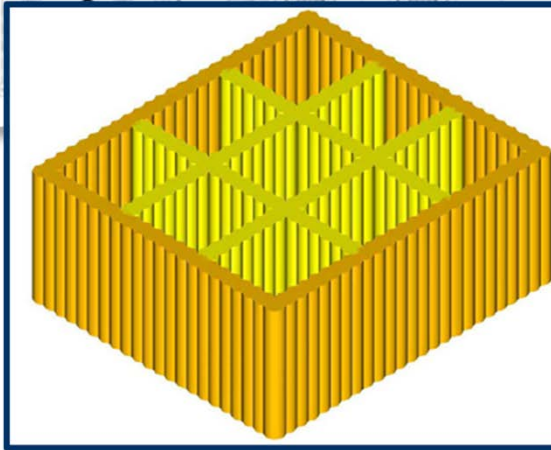
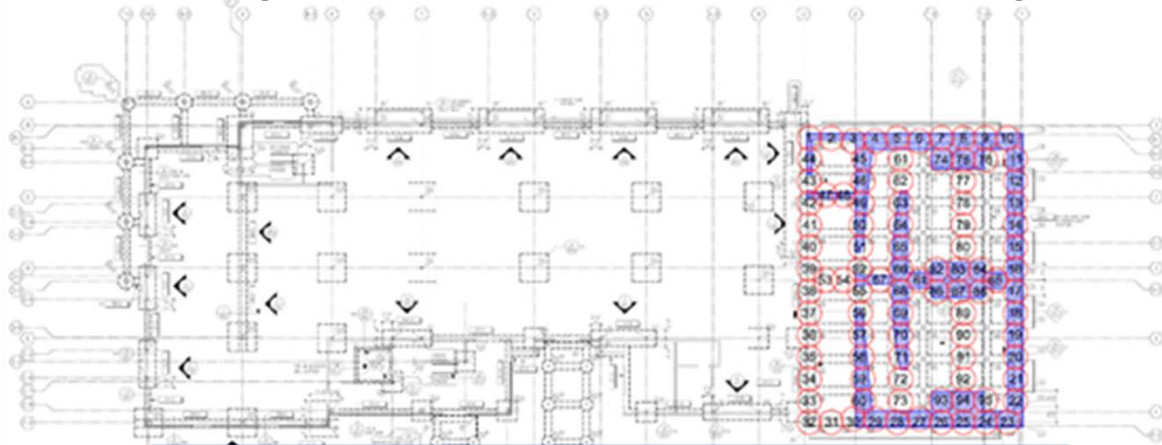


Figure 11. Illustration. Internal stability mode of failure for circular sliding surface.⁽³⁵⁾



Deep mixing for foundation support (seismic)

Allowing the Use of Shallow Footings and/or Mat Foundations:



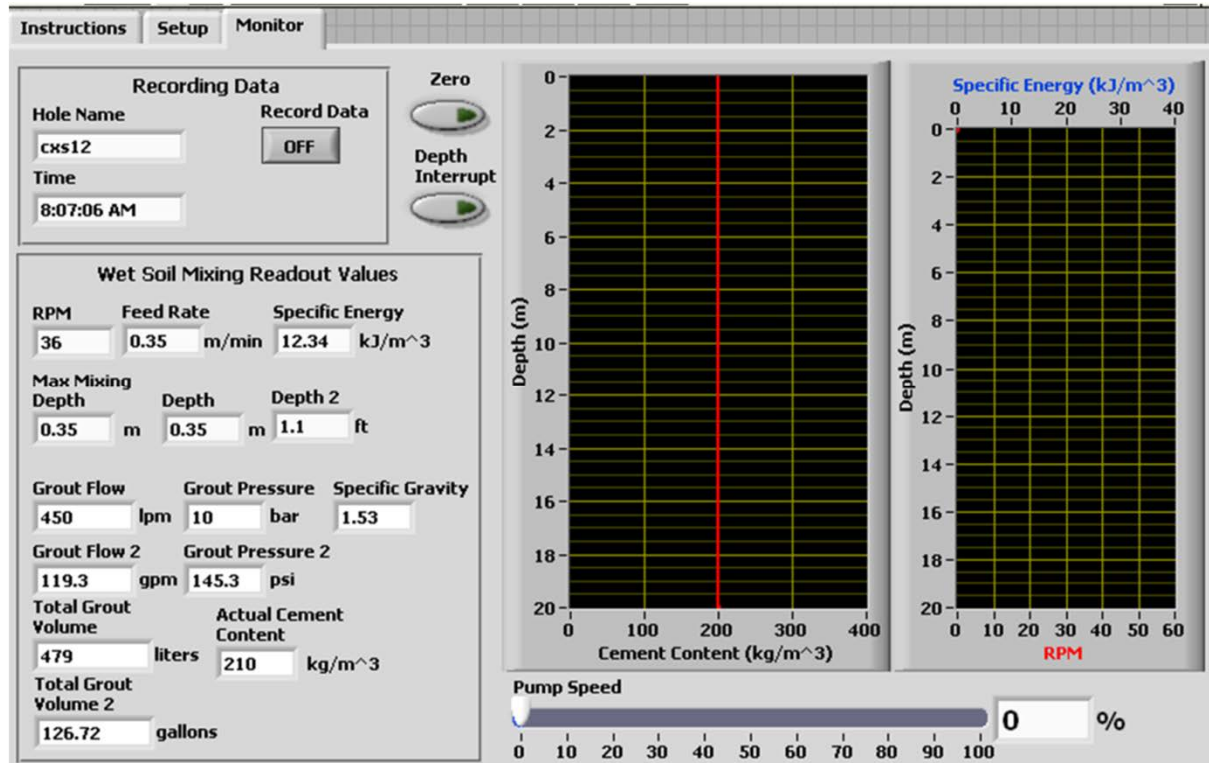
Soil-Cement Grid for
Bearing Capacity
Settlement Control and
Liquefaction Mitigation



Deep soil mixing for tank support over soft clays



Monitoring Our Work (QA/QC)



Excavation Support and Water Cutoff



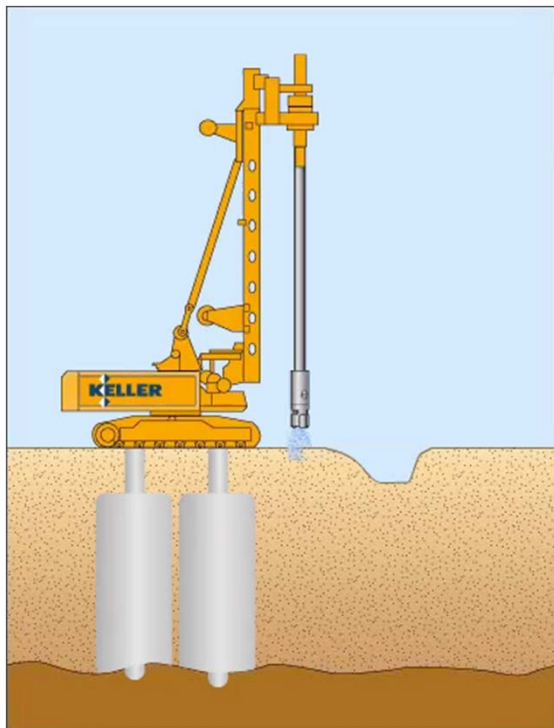
Figure 1: DSM secant pile wall and dewatering system. Teton County, WY (2020)





Jet Grouting

Jet Grouting



Erosional Method
Up to 15ft Diameter
Targeted Treatment Depths
Can Work Next to, Around
And Below Obstructions!

Jet Grouting Geometries

PLAN GEOMETRIES



Full Column



Half Column

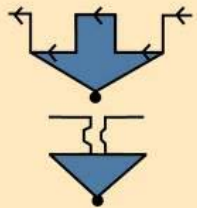
Partial Column



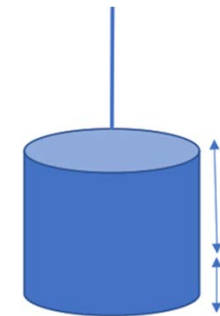
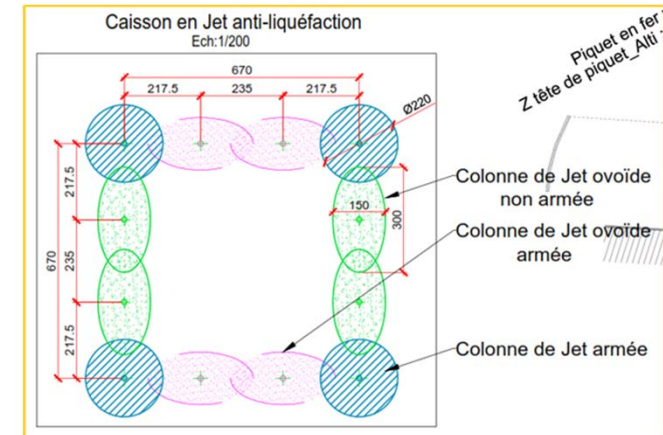
Single Panel Wall



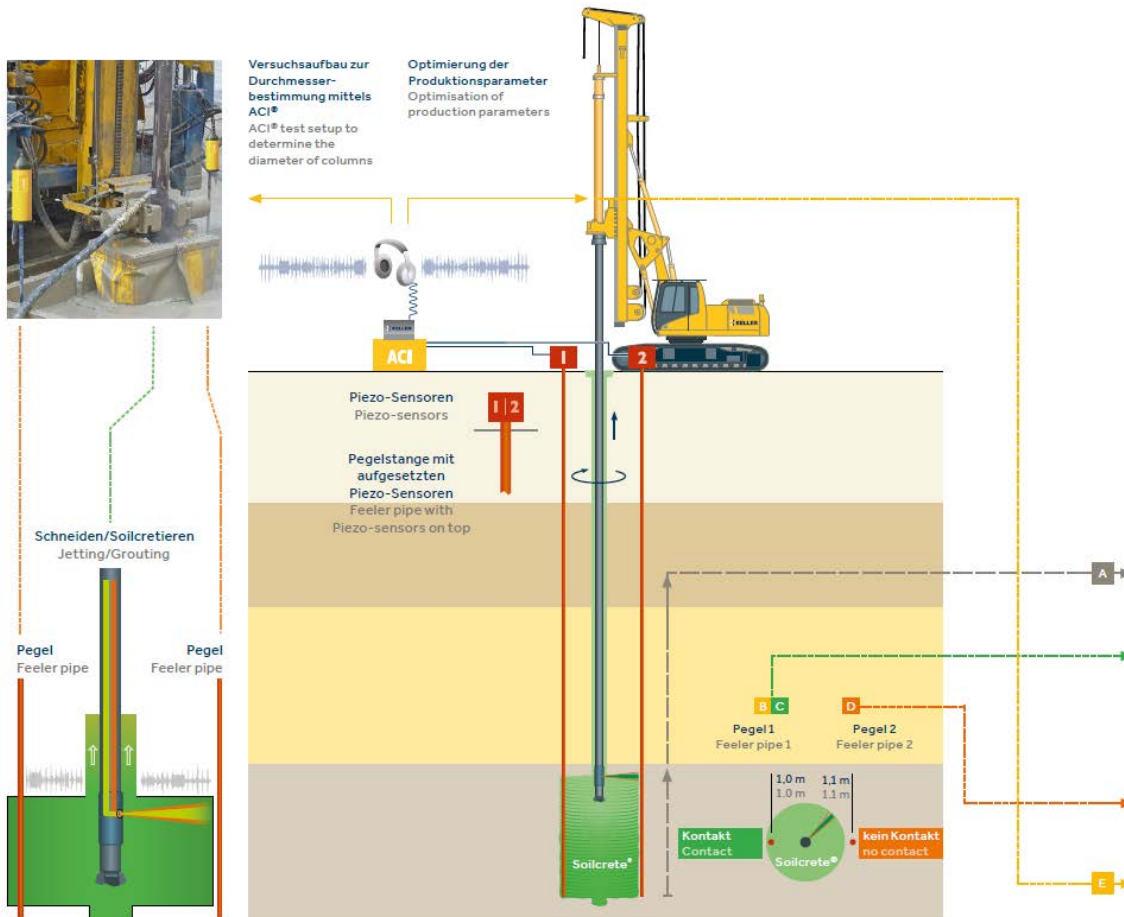
Double Panel Wall



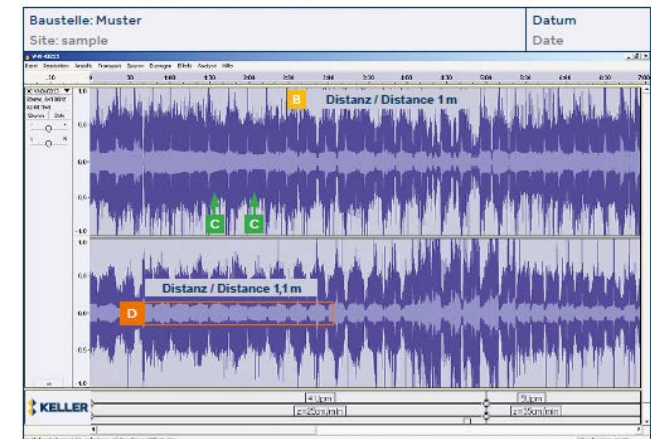
Sheet Pile
Sealing Systems



Jet Grout geometry control - ACI®



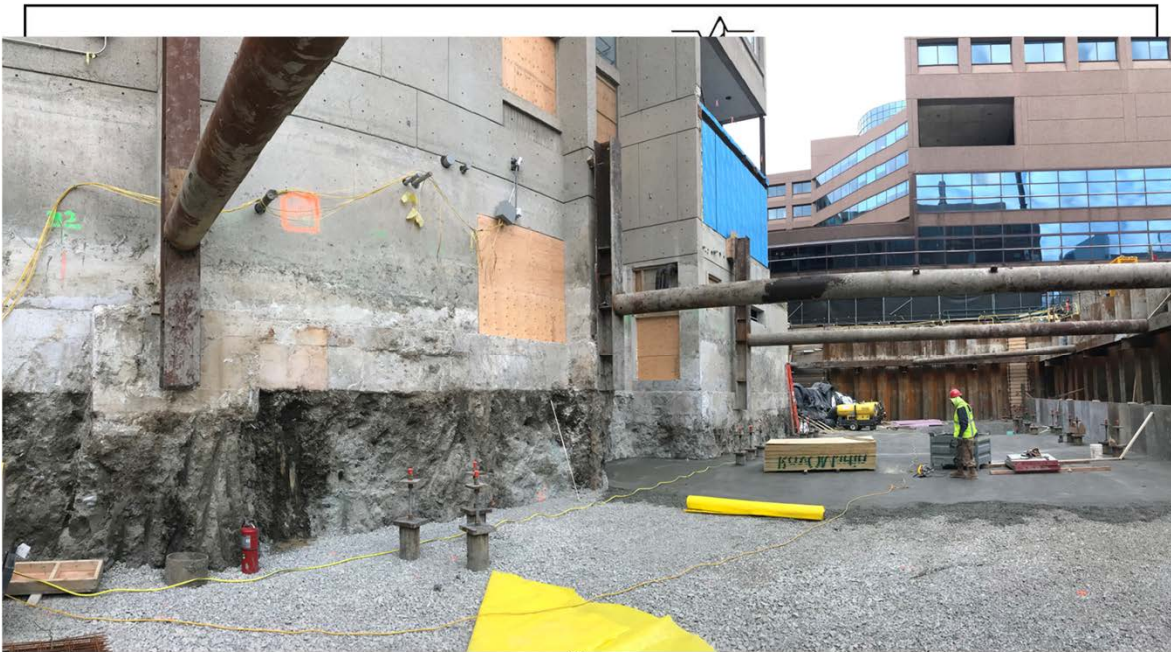
Dokumentation der ACI® Herstellungsparameter
Documentation of ACI® execution parameters



JG for Underpinning/SOE



JG for Underpinning/SOE

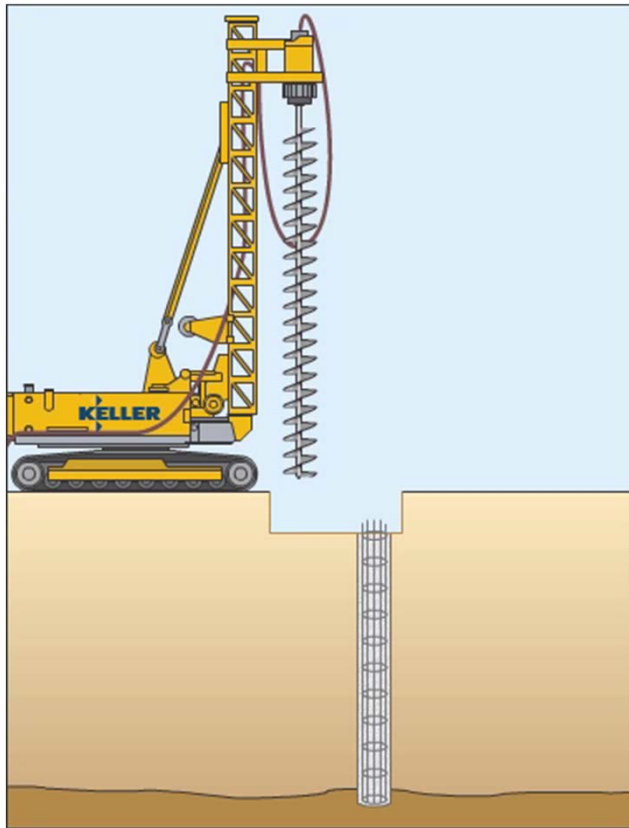


Pressure Pressure Pressure Pressure



Deep Foundations

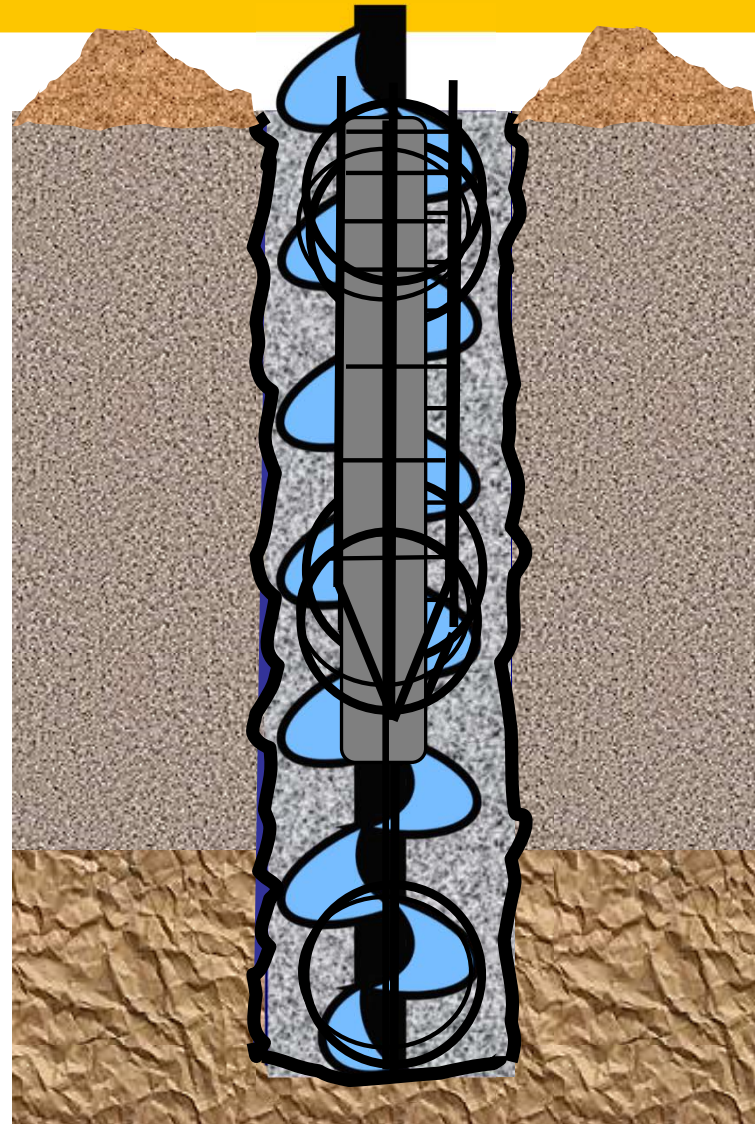
Continuous flight auger introduction



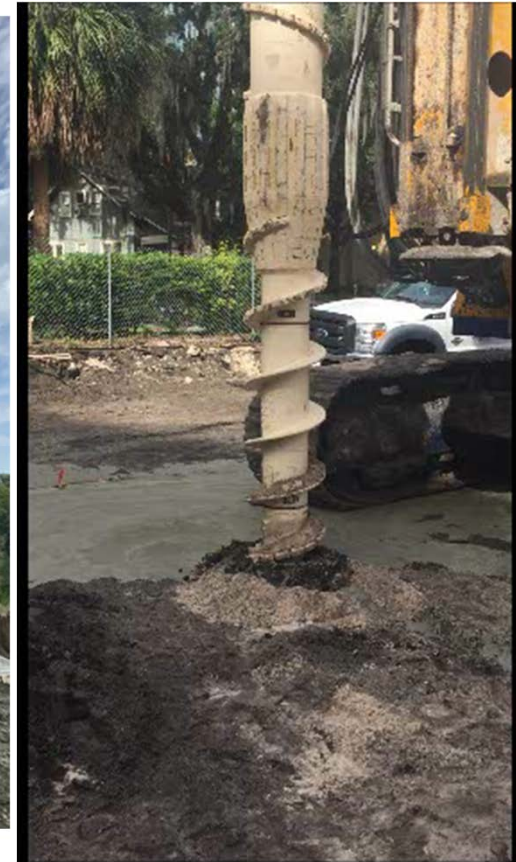
CFA / ACIP Foundation

- Drilled, Cast-in-Place reinforced slender element that typically relies on skin friction for compression/tension capacity.
- Eliminates the need for casing and slurry since tooling is left in place during drilling / grouting (careful of flowing soils)
- Partial / full displacement options are available (limit spoils)
- Test pile(s) installed on-site in advance of the work for design verification (sacrificial)...typically cheaper test program
- Quicker installation for limited access or low headroom applications
- Can be battered and/or installed at variable depths to account for various loading conditions

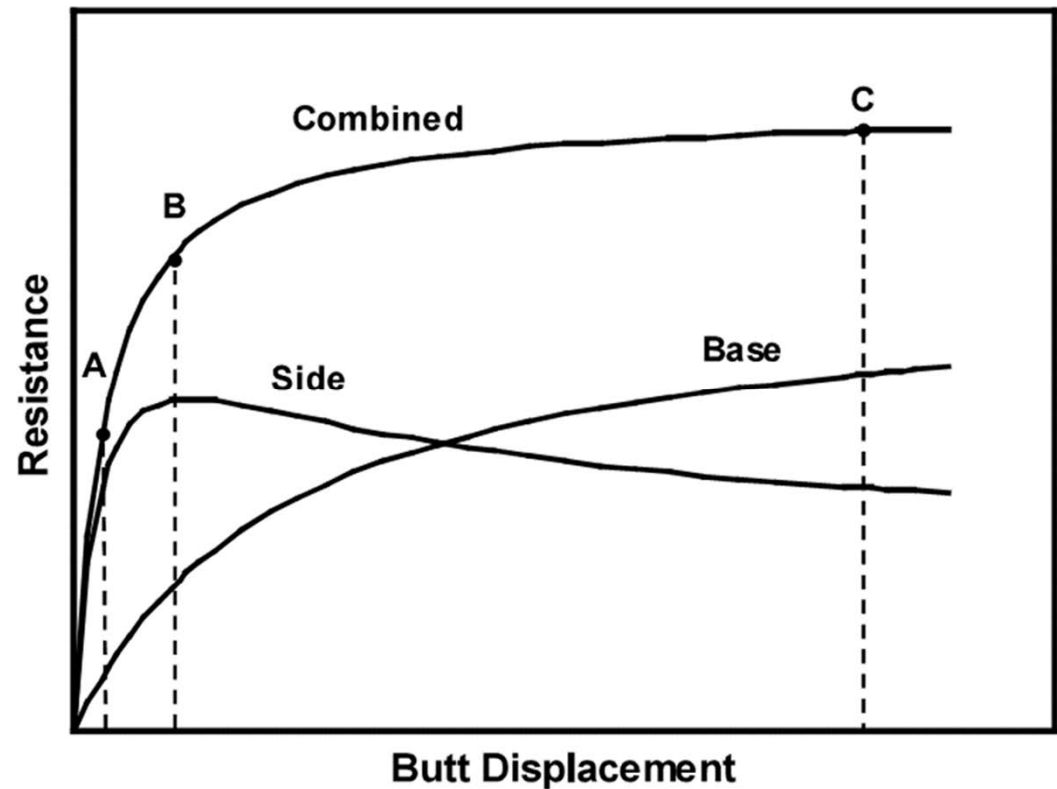
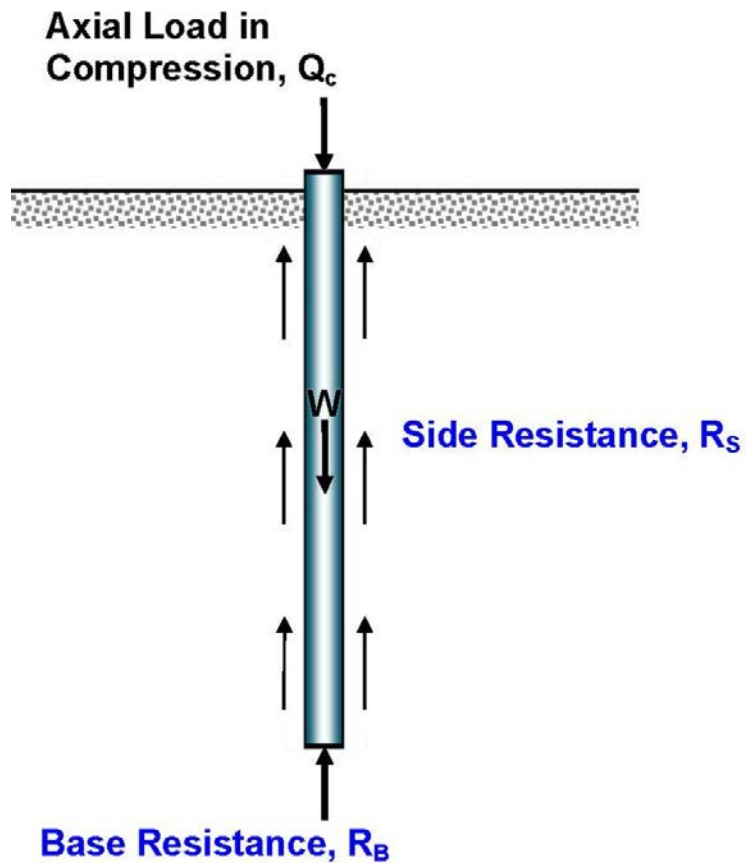
Typical Process:



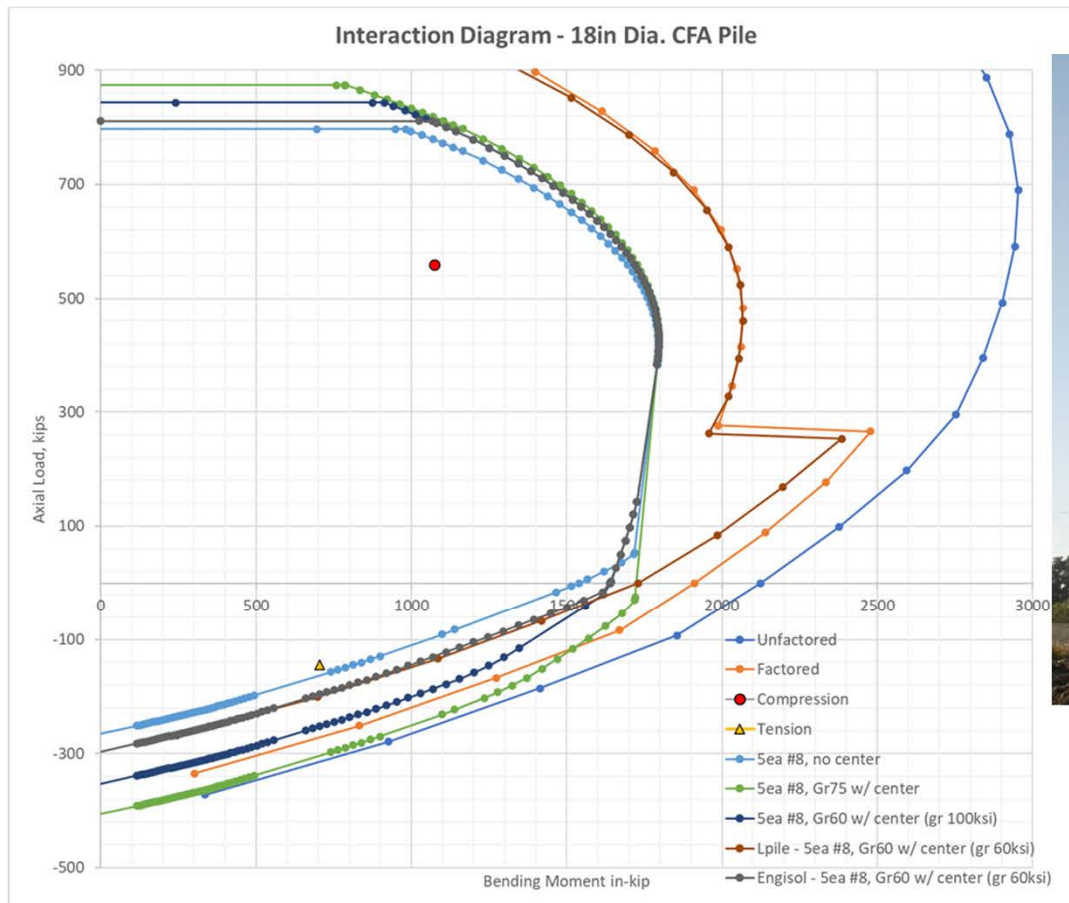
Replacement v. displacement options



General design considerations



General design considerations

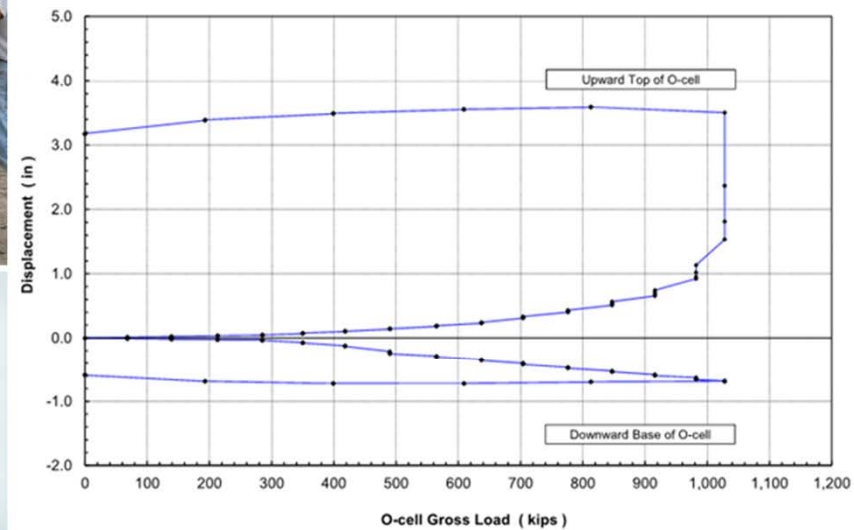


Quality control (Load Testing)

- Verify installation methods and calibrate DAQ and reporting
- Include full depth instrumentation (where is the load going)
- Use appropriate loading schedule and time, make sure anchor uplift is sufficient for end bearing in hard soils / rock
- Confirm appropriate methods to reach ultimate loads as required by project specifications.
- REVIEW RESULTS WITH EOR, is there anywhere that we can refine our design and reduce materials (time/money/carbon)?
- Please keep data for future use...



Quality control (Load Testing)



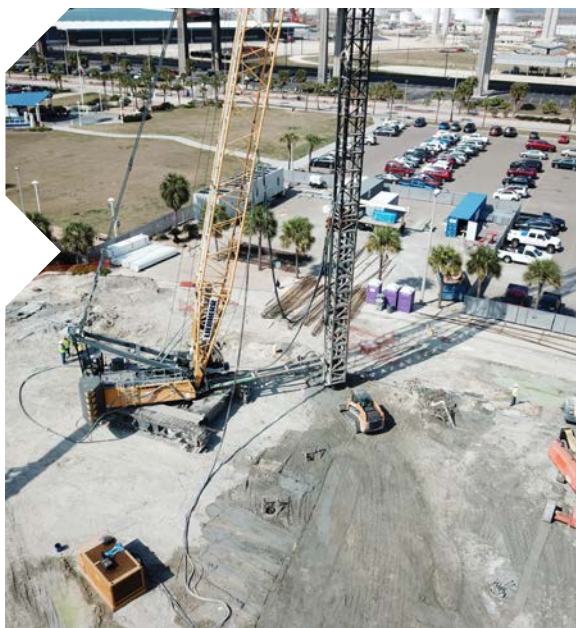
Quality control (Load Testing)



Quality control (Load Testing)



Sample case histories



**Drilling piles at Texas State Aquarium
(Corpus Christi, Texas)
(127) 24in. CFA to 90ft
Working in Cold Weather**



**Support Piles In Tank Farm
(Brownsville, Texas)
12, 18, 24 and 30in. CFA to 54ft
Site Access Considerations**

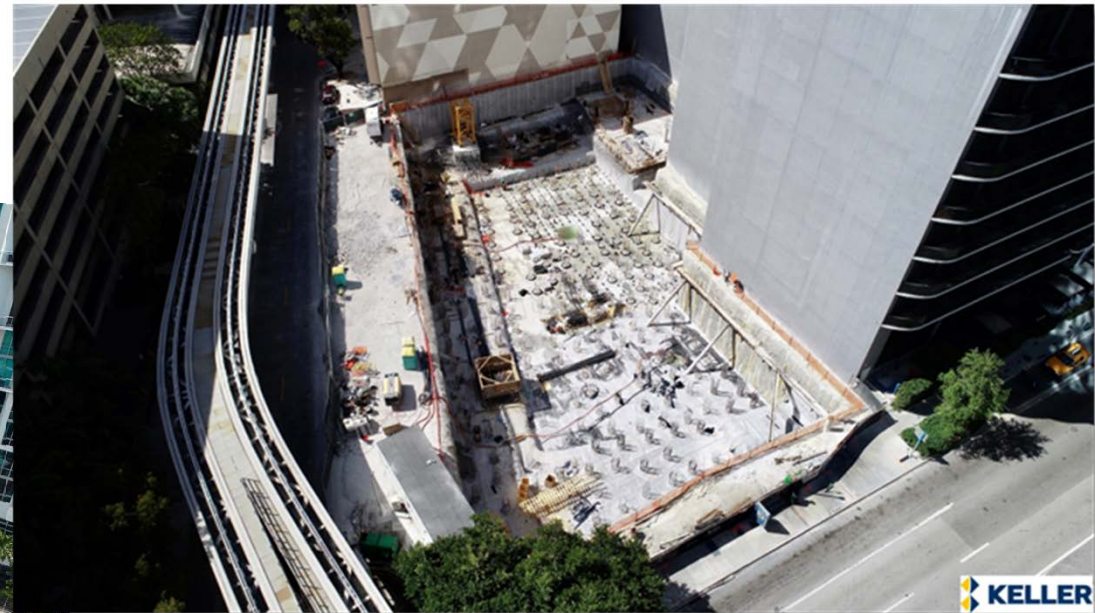
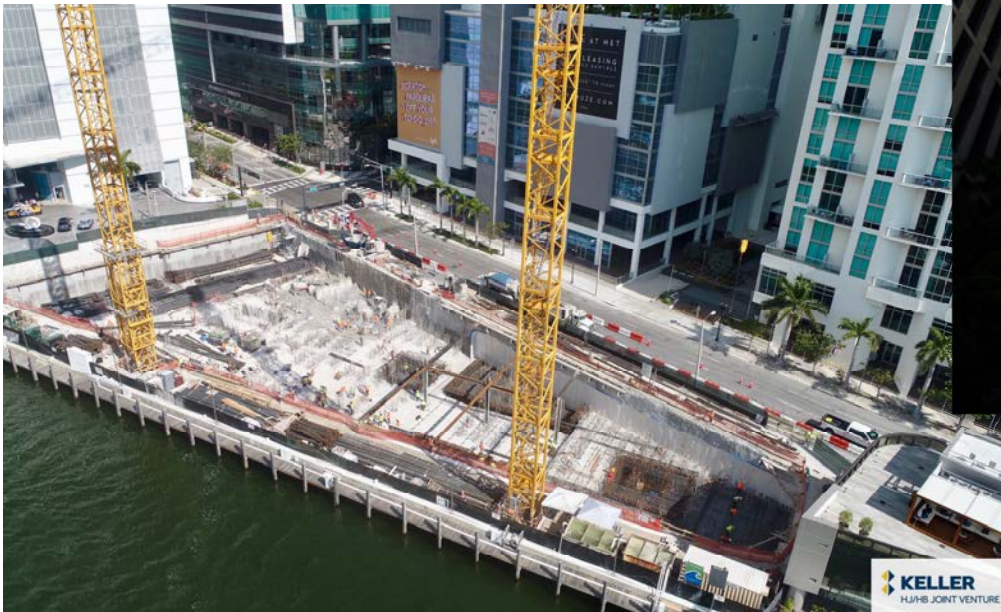


**Warehouse Support
(Lubbock, Texas)
(349) 24in. CFA to 50ft
Cobble Obstructions**

Utilizing Multiple Techniques

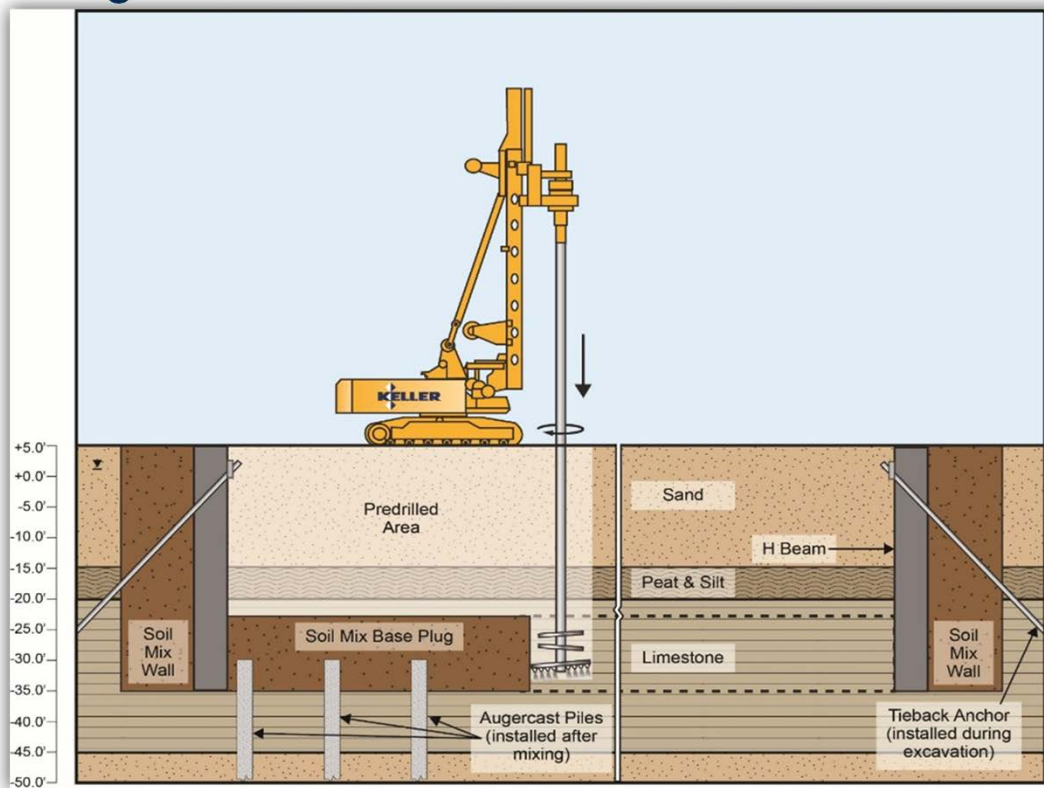
Bottom Seals: A Multi-Technique Solution!

What happens when we need to install an excavation and foundation system near existing water and structures?



Bottom Seals: A Multi-Technique Solution!

What happens when we need to install an excavation and foundation system near existing water and structures?



- ◆ Large Diameter DSM Bottom Seal Section
- ◆ Smaller Diameter Multi-Axis Soil Mix Walls
- ◆ Anchors/Internal Bracing
- ◆ Underpinning Options
- ◆ Augercast (CFA) or Other Foundation Elements
- ◆ Excavation Activities

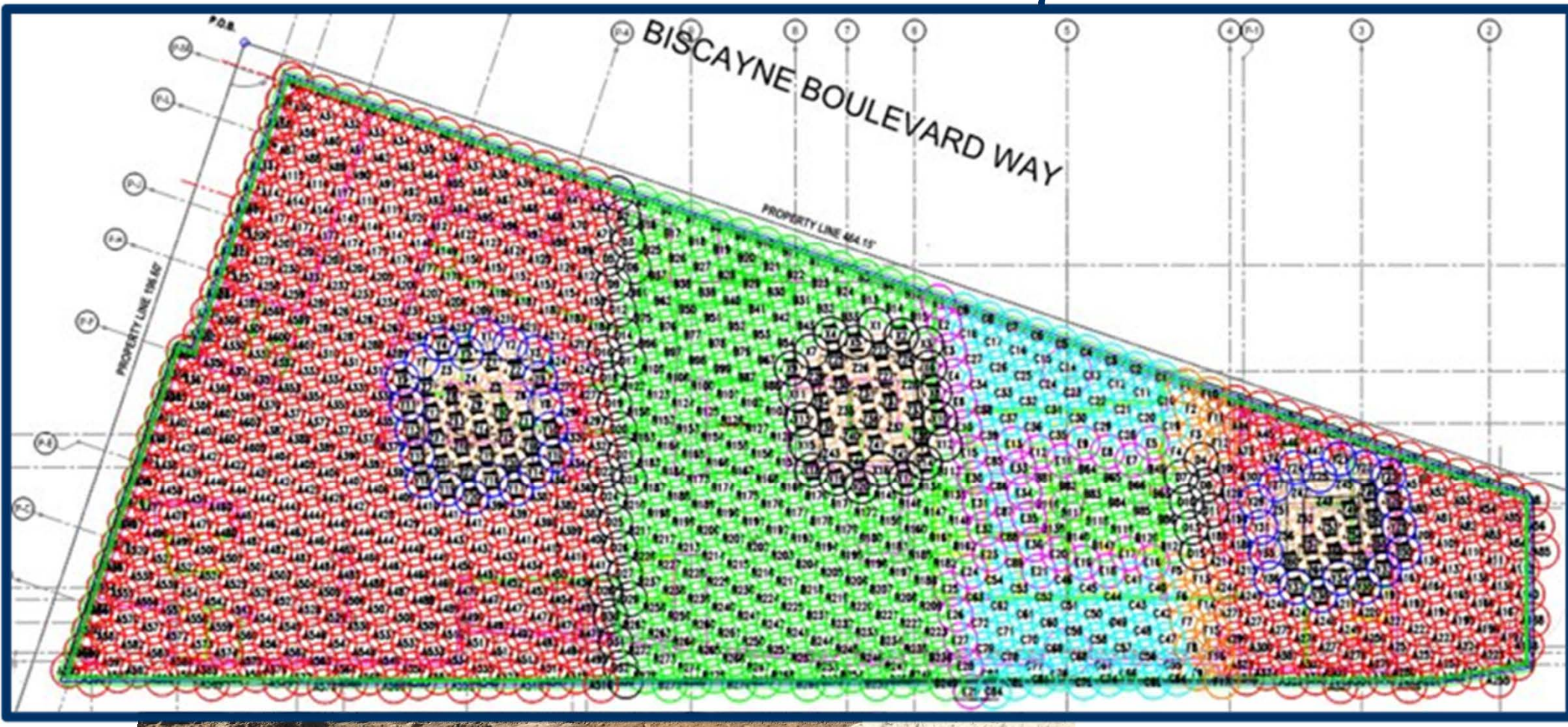
Bottom Seals: A Multi-Technique Solution!

Benefits of this system include:

- One point of contact for all excavation and foundation work (EOR and Contractor)
- Limits water inflow in high water table regions and/or where conventional dewatering is not possible.
- Bottom seal and foundation work typically performed at-grade.
- All anchor, excavation and subsequent structural work performed in the dry.
- Contractors prefer the bottom seal and final working pad...see Miami Markets!



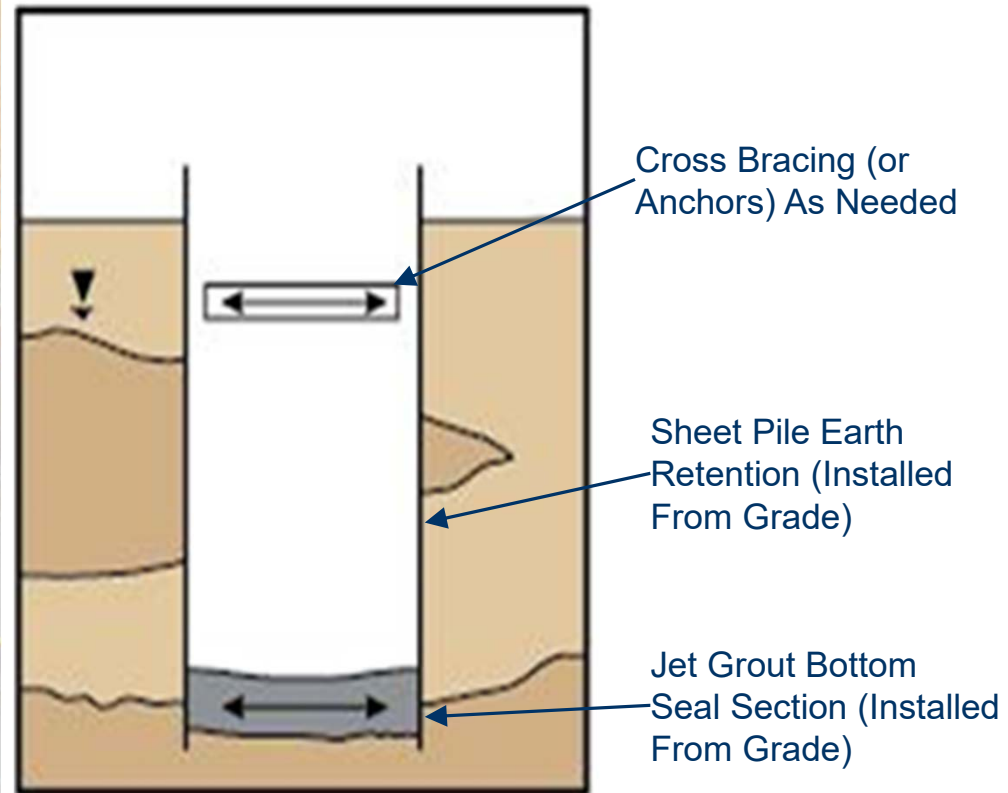
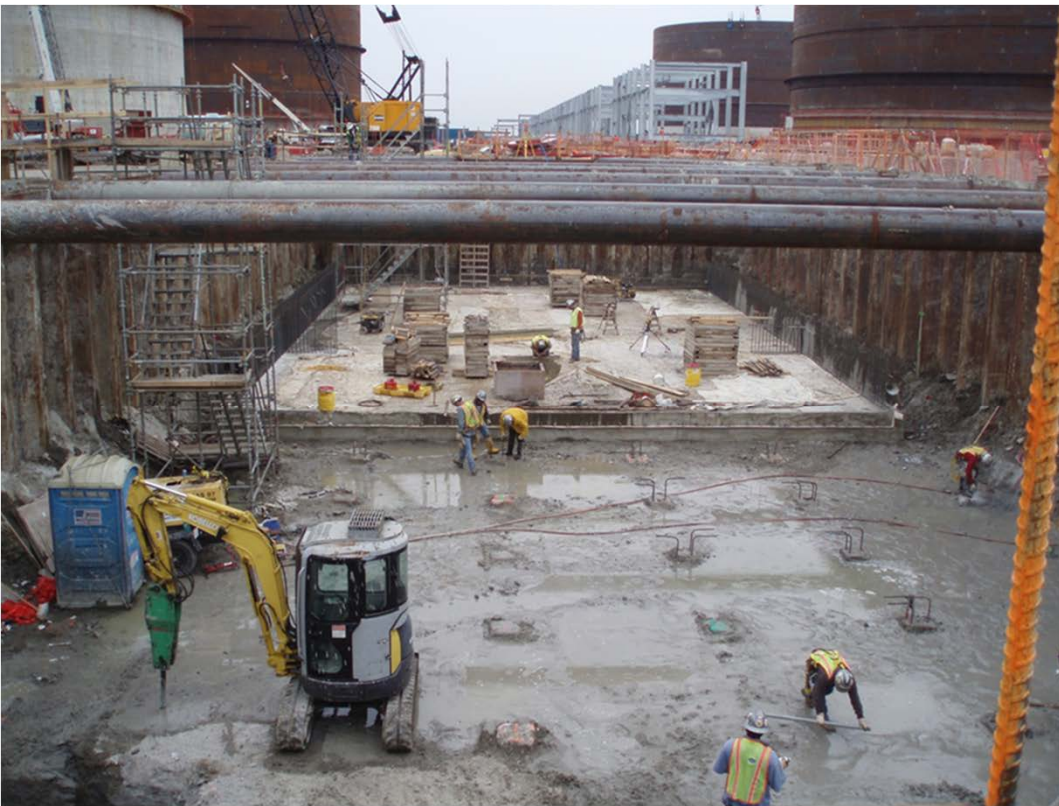
Bottom Seals: A Multi-Technique Solution!



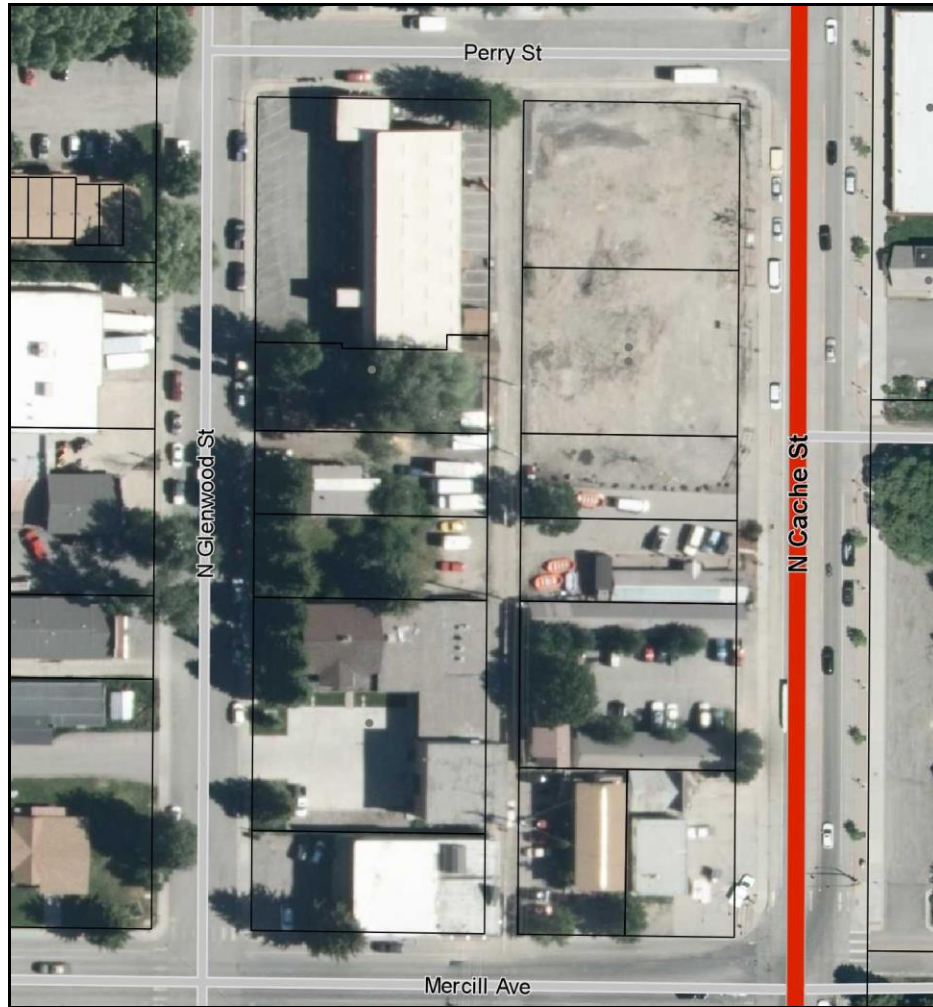
Bottom Seals: A Multi-Technique Solution!



Bottom Seals: A Multi-Technique Solution!



GEOLOGIC SOIL INVESTIGATION REPORT
JH Mogul Hotel
Jackson, Wyoming



Prepared for:
Mogul Hospitality Partners – Jackson, LLC
210 E. Main Street, Suite 109
Midway, UT 84049

Prepared By:
Jason Rolfe, PG
Professional Geologist
Teton Geotechnical

July 4th, 2017

Rachel Lambert
Vice President of Construction
Mogul Hospitality Partners – Jackson, LLC
210 E. Main Street, Suite 109
Midway, UT 84049

Re: Geologic Soil Investigation Report for the JH Mogul Hotel, Jackson, Wyoming

Dear Rachel,

This geologic investigation report describes the borehole and geologic conditions observed at the proposed JH Mogul Hotel site, which is centrally located at 325 North Cache Street, in Jackson, Wyoming. The purpose of the geologic information obtained from the field investigation will be for use for preliminary design and development on the property. In total, 7 boreholes were logged at the site during this investigation and 8 samples were sent in for laboratory testing.

In summary, the 2-acre project is covered in 10 to 25 feet of fine-grained flood plain and swamp deposits, with the thickest deposits occurring at the northern end of the project. These fine-grained soils consist of primarily silt and clay. The swamp and flood plain deposits overlie medium dense to dense sandy cobble and gravel alluvium to depths in excess of 60 feet.

Groundwater was observed to be as shallow as 3 feet below the ground surface and will fluctuate in response to regional run-off events. The readings taken on May 8th, 2017, likely do not represent the shallowest readings of the season. The Johnson Company was retained to provide specific information related to the groundwater and hydrology for the project site.

This report is considered to be a preliminary geologic report and should be used for planning purposes. As the project progresses, a geotechnical investigation report may be needed for final engineering design.

Thank you for the opportunity to work with you on this project,

Jason Rolfe, PG
Professional Geologist/Owner

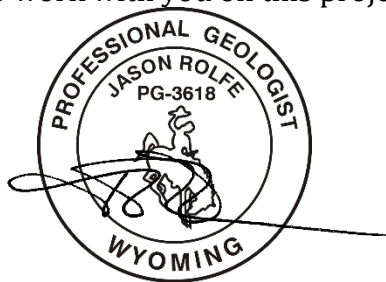


Table of Contents

1	INTRODUCTION	1
1.1	SITE DESCRIPTION	1
1.2	HISTORICAL INFORMATION	1
1.3	PROPOSED DEVELOPMENT	2
1.4	PREVIOUS STUDIES	2
1.5	SCOPE OF INVESTIGATION	2
2	GEOLOGIC INFORMATION	3
2.1	GEOLOGIC SETTING.....	3
2.2	SEISMICITY	4
2.3	SITE SOILS AND GEOLOGIC CHARACTERISTICS	4
2.4	SURFACE WATER AND GROUNDWATER	5
2.5	GEOLOGIC HAZARDS.....	5
2.6	LABORATORY TESTING	5
3	CONCLUSION	6
4	LIMITATIONS	6
5	REFERENCES	7

Figures

Figure 1: Geologic Location Map
Figure 2: Borehole Location Map
Figure 3: USGS Seismic Design
Figure 4: Geologic Cross Sections Along A-A' and B-B'
Figure 5: Geologic Cross Sections Along C-C' and D-D'

Appendices

Appendix A: Borehole Logs
Appendix B: Strata Laboratory Test Results
Appendix C: Corrected N60 Spreadsheet
Appendix D: WDEQ LAUST Project Results
Appendix E: WAI Project Report

1 INTRODUCTION

As authorized by Rachel Lambert of Mogul Hospitality Partners, Teton Geotechnical performed a geologic site investigation for the approximate 2.6-acre project site, centered at 325 North Cache Street, and located less than a half-mile from the Town Square in Jackson, Wyoming (Figure 1). The purpose of this geologic investigation was to identify and log the site soils, groundwater, and site conditions for the use in planning and development of the subject property. In total, 7 boreholes were drilled during this investigation at the project site (Figure 2). In addition to this recent field exploration, approximately 20 previously drilled boreholes were reviewed and incorporated into this report. The previous boreholes were installed in an effort to monitor the limits of contaminated water and soil through the Wyoming Department of Environmental Quality's (WDEQ) Leaking Above and Underground Storage Tank (LAUST) program and previous development attempts. Information from the previous studies and the current study are included in this report and its appendices.

1.1 SITE DESCRIPTION

The 2.6-acre study area is comprised of 11 individual parcels, most of which contain existing structures and businesses. The area of interest is bounded to the west by North Glenwood Street, to the south by Mercill Avenue, to the east by North Cache Street, and to the north by Perry Avenue (Figure 2). The area of interest (AOI) is relatively flat and has less than approximately 5 vertical feet of relief throughout the parcels. The site has an average elevation of about 6,222 feet above mean sea level and is located in the southeast quarter of Section 28, Township 41N, Range 116W.

At the time of this report, no development drawings were available for review. The parcel is zoned CR-2 (Commercial Residential-2) and it is assumed that the site will be used primarily for commercial development.

1.2 HISTORICAL INFORMATION

Plat maps available from the county indicate that the area was first subdivided in September, 1925. According to air photos from the Teton County GIS Map Server, development began on the site between prior to 1945, the earliest photography available. By the 1950's, the block consisted of over a dozen houses and businesses. Development continued through the 1980s and stabilized for several decades, until 2012, when two buildings were demolished at the northeast corner of the block.

Over the decades, several automobile fueling stations and maintenance shops operated in the area and had approximately 10 underground storage tanks, several which were responsible for releasing hydrocarbons into the soil and groundwater.

At the time of this report, the AOI consists of retail stores, professional buildings, an operational hotel, an abandoned hotel, a rafting operation, a residential home, and two vacant lots.

1.3 PROPOSED DEVELOPMENT

At the time of this report, project drawings were not available for the site, although it is assumed that a new boutique hotel and retail stores will be constructed. Underground parking is a desired component for future site development.

1.4 PREVIOUS STUDIES

For the past 3 decades, there has been an ongoing effort to assess and mitigate the contaminated soil and groundwater surrounding the AOI. The studies were conducted under the supervision of the WDEQ and performed by Dames & Moore and the URS Corporation. These decontamination activities were accompanied by over two dozen geologic borings and groundwater monitoring wells. The associated reports and wells logs were incorporated into this report and are included in Appendix D of this report.

In January, 2008, Womack and Associates (WAI) issued a Geotechnical Investigation Report for the northeast quarter of the AOI. Their investigation included advancing 4 boreholes at the site, performing laboratory analyses, and offering engineering recommendations for construction. The borehole and laboratory data was used to supplement the borehole and laboratory data from this field investigation. The WAI report is included as Appendix E of this report.

1.5 SCOPE OF INVESTIGATION

On April 22nd and 23rd, 2017, a Professional Geologist from Teton Geotechnical directed the drilling, logging, sampling, and well installation of 7 exploratory boreholes at the project site. The boreholes were advanced using a Simco 2800 drill rig, which was operated by LK Drilling out of Green River, Wyoming. A total of 188 vertical feet of drilling was executed and 30 Standard Penetration Tests were performed in two days of drilling. Boring logs from the field exploration effort are included in Appendix A of this report.

Boreholes were distributed evenly throughout the southern half of the AOI and 6 new wells were installed in order to support hydrologic studies at the site (provided by The Johnson Company).

For borings BH-1 to BH-6, the holes were generally terminated at the contact between the fine-grained swamp and flood plain deposits and the coarse-grained alluvial gravels and cobbles. Borehole BH-7 was advanced to 75 feet in depth.

This report contains a summary of the recent field investigation and includes discussions and data provided by previous studies performed at the site, including those by WAI and WDEQ.

2 GEOLOGIC INFORMATION

2.1 GEOLOGIC SETTING

The project site can be found on the Geologic Map of the Jackson Quadrangle, Teton County, Wyoming (Love and Albee, 2004), which contains the location of various rock units, contacts, faults, and other geologic information. According to the map, the site is covered by Quaternary flood plain (Qfp) deposits and is likely to intermix with the locally mapped swamp (Qs) and alluvial fan (Qf) deposits (Figure 1). Love and Albee describe the units as follows:

Flood Plain Deposits: “Sand, silt, clay, and minor lenses of gravel.”

Swamp Deposits: “Clay, silt, and fine sand, dark-gray and brown; rich in vegetal debris.”

Alluvial Fan Deposits: “Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons; finer-grained debris becomes progressively more abundant toward downstream margin of fan.”

The soils encountered in the boreholes indicate that, due to the similarity in the materials, there may be overlapping and interfingering of the flood plain and swamp deposits, which overlie alluvial gravels and cobbles. The precise determination of the origin of the fine-grained materials at the site is extremely difficult to ascertain and will not likely have a strong influence on the engineering characteristics of the soil. Although the geologic mapping is considered to be accurate on a large scale, it is unlikely to provide anything more than a guideline for small scale applications, such as the project site. In general, swamp deposits are mapped east of the site and alluvial fan deposits are mapped south of the AOI.

Cross sections for the project site were compiled from this investigation’s drilling data and that from the previous studies at the project site. Although dozens of wells have been installed near the project site, their depths did not always penetrate into the coarse grained alluvial gravels and cobbles. This gives an approximate minimum depth to the alluvium, but does not allow for a discrete horizon to be determined for many of these wells. In some areas, the geologic conditions were inferred from these minimum depths and extrapolated from the known depths. Cross sections for the AOI are included as Figure 4 and Figure 5 of this report.

The soils identified in the boreholes generally agree with the mapping, but also suggest that there has been a mixing of materials over geologic time. For simplicity, the fine-grained materials encountered at the site are considered to be flood plain

and swamp deposits and the underlying coarse grained materials are considered to be alluvial gravels and cobbles, unless noted otherwise.

2.2 SEISMICITY

Jackson Hole is located within the Intermountain Seismic Belt (ISB), a zone of seismicity that extends south to Arizona and north into Montana. The ISB is responsible for several large fault zones throughout the Intermountain West and includes the Teton, Hoback, and Grand Valley fault systems. The Teton fault is located approximately 6.5 miles northwest of the project site and is considered to be capable of generating a magnitude 6.9 to 7.5 earthquake. Strong ground motion at the project site can be expected if there is a sizeable earthquake on the Teton or other regional fault. Seismic design criteria, provided by the USGS, are attached in Figure 3 of this report. The property is classified as having Site Class D soils.

2.3 SITE SOILS AND GEOLOGIC CHARACTERISTICS

In general, the site soils consist approximately 10 to 25 feet of fine-grained swamp and flood plain deposits, which are comprised of various amounts of clay, silt, and sand. The fine-grained soils are generally moist to wet, soft to medium stiff, and highly plastic. Shells and organics were observed in several of the recovered cores and suggest that deposition may have been along the edge of a lake or lacustrine environment at one point in geologic time. As seen in Figures 4 and 5, the depth of the fine-grained deposits increases from south to north, but remain somewhat constant east to west.

The fine-grained soils overlie alluvial gravel and cobbles to a depth of at least 60 feet. The gravel and cobble alluvium is generally dense to very dense, wet to saturated, and likely contains clasts up to 9-inches in diameter. Due to the narrow aperture size of the downhole sampler, recovery of whole clasts is not possible. Instead, the size of the gravel and cobbles is estimated based on other deposits identified in the Jackson Hole area.

Below 60 feet, BH-7 encountered several clay, sand, and gravel layers to the bottom of the borehole. This suggests that there is a depositional change that occurs at approximately 60 feet in depth, which may necessitate additional geotechnical information if deep foundation systems are planned.

The fine-grained swamp and flood plain deposits are likely to have an average dry density of approximately 90 pcf, based on the laboratory test performed by WAI, and an internal friction angle of 25 degrees, based on the soil classifications.

The alluvial gravels and cobbles have an average dry density of 135 pounds per cubic foot, an internal friction angle of 35 degrees, and no cohesion.

The USDA Web Soil Survey, classifies 100% percent of the lot as Greyback gravelly loam, which consists of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand to depths of 5 feet. Field investigations at the site have observed much more silt and clay deposition than the USDA mapping has identified.

2.4 SURFACE WATER AND GROUNDWATER

Groundwater was observed in all of the boreholes and monitoring wells were installed in 6 out of 7 of the new boreholes. Well readings taken on May 8th, 2017 indicate a groundwater level between approximately 2 feet and 8 feet.

The Johnson Company has been retained for studies related to the groundwater and its characteristics.

2.5 GEOLOGIC HAZARDS

The geologic hazards identified at the property include:

- Strong ground motion in connection with a seismic event;
- Liquefaction from strong ground shaking, unless the buildings and other structures are placed on the alluvial cobbles and gravels or connected to them through deep foundations;
- Settlement or consolidation in the swamp and flood plain deposits;
- Buoyancy distress from structures placed below groundwater levels.

2.6 LABORATORY TESTING

As previously mentioned, laboratory testing was performed on 8 samples obtained from the boreholes advanced by Teton Geotechnical (Appendix B), and WAI performed soil tests in 2008 (Appendix E). Testing in 2017 consisted of Atterberg Limits tests and fines classification and were performed by Strata, out of Idaho Falls, ID.

Laboratory testing for the coarse-grained alluvial gravels and cobbles was not performed because the downhole sampler cannot collect a representative sample and the soil characteristics of the alluvium are well known.

The soil classification and Atterberg Limits tests indicate that the fine-grained soils are lean clays, fat clays, low-plastic silts, and high-plastic silts. Basically, there was concurrent deposition of clay, silt, and sand occurring in inconsistent ratios to produce a large amount of soil variation. Seven of the Atterberg Limits tests returned plasticity index values ranging from 15 to 45, which correspond to medium plastic to highly plastic soils. Only one of the samples returned as non-plastic. The laboratory samples are consistent with swamp and flood plain soils.

The 2008 report from WAI includes additional laboratory testing, such as consolidation tests and particle size distribution analyses.

3 CONCLUSION

The 2-acre project site is located on deposits of fine-grained flood plain and swamp deposits which overlie alluvial gravel and cobbles at a depth of 10 to 25 feet. The fine-grained soils consist of low-plastic silt, high-plastic silt, low-plastic clay, and high plastic clay. Groundwater was observed to be as shallow as 2 feet in the project vicinity, although this depth may rise and fall in response to regional groundwater conditions.

The project developer will have several hazards to overcome in order to build at the site, such as shallow groundwater, collapsible and expansive soils, weak bearing soils, and shaking and/or liquefaction during a seismic event.

4 LIMITATIONS

The geologic and geotechnical recommendations and interpretations outlined in this report are based on a limited amount of data and assumes that major variations in the subsurface will not exist. Although every attempt to document the soils has been made, the soil conditions are based on a limited amount of information. This office should be immediately notified if significant differences between the assumptions made in this report and the actual site conditions exist.

At the time of this report, basic project drawings were not available for review. This office should be provided a set of final development plans in order to verify that the recommendations and interpretations made in this report are in accordance with the project specifications. Copies of this report should be made available to the contractors, architects, and engineers working on this project.

The geologic information provided in this report is intended to provide preliminary site information for initial design considerations. As the project progresses, additional geotechnical information may be needed for final engineering and architectural design.

The recommendations provided in this report are valid for one year from its issue date and this office should verify site conditions after that time. This report and its figures are applicable only to the aforementioned project site and should not be used for other properties or parcels.

Teton Geotechnical appreciates the opportunity to work with you on this project. If you have any additional questions regarding this project, then please contact our office.

5 REFERENCES

Federal Emergency Management Agency, Flood Map Service Center, Internet site: <https://msc.fema.gov/portal/>, last accessed on 5/20/2017.

Love, J.D., Albee H.F., 2004, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming, Wyoming State Geological Survey, J. David Love Historical Geologic Map Series, Map LMS-9, 1:24,000.

Smith, R.B., Arabasz, W.J., 1991, Seismicity of the Intermountain Seismic Belt, in Slemmons, D.B., Engdahl, E.R., Zoback, M.D., and Blackwell, D.D., editors, Neotectonics of North America, Geological Society of America, Decade Map Volume 1, p. 185-228.

Terzaghi, K., and Peck, R.B., 1967, Soil Mechanics in Engineering Practice, Second Edition: John Wiley & Sons, New York, 729 p.

Teton County, Teton County GIS Map Server, Internet site: <http://maps.greenwoodmap.com/tetonwy/mapserver/map>, last accessed on 5/29/2017.

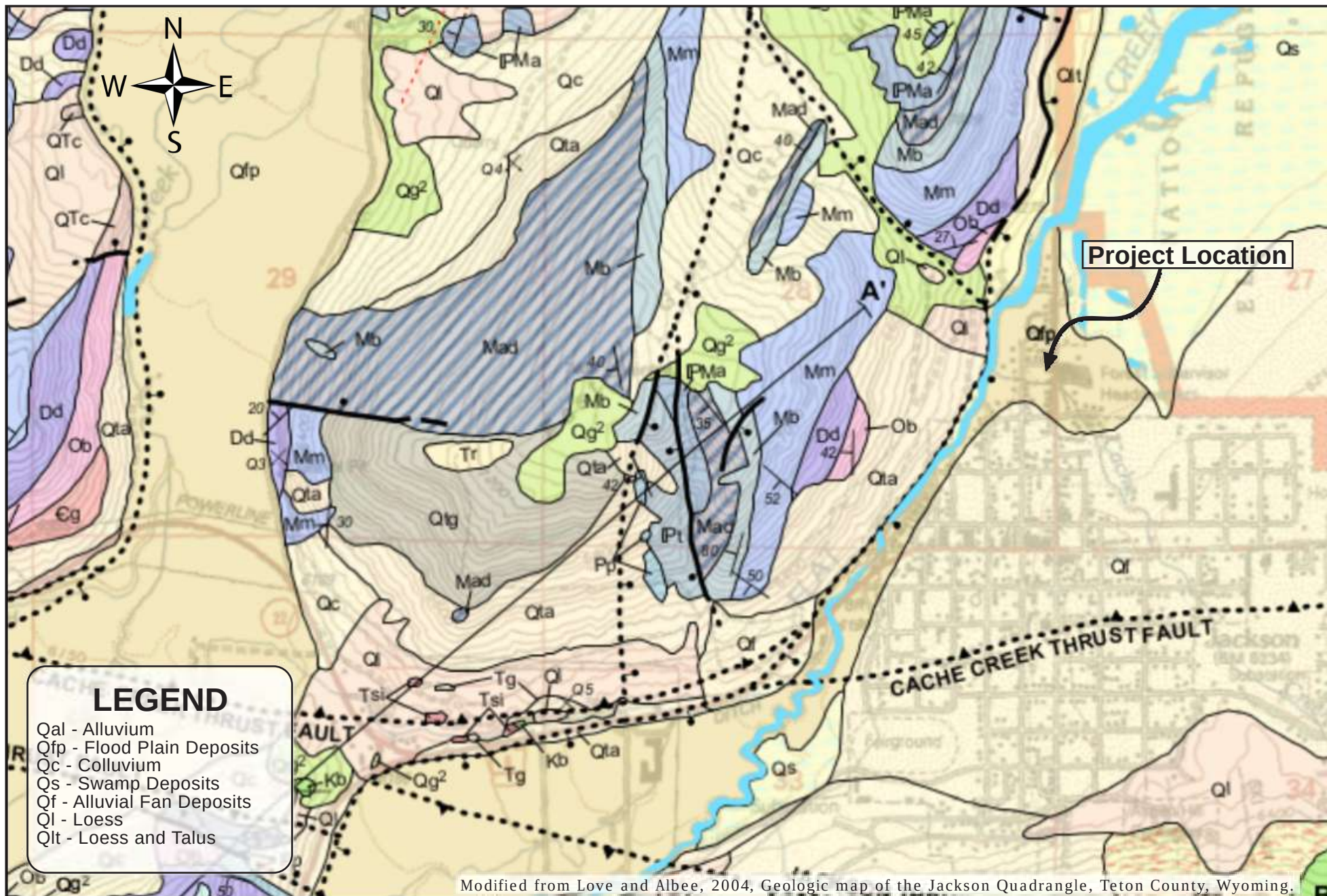
United States Department of Agriculture, Web Soil Survey, Internet site: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, last accessed on 2/10/2017.

United States Geological Survey, U.S. Seismic Design Maps, Internet site: <http://earthquake.usgs.gov/designmaps/us/application.php>, last accessed on 5/15/2017.



Teton Geotechnical

FIGURES

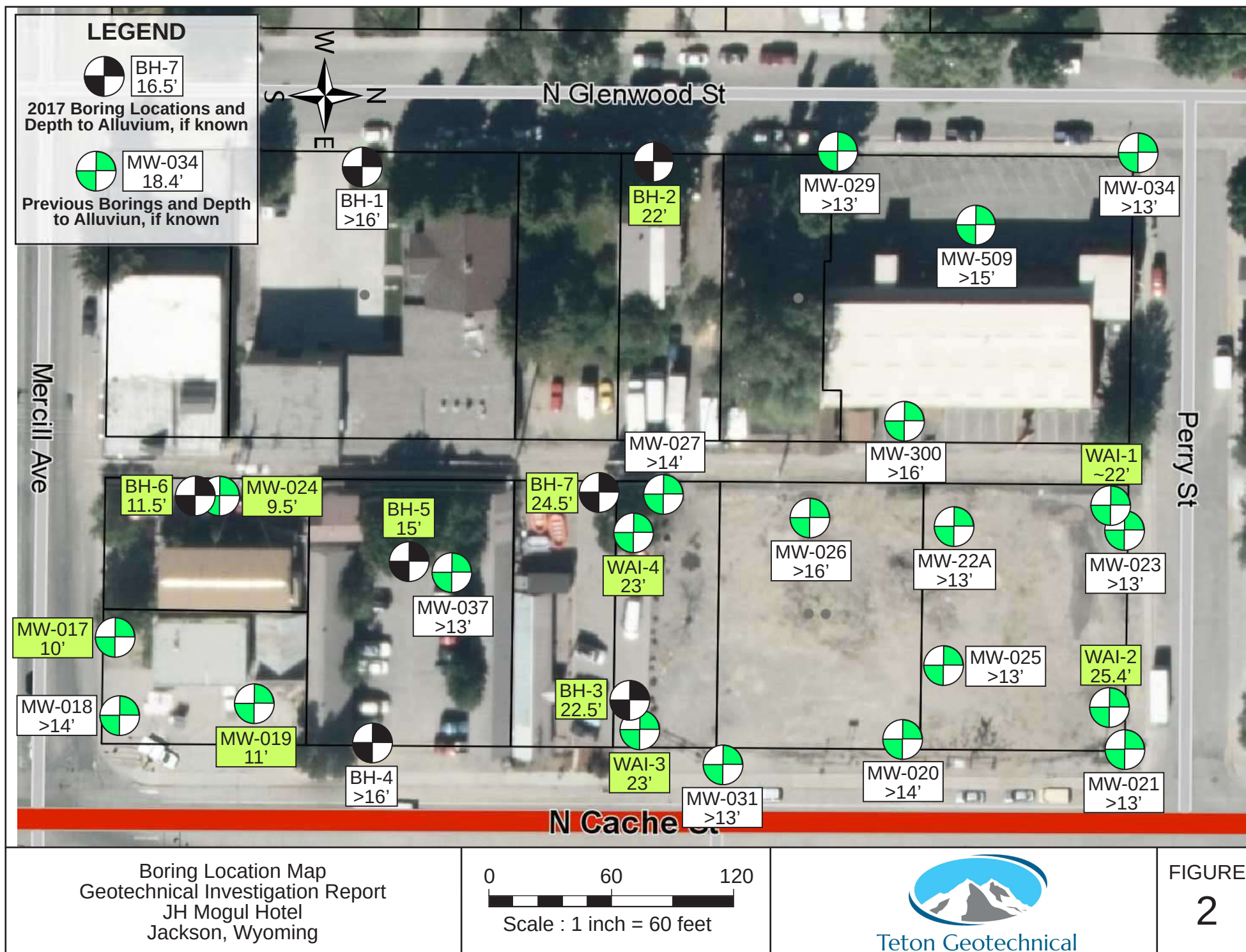


Geologic Location Map
Geologic Investigation Report
JH Mogul Hotel
Jackson, Wyoming

0 1/4 Mile 1/2 Mile
Scale : 1 inch = 1/4 Mile



FIGURE
1



USGS Design Maps Summary Report

User-Specified Input

Report Title JH Mogul Hotel

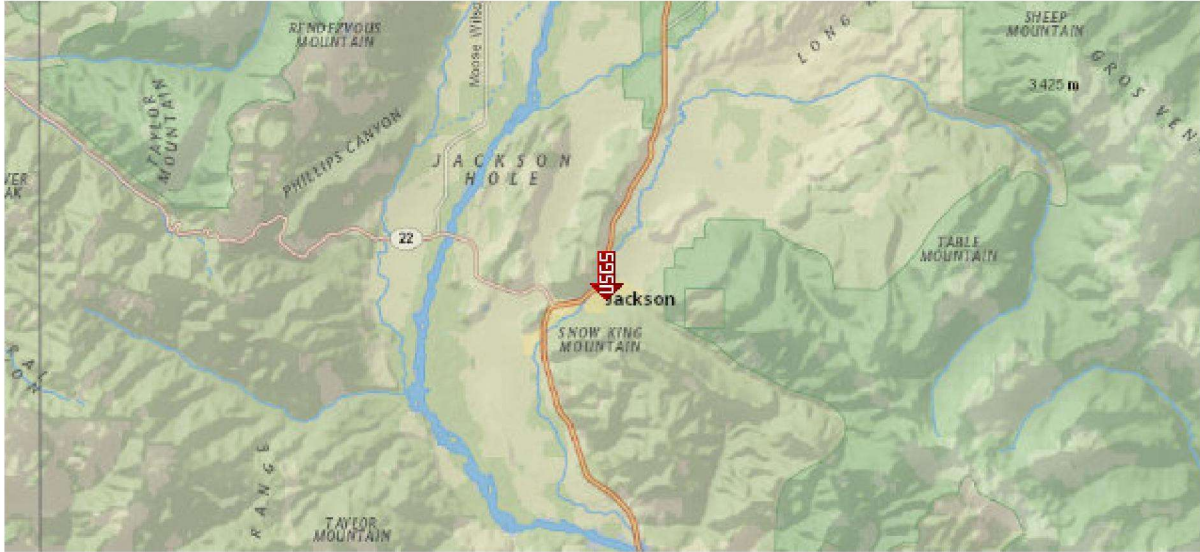
Tue May 30, 2017 02:56:54 UTC

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 43.48442°N, 110.7624°W

Site Soil Classification Site Class D – “Stiff Soil”

Risk Category I/II/III



USGS-Provided Output

$S_s = 1.245 \text{ g}$

$S_{MS} = 1.247 \text{ g}$

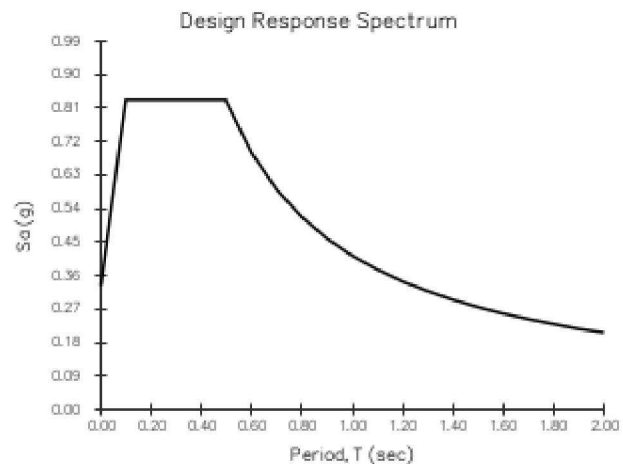
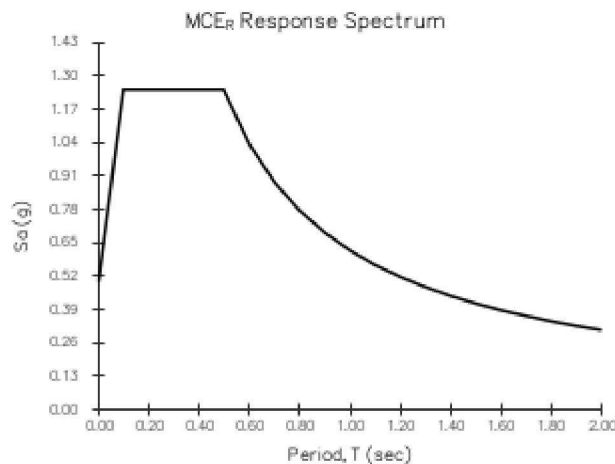
$S_{DS} = 0.832 \text{ g}$

$S_1 = 0.376 \text{ g}$

$S_{M1} = 0.620 \text{ g}$

$S_{D1} = 0.413 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.

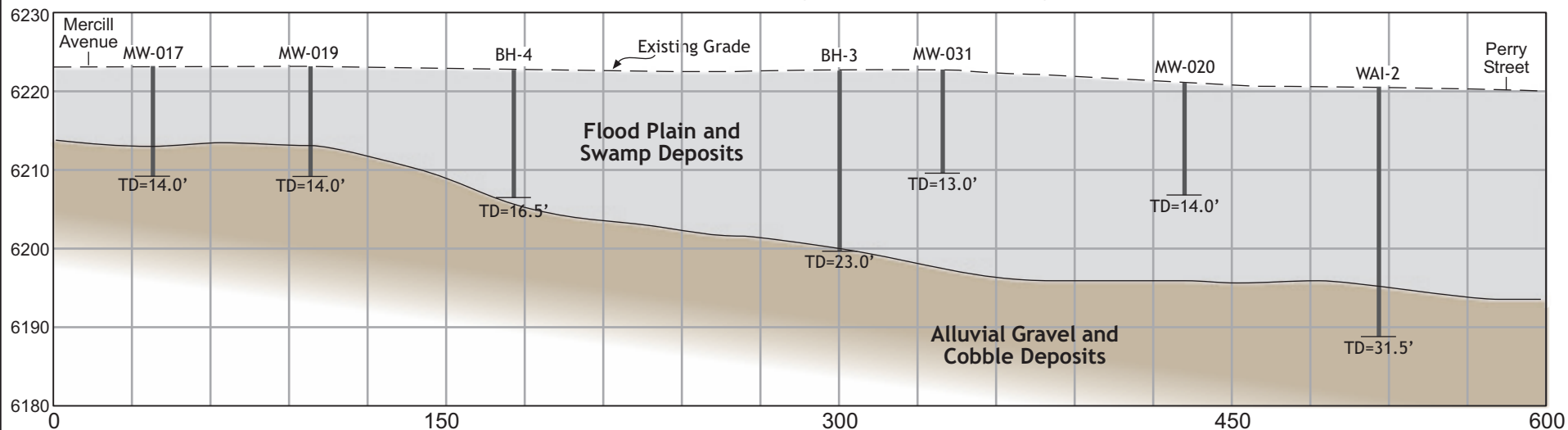


Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

A

Cross Section Along A-A', Looking West

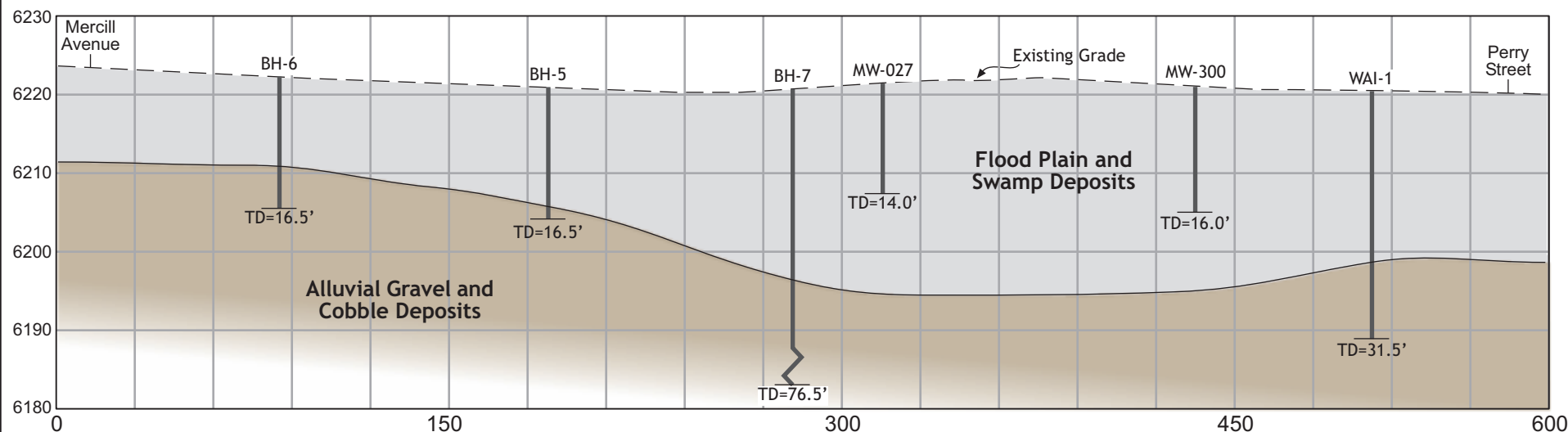
A'



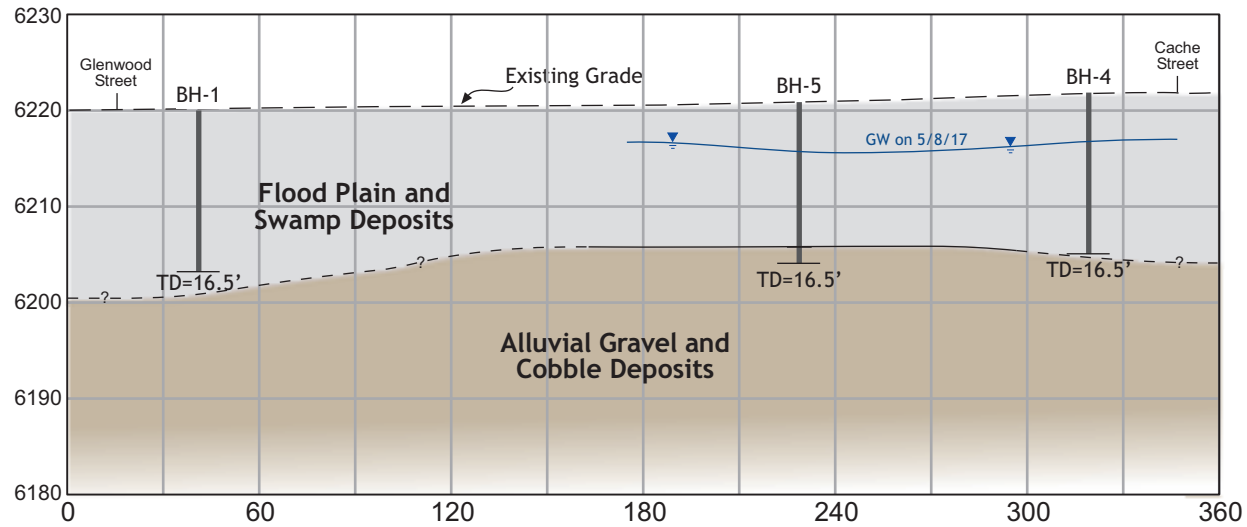
B

Cross Section Along B-B', Looking West

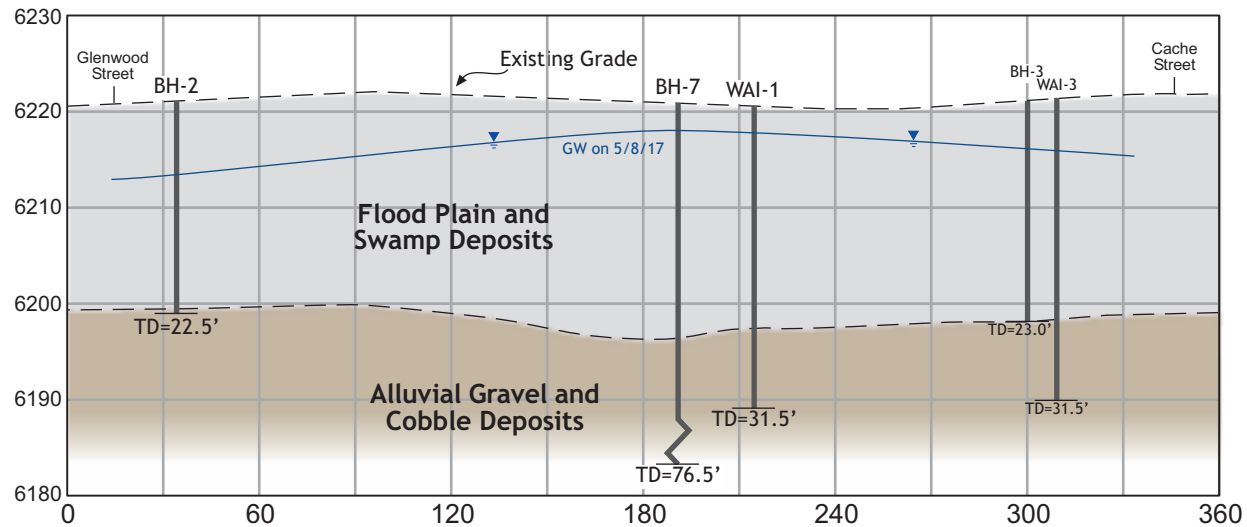
B'



C Cross Section Along C-C', Looking North **C'**



D Cross Section Along D-D', Looking North **D'**





Teton Geotechnical

APPENDICES

APPENDIX A

Borehole Logs

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-1		
Site Location: W side of 330 N Glenwood, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,220'			Completed: 4/22/2017		Groundwater Depth: 12.5'		Total Depth of Borehole: 16.5'	
Borehole Location: Lawn of the Meridian Group, see Figure 2				Monitoring Well Notes: N/A				
Surface Description: Grassy lawn				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Sandy gravel and cobbles, medium brown, moist, loose to dense, surface is grass.	
2					1.5' - BOH': FLOODPLAIN DEPOSITS - Interbedded and intermixed clay, silt, sand, and gravel.	
3						
4					- intermittent gravel to 5'.	
5						
6		SS 1-1	6"/18"	13	5.0' - 6.5': Clayey gravel and cobbles, dark brown, moist, medium dense, plastic matrix, cobble in shoe.	
7						
8						
9					- grinding to 10', heavy at times.	
10						
11		SS 1-2	8"/18"	17	10.0' - 11.5': Silty gravel, dark brown, dry to slightly moist, medium dense.	
12						
13					- groundwater at 12.5' at time of drilling.	
14						
15						
16		SS 1-3	3"/18"	16	15.0' - 16.5': Gravelly sand, orange, saturated, medium dense, non-plastic.	
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 12.5' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-2
Site Location: W side of 350 N Glenwood, Jackson, WY			Drilling Contractor: LK Drilling	Drill Type: Simco 2800
Logged By: JR	Date	Started: 4/22/2017	Operator: Steve	Weather: Clear
Elevation: ~6,220'		Completed: 4/22/2017	Groundwater Depth: 12.0'	Total Depth of Borehole: 22.0'
Borehole Location: Lawn of the Meridian Group, see Figure 2			Monitoring Well Notes: 2-inch diameter well. Screened from 8.5'-18.5'.	
Surface Description: Grassy lawn			Other: Rope and cat head used. 2"-diameter split spoon used for sampling.	

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Sandy gravel and cobbles, medium brown, moist, loose to dense, surface is grass.	
2					1.5' - 22.0': FLOODPLAIN AND SWAMP DEPOSITS - Interbedded and intermixed clay, silt, and fine sand.	
3						
4					- easy drilling.	
5						
6		SS 2-1	10"/18"	8	5.0' - 6.5': Silty clay, dark brown, moist, medium stiff, plastic.	
7						
8						
9						
10						
11		SS 2-2	10"/18"	3	10.0' - 11.5': Clay, grey/blue with black flecks, moist, soft, highly plastic, few organics.	23
12					- groundwater at 12.0' at time of drilling.	
13						
14						
15						
16		SS 2-3	14"/18"	4	15.0' - 16.5': High-plastic silt, light brown, moist to wet, highly plastic, soft, fossiliferous, shells and organics.	45
17						

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-2
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
18					FLOODPLAIN AND SWAMP DEPOSITS, continued from page 1	
19					- easy drilling.	
20						
21						
22					22.0' - BOH': ALLUVIUM - Sandy cobbles and gravel, medium dense, wet.	
23					Bottom of borehole at 22.5' below the ground surface.	
24					Groundwater observed at approximately 12.0' at time of drilling.	
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
					Page: 2 of 2 Borehole: BH-2 Project: JH Boutique Hotel Location: W side of 330 N Glenwood, Jackson, WY	

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-3		
Site Location: SE side of 345 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,222'			Completed: 4/22/2017		Groundwater Depth: ~7.0'		Total Depth of Borehole: 23.0'	
Borehole Location: Eastern side of Lewis and Clark parking lot, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 9.0'-19.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 3.0': FILL - Asphalt over sandy gravel and cobble pit run fill.	
2						
3					3.0' - 22.5': FLOODPLAIN AND SWAMP DEPOSITS - Interbedded and intermixed clay and silt.	
4						
5		SS			5.0' - 6.5': Clayey silt, grey to blackish brown, moist to wet, very soft, plastic, contains organics.	
6		3-1	10"/18"	2		
7					- groundwater at 7.0' at time of drilling.	
8						
9					- continued easy drilling.	
10		SS			10.0' - 11.5': Clay, bluish brown, wet, soft, highly plastic, organics, fossiliferous.	
11		3-2	18"/18"	3		
12						
13					- heavy grinding.	
14						
15		SS			15.0' - 16.5': Clay, bluish brown, moist, very soft, highly plastic, few organics.	
16		3-3	14"/18"	2		
17						

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-3
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
18 —					FLOODPLAIN AND SWAMP DEPOSITS, continued from page 1	
19 —					20.0' - 21.5': Clay, light brown to dark brown, wet, soft, highly plastic, fossiliferous, shells and organics.	
20 —		SS				
21 —		3-4	12"/18"	3		
22 —						
23 —					22.5' - BOH: ALLUVIUM - Sandy gravel and cobbles, wet, dense.	
24 —					Bottom of borehole at 23.0' below the ground surface. Groundwater observed at approximately 7.0' at time of drilling.	
25 —						
26 —						
27 —						
28 —						
29 —						
30 —						
31 —						
32 —						
33 —						
34 —						
35 —						
36 —						
37 —						
38 —						
39 —						



Teton Geotechnical

Page: 2 of 2

Borehole: BH-3

Project: JH Boutique Hotel

Location: SE side of 345 N Cache, Jackson, WY

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-4		
Site Location: SE side of 325 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~7.0'		Total Depth of Borehole: 16.5'	
Borehole Location: Southeast side of Pioneer Motel courtyard, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 9.0'-19.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 2.0': FILL - Asphalt over sandy gravel and cobble fill.	
2					2.0' - 16.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay, silt, sand, and gravel. 5.0' - 6.5': High plastic clay, dark brown, moist, soft, highly plastic. - groundwater at 7.0' at time of drilling. - gravel lenses from 7'-12'. - continued easy drilling. 10.0' - 11.5': Silty, clayey gravel, grey brown, wet, loose. 15.0' - 16.5': Silty clay, dark brown, wet, very soft, highly plastic, gravel in shoe (likely from above). Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 7.0' at time of drilling.	37
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-5		
Site Location: West side of 325 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~15.0'		Total Depth of Borehole: 16.5'	
Borehole Location: West side of Pioneer Motel courtyard, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 5.0'-15.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 2.0': FILL - Asphalt over sandy gravel and cobble fill.	
2					2.0' - 15.0': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay, silt, sand, and gravel. - dark brown, moist cuttings, easy drilling. 5.0' - 6.5': Silty clay, dark brown, moist, soft, highly plastic. - groundwater at 15.0' at time of drilling. - gravel lenses from 7'-12'. - continued easy drilling. 10.0' - 11.5': Silty clay, grey brown, moist, very soft, moderately plastic, organics. - easy, quiet drilling.	18
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16					15.0' - 16.5': ALLUVIUM - Sandy gravel and cobbles, medium brown, dense, wet.	
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 15.0' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-6		
Site Location: West side of 45 Mercill Ave., Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~4'		Total Depth of Borehole: 16.5'	
Borehole Location: Parking lot behind Pioneer Motel, off of alley, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 0.0'-10.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Asphalt over sandy gravel and cobble fill.	
2					1.5' - 11.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay and silt. - groundwater at 4.0' at time of drilling. 5.0' - 6.5': Silty clay, dark brown, wet, very soft, highly plastic.	15
3						
4						
5		SS				
6		6-1	12"/18"	2		
7					- continued easy drilling. 10.0' - 11.5': Silty lean clay, dark brown, wet, stiff, moderately plastic, gravel in shoe.	15
8						
9						
10		SS				
11		6-2	10"/18"	11	11.5' - BOH: ALLUVIUM - Sandy gravel and cobbles, medium brown, wet, medium dense. - grinding from 11.5' to 15.0'	15
12						
13						
14						
15		SS			15.0' - 16.5': Sandy gravel and cobbles, medium brown, medium dense, wet.	
16		6-3	4"/18"	22		
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 4.0' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-7		
Site Location: W side of 335 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/23/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,222'			Completed: 4/23/2017		Groundwater Depth: ~5.0'		Total Depth of Borehole: 76.5'	
Borehole Location: West side of Lewis and Clark parking lot, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 30.0'-40.0'.				
Surface Description: Asphalt driveway				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Sample Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
1					0.0' - 2.0': FILL - Asphalt and sandy gravel and cobble fill.	
2					2.0' - 24.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed and interbedded clay, silt, sand, and gravel.	
3						
4					5.0' - 6.5': Silty clay, dark brown, moist, soft, highly plastic, some organics.	
5						
6		SS 7-1	13"/18"	3	- groundwater observed at ~5.5' at time of drilling.	
7						
8					10.0' - 11.5': Sandy clayey gravel, medium brown, wet, medium dense.	
9						
10						
11		SS 7-2	8"/18"	19		
12					15.0' - 16.5': High-plastic silt, grey brown, moist, very soft, highly plastic, fossiliferous.	
13						
14						
15						
16		SS 7-3	18"/18"	2		30
17						

Project: JH Boutique Hotel					Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-7	
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology			Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors.			
					Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.			
18					FLOOD PLAIN AND SWAMP DEPOSITS, continued from Page 1 20.0' - 21.5': Silt, light brown/yellow tan, moist, very soft, plastic, fossiliferous.			NP
19								
20		SS						
21		7-4	16"/18"	2				
22								
23					24.5' - BOH: ALLUVIUM - Sandy gravel and cobbles. 25.0' - 26.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter, moderately difficult drilling. 30.0' - 31.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter, moderately difficult drilling. - heavy grinding. - heaving sands. 35.0' - 36.5': Silty sandy gravel and cobbles, medium brown, wet/saturated, dense.			
24								
25		SS						
26			6"/18"	42				
27								
28								
29								
30		SS						
31			4"/18"	21				
32								
33								
34								
35		SS						
36			5"/18"	47				
37								
38								
39								



Teton Geotechnical

Page: 2 of 4

Borehole: BH-7

Project: JH Boutique Hotel

Location: W side of 330 N Glenwood, Jackson, WY

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-7
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					<u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors. <u>Rock Description:</u> modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
40					ALLUVIUM, continued from Page 2	
41						
42						
43						
44						
45		SS			45.0' - 46.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter.	
46			9"/18"	50		
47						
48						
49						
50						
51						
52						
53						
54						
55		SS			55.0' - 56.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter.	
56			10"/18"	50		
57						
58						
59						
60						
61						
					Page: 3 of 4 Borehole: BH-7 Project: JH Boutique Hotel Location: W side of 330 N Glenwood, Jackson, WY	

Project: JH Boutique Hotel				Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-7	
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology				Plasticity Index
					<u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors.				
					<u>Rock Description:</u> modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.				
62					ALLUVIUM, continued from Page 3				
63					- sand or clay lens from 60'-64'.				
64									
65		SS			65.0' - 66.5': Sandy clayey gravel, red brown, moist, very dense, indurated, difficult drilling.				
66			8"/18"	50/5"					
67					- broke free of hard layer at 67'.				
68					- gravel from 67'-68'.				
69					- easier drilling from 68'-70'.				
70					- gravel layer at 70'.				
71									
72									
73					- easy drilling from 73'-75'.				
74									
75		SS			75.0' - 76.5': Sand, grey brown, wet/saturated, dense, fine-grained, well sorted.				
76		7-5	10"/18"	48					
77					Bottom of borehole at 76.5' below the ground surface.				
78					Groundwater observed at approximately 5.5' at time of drilling.				
79									
80									
81									
82									
83									


Teton Geotechnical

Page: 4 of 4
Borehole: BH-7
Project: JH Boutique Hotel
Location: W side of 330 N Glenwood, Jackson, WY

APPENDIX B

Strata Laboratory Test Results



Summary of Test Results

Project: JH Boutique Hotel 1703.1

Client: Teton Geotechnical

Tested By: O. Martinez

Specimen Preparation: Wet

Project Number: IF17034A

Date: 5/17/2017

Location	Depth (feet)	Lab Number	Atterberg			Fines Class
			LL	PL	PI	
BH 2-2	10	IF1700037	43	21	23	CL
BH 2-3	15	IF1700038	98	53	45	MH
BH 3-2	10	IF1700039	36	20	16	CL
BH 4-1	5	IF1700040	62	25	37	CH
BH 5-2	10	IF1700041	34	16	18	CL
BH 6-2	10	IF1700042	31	16	15	CL
BH 7-3	15	IF1700043	70	40	30	MH
BH 7-4	20	IF1700044	NV	NP	NP	ML

NV = No Value NP = Non-Plastic

Reviewed By:



Teton Geotechnical

APPENDIX C

Corrected N60 Spreadsheet

Jackson Boutique Hotel
Blow Count Data



Uncorrected N Values							
Depth	BH-1	BH-2	BH-3	BH-4	BH-5	BH-6	BH-7
5	13	8	2	3	5	2	3
10	16	3	3	10	2	11	18
15	14	3	2	2	32	22	2
20			3				2
25							32
30							16
35							34
45							36
55							36
65							50/5.5"
75							35

Corrected N Values							
Depth	BH-1	BH-2	BH-3	BH-4	BH-5	BH-6	BH-7
5	13	8	2	3	5	2	3
10	17	3	3	10	2	11	19
15	16	4	2	2	38	26	2
20			4				2
25							42
30							21
35							47
45							50
55							50
65							50/5.5"
75							48

	Value from Table			
Hammer Efficiency (Em)	0.6			
Borehole Diameter Correction (Cb)	1.15			
Sampler Correction (Cs)	1.2			
Rod Length Correction (Cr)	0.75	0.85	0.95	1

$$N_{60} = \frac{Em * Cb * Cs * Cr * N}{0.60}$$

TABLE 4.4 BOREHOLE, SAMPLER, AND ROD CORRECTION FACTORS		
Factor	Equipment Variables	Value
Borehole diameter factor, C_B	2.5 - 4.5 in (65 - 115 mm)	1.00
	6 in (150 mm)	1.05
	8 in (200 mm)	1.15
Sampling method factor, C_S	Standard sampler	1.00
	Sampler without liner (not recommended) (generally used)	1.20
Rod length factor, C_R	10 - 13 ft (3 - 4 m)	0.75
	13 - 20 ft (4 - 6 m)	0.85
	20 - 30 ft (6 - 10 m)	0.95
	> 30 ft (> 10 m)	1.00

Adapted from Skempton (1986).

Apparent Density of Coarse-Grained Soils

SPT N-Value (corrected)	Apparent Density
0 - 4	Very loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
> 50	Very Dense

Consistency of Fine-Grained Soils

SPT N-Value (uncorrected)	Consistency	Compressive Strength (ksf)	Results of Manual Manipulation
< 2	Very Soft	< 0.5	Specimen (height = twice the diameter) sags under its own weight; extrudes between fingers when squeezed
3 - 4	Soft	> 0.5 - 1.0	Specimen can be pinched in to between the thumb and forefinger; remolded by light finger pressure
5 - 8	Medium stiff	> 1.0 - 2.0	Can be imprinted easily with fingers; remolded by strong finger pressure
9 - 15	Stiff	> 2.0 - 4.0	Can be imprinted with considerable pressure from fingers or indented by thumbnail
16 - 30	Very stiff	> 4.0 - 8.0	Can be barely imprinted by pressure from the fingers or indented by thumbnail
> 30	Hard	> 8.0	Cannot be imprinted by fingers or difficult to indent by thumbnail

APPENDIX D

WDEQ LAUST Project Results

8.0 PROJECT RESULTS – CACHE CHEVRON (0-001535), TETON TEXACO (0-003436), AND AMERICAN LEGENDS GALLERY (0-003882)

The Cache Chevron, Teton Texaco, and American Legends Gallery sites are grouped together owing to their close physical proximity. Cache Chevron is located at 401 North Cache Street (Figure 2-1b). Teton Texaco is located at 375 North Cache Street, directly south of Cache Chevron, and is the present location of Eagle Rent-A-Car. American Legends Gallery is located at 355 North Cache Street, adjacent to and south of the Teton Texaco property.

8.1 INVESTIGATION RESULTS

The following discussion of investigation results provides an integration of past and current information regarding site background, soil conditions, groundwater conditions, potential receptors, and slug tests. A list of investigative activities performed by Dames & Moore during the 1999 ASA is included in the Site Background Section below. Tables 8-1 and 8-2 contain summaries of BTEXNM, TPH-DRO, TPH-GRO, cadmium, chromium, and lead concentrations in soil and groundwater samples from the SSI and ASA investigations. WDEQ recommended SCCs for oral exposure, and MCLs/DWELs for ingestion of groundwater are included in the tables for comparison. VOCs detected in soil or groundwater samples collected during the 1999 ASA are included in Tables 3-4 and 3-9 (Section 3.0).

8.1.1 Site Background

The following discussion of site background addresses each site separately.

The **Cache Chevron** property has been occupied by gas stations for more than 47 years. In 1988, five gasoline USTs were removed from the area where the current tank basin is located, on the south side of the service station. These tanks included three 3,000-gallon tanks, one 6,000-gallon tank and one 12,000-gallon tank. A 500-gallon waste oil UST and a 1,000-gallon heating oil UST were removed from the west side of the service station building. The location of these tank basins and other site features are shown on Figure 8-1.

In 1988 during tank removal activities, a spill of 550 gallons of gasoline occurred when one tank was ruptured. At the time some of the spilled fuel was reportedly recovered and impacted soil was excavated for off-site disposal. During the fall of 1988, a release of an estimated 1,076 gallons of gasoline occurred as the result of an underground line leak. Some of this product was

recovered. A groundwater recovery system operated on the property prior to 1990. Site investigations comprised of test borings, monitoring well installations, and groundwater sampling were conducted on the property prior to 1990.

At the **Teton Texaco** in 1989, petroleum hydrocarbons were detected in soil and groundwater during a limited subsurface investigation of the Teton Texaco property. This effort included the installation and sampling of groundwater monitoring wells.

In 1990, four USTs were removed from the site, including two 6,000-gallon gasoline tanks, one 500-gallon waste oil tank, and one 500-gallon heating oil tank. During tank removal activities, approximately 186 tons of contaminated soil was removed from the tank basins and replaced with clean fill. The locations of the tank basins and other site features are shown on Figure 8-1.

In 1974 at the **American Legends Gallery**, three USTs of unknown size and contents were reportedly removed from the American Legends Gallery property. No documentation of this removal is available. During a limited site investigation in 1991, a very strong gasoline odor was detected in excavations on the west side of the site building and free product was discovered at approximately 7 feet bgs. This area is shown in outline on Figure 8-1.

In 1997, as part of the SSI, sewer lines in the alley west of the Teton Texaco and American Legends Gallery properties were identified as potential receptors of petroleum vapors and free product. The sewer lines in this area were field screened using a PID and no detectable concentrations of organic vapors were reported. The basements of the Cache Motel and the Sweeney residence and the crawlspace of a rental unit at the Schreiber property were identified as potential vapor receptors. Indoor air sampling for benzene and n-hexane was performed at these three locations as part of the SSI; no detectable concentrations were reported in the air samples.

In 1997, as part of the SSI, five additional borings were drilled at Cache Chevron and three of the borings were completed as monitoring wells. Fifteen additional borings were advanced to 6 to 14 feet bgs at Teton Texaco and the American Legends Gallery and eight of these borings were completed as monitoring wells. The locations of the borings are shown on Figure 8-1.

In 1997, as part of the SSI, nine existing four-inch diameter groundwater monitoring wells on the Cache Chevron site were included in the groundwater-sampling program. Five of these wells (MW-CC-3, MW-CC-TB-1, MW-CC-TB-2, MW-CC-TB-3 and MW-CC-TB-4) were located in

the immediate vicinity of the existing USTs. Four other wells (MW-CC-4, MW-CC-5, MW-CC-6 and MW-CC-7) were located along the western edge and in the northern portion of the property. The locations of these monitoring wells are shown on Figure 8-1.

The magnitude and extent of petroleum hydrocarbons in the soil and groundwater at the Cache Chevron/Teton Texaco/American Legends Gallery site were not fully defined in previous investigations. Specifically, the western extent of petroleum hydrocarbons in soil and groundwater was uncertain. Additional investigative activities performed by Dames & Moore during the ASA included:

Cache Chevron

- The installation of one additional monitoring well (MW-301) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of one additional soil sample (MW-301) to the west of the property to further delineate the horizontal extent of soil contamination.
- The collection of five additional groundwater samples (from three existing monitoring wells and one new monitoring well) to characterize groundwater.
- The collection of groundwater elevation measurements during the summer and fall 1999 sampling events, and again in January 2000 to monitor seasonal fluctuations in the water table.
- Soil Treatability Study performed on contaminated soil collected from Cache Chevron property to evaluate biodegradation potential.

Teton Texaco

- The installation of one additional monitoring well (MW-300) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of one additional soil sample (MW-300) to the west of the property to further delineate the horizontal extent of soil contamination.
- The collection of five additional groundwater samples (from three existing monitoring wells and one new monitoring well) to characterize groundwater.
- The collection of groundwater elevation measurements during the summer and fall 1999 sampling events, and again in January 2000 to monitor seasonal fluctuations in the water table.
- The performance of three slug tests in order to determine the hydraulic conductivity of aquifer materials.

American Legends Gallery

- The installation of one additional monitoring well (MW-375) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of two groundwater samples from newly installed monitoring well MW-375 to characterize groundwater

Additional Investigative Activities

- Dames & Moore observed for seeps in the basement of the Cache Creek Motel. None were found at the time.

8.1.2 Soil Conditions

Subsurface materials at the site are comprised of clayey silts with occasional interbedded silty sands. Silt and sand layers were encountered from 10 to 12 feet and from 15 to 15.5 feet bgs in boring MW-300. Fill material consisting of sand and gravel was encountered at shallow depths at several locations and to depths of 6 to 8 feet at the tank basin locations. A geologic cross-section from monitoring well MW-300 east to MW-020 (between the Teton Texaco and American Legends Gallery buildings) is illustrated on Figure 8-2.

Table 8-1 lists TPH-DRO and TPH-GRO concentrations in soil samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, TPH-DRO was detected in five samples at concentrations ranging from 100 mg/kg to 780 mg/kg, in exceedance of its SCC of 100 mg/kg. No other TPH-DRO concentrations were detected above its SCC during the 1997 SSI or 1999 ASA. During the SSI, TPH-GRO was detected in six samples at concentrations ranging from 34 mg/kg to 3,000 mg/kg, in exceedance of its SCC of 30 mg/kg. No other TPH-GRO concentrations were detected above its SCC during the SSI or ASA. Figure 8-3 depicts TPH-GRO and TPH-DRO concentrations in both soil and groundwater samples collected at the site during the 1997 SSI and 1999 ASA. Soil concentrations, along with sample depths are shown in brackets. Groundwater results are discussed in the following section (Section 8.1.3). The area of remedial focus shown on Figure 8-3 is based on benzene concentrations in groundwater as discussed in Section 8.1.3.

Table 8-1 lists benzene concentrations in soil samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI and 1999 ASA, benzene was detected in soil samples collected at concentrations ranging between 12 µg/kg to 12,000 µg/kg, well below its SCC of 52,000 µg/kg. Figure 8-4 depicts the benzene concentrations in both soil and groundwater samples collected at the site during the 1997 SSI and 1999 ASA.

Table 8-1 lists other BTEXNM compounds that were analyzed in soil samples collected during the SSI and ASA. Trace concentrations of other BTEXNM compounds were detected in the soil during both the SSI and ASA; however, all concentrations were well below their respective SCCs.

Soil samples collected during the SSI and ASA were analyzed for the full suite of EPA 8260 VOC compounds. No VOC concentrations were detected in exceedance of their respective SCCs in the soil samples collected from monitoring wells MW-300 and MW301 during the 1999 ASA. Results for the samples from the ASA are listed in Table 3-4 (Section 3.0). The SSI data were not integrated into this table but are available in the 1997 SSI report.

Table 8-1 lists cadmium, chromium, and lead concentrations in soil samples collected during the SSI and ASA. One soil sample from the 1997 SSI and two soil samples from the 1999 ASA were analyzed for metals. All metal concentrations were well below their respective SCCs.

8.1.3 Groundwater Conditions

Figure 6-6 (Section 6.0) shows contoured groundwater elevations and the general flow direction for the North Cache area. The Cache Chevron/Teton Texaco/American Legends Gallery site is included on the figure. The groundwater elevations are from water level measurements taken during the summer 1999 sampling event of the ASA. In the site area the general groundwater flow direction is to the west-northwest.

Table 3-8 (Section 3.0) lists casing elevations, dates measured, depths to groundwater, groundwater elevations, maximum elevation difference per well, range of depths to groundwater per site, and the maximum elevation difference in a well per site. Depths to groundwater recorded from July 1997 to January 2000 range from about 3.13 to 7.80 feet bgs across the site. Over this time period, the maximum variation in depth to groundwater in a well is 2.35 feet.

Table 8-2 lists TPH-DRO and TPH-GRO concentrations in groundwater samples collected during the 1997 SSI and 1999 ASA. TPH-DRO was not detected at concentrations that exceeded

its DWEL of 10,000 µg/L in groundwater samples collected during the SSI or ASA. TPH-GRO was detected in 8 monitoring wells during the SSI in exceedance of its DWEL of 10,000 µg/L at concentrations ranging from 17,000 µg/L to 50,000 µg/L. During the ASA, groundwater samples collected from four site wells had TPH-GRO concentrations at or above the DWEL: MW-20 (22,000 µg/L), MW-021 (10,000 µg/L), MW-022 (13,000 µg/L), and MW-300 (12,000 µg/L). Figure 8-3 depicts TPH-DRO and TPH-GRO concentrations in groundwater samples collected at the site during the 1997 SSI and 1999 ASA.

Table 8-2 lists benzene concentrations in groundwater samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, benzene was detected at concentrations in exceedance of its MCL of 5 µg/L in 19 monitoring wells at concentrations ranging from 8 µg/L to 5,800 µg/L. During the 1999 ASA, benzene was detected at concentrations in exceedance of its MCL in eight out of the nine monitoring wells sampled in concentrations ranging from 21 µg/L to 3,300 µ/L. Benzene was detected at concentrations greater than 1,000 µg/L in monitoring wells MW-020, MW-022, and MW-300 at concentrations of 1,100 µg/L, 3,300 µg/L, 1,600 µg/L, respectively.

The highest benzene concentrations were found in three locations: 1) in wells located in the tank basin south of Cache Chevron; 2) in MW-021, located in the northeast corner of the Teton Texaco property; and 3) in the area between the American Legends Gallery building and the Teton Texaco building. Figure 8-4 depicts benzene concentrations in groundwater samples collected at the site during the 1997 SSI and the 1999 ASA.

Table 8-2 lists concentrations of other BTEXNM constituents in groundwater samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, other BTEXNM compounds exceeded their respective MCLs. Toluene was detected at concentrations ranging from 1,600 µg/L to 5,000 µg/L, in exceedance of its MCL of 1,000 µg/L. Ethylbenzene was detected at concentrations ranging from 720 µg/L to 1,600 µg/L, exceeding its MCL of 700 µg/L. MTBE was detected in the sample collected from MW-CC-TB3 at a concentration of 910 µ/L in exceedance of its MCL of 200 µg/L. During the 1999 ASA, trace concentrations of other BTEXNM constituents were detected, but all were well below their respective MCLs.

Groundwater samples were analyzed for the full suite of EPA Method 8260 VOCs during the SSI and ASA. No additional VOC compounds were detected at concentrations exceeding MCL/DWELs in groundwater collected from the site. ASA results are reported in Table 3-9

(Section 3.0). The SSI data were not integrated into this table but are included in the 1997 SSI report.

Table 8-2 lists cadmium, chromium, and lead concentrations in groundwater samples collected during the SSI and ASA. During the 1997 SSI, lead was the only metal detected above its MCL of 0.05 mg/L at a concentration of 0.06 mg/L in the samples collected from MW-20, MW-25, and MW-CC-3. Cadmium, chromium, and lead did not exceed their respective MCLs in groundwater samples collected during the 1999 ASA.

For future monitoring activities, the existing wells at Cache Chevron were destroyed during facility remodeling in late 1999 to early 2000. These wells will be replaced during construction activities in summer 2000.

8.1.4 Potential Receptors

No immediate health or safety hazards were identified at the Cache Chevron/Teton Texaco/American Legends Gallery site during the SSI or ASA. No domestic water wells were identified in the vicinity that might be impacted from the Cache Chevron/Teton Texaco/American Legends Gallery source area.

Cache Creek flows through a culvert along the south side of the American Legends Gallery property before entering Flat Creek. Based on the available data, there are no impacts to Cache Creek or Flat Creek from sources at the Cache Chevron/Teton Texaco/American Legends Gallery site.

The 1997 SSI identified the sewer lines and basement areas west of the Teton Texaco and American Legend Gallery properties as potential vapor or free product receptors. No hazards were identified at the time of the investigation. No utilities are known to have been impacted at the site.

8.1.5 Slug Tests

Three slug tests were performed at the Cache Chevron/Teton Texaco/American Legends Gallery site during the 1999 ASA. The slug tests were used to estimate hydraulic conductivity of the subsurface saturated zone. The hydraulic conductivities were calculated utilizing three methods shown in the table below.

Estimated Hydraulic Conductivity (ft/day)

Monitoring Well I.D.	Bouwer & Rice	Hvorslev	Cooper, et. al.
MW-021	3.6	36.0	19.1
MW-300	3.8	7.5	1.8
MW-301	1.5	2.7	3.7

Although three different methods were used to calculate the hydraulic conductivity at the site, the average of the values generated using the Bouwer and Rice method for unconfined aquifers was used to estimate the hydraulic conductivity (3.0 ft/day) at the site. The Bouwer and Rice method was the most conservative and believed to be the most applicable to actual site conditions.

8.2 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations in the form of remedial action alternatives are based on site investigation information.

8.2.1 Conclusions

Releases of petroleum hydrocarbons from USTs have affected soils and groundwater at the Cache Chevron/Teton Texaco/American Legends Gallery site.

- Subsurface materials at the Cache Chevron/Teton Texaco/American Legends Gallery site are comprised of clayey silts with occasional interbedded silty sands to a depth of at least 15.5 bgs. Fill material consisting of sand and gravel was encountered to shallow depths and to depths of 6 to 8 feet at the tank basin locations. Depths to groundwater, measured between September 1997 and January 2000, vary from 3.13 to 7.80 feet bgs across the site. The largest variation in measured depths to groundwater in an individual well was 2.35 feet.

- Site soils are impacted by petroleum hydrocarbons at depths ranging from 4 to 6 feet bgs. Because these depths correspond roughly with variations in depth to groundwater, it is concluded that most of the contamination at the site lies within the smear zone.
- Groundwater at the site is impacted by relatively high concentrations of benzene and TPH-GRO from multiple sources.
- Slug tests performed at monitoring wells MW-021, MW-300 and MW-301 gave an average estimated hydraulic conductivity of approximately 3 feet per day, indicating that soils in the area have low permeability.

8.2.2 Recommendations

Recommended Remedy: Enhancement of *In Situ* Bioremediation by ORC[®] Pressure Injection

Conventional AS/SVE was cited as the presumptive remedy in the Dames & Moore Technical Proposal for the Cache Chevron/Teton Texaco/American Legends Gallery sites. For reasons listed below, Dames & Moore recommends instead *in situ* bioremediation enhanced through the pressure injection of an oxygen release source, such as ORC[®], within the area of remedial focus at the Aspen Service portion of the site.

It is also recommended that a minimum of five new monitoring wells be installed on the Cache Chevron property, and that groundwater be monitored for a period of at least two years following the pressure injection of ORC[®] or a like product.

Rationale

ORC[®] pressure injection is recommended over conventional AS/SVE treatment for the following reasons:

- Low permeability soils at the site do not lend themselves well to remediation by conventional AS/SVE treatment or treatment by GCW technology.
- The use of conventional AS/SVE would require extensive drilling, well completion, well development, and well maintenance in a very congested part of town; the use of ORC requires only direct-push holes for the injection of the ORC[®] slurry.

- Given the relatively low, but persistent, level of contaminants at this site, it is expected that one ORC[®] pressure injection would be enough to remediate most of the site to WDEQ/DWQ's standards. However, some portions of the site will likely require a second or third injection of ORC[®] or a like product.
- A minimum of two years of groundwater monitoring is recommended in order to monitor contaminant migration in the low flow aquifer.

Figure 8-5 shows the locations of proposed ORC[®] injection points, and the locations of proposed monitoring wells.

8.3 COST ESTIMATION

The remedial plan for the Cache Chevron/Teton Texaco/American Legends Gallery site was based ultimately on considerations other than cost, as explained in Section 8.2 above, although cost was a decision factor. The engineering cost estimation broken out in the table below is expected to be accurate within +/- 30 percent in year 2000 dollars. The expected project life is estimated at two years. Direct costs listed in the table include costs associated with the material and labor required to complete the ORC[®] injections. Indirect capital costs include engineering design and specification, construction management and contingencies. O&M costs include only sampling and analysis of selected monitoring wells. Decommissioning and close-out costs include the plugging and abandonment of all monitoring wells on the site and producing a final report.

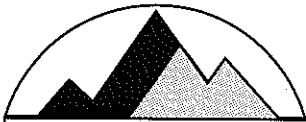
Activity	Cost Per Activity (\$1000)	Number of Units	ORC Injection (\$1000)
Direct Costs	\$93	1	\$93
Indirect Capital Costs	\$25	1	\$25
O&M Costs (Annual)	\$49	2	\$98
Decommissioning and Closeout Costs	\$21	1	\$21
Salvage Value	\$0	0	\$0
Project Life (years)	2		
Total Project Cost (year 2000 dollars)			\$237



Teton Geotechnical

APPENDIX E

WAI Project Report



WOMACK & ASSOCIATES, INC.

P.O. Box 12650 • Jackson, WY 83002 • Office (307) 733-7209

Fax (307) 733-8005 • Cell (307) 690-4033

• Geotechnical Engineering

• Geology

January 18, 2008

Mr. Reed Armijo
Jorgensen Associates, P.C.
PO Box 9550
Jackson, WY 83002

RE: GEOTECHNICAL SITE INVESTIGATION, HEIDER PROPERTY, NORTH CACHE STREET, JACKSON, WYOMING

Dear Reed:

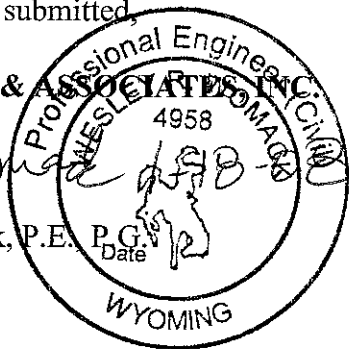
We are pleased to present this report on our geotechnical site investigation for the proposed development of the Heider property at the intersection of Perry Street and North Cache Street. Three copies are enclosed. The report describes site conditions and presents conclusions and recommendations regarding foundation construction.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,

WOMACK & ASSOCIATES, INC.

Ray Womack
Ray Womack, P.E.
Date *1/18/08*



Enclosure: Reports

GEOTECHNICAL INVESTIGATION REPORT
HEIDER PROPERTY
JACKSON, WYOMING

Prepared for:

Reed Armijo
Jorgensen Associates, P.C.
PO Box 9550
Jackson, WY 83002

Prepared by:

Womack & Associates
P.O. Box 12650
Jackson, Wyoming 83002

January 18, 2008

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROPOSED CONSTRUCTION.....	1
3.0	INVESTIGATION PROCEDURES.....	1
3.1	FIELD INVESTIGATION	1
3.2	LABORATORY ANALYSIS	1
3.2.1	<i>Fine-grained soils.....</i>	<i>1</i>
3.2.2	<i>Coarse-grained soils.....</i>	<i>3</i>
3.3	REPORT PREPARATION	3
4.0	SITE CONDITIONS.....	3
4.1	DESCRIPTION.....	3
4.2	GEOLOGY	3
4.3	SOILS.....	3
4.4	GROUNDWATER	6
4.5	EARTHQUAKES AND GROUND SHAKING	6
4.6	LIQUEFACTION POTENTIAL	8
5.0	ENGINEERING ANALYSIS AND RECOMMENDATIONS.....	8
5.1	SETTLEMENT	8
5.2	LATERAL PRESSURES	9
5.2.1	<i>Active Pressures</i>	<i>9</i>
5.2.2	<i>Passive Pressures</i>	<i>10</i>
5.2.3	<i>At-Rest Pressures.....</i>	<i>10</i>
5.3	FOUNDATIONS	10
5.3.1	<i>Helical Piers.....</i>	<i>10</i>
5.3.2	<i>Micropiles.....</i>	<i>10</i>
5.4	EXTERIOR SLABS-ON-GRADE	11
5.5	FINAL GRADING	11
5.6	VENTILATION AND RADON	11
5.7	REINFORCING, CONCRETE CONSIDERATIONS, AND UTILITIES TESTING	11
5.8	OBSERVATION DURING CONSTRUCTION.....	12
6.0	LIMITATIONS.....	12
7.0	REFERENCES.....	12

LIST OF FIGURES

Figure 1 - Site Location and Geology Map.....	1
Figure 2 - Borehole Location Map.....	3
Figure 3 - DEQ Monitoring Well Location Map	5
Figure 4 - Seismic Response Spectrum.....	7

LIST OF TABLES

Table 5-1: Lateral Earth Pressure Parameters.....	9
---	---

LIST OF APPENDICES

Appendix A – Borehole Logs
Appendix B – Borehole Data Summary
Appendix C – Laboratory Testing Data
Appendix D – ACI Concrete Publications

1.0 INTRODUCTION

As authorized by Reed Armijo, Womack & Associates (WAI) conducted a geotechnical investigation of the Heider property at the intersection of Perry St. and North Cache St. in Jackson, Wyoming (Figure 1). The purposes were to investigate subsurface soil and groundwater conditions, evaluate soil-engineering properties, and to provide recommendations for foundation construction.

2.0 PROPOSED CONSTRUCTION

As we understand it, preliminary plans call for the entire lot to be occupied by a 3-story residential building with first floor parking and no basement.

3.0 INVESTIGATION PROCEDURES

3.1 Field Investigation

The field investigation conducted on November 19 and 20, 2007 consisted of drilling and logging of four exploratory boreholes, each to a depth of about 32 feet below ground surface (bgs). Standpipe piezometers were not installed due to the presence of 10 DEQ monitoring wells at the site. Borehole locations are shown on Figure 2 and estimated DEQ monitoring well locations are shown on Figure 3.

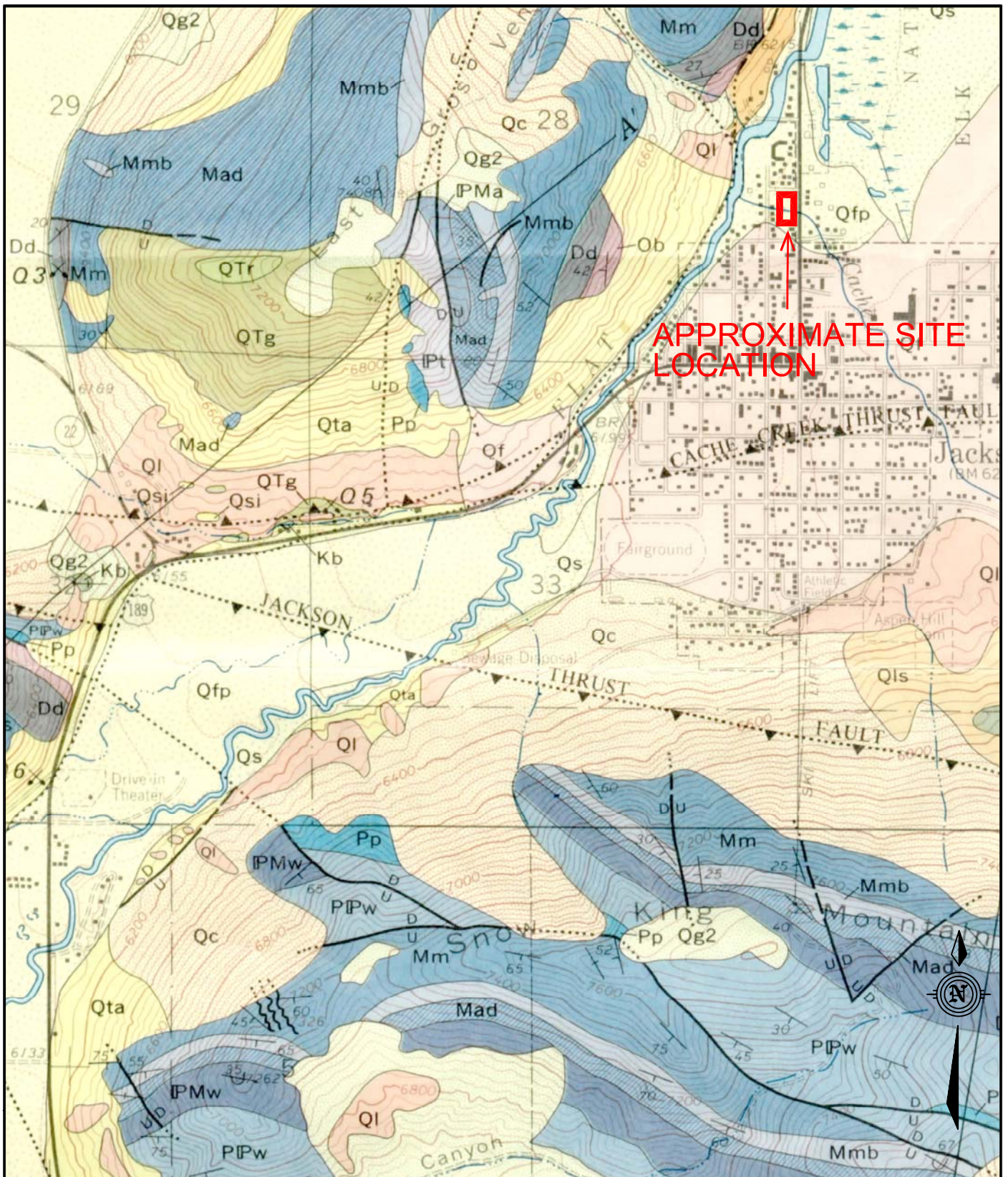
Soil types, thickness, and consistencies were observed and documented by an engineering geologist. Note that site conditions may be variable and actual soil conditions may differ from those represented in the borehole logs.

3.2 Laboratory Analysis

Laboratory testing on select soil samples included moisture content, particle size distribution, Atterberg limits, and consolidation tests. Laboratory results are included in Appendix C

3.2.1 Fine-grained soils

The fine grained soils were classified as low plastic clays, low plastic silts, and low plastic organic silts (CL, ML, and OL in the USCS) with Liquid Limits (LL) ranging from 30 to 43 and plasticity indexes (PI) ranging from 5 to 12. Grain size analysis performed on sample U1 from borehole BH 4 indicate that the sample contained 81% fines (silt and clay sized particles). Moisture contents were very high (25 to 60%), indicating high organic content. The sample with moisture content of 60% (BH-1 at 20 feet) had a LL of 57 and very low PI, a further indication of high organic content. These materials are swamp deposits, essentially peat. As such, they would be expected to be highly compressible. One consolidation test performed for a sample from BH-4 at 10 feet exhibited rather moderate compressibility, but other indicators showed that it is not highly organic and is not believed to be representative of the highly compressible organic soils that dominate the site.



Map Symbols:

Qal - Alluvium

Qfp - Flood Plain Deposits

Qta - Talus

Ql - Loess

Qg2 - Glacial Deposits

Qtc - Conglomerate

SCALE: 1" = 1500'

Qc - Colluvium

Qs - Swamp Deposits

Qf - Alluvial Fan

From Love et al, 1972, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming

Geotechnical Site Investigation
Jorgensen - Heider Property
Jackson, Wyoming

Site Location and
Geologic Map

FIGURE

1

UPDATE TIME:

\\jh \08012000;c\Jorgensen\NorthCache\GeolMap.dwg



WOMACK & ASSOCIATES, INC.

3.2.2 Coarse-grained soils

Grain size analysis performed on sample D5 from borehole BH-3 indicated that the sample contained approximately 48% gravel, 19% sand, and 33% fines. The coarse-grained soils occur below about 20 to 25-foot depth.

3.3 Report Preparation

The report presents the site conditions, borehole logs, location maps, engineering analyses, and recommendations.

4.0 SITE CONDITIONS

4.1 Description

The site is located about 600 feet east of the channel of Flat Creek at the intersection of Perry Street and North Cache Street. Several buildings and businesses currently occupy the site and most of the ground surface is covered by asphalt concrete or gravel paving.

4.2 Geology

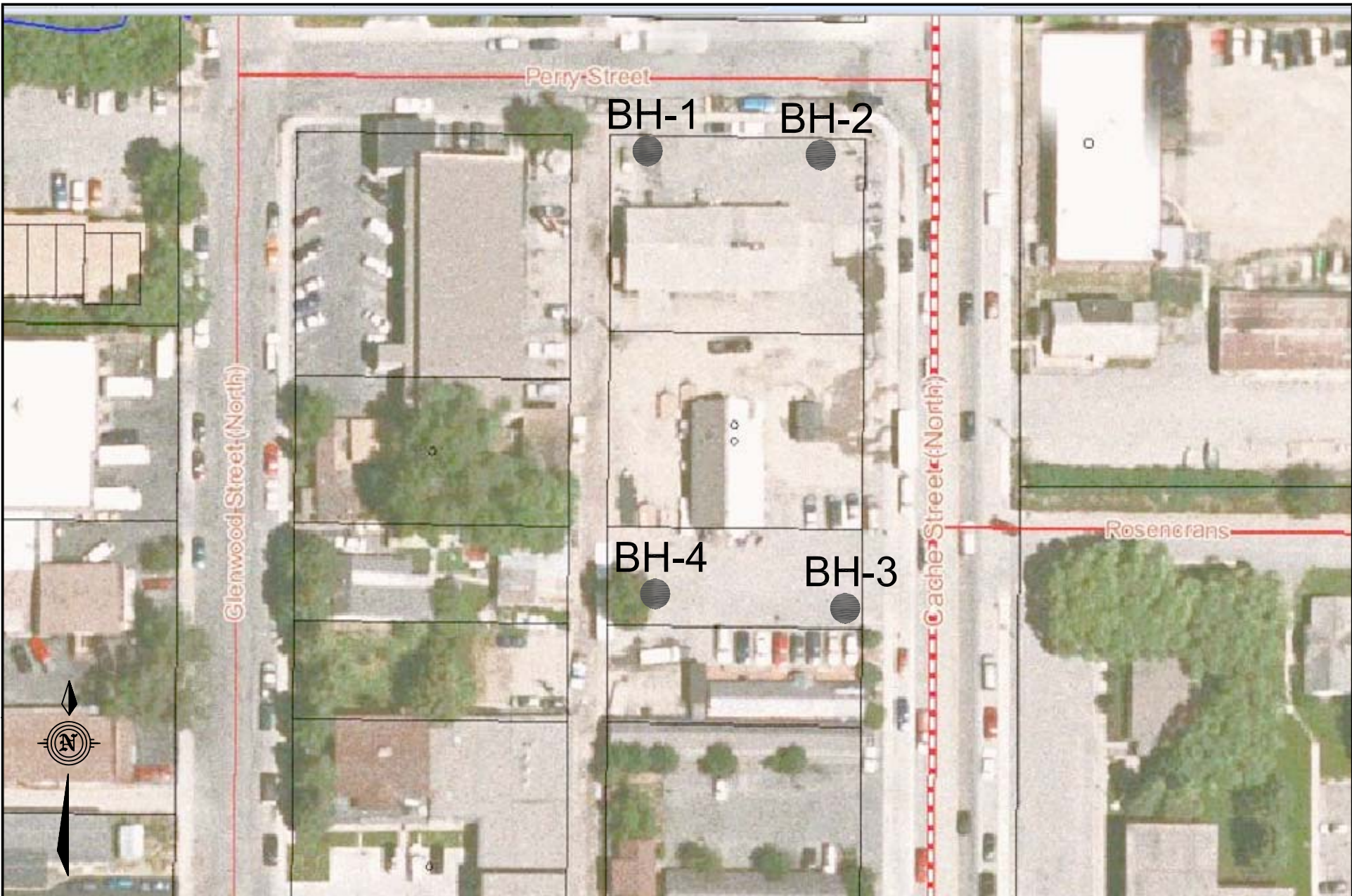
Figure 1 shows the generalized geology for the Jackson area (Love, et al, 1972). Most of the north end of the town of Jackson, including the project site, is mapped as Quaternary flood plain deposits (Qfp) consisting of gravel, sand, silt, and clay and swamp deposits (Qs). The organic soils that occur down to about 25 feet appear to be swamp deposits. The gravel below 25 feet appears to be a flood plain deposit. Bedrock was not encountered in any of the boreholes, and depth to bedrock is unknown.

The inferred (buried) traces of the Cache Creek and Jackson thrust faults are located approximately half a mile and one mile south of the site, respectively. These faults are considered to be relatively old and inactive and do not affect the project. The Teton fault at the base of the Teton Range about 6 miles west of the site is considered to be seismically active.

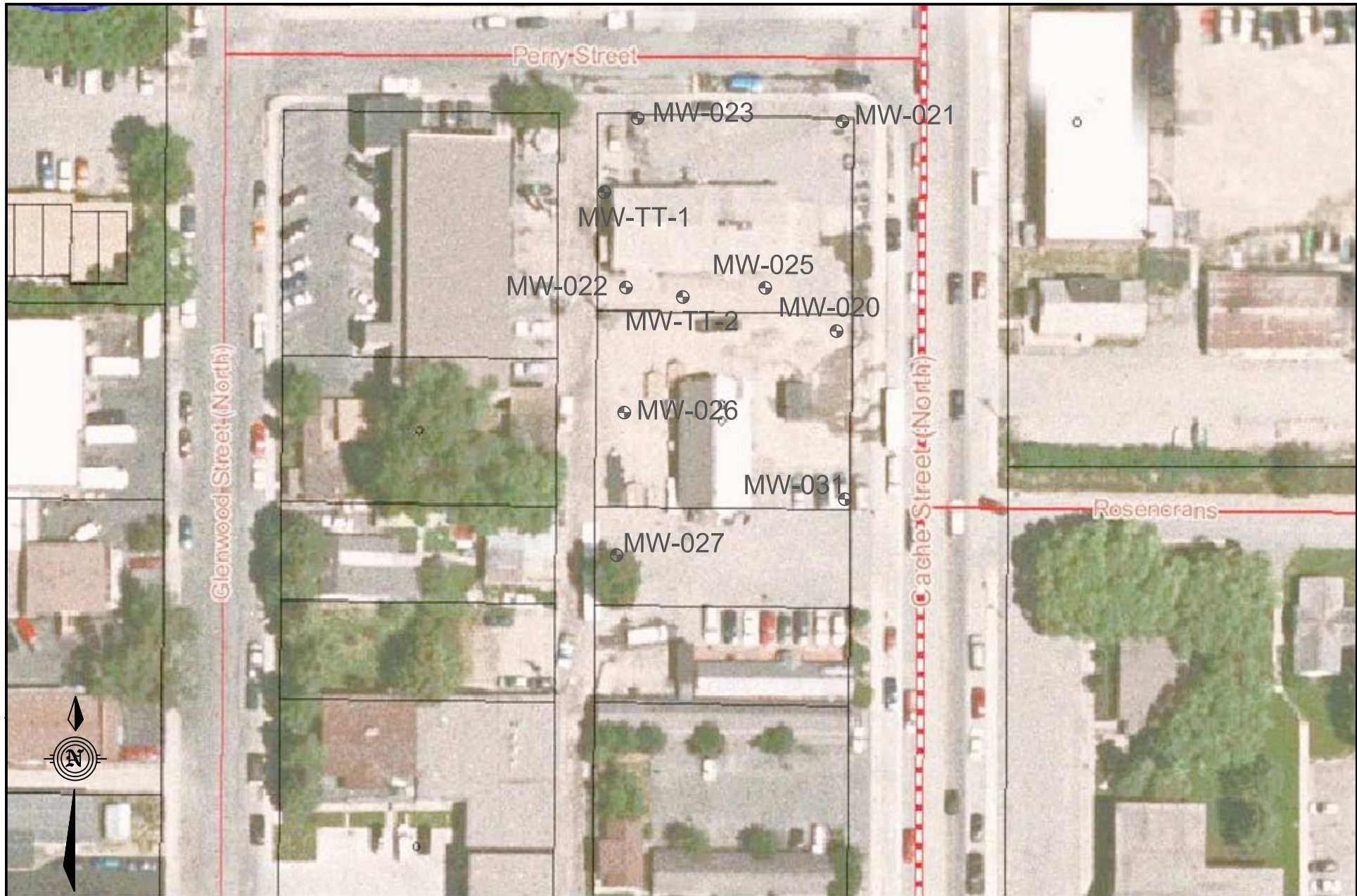
4.3 Soils

The 4 boreholes were consistent in the materials encountered. A layer of coarse fill about 3 feet thick was placed over the site in the past to accommodate construction. Underlying the fill to a depth of approximately 25 feet is very soft to soft clay and silt, sometimes highly organic, likely deposited in a low energy alluvial or swamp environment. Corrected $(N_1)_{60}$ blow counts in the silt and clay ranged from 0 to 14 blows per foot (bpf). Borehole data is summarized in Appendix B.

Coarse-grained clayey sandy gravel alluvium underlies the fine-grained material from a depth of approximately 25 feet to the bottom of the boreholes. The material was generally described as moist to wet, reddish and tan brown, medium dense to very dense, and angular. Corrected $(N_1)_{60}$ blow counts in the gravel ranged from about 40 to over 100 bpf.



Scale: 1" = 70'	Geotechnical Investigation Report Jorgensen – Heider Property Jackson, Wyoming	Borehole Location Map	FIGURE 2
-----------------	--	-----------------------	-------------



Scale: 1" = 70'
* DEQ Monitoring well locations estimated

Geotechnical Investigation Report
Jorgensen - Heider Property
Jackson, Wyoming

Wyoming DEQ LAUST
Monitoring Well Locations

FIGURE
3

4.4 Groundwater

On December 10, 2007, groundwater levels of 5.2 and 5.8 feet BGS were measured in DEQ monitoring wells MW-020 and MW-021, respectively. Groundwater levels in early December are typically lower than those experienced in May and June. As such, these results probably represent an upper bound on groundwater depth. Monitoring should be performed during the spring runoff season to determine peak groundwater levels.

According to figures provided by Jorgensen, the piped reach of Cache Creek appears to cross under the south portion of the property. The condition of the pipe is not known to us; the owner should be aware that leaks in the pipe may be possible.

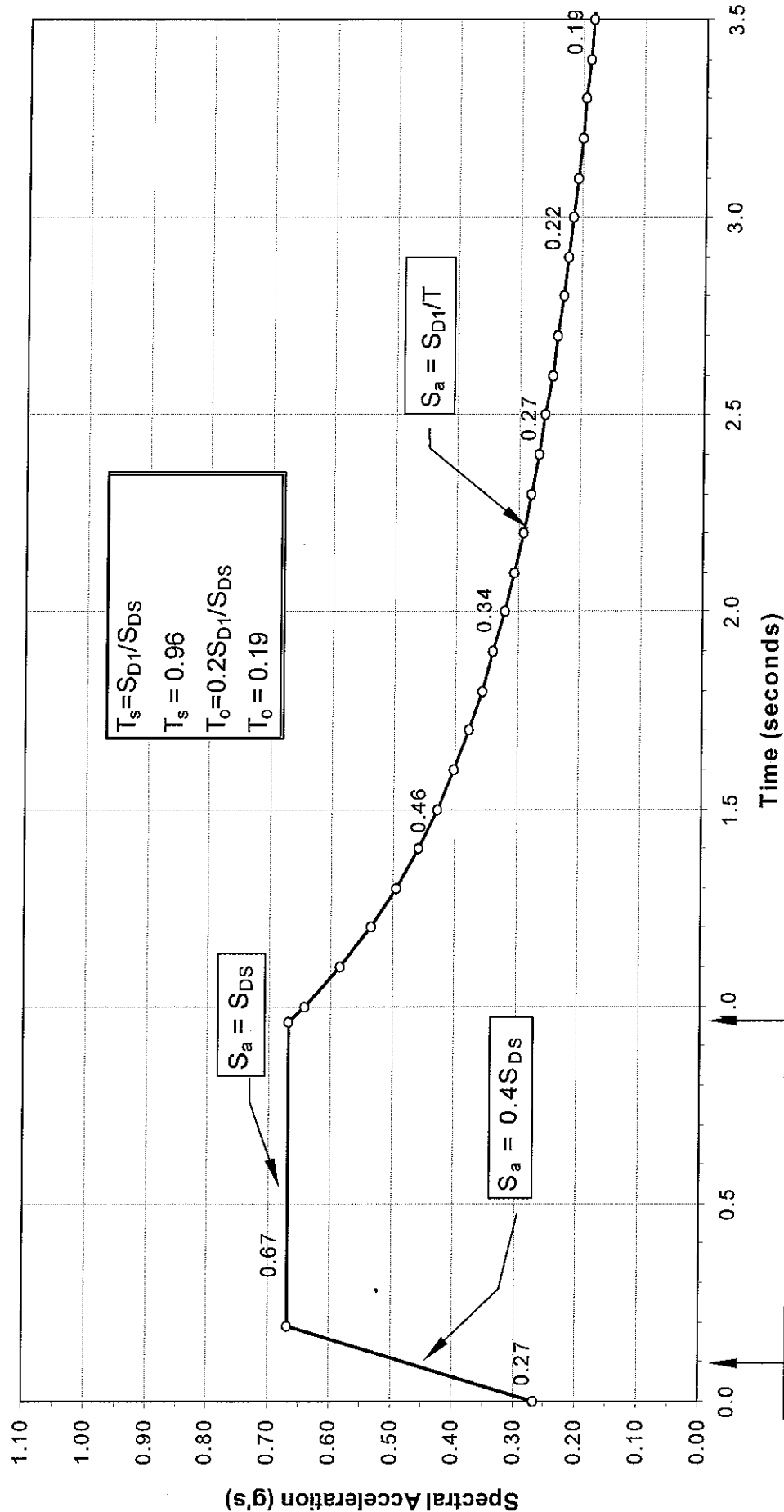
4.5 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho and western Montana and encompasses western Wyoming and the Teton Range (Smith and Arabasz, 1991). The Teton fault is located along the eastern margin of the Teton Range about 6 miles west of the site, and is considered an important structural element of the Intermountain Seismic Belt.

Ground motion accelerations and design response spectra were derived in accordance with the general procedure defined in the 2006 International Building Code (IBC). The provisions of the 2006 IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure.

The approach adopted in the 2006 IBC is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is $2/3$ of the *maximum considered earthquake* (MCE) ground motion. The Site Ground Motion and Design Response Spectrum for the 2006 IBC is presented in Figure 3 and seismic parameters are listed below. According to procedures outlined in section 1613.5.5 of the IBC, the site classifies as a site class E (Soft Soil Profile), largely due to the soft clayey soils within the upper 25 feet of the ground surface. The highly organic soils encountered in some portions of the profile do not appear to be thick enough to push the site into class F.

Design Response Spectrum (2006 IBC) - Site Class E Heider Property, Jackson, Wyoming



Geotechnical Investigation Report
Jorgensen - Heider Property
Jackson, Wyoming

Design Seismic
Response Spectrum

FIGURE

4



Earthquake Loads – Site Ground Motion and Design Response Spectrum 2006 International Building Code (IBC)

Approximate Site Location: **Latitude = 43.485° Longitude = 110.763°**

Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters:

Short Period (S_s) = **1.114**

1-Sec Period (S_1) = **0.402**

Site Class Definition:

E – Soft Soil Profile

Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters:

$S_{MS} = 1.003$

$S_{M1} = 0.965$

$F_a = 1.9$

$F_v = 2.4$

Design Spectral Response Acceleration Parameters:

$S_{DS} = 0.668$

$S_{D1} = 0.643$

4.6 Liquefaction Potential

Loose, saturated sands and silty sand, and in some cases silt and gravel, may liquefy when exposed to seismic shaking. Groundwater levels at this site may be within 4 to 5 feet of the surface seasonally. Although it is very soft, the fine grained alluvium within the upper 25 feet does not appear susceptible to liquefaction. The underlying gravel alluvium is generally regarded as being too coarse-grained, dense, and contains too many fines to be susceptible to liquefaction.

5.0 ENGINEERING ANALYSIS AND RECOMMENDATIONS

5.1 Settlement

A consolidation test was performed on sample U1 from borehole BH-4 indicated modest settlement of less than one inch. However, it is clear that settlement is highly likely to be much larger than this, considering the high organic content of much of the soil profile. It appears that the sample tested may represent an upper bound on unit weight of the clay and silt soils at the site. The dry unit weight of sample BH-4 U1 was 100 pcf; recent consolidation testing on organic silt soil within the vicinity indicated a dry unit weight of about 78 pcf and much larger potential for settlement. Using consolidation data from the organic silt, primary consolidation estimates for 2 foot wide footings loaded to 2,500 psf would be on the order of 3 inches, perhaps more.

In our opinion it is rational to assume that settlement potential of the fine-grained material may be on the order of several inches, and therefore, foundation elements should not bear directly on the silty clay or organic material encountered in the upper 25 feet of the boreholes. Deep foundations should

be installed such that building loads are transferred to the coarse grained sandy gravel material below about 25 feet. Section 5.4 discusses deep foundation options and recommendations.

5.2 Lateral Pressures

Table 5-1: Lateral Earth Pressure Parameters

Condition	Coefficient of Earth Pressure	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	$K_o = 0.53$	58 pcf
	$K_a = 0.36$	40 pcf
	$K_p = 2.77$	305 pcf
Earthquake Conditions		
Level Backfill	$K_{ae} = 0.43$	47 pcf
	$K_{pe} = 2.58$	284 pcf

* Assumes unit weight of backfill of 110 pcf

** Assumes friction angle of 28 deg for backfill material

Lateral pressures against foundation and retaining walls can be estimated using several methods, and there is no overwhelming consensus favoring any one technique. We have used what we believe to be reasonably conservative values that can be justified from normal practice and the technical literature. The main variables are assumptions regarding seismic forces, wall friction, and surcharge pressures created by slopes. As discussed above, the Jackson Hole area is potentially susceptible to ground shaking from earthquakes. A maximum horizontal seismic acceleration k_h in bedrock of 0.22g has been selected for this site (USGS). Lateral pressures have been calculated assuming horizontal backslope conditions. Table 5-1 summarizes lateral pressure parameters applicable to the site.

5.2.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is about 40 pcf (pounds per cubic foot), assuming a horizontal ground surface behind the retaining wall. This pressure distribution would be equivalent to a force of approximately $20H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures have been divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The Mononobe-Okabe equations are often used to estimate dynamic forces against retaining walls. Although there is considerable debate about the theoretical applicability of these equations to rigid walls, they have been used for many

years for seismic design and the performance record of underground walls during earthquakes has generally been good. The Mononobe-Okabe equations were applied using half the maximum horizontal acceleration (Bowles, 1996; Whitman, 1990). This force would be in addition to static active earth pressure, equivalent to $3.5H^2$ pounds per horizontal foot of wall applied at 50% of the wall height above the base.

5.2.2 Passive Pressures

For passive pressures, an equivalent fluid pressure (γK_p) of about 305 pcf was estimated for static conditions and about 284 pcf for seismic conditions. Passive earth pressures were calculated using the Coulomb and Mononobe-Okabe equations, respectively (Bowles, 1996).

5.2.3 At-Rest Pressures

For lateral pressure design of foundation walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure (γK_o) is about 58 pcf, assuming a horizontal ground surface behind the foundation wall. Use the at-rest pressure or the active pressure under seismic conditions for foundation wall design, whichever is greater.

5.3 Foundations

The building should not bear directly on the fine-grained materials in the immediate subgrade. Instead, deep foundations should be installed that bear on the clayey sandy gravel approximately 25 feet below the ground surface. Helical piers are recommended because they are self testing for bearing capacity during installation. Micropiles may also be feasible, depending on the owner's preference. Grade beams and a structural floor would be supported by the deep foundation system.

All piers should end-bear and be socketed into the gravel. A Structural Engineer should determine pier spacing and placement, and design grade beam and structural floor reinforcement. A qualified Structural Engineer should be engaged to provide the design, in consultation with our Geotechnical Engineer. In general, minor cracks in the foundation walls, floors, and sheetrock are normal and should not be a cause for concern.

Seasonal groundwater level fluctuations may result in wetting of the floor slab. The elevation of the floor slab should be set with respect to the peak groundwater elevation, which is likely to be above 5-foot depth. Waterproofing will be required if the slab is set below the groundwater table.

5.3.1 Helical Piers

Depending on the product used, allowable capacities may be on the order of 50 kips per pier. Helical piers will likely be about 30 feet long, and spacing will need to be determined by a structural engineer.

5.3.2 Micropiles

Micropiles will require casing due to shallow groundwater. Micropile design should consider the load to be delivered to the tendon and assume a nominal bond strength of 2 ksf in the gravel material. The fine-grained material should be ignored. Allowable tension and compression loads are equal.

5.4 Exterior Slabs-on-Grade

Exterior slabs (sidewalks, patios, driveways, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. The fine-grained soils may cause particularly severe frost damage. The following suggestions may reduce differential movement of exterior slabs.

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs, and instead should be supported by deep foundations as discussed above. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure.

Exterior slabs placed on topsoil, silt, or clay material may be very susceptible to frost heave, and any exterior flat work placed on these soils may perform poorly. Performance of the slabs may be improved by placement of at least 6 inches (preferably 12 inches) of road mix gravel beneath the slab. Expansion joints are recommended in all concrete flatwork.

The gravel should be separated from the underlying soft clay using filter fabric. The owner should understand that any exterior hardscapes will be highly vulnerable to settlement. Sensitive landscaping features are not recommended.

5.5 Final Grading

Properly compacted backfill and good site drainage are important. Exterior backfill around buildings should consist of site materials placed in lifts and lightly compacted. Exterior fills should be placed as early as possible. Utility trenches should also be backfilled in lifts and lightly compacted. Fine-grained soils are best compacted with a vibrating "sheepsfoot" roller, while granular soils will require a vibrating smooth-drum or padfoot roller for compaction.

Final grading should provide a positive drainage of at least 1 foot in the first 12 feet away from the structure unless covered by paving.

5.6 Ventilation and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary.

5.7 Reinforcing, Concrete Considerations, and Utilities Testing

Footings, slabs, and foundation walls should be reinforced to resist differential movement. We strongly recommend consultation with a structural engineer to specify adequate reinforcement. Exterior concrete should contain 5% to 7% entrained air. We recommend pressure testing of water and sewer lines before backfilling.

5.8 Observation during Construction

A representative of this office should observe construction of any foundation or drainage elements recommended in this report, particularly installation of deep foundations. Site grading, leak-proof testing, and soil compaction should be observed by a representative of this office. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

7.0 REFERENCES

American Concrete Institute, 1997, Guide for Concrete Floor and Slab Construction: ACI 302.1R-96.

Bakeer, R.M., S.K. Bhatia, and I. Ishibashi, 1990, Dynamic Earth Pressure with Various Gravity Wall Movements *in* Design and Performance of Earth Retaining Structures (P.C. Lambe and L.A. Hansen ed): ASCE Geotechnical Special Publication 25, p. 887-899.

Bowles, J.E., 1996, Foundation Analysis and Design, 5th Ed.: McGraw-Hill.

Earthquake Engineering research Institute (EERI), 1994, Earthquake Basics - Liquefaction: Earthquake Basics Brief No. 1., EERI, Oakland California, 8p.

Holland, J.A., and W. Walker, 1998, Controlling Curling and Cracking in Floors to Receive Coverings: Concrete Construction, Publication Number C980603.

Hynes, M.E., and Franklin, A.G., 1984, Rationalizing the Seismic Coefficient Method: U.S. Army Corps of Engineers, Waterways Experiment Station, Miscellaneous Paper GL-84-13.

International Building Code, 2006, International Code Council, Inc, Chapter 16, Section 1613 Earthquake Loads.

Love, J.D., and Albee, H.F., 1972, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming, Map I-769-A, Scale 1:24,000

Machette, N.M., Pierce, K.L., McCalpin, J.P., Haller, K.M., and Dart, R.L., 2001, Map and Data for Quaternary faults and folds in Wyoming, United States Geological Survey, Open-File Report 01-461.

Seed, H.B., and Idriss, I.M., 1982, Ground Motions and Soil Liquefaction During Earthquakes: Monograph Series, EERI, Oakland, California.

Seed, H.B., and Idriss, I.M., 1981, Evaluation of liquefaction Potential of sand deposits based on observations of performance in previous earthquakes: ASCE Insitu Testing To Evaluate Liquefaction Susceptibility, Preprint 81-544.

Smith, R.B. and Arabasz, W.J., 1991, Seismicity of the Intermountain Seismic Belt, in Slemmons, D.B., Engdahl, E.R., Zoback, M.L., and Blackwell, D.D., editors, Neotectonics of North America: Geological Society of America, Decade Map Volume 1, p. 185-228.

Suprenant, B.A., and W.R. Malisch, 1998, Where to Place the Vapor Retarder: Concrete Construction, Publication Number C980427.

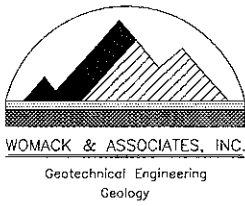
Suprenant, B.A., and W.R. Malisch, 1999, Don't Use Loose Sand under Concrete Slabs: Concrete Construction, Publication Number C99C0223.

U.S. Geological Survey, Earthquake Hazards Program, Seismic Design Values for Buildings, <http://earthquake.usgs.gov/research/hazmaps/design/>

Whitman, R.V., 1990, Seismic Design and Behavior of Gravity Retaining Walls *in* Design and Performance of Earth Retaining Structures (P.C. Lambe and L.A. Hansen ed): ASCE Geotechnical Special Publication 25, p. 817-842.

APPENDIX A

BOREHOLE LOGS



P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

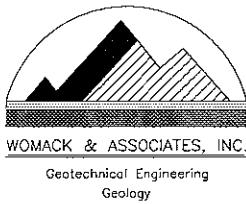
TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07				
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-1				
TEST HOLE LOCATION: Northwest corner											
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface		
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro

DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,3,2	6	100		CL	5.0-6.5ft CLAY: Moist, dark brown to black, massive, very soft, organic rich [ALLUVIUM]	24.8		31	9	
7													
8													
9													
10													
11		2	1,1,2	5	100			10.0-11.5ft Silty CLAY: Moist to wet, brown gray, massive, very soft, with some 1/2" stone fragments in upper 2" [ALLUVIUM]					
12													
13													
14													
15													
16		3	0,0,2	3	97			15.0-16.5ft CLAY/silty CLAY: Moist, gray brown, very soft, massive [ALLUVIUM]					
17													
18													
19													
20													
21		4	0,0,2	3	100			20.0-21.5ft Silty PEAT: Moist to wet, tan brown then brown black in lower most 2", vert soft, massive (in lower), finely laminated (upper), with shells and red organic matter, organic rich [LAKEBEDS/ALLUVIUM]	60.5		57	NP	
22													
23													
24													
25													
26		5	16,17,16	42	61			25.0-26.5ft Sandy GRAVEL: Wet, tan, massive, dense, clayey (<10%), sandy (30%), subrounded gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	5,8,23	38	89			30.0-30.5ft Clean medium SAND					
32								30.5-30.8ft Sandy GRAVEL					
33								30.8-31.1ft Clayey SAND					
34								31.1-31.5ft Clayey gravelly SAND: Wet, tan, massive, medium dense [ALLUVIUM]					

TEST_HOLE_LOG2 REVISED NORTH CACHE.GPJ WOMACK.GDT 1/18/08



P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

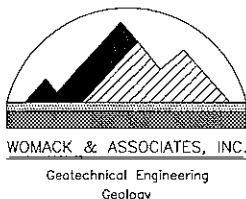
TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07				
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-2				
TEST HOLE LOCATION: Northeast corner											
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface		
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro

DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,2,3	8	72			5.0-6.5ft CLAY: Moist, gray, massive, very soft, highly plastic [ALLUVIUM]					
7													
8													
9													
10		2	0,0,2	3				10.0-11.5ft No recovery					
11													
12													
13													
14													
15													
16		3	0,1,1	3	56		OL	15.0-16.5ft CLAY: Moist, gray brown, massive, very soft, organic rich [ALLUVIUM]	48.4		43.3	6.9	
17													
18													
19													
20													
21		4	0,2,4	9	100			20.0-21.5ft ORGANIC SILT: Moist, tan brown, soft, massive [LAKEBEDS/ALLUVIUM]					
22													
23													
24													
25													
26		5	9,14,17	41	67			25.0-25.4ft Clean loose SAND 25.4-26.5ft Clayey sandy GRAVEL: Moist to wet, red tan brown, medium dense, gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	11,19,21	49	58			30.0-31.5ft Clayey sandy GRAVEL: Moist to wet, tan brown, massive, medium dense, angular gravel to 3/4" diameter [ALLUVIUM]					
32													
33													
34													

TEST_HOLE_LOG2 REVISED NORTH CACHE GPJ WOMACK.GDT 1/17/08



P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

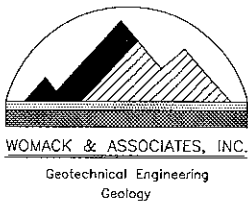
TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07				
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-3				
TEST HOLE LOCATION: Southeast corner											
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface		
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro

DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,2,3	8	61			5.0-6.5ft CLAY: Moist, brown, massive, soft, gravelly upper 7" [ALLUVIUM]					
7													
8													
9													
10													
11		2	0,1,2	4	100		ML	10.0-11.5ft SILT: Moist, brown, massive, very soft, with sand [ALLUVIUM]	29.7		30	5.3	
12													
13													
14													
15													
16		3	0,0,0	0	100			15.0-16.5ft Silty CLAY: Wet, gray brown, massive, very soft, with shell fragments [LAKEBEDS]					
17													
18													
19													
20													
21		4	0,3,6	14	100			20.0-21.5ft Silty CLAY: Wet, soft, laminated in upper 2", massive elsewhere, with shell fragments, then organic rich [LAKEBEDS]					
22													
23													
24													
25													
26		5	14,28,25	66	56			25.0-26.5ft Clayey sandy GRAVEL: Wet, brown, massive, medium dense clay (10%), sand (20%), gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	36,34,50	100+				30.0-31.5ft Clayey sandy GRAVEL: Wet, yellow brown, massive, very dense, angular gravel to 3/4" diameter, clayey sand matrix (30%) [ALLUVIUM]					
32													
33													
34													

TEST_HOLE_LOG2 REVISED NORTH CACHE.GPJ WOMACK.GDT 1/17/08



P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-4						
TEST HOLE LOCATION: Southwest corner													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface				
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	0,0,0	0	78			5.0-6.5ft CLAY: Moist, brown, massive, very soft, organic rich [ALLUVIUM]					
7													
8													
9													
10		U1					CL	10.0-11.5ft			30.2	11.7	
11													
12													
13													
14													
15													
16		2	0,2,4	10	100			15.0-16.5ft Silty CLAY: Wet, dark brown, massive, very soft, with organic matter [ALLUVIUM]					
17													
18													
19													
20		U2						20.0-21.5ft Wet					
21													
22													
23													
24													
25													
26		3	10,28,30	76	56			25.0-26.5ft Clayey sandy GRAVEL: Wet, tan brown, massive, medium dense, clay (10%), sand (15%), angular gravel to 3/4" diameter					
27													
28													
29													
30													
31		4	18,28,26	63	58			30.0-31.5ft Clayey silty sandy GRAVEL: Wet, tan brown, massive, medium dense, gravel to 1" diameter, matrix clayey silty sand (30%) [ALLUVIUM]					
32													
33													
34													

TEST HOLE LOG2 REVISED NORTH CACHE GPJ WOMACK GDT 1/17/08

APPENDIX B

BOREHOLE DATA SUMMARY

Jorgensen - North Cache

BH #	DEPTH INTERVAL From To	INT 1 first 6"	INT 2 second 6"	INT 3 last 6"	N ¹ bpf	RS ²	ER	AV WT (pcf)	AV DEP (ft)	SWL ³ (ft bgs)	OB' (tsf)	CN	CS	CROD	TYPE	(N1)60 bpf
BH-1	5 6.5	1	3	2	4	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	6
	10 11.5	1	1	2	3	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	SiClay	5
	15 16.5	0	0	2	2	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	Clay/Si Clay	3
	20 21.5	0	0	2	2	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	SiClay	3
	25 26.5	16	17	16	32	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	42
	30 31.5	5	8	23	31	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	SaGr + ClSa	38
BH-2	5 6.5	1	2	3	5	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	8
	10 11.5	0	0	2	2	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	Clay (no sample)	3
	15 16.5	0	1	1	2	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	Clay	3
	20 21.5	0	2	4	6	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	Clay	9
	25 26.5	9	14	17	31	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	41
	30 31.5	11	19	21	40	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	SaGr	49
BH-3	5 6.5	1	2	3	5	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	8
	10 11.5	0	1	2	3	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	Clay	5
	15 16.5	0	0	0	0	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	SiClay	0
	20 21.5	0	3	6	9	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	SiClay	14
	25 26.5	14	28	25	50	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	66
	30 31.5	36	34	50	84	1.17	1.20	130	30	5	1.18	0.92	1.0	0.95	SaGr	100+
BH-4	5 6.5	0	0	0	0	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	0
	15 16.5	0	2	4	6	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	SiClay	10
	25 26.5	10	28	30	58	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	ClaySaGr	76
	30 31.5	18	28	26	52	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	ClSiSaGr	63

Hammer efficiency: 0.72

¹ Blows adjusted to account for stones; used 2x blows for last 6 inches if middle 6 inches had higher blows than last 6 inches

² RS (2x1.5 inch sampler):

Cohesive 1.2

Cohesionless 1.17

³ Boreholes drilled with mud/water. Global SWL from readings of existing standpipes on 12/10/2007.

APPENDIX C

LABORATORY TESTING DATA

ATTERBERG LIMITS TEST
ASTM D 4318

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #112017
LOCATION N. Cache

DATE SAMPLED
DATE TESTED 01-11-08 QRS

Plastic Limit
Determination

	1	2	3
Wt Dish & Wet Soil	10.03	8.95	8.89
Wt Dish & Dry Soil	8.62	7.72	7.71
Wt of Moisture	1.41	1.23	1.19
Wt of Dish	1.15	1.12	1.16
Wt of Dry Soil	7.47	6.59	6.55
Moisture Content	18.85	18.67	18.12

Liquid Limit
Determination

Device Number 0860

	1	2	3	4
Number of Blows	17	19	23	28
Wt Dish & Wet Soil	13.02	14.32	17.96	14.50
Wt Dish & Dry Soil	10.15	11.17	14.03	11.43
Wt of Moisture	2.87	3.15	3.92	3.07
Wt of Dish	1.16	1.14	1.16	1.14
Wt of Dry Soil	8.99	10.03	12.87	10.29
Moisture Content	31.91	31.38	30.48	29.79

Liquid Limit 30.2
Plastic Limit 18.5
Plasticity Index 11.7

Atterberg Classification CL

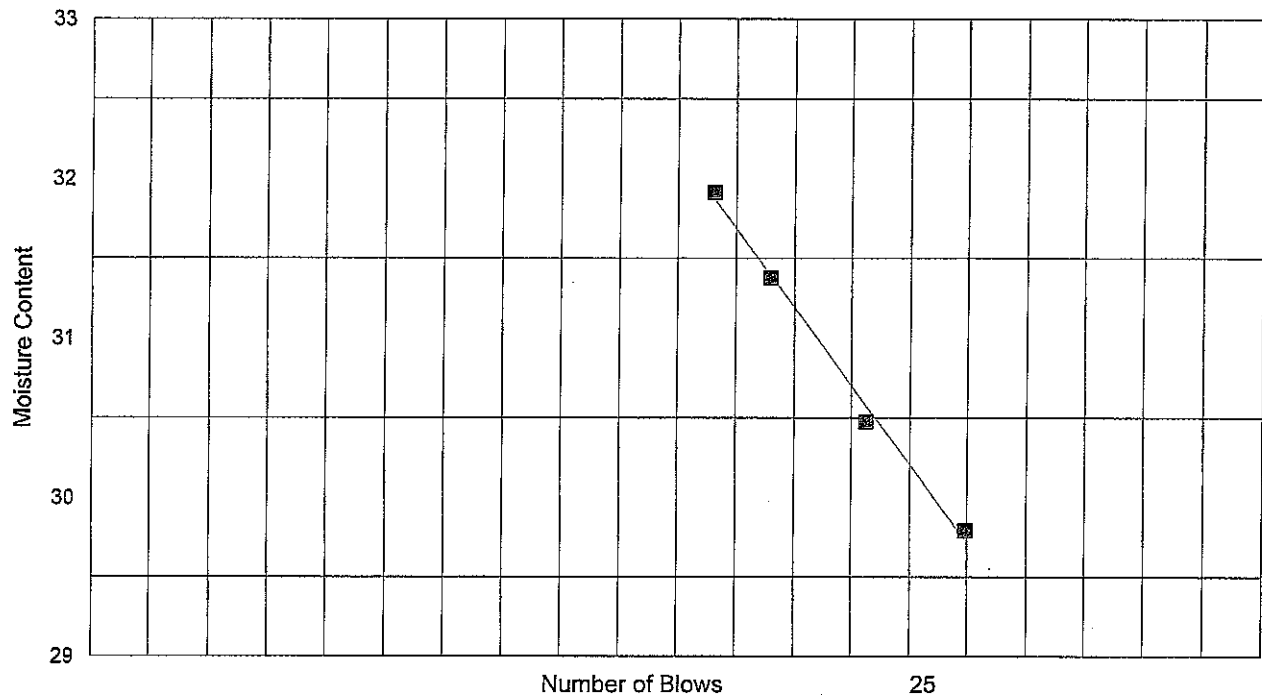
Data entry by: 128
Checked by: 128
FileName:

SR Date: 01/14/2008
Date: 1/15/08
WOG0BH4

ADVANCED TERRA TESTING, INC.

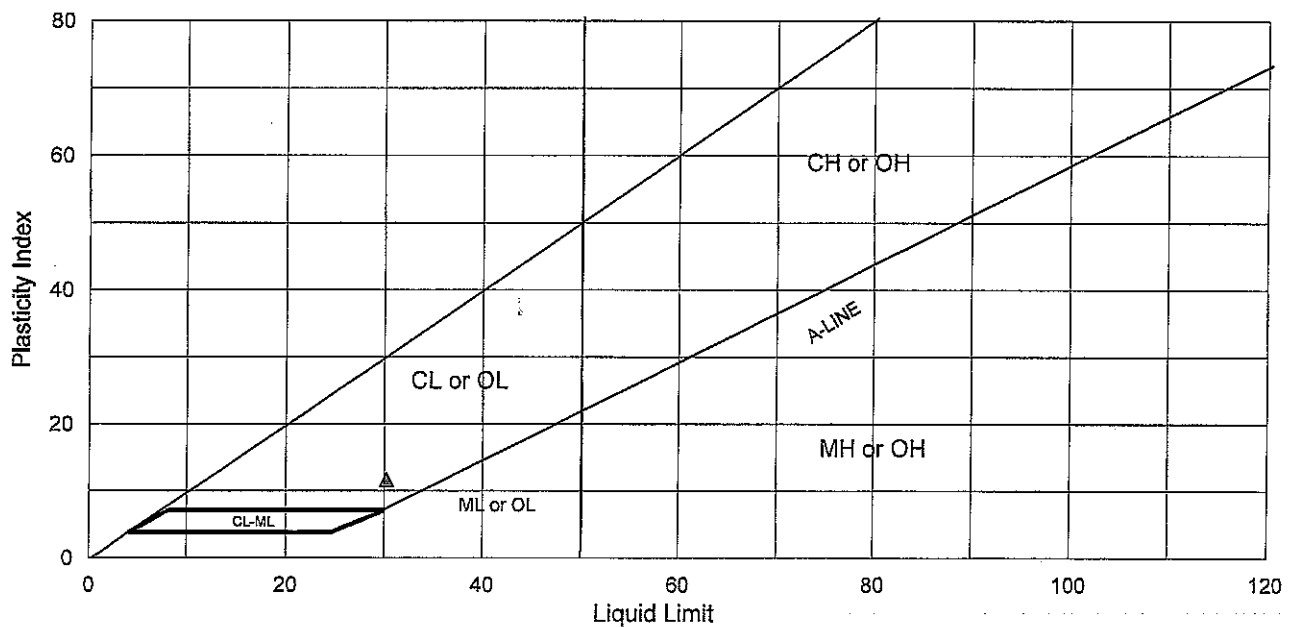
Atterberg Limits, Flow Curve

BH4, 10.0-11.5', U1



PLASTICITY CHART

BH4, 10.0-11.5', U1



▲ Classification

MECHANICAL ANALYSIS - SIEVE TEST DATA
ASTM D-6913

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #1112017
LOCATION N. Cache

SAMPLED
DATE TESTED 01-11-08 RS
WASH SIEVE Yes
DRY SIEVE No

WASH SIEVE ANALYSIS

Wt. Wet Soil & Pan	
Before Washing (g)	313.4
Wt. Dry Soil & Pan	
Before Washing (g)	307.2
Weight of Pan (g)	8.2
Wt. of Dry Soil	
Before Washing	299.0
Wt. Dry Soil & Pan	
After Washing (g)	65.0
Wt. of Dry Soil	
After Washing (g)	56.9
-#200 Wash. Out %	81.0

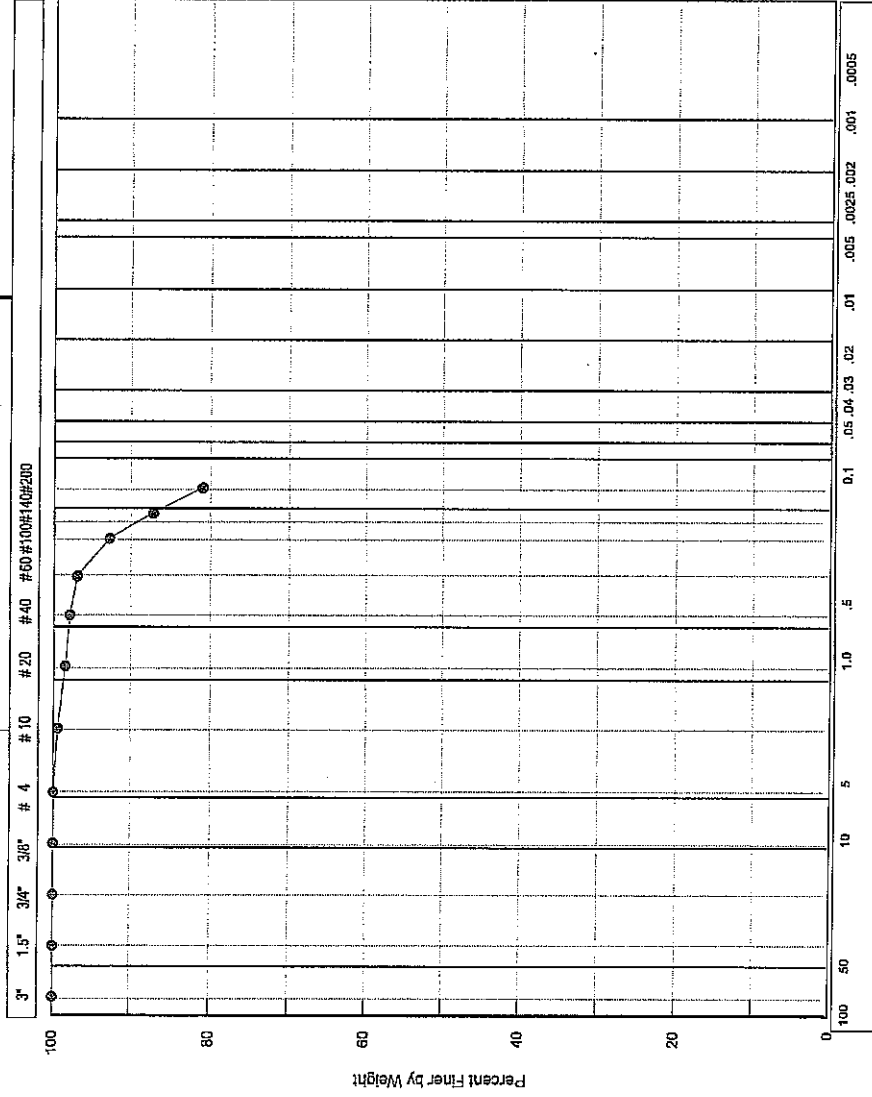
Sieve Number (Size)	Pan Weight (g)	Indiv. Wt. + Pan (g)	Indiv. Wt. Retain.	Cum. Wt. Retain.	Cum. % Retain.	% Finer By Wt.
3"	0.00	0.00	0.00	0.00	0.0	100.0
1 1/2"	0.00	0.00	0.00	0.00	0.0	100.0
3/4"	0.00	0.00	0.00	0.00	0.0	100.0
3/8"	0.00	0.00	0.00	0.00	0.0	100.0
#4	0.00	0.00	0.00	0.00	0.0	100.0
#10	2.37	4.08	1.71	1.71	0.6	99.4
#20	2.36	5.11	2.75	4.47	1.5	98.5
#40	2.37	4.08	1.71	6.18	2.1	97.9
#60	2.37	5.32	2.95	9.13	3.1	96.9
#100	2.36	14.88	12.52	21.65	7.2	92.8
#140	2.37	19.07	16.70	38.35	12.8	87.2
#200	2.36	20.90	18.54	56.89	19.0	81.0

Data entered by: VR SR
Data checked by: VR
FileName: WOMUBH4

Date: 01/15/2008
Date: 1/15/08

ADVANCED TERRA TESTING, INC.

US Standard Sieve Size



Test Data

COBBLES		GRAVEL		SAND			SILT OR CLAY			USCS	
		COARSE	FINE	CRS	MEDIUM	FINE					
COBBLES TO BOULDERS		PEBBLE GRAVEL		SAND			SILT			WENTWORTH	
		COARSE	MED	FINE	GRAN	COARSE	MED	FINE	CLAY		

Client: Wornack & Associates Boring No.: BH4
 Job Number: 2292-16
 Classification CL, Lean Clay with sand
 Sample No.: U1
 Depth: 10.0-11.5'

Advanced Terra Testing, Inc.

CONSOLIDATION TEST
ASTM D-2435

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH-4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #1112017
LOCATION N. Cache
SAMPLE DIA.(in) 2.410

SAMPLED
TEST STARTED 01-08-08 DPM
TEST FINISHED 01-15-08 DPM
CELL NUMBER ATT-08

INITIAL HT.(in) 1.000

MOISTURE/DENSITY DATA	BEFORE TEST	AFTER TEST	LOAD (PSF)	CONSOL. (IN.)
Wt. Soil & Ring(s) (g)	195.5	189.0	100	0.0000
Wt. Ring(s) (g)	45.3	45.3	100	0.0112
Wt. Soil (g)	150.2	143.8	200	0.0124
Wet Density PCF	125.5	130.4	400	0.0163
			800	0.0280
Wt. Wet Soil & Pan (g)	153.5	147.1	1600	0.0379
Wt. Dry Soil & Pan (g)	123.2	123.2	1600	0.0371
Wt. Lost Moisture (g)	30.3	23.9	3200	0.0456
Wt. of Pan Only (g)	3.3	3.3	6400	0.0606
Wt. of Dry Soil (g)	119.9	119.9	12800	0.0781
Moisture Content %	25.3	19.9	25600	0.0997
Dry Density PCF	100.1	108.7	6400	0.0965
			1600	0.0910
			400	0.0850
			100	0.0793

	LOAD (PSF)	LOG p	CONSOL. (IN.)	DEFL. (IN.)	VOID RATIO e
	100	2.000	0.0000	0.0000	0.6524
	100	2.000	0.0112	-0.0112	0.6339
	200	2.301	0.0124	-0.0124	0.6319
	400	2.602	0.0163	-0.0163	0.6255
	800	2.903	0.0280	-0.0280	0.6061
	1600	3.204	0.0379	-0.0379	0.5898
Inundate	1600	3.204	0.0371	-0.0371	0.5911
	3200	3.505	0.0456	-0.0456	0.5770
	6400	3.806	0.0606	-0.0606	0.5523
	12800	4.107	0.0781	-0.0781	0.5233
	25600	4.408	0.0997	-0.0997	0.4877
	6400	3.806	0.0965	-0.0965	0.4929
	1600	3.204	0.0910	-0.0910	0.5020
	400	2.602	0.0850	-0.0850	0.5119
	100	2.000	0.0793	-0.0793	0.5214

% Saturation 102.8
Sp. Gr. (g/cc) 2.650
Init. Ht. Solids (cm) 1.537
Init. Ht. Voids (cm) 1.003
Init. Void Ratio 0.6524

Data entry by: SR
Data checked by: PPM
FileName: WOC0H4U1

Date: 01/17/2008
Date: 1/18/08

ADVANCED TERRA TESTING, INC.

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH-4
 DEPTH 10.0-11.5'
 SAMPLE NO. U1
 SOIL DESCR. #1112017
 LOCATION N. Cache

SAMPLED
 TEST STARTED 01-08-08 DPM
 TEST FINISHED 01-15-08 DPM
 CELL NUMBER ATT-08

TIME READING DATA

800 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0170	0.0000
0.1	0.32	0.0195	-0.0025
0.3	0.50	0.0200	-0.0030
0.5	0.71	0.0204	-0.0034
1.0	1.00	0.0209	-0.0039
2.0	1.41	0.0215	-0.0045
4.0	2.00	0.0222	-0.0052
9.0	3.00	0.0229	-0.0059
16.0	4.00	0.0233	-0.0063
30.0	5.48	0.0238	-0.0068
60.0	7.75	0.0245	-0.0075
120.0	10.95	0.0251	-0.0081
240.0	15.49	0.0260	-0.0090
480.0	21.91	0.0272	-0.0102

1600 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0295	0.0000
0.1	0.32	0.0314	-0.0019
0.3	0.50	0.0319	-0.0024
0.5	0.71	0.0323	-0.0028
1.0	1.00	0.0326	-0.0031
2.0	1.41	0.0330	-0.0035
4.0	2.00	0.0335	-0.0040
9.0	3.00	0.0339	-0.0044
16.0	4.00	0.0343	-0.0048
30.0	5.48	0.0346	-0.0051
60.0	7.75	0.0349	-0.0054
120.0	10.95	0.0353	-0.0058
240.0	15.49	0.0360	-0.0065
480.0	21.91	0.0374	-0.0079

3200 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0395	0.0000
0.1	0.32	0.0428	-0.0033
0.3	0.50	0.0433	-0.0038
0.5	0.71	0.0436	-0.0041
1.0	1.00	0.0441	-0.0046
2.0	1.41	0.0445	-0.0050
4.0	2.00	0.0450	-0.0055
9.0	3.00	0.0455	-0.0060
16.0	4.00	0.0460	-0.0065
30.0	5.48	0.0464	-0.0069
60.0	7.75	0.0469	-0.0074
120.0	10.95	0.0473	-0.0078
240.0	15.49	0.0478	-0.0083
480.0	21.91	0.0483	-0.0088

6400 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0494	0.0000
0.1	0.32	0.0508	-0.0014
0.3	0.50	0.0526	-0.0032
0.5	0.71	0.0548	-0.0054
1.0	1.00	0.0573	-0.0079
2.0	1.41	0.0589	-0.0095
4.0	2.00	0.0602	-0.0108
9.0	3.00	0.0612	-0.0118
16.0	4.00	0.0616	-0.0122
30.0	5.48	0.0621	-0.0127
60.0	7.75	0.0628	-0.0134
120.0	10.95	0.0635	-0.0141
240.0	15.49	0.0638	-0.0144
480.0	21.91	0.0644	-0.0150

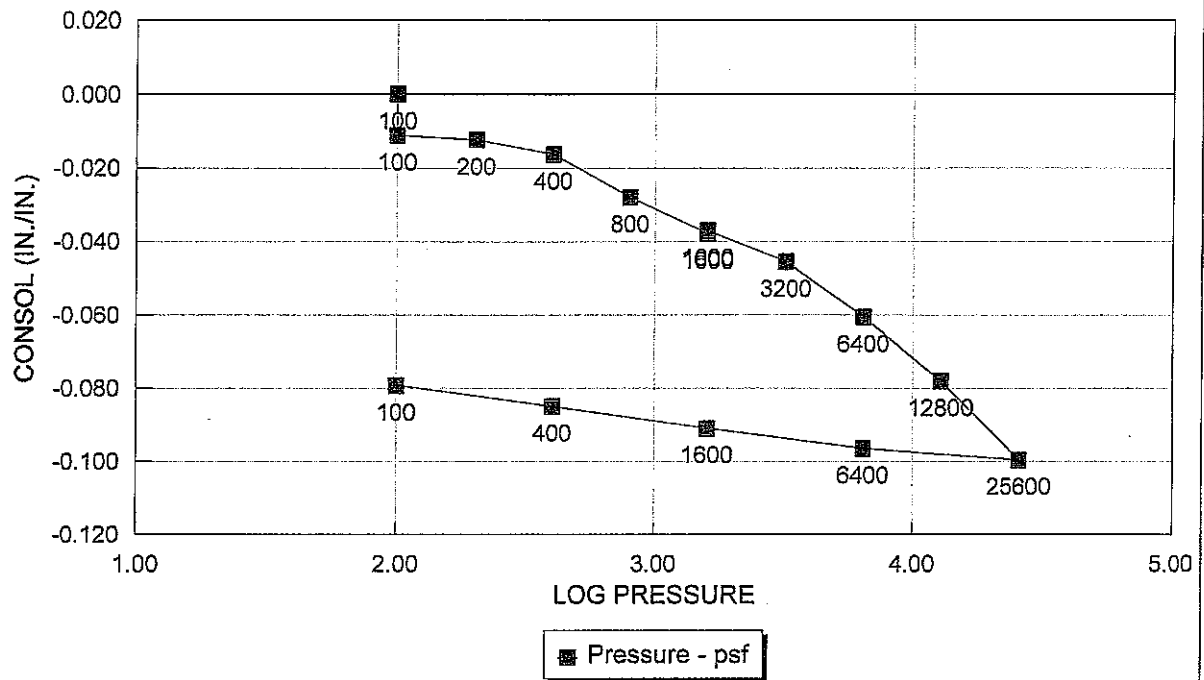
Data entry by: SR
 Data checked by: DEP
 FileName: WOC0H4U1

Date: 01/17/2008
 Date: 1/18/07

ADVANCED TERRA TESTING, INC.

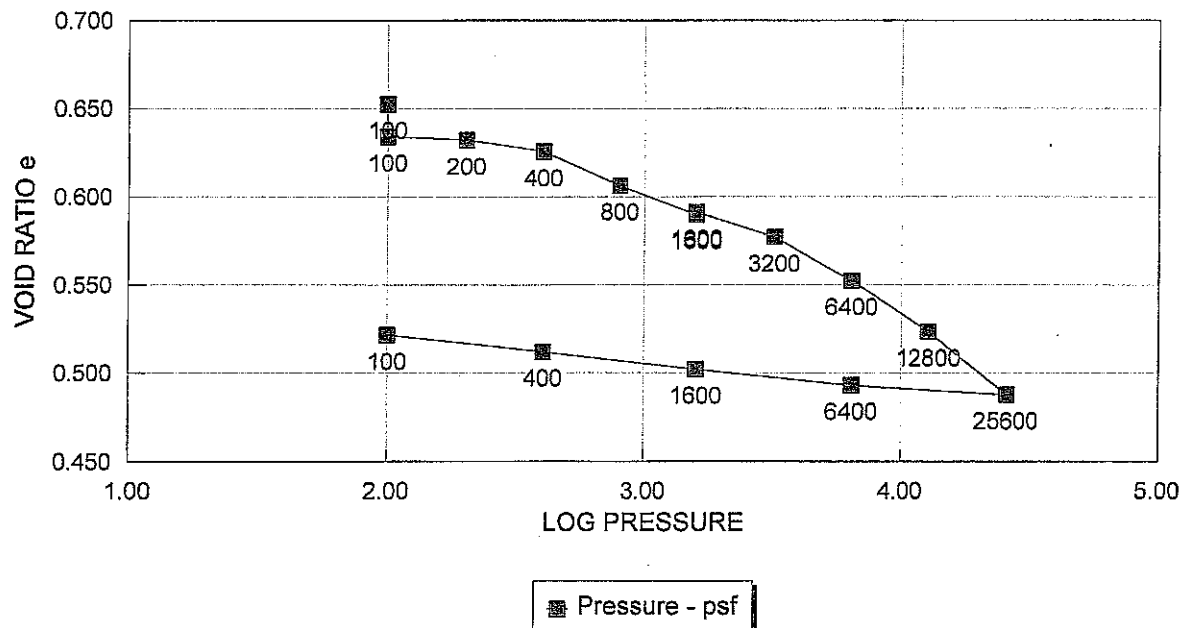
CONSOLIDATION TEST DATA

BH-4,U1,10.0-11.5'



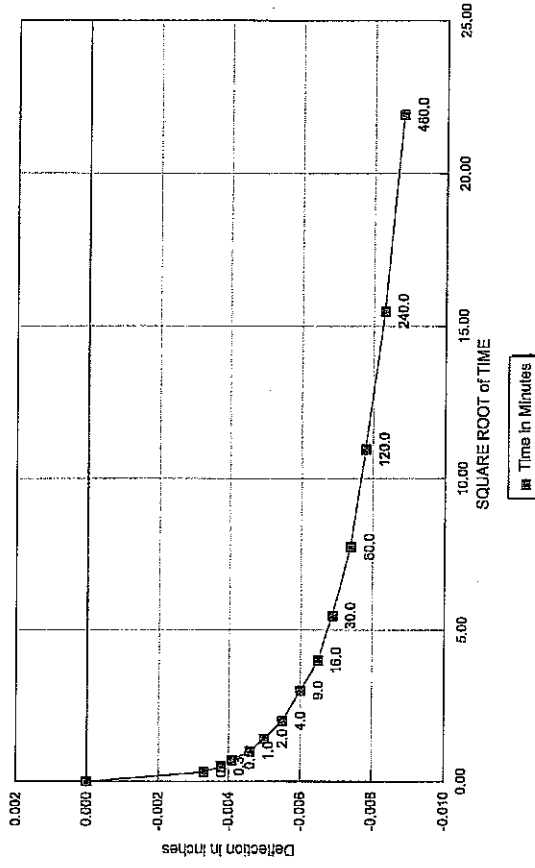
CONSOLIDATION TEST DATA

BH-4,U1,10.0-11.5'



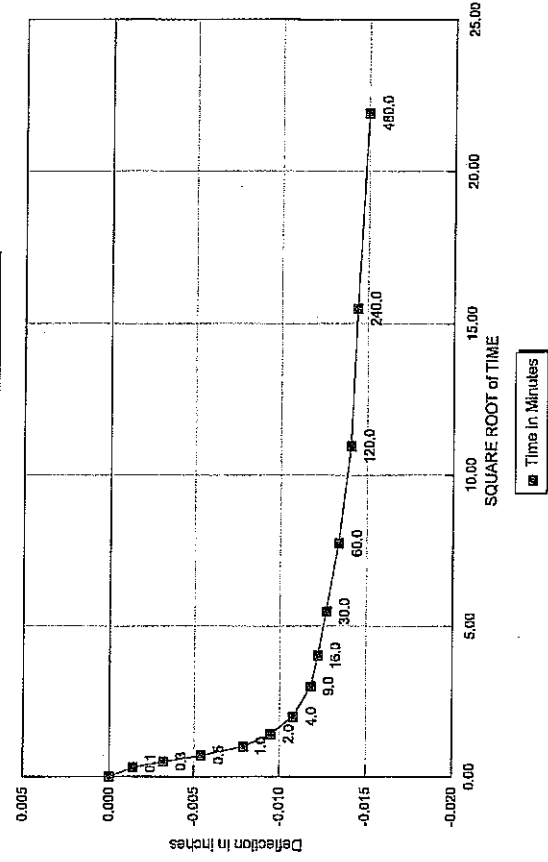
TIME READING DATA

BH-4,U1,10.0-11.5,3200 psf Load



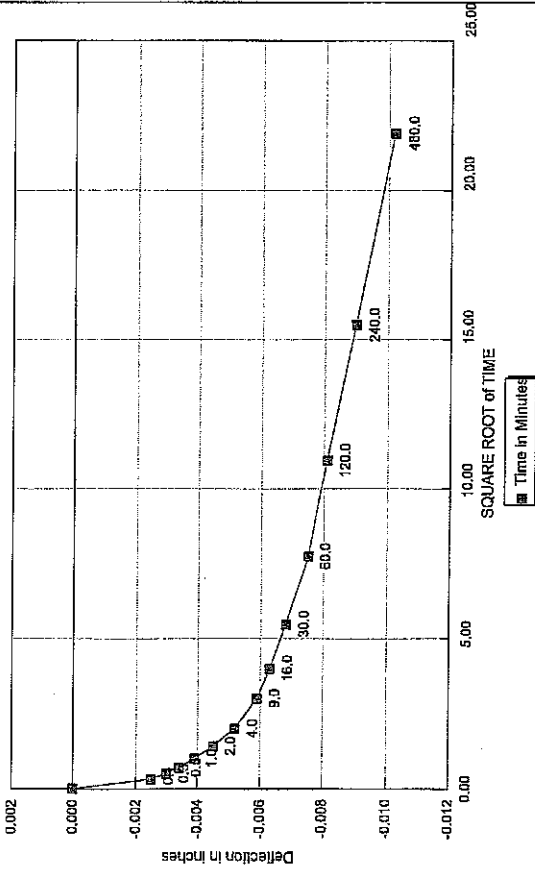
TIME READING DATA

BH-4,U1,10.0-11.5,6400 psf Load



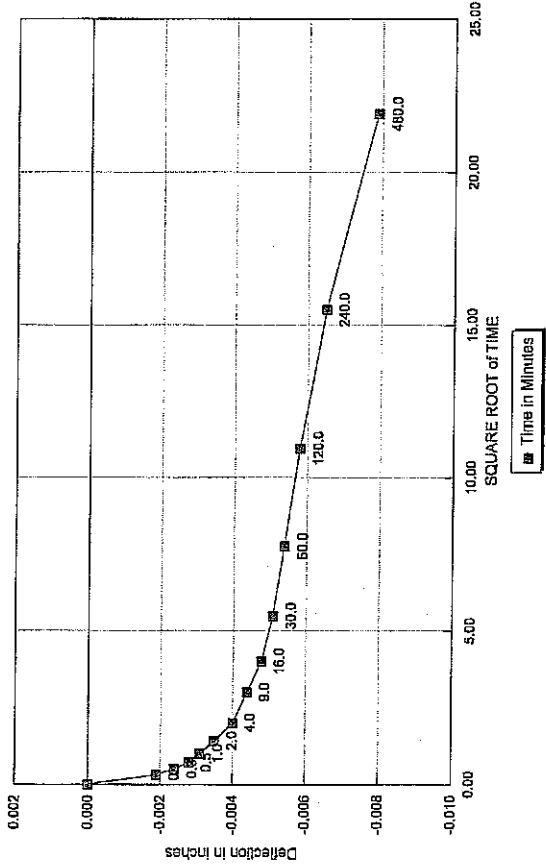
TIME READING DATA

BH-4,U1,10.0-11.5,800 psf Load

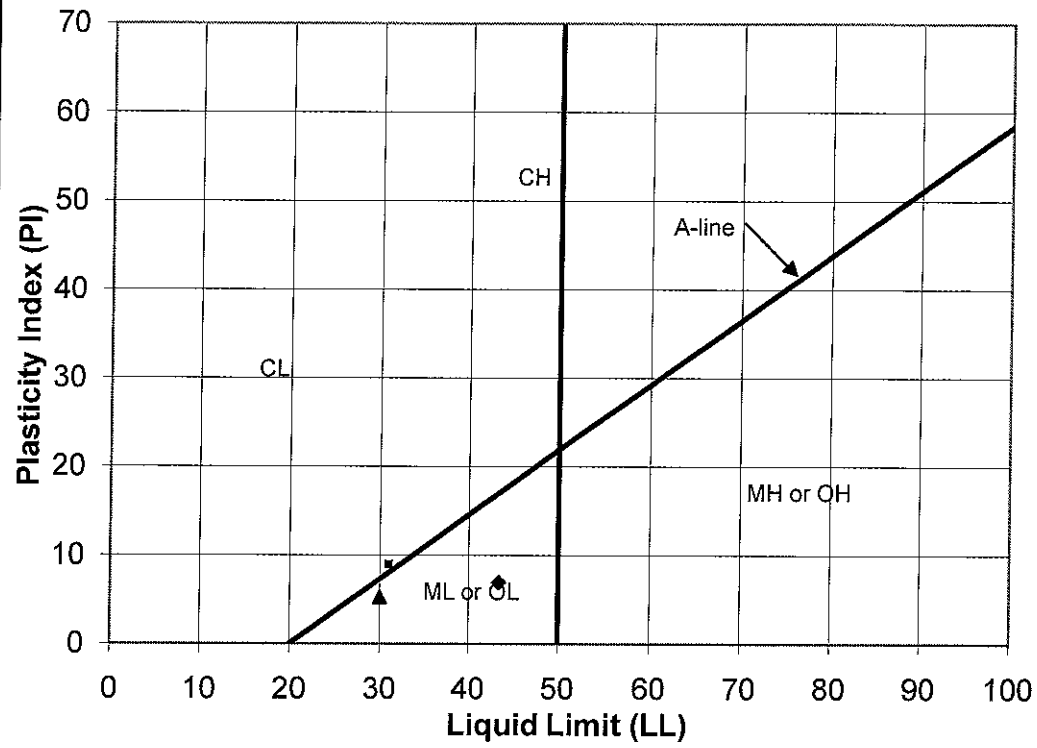


TIME READING DATA

BH-4,U1,10.0-11.5,1600 psf Load



Plasticity Chart



—■— BH1 D1 5-6.5' —◆— BH2 D3 15-16.5' —▲— BH3 D2 10-11.5'

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-1, D1, 5'-6.5'
Date: 1/3/2008
Tested By: Dominique Schmid

Moisture Content	
Wet Sample + Tare:	484.1
Tare:	96.4
Wet Sample:	387.7
Dry Sample + Tare:	407.0
Moisture Content:	24.8%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	105.1	152.5	185.9			
Wet Weight + Tare	113.1	164.6	194.8			
Dry Weight + Tare	111.2	161.8	192.7			
# of Drops	43	15	28			
Moisture Content	31.1%	30.1%	30.9%			
Liquid Limit	33.3	28.3	31.3			
Average LL	31.0					

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	14.8	14.9	96.1			
Wet Weight + Tare	22.6	28.5	109.5			
Dry Weight + Tare	21.1	26.2	107.1			
Moisture Content/Plastic Limit	23.8%	20.4%	21.8%			
Average PL	22.0					

Plastic Index = 9.0

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-2, D3, 15'-16.5'
Date: 1/3/2008
Tested By: Dominique Schmid

Moisture Content	
Wet Sample + Tare:	349.5
Tare:	105.1
Wet Sample:	244.4
Dry Sample + Tare:	269.8
Moisture Content:	48.4%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	101.7	101.6	99.6			
Wet Weight + Tare	108.4	106.5	110.7			
Dry Weight + Tare	106.3	105.0	107.3			
# of Drops	17	29	15			
Moisture Content	45.7%	44.1%	44.2%			
Liquid Limit	43.6	44.9	41.5			
Average LL	43.3					

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	100.7	15	14.9			
Wet Weight + Tare	111.1	28.5	29.1			
Dry Weight + Tare	108.4	24.9	25.2			
Moisture Content/Plastic Limit	35.1%	36.4%	37.9%			
Average PL	36.4					

Plastic Index = 6.9

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-3, D2, 10'-11.5'
Date: 1/3/2008
Tested By: Dominique Schmid

Moisture Content	
Wet Sample + Tare:	553.6
Tare:	179.8
Wet Sample:	373.8
Dry Sample + Tare:	468.0
Moisture Content:	29.7%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	185.0	14.8	14.8			
Wet Weight + Tare	191.8	21.1	25.0			
Dry Weight + Tare	190.2	19.7	22.7			
# of Drops	22	41	26			
Moisture Content	30.8%	28.6%	29.1%			
Liquid Limit	30.3	30.3	29.3			

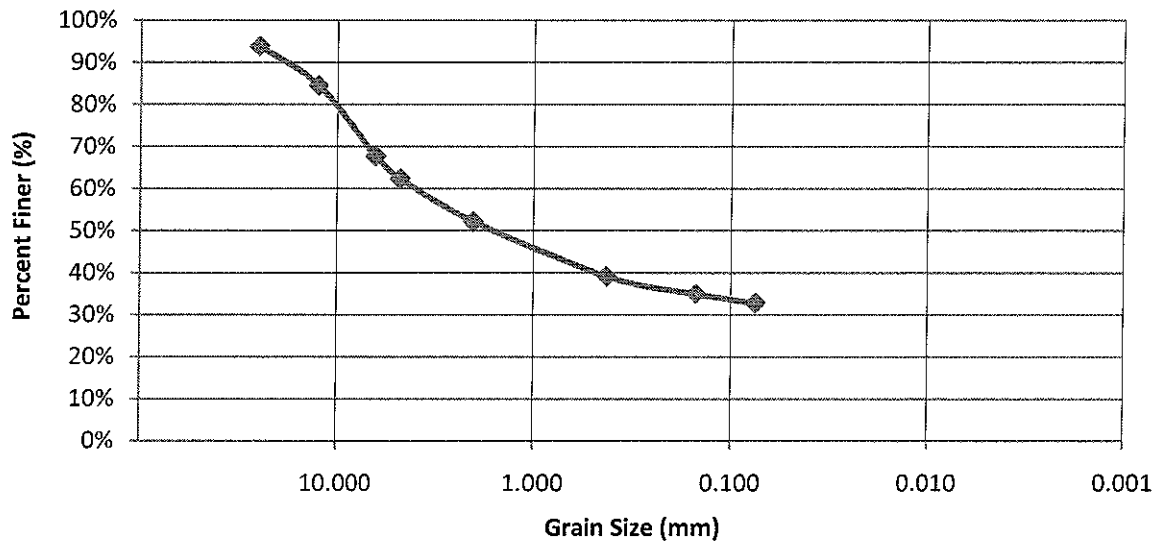
Average LL **30.0**

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	186.4	151.1	152.1			
Wet Weight + Tare	202.7	163	169.9			
Dry Weight + Tare	199.7	160.4	166.5			
Moisture Content/Plastic Limit	22.6%	28.0%	23.6%			

Average PL **24.7**

Plastic Index = **5.3**

Particle Size Distribution



Sieve Size	Opening (mm)	Tare	Tare + Sample	Sample	% Retained	% Passing
1"	25.0	14.9	43	28.1	6.2%	93.8%
1/2"	12.50	14.9	57.3	42.4	15.5%	84.5%
1/4"	6.3	14.9	91.5	76.6	32.2%	67.8%
#4	4.75	14.9	39.5	24.6	37.6%	62.4%
#10	2.00	14.9	86.2	71.3	47.9%	52.1%
#40	0.425	14.9	74.2	59.3	60.9%	39.1%
#100	0.150	14.9	34	19.1	65.1%	34.9%
#200	0.075	14.9	24.9	10	67.2%	32.8%
Pan	-	14.9	15.2	62.6	81.0%	19.0%
Total Sample				456.2		

200-minus

Wet Sample + Tare(g)	430.5
Tare (g)	14.9
Dry Sample post-wash (g)	346.4
Weight 200-minus (g)	62.3

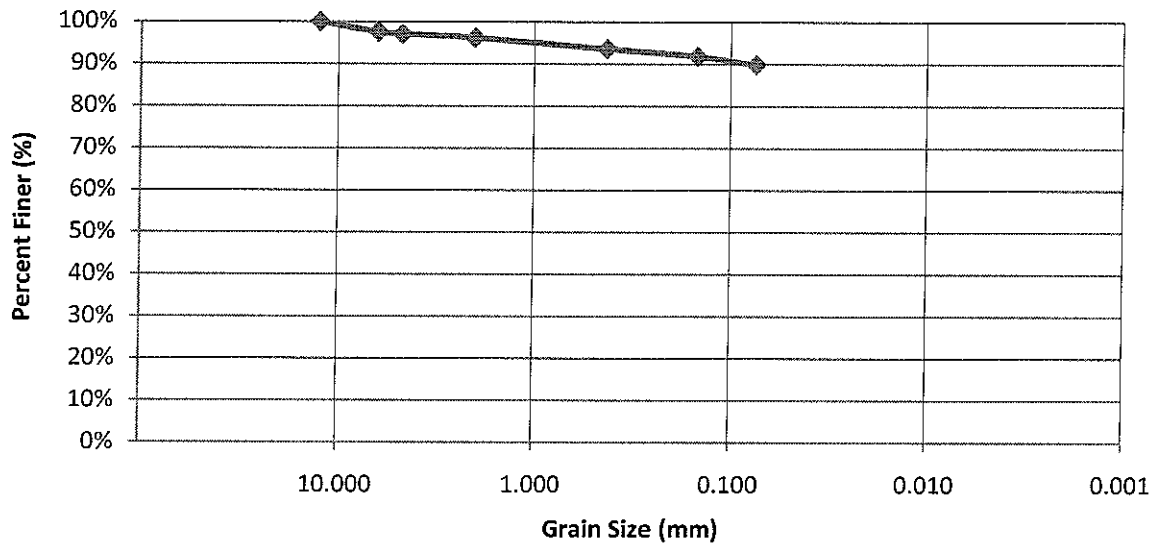
Classification

%Gravel	47.9%
%Sand	19.4%
%Fines	32.8%

Moisture Content

Sample + Tare	339.4
Tare	184.9
Sample Weight	154.5
Dry Weight + Tare	322.8
Moisture Content	12.0%

Particle Size Distribution



Sieve Size	Opening (mm)	Tare	Tare + Sample	Sample	% Retained
1/2"	12.50	14.9	14.9	0	0.0%
1/4"	6.3	14.9	19.3	4.4	2.5%
#4	4.75	14.9	15.7	0.8	2.9%
#10	2.00	14.9	17.3	2.4	3.8%
#40	0.425	14.9	19.6	4.7	6.4%
#100	0.150	14.9	18	3.1	8.2%
#200	0.075	14.9	18.5	3.6	10.2%
Pan	-	14.9	15.7	159.8	99.6%
Total Sample				178.8	

200-minus

Wet Sample + Tare(g)	465.5
Tare (g)	14.9
Dry Sample post-wash (g)	34.9
Weight 200-minus (g)	159.0

Classification

%Gravel	3.8%
%Sand	6.4%
%Fines	89.8%

Moisture Content

Sample + Tare	520.1
Tare	186.6
Sample Weight	333.5
Dry Weight + Tare	394.4
Moisture Content	60.5%

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-170		BUILDING DEPARTMENT COMMENTS	Structures must meet to the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-170		ENGINEERING DEPARTMENT COMMENTS	See attached file.		
P24-170		FIRE DEPARTMENT COMMENTS	Project shall meet requirements of the current International Fire Code (IFC) at the time of application for building permit including but not limited to the following. 1.) Construction Management Plan establishing a fire prevention program at the project site for all phases of construction submitted for review and approval before a building permit is issued. 2.) A fire permit is required for an automatic sprinkler system. A stamped set of plans shall be provided for review and approval prior to a permit being issued. 3.) A fire permit is required for a fire alarm system. A stamped set of plans shall be provided for review and approval prior to a permit being issued. 4.) Means of egress shall meet the requirements of the IFC, Chapter 10 as it applies to the multi-use proposal including number of exits, exit access, discharge, maximum exit access travel distance, signage, illumination and emergency electrical system in the event of a power supply failure. 5.) Portable fire extinguishers installed for the occupancy. 6.) Fire department access as required in the IFC, Chapter 5.		
P24-170		OTHER	Teton Conservation Review Comments		
		OTHER	WYDOT Review Comments		
			Regional Transportation Review Comments		
		OTHER	The applicant should follow the initial TIS and TDM guidelines from Teton County. The guidelines begin on page 7 at this link: https://tetoncountywy.gov/DocumentCenter/View/29669/0603-Traffic-Impact-Studies-and-Travel-Demand-Management-Guidelines This project is above the Major Project threshold of 30 net new trips in the peak hour, and the developer should submit appropriate documentation and future monitoring to staff per the guidelines for a Major Project.		
			Thank you for the opportunity to comment. WYDOT offers the following comments for consideration: Access via Glenwood is desirable and supported by WYDOT. Recommend performing a new or updated traffic impact study. Any improvements within WYDOT right-of-way (N. Cache) must obtain the necessary permits from WYDOT (i.e. roadway lighting, landscaping, removal of approximately 4 curb cuts, sidewalk, etc.) Landscaping within WYDOT right-of-way maintained by local government or adjacent landowner: A landscape agreement (M-26) would be necessary and must follow WYDOT's (20-1) operating policy: Surface drainage within landscaping must be maintained. Must not block intersection or access sight distance, nor obstruct highway signs, or violate ADA.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		OTHER	Typically landscape features must meet local codes. Any part of a tree's canopy must be maintained to be at least 2 feet from the back of the curb or sidewalk. Canopy must be maintained to be not less than 19 feet above roadway surface. Do not allow trees with shallow or destructive root systems, suckering plants, etc.... Conifers and cottonwoods shall not be allowed within R/W in any circumstance. Shrubs and low lying plants, at maturity, a minimum of 2 feet behind curb or sidewalk. Low lying plants must be maintained at less than 2.5 tall near intersections and accesses. For any new utility construction within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at https://usa.maintstar.co/Wyoming/Logon.aspx. Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to set up your login credentials. An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.WYDOT Utilities Section can be found at the following link: http://www.dot.state.wy.us/home/engineering_technical_programs/utilities_section.html Coordinate any future development plans with WYDOT that may include N. Cache (construction management plans, traffic control plans) An M-76 temporary use permit may be necessary. If you have any questions or concerns, please let me know. Thank you. Darin Kaufman, P.E., PTOE WYDOT District 3 Traffic Engineer 3200 Elk Street Rock Springs, WY 82902 Office: 307.352.3034 Cell: 307.389.0235		
		OTHER	Access via Glenwood is desirable and supported by WYDOT Recommend performing a new or updated traffic impact study. Any improvements within WYDOT right-of-way (N. Cache) must obtain the necessary permits from WYDOT (i.e. roadway lighting, landscaping, removal of approximately 4 curb cuts, sidewalk, etc.) Landscaping within WYDOT right-of-way maintained by local government or adjacent landowner: A landscape agreement (M-26) would be necessary and must follow WYDOT's (20-1) operating policy: * Surface drainage within landscaping must be maintained. Must not block intersection or access sight distance, nor obstruct highway signs, or violate ADA. * Typically landscape features must meet local codes. * Any part of a tree's canopy must be maintained to be at least 2 feet from the back of the curb or sidewalk. Canopy must be maintained to be not less than 19 feet above roadway surface. * Do not allow trees with shallow or destructive root systems, suckering plants, etc.... Conifers and cottonwoods shall not be allowed within R/W in any circumstance. * Shrubs and low lying plants, at maturity, a minimum of 2 feet behind curb or sidewalk. Low lying		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			plants must be maintained at less than 2.5 tall near intersections and accesses. * For any new utility construction within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at https://usa.mainstar.co/Wyoming/Logon.aspx . Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to setup your login credentials *An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.WYDOT Utilities Section can be found at the following link: http://www.dot.state.wy.us/home/engineering_technical_programs/utlilities_section.html * Coordinate any future development plans with WYDOT that may include N. Cache (construction management plants, traffic control plans). An M-76 temporary use permit may be necessary		
P24-170		PARKS AND RECREATION DEPARTMENT COMMENTS	Snow storage areas identified are located on the back side of planters (not functionally accessible), and on corner of an access point immediately off Cache (site line concerns). The Cache facing plaza immediately off the sidewalk, alley hardscapes and landscape/plaza/entrance on Glenwood has no snow storage identified. With a large portion of the development's access/hardscapes abutting sidewalks and streets this seems woefully inadequate.		
			Will review lanscape/planting plan when submitted to address any maintenance concerns and/or streetscape impacts.		
P24-170		PATHWAYS DEPARTMENT COMMENTS	Bike Parking Please indicate bike parking details on the development plan application plan sets, including rack types, locations, and dimensions of rack areas. Staff is also willing to discuss the bike parking numbers and possible additional flexibility based on the overall scale of the project. Additional details on sidewalk and frontage design will be useful for commenting.		
	11/15/2024	COMPLETENESS REVIEW		MTIPPETTS@JACKSONWY.GOV	
	11/15/2024	POLICE DEPARTMENT COMMENTS		MTIPPETTS@JACKSONWY.GOV	
	11/15/2024	PLANNING COMMISSION REVIEW AND RECOMMENDATION		MTIPPETTS@JACKSONWY.GOV	
	11/18/2024	PC FINAL DRAFT		KSLUDER@JACKSONWY.GOV	11/18/2024
	11/22/2024	TOWN COUNCIL MEETING		AERSKIN@JACKSONWY.GOV	
	11/22/2024	START DEPARTMENT COMMENTS		AERSKIN@JACKSONWY.GOV	

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	11/26/2024	PC ROUGH DRAFT		TVALENTINE@JACKSONWY.GOV	
	11/26/2024	LEGAL DEPARTMENT COMMENTS		MTIPPETTS@JACKSONWY.GOV	12/02/2024
	12/04/2024	PC KEY ISSUES		LPOTZ@JACKSONWY.GOV	12/04/2024
	12/06/2024	DETERMINATION OF SUFFICIENCY		BSCHILLING@JACKSONWY.GOV	
	12/20/2024	COMPLETE REPORT		BTLENZ@JACKSONWY.GOV	12/23/2024
		PC PUBLIC NOTICE			
		FINAL LETTER			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PLANNING DEPARTMENT COMMENTS			
		FINAL REPORT			
		TC PUBLIC NOTICE			
		DRC MEETING			

Sketch Plan Comments – Approved with Conditions

P24-170 **Sketch Plan _ v2**
ADDRESS: **350 N Cache Street**
OWNER: **Mogul Hospitality Partners – Jackson, LLC**
APPLICANT: **Owner**

12/20/2024

Scott Mohror, Brian Lenz, (307) 733-3079

DATE OF SUBMITTAL: 11/1/2024

DATE OF MATERIALS: 10/31/2024

REVISION NO.: 00

The Engineering Division has reviewed your application for a **SKETCH PLAN** submitted on and with application materials as dated above.

****The following items need to be addressed with the Development Plan application unless otherwise noted. Information provided should be commensurate with the level of application being made. For Development Plans the information should be detailed enough to show compliance with the LDRs and that the project is constructable.***

PROJECT SPECIFIC COMMENTS

1. LDR 5.5 / Code 12.24: Provide a plan that complies with the LDRs and code.
2. LDR 5.5.4.F: Prior to building permit issuance the applicant shall obtain their licenses from WYDOT for Landscaping and Utilities.
3. LDR 5.7.1: 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.
4. LDR 5.7.4: Provide treatment prior to any discharge to a stormwater system or infiltration. Refine stormwater design to show required storage or flow control. For any connections to the storm system determine whether capacity exists in the system for the revised plan.
5. LDR 6.2.2: Provide more detailed information, including labels, for the delivery and loading areas. Clarify if they are off-alley or utilize the alley. Provide turn maneuvers for off alley parking.
6. 6.4.2: Provide more detailed information, including labels, for location of trash and recycling areas.
7. LDR 7.2.2.A.1.b: Provide street lighting plan, or the plan for lighting with their removal.
8. LDR 7.2.2.A.1.b: Provide a conceptual striping and signage plan for the site. Include signage for fire lane / alley and on street parking.

9. LDR 7.2.2.A.1/7.2.2.A.5.a: The proposed improvements to the alley do not conform with adopted standards. The proposed design allows parking and landscaping in the alley which are not allowed uses of the alley. Prior to Sketch Plan Approval the conditions on which such improvements are allowed should be agreed to with the Town.

The intent is that the area remain open to the public but that the improvements do not burden the public while allowing the development to provide an enhanced, activated, multimodal passageway as proposed. PW staff suggests but does not limit negotiation to the following conditions:

Developer would be responsible for:

- a. all operations, maintenance, repair, and replacement of the improvements,
- b. rerouting the sewer in Mercil to Glenwood as proposed,
- c. installing a manhole at the north boundary of the development and assume ownership and responsibility for the line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the line to the north),
- d. replacing the sewer north to Perry if necessary,
- e. remove and relocate any town or franchisee utilities from the improved area,
- f. all snow plowing, snow removal (not to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley (,
- g. operation and maintenance of the Cache Creek Tube through the property
- h. installing Town approved regulation signage,
- i. maintain public access,
- j. in the event that developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.
- k. Any lease or fee for the use of the area.
- l. Affordable housing rights or units.
- m. With the development plan provide detailed plans for the alleyway.

Town would be responsible for:

1. Future ownership and maintenance of the north section of the alley and sewer.
2. Municipal code enforcement throughout the alley, e.g. parking, franchisees, encroachment permits, etc.

These conditions are a start and are to align with Sketch Plan approval so that the applicant can advance their plan to Development Plan with clear direction

- and understanding of the arrangements. Coordinate with Town staff prior to Town Council and if possible Planning Commission.
10. LDR 7.2.2.A.5.a /ToJ 12.08.030: Prior to Building Permit Issuance: For development within the alley that Developer shall enter an Agreement with the Town to memorialize the conditions agreed to in the Sketch Plan. Coordinate planning and design with Town Engineering. An application for an Encroachment Agreement by the Developer is required to initiate the agreement process.
 11. LDR 7.2.2.A.5.a: Prior to Building Permit issuance, Developer should enter an Agreement with the Town to reconstruct and enlarge the watermains in the area of the project. Scope and sizing to be based on hydraulic analysis. Coordinate design with Town Engineering. Identified lines: Cache, Perry and Mercill.
 12. LDR 7.2.2.A.5.a: Prior to Building Permit issuance, Developer may need to enter an Agreement with the Town to reconstruct the sewer main in the alley. Scope and sizing to be based on analysis. Coordinate design with Town Engineering.
 13. LDR 7.6.3.C.1: Provide confirmation from the Fire Department that adequate access is provided for the proposed development or modify the design to meet their requirements.
 14. LDR 7.6.3.E: Submit street frontages that meet the intent of the LDRs and Community Streets plan. Provide street sections of the adjacent streets showing existing and proposed conditions. Existing curbs may not be located to optimize the frontage. Coordinate with Town Planning / Engineering and Pathways prior to Development Plan submittal.
 15. LDR 7.6.3.M.3: Show sight triangles for all roads, drives, and alleys on future submittals. Design structures and landscaping to keep sight triangles clear.
 16. LDR 7.7.4.D: Provide details on how the Cache Creek Tube will be routed through the project. A rough analysis of the Sketch Plan and proposed Cache Creek Tube show that there are structural conflicts at the grade of the tube.
 17. LDR 7.7.3.C: Provide conceptual plans for grease mitigation from any food or drink facilities and for sand and oil separation pre-treatment for any stormwater discharge, especially from parking structures and areas.
 18. LDR 7.7.5: Verify all underground utilities are accounted for on the plan sheet. A 6" steel gas line and the Lumen's trunk line along N Cache Street may be missing.
 19. LDR 7.7.5: Show location of proposed meter panels and minimum clear zones within the private property. Clearly identify and label proposed transformers and respective clear zones.
 20. LDR 7.7.5.B: Provide an easement/agreement for O&M of the Cache Creek Tube through the project and providing for permanent unimpeded flow of Cache Creek and Town Stormwater runoff through the site. With an acceptable agreement the Town will vacate its existing easement. Coordinate with Town Engineering and Legal prior to Development Plan submittal.

21. LDR 7.7.2: Provide irrigation and hydrant demands for the development. Update water demands.
22. LDR 7.7.2.G: Provide confirmation from the fire department that adequate access to fire hydrants exists or modify the design to meet their requirements.
23. LDR 7.7.3: Update sewer volumes.
24. LDR 7.7.5: Locate the transformer and any other private utilities within the property out of the right-of-way.
25. LDR 8.3.1.C.3: Provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room, USPS Caller service, private mail delivery, etc.
26. LDR 8.3.1.C.3: Provide a Traffic Impact Study and provide any traffic mitigation measures proposed for the development.
27. CODE 120.08.030: 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.
28. CODE 12.08.045: Update CM Plan Summary and Detailed Literature to address utility obstructions and the use of the alley during construction. Provide for pedestrian access along the west side of Cache for all or most of the construction to minimize crossing Cache St. For other key points, refer to our Construction Management Checklist found on our website. Provide a plan that shows proposed impacts to the public way during construction.
29. CODE 13: Provide more detailed information on how the development will be owned, managed, and if any of the buildings will be subdivided.
30. CODE 15.38: Prior to Building Permit issuance: A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.
31. Resolution 09-25: With Development Plan application, provide turning maneuvers to demonstrate that the proposed underground parking is feasible. Provide a narrative or design on how large full-size trucks will be parked.
32. IBC Chapter 11 / ADA Accessibility: Provide a plan showing all accessible routes required for the development with sufficient detail to show that compliance is feasible.
33. ToJ Standards: Provide sufficient detail to show that street frontages uses existing road grades for control of sidewalk and buffer grades, treat any buffer and sidewalk all as one plane, and accommodate accessibility to the private development within the development and not in the public way. Note, if curbs are moved into the roadway this typically raises the grade of the curb and this elevation should guide the design.
34. Community Streets Plan: Provide plans and details for the right-of-way improvements, e.g. alley pavement, sidewalks, and pathways including

streetlights, street signage, pavement/curb markings, etc. Include right of way section analysis to determine where the center of existing road is relative to the property boundary and curb location relative to the community streets plan. Initial review shows that Glennwood and Perry are wider than proposed community street sections and the curbs could be moved out to facilitate buffers in the frontage. Mercil is more complicated and design should be coordinate with Town staff, including Pathways to determine if a protected bike lane is warranted.

35. WYDEQ/WYPDES/UIC: Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering. Provide any updates as
36. WYDEQ/WYPDES/UIC: Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering.

From: KO Strohbehn <kostrohbehn@gmail.com>
Sent: Wednesday, February 19, 2025 9:21 AM
To: Arne Jorgensen; Jonathan Schechter; dvieman@jacksonwy.gov; Kevin Regan; Alyson Sperry
Cc: Town of Jackson Planning Department
Subject: Mogul Capital project

Council Members:

Why is it so hard for Mogul Capital to design a structure that compliments the character of Jackson? Have they ever been to Jackson?

Here are two buildings sitting across from the proposed site on Cache:

These structures are quite large, yet they fit in with the character of Jackson Hole.





Compare these buildings with the proposed design by Mogul Capital...



How does this design even remotely portray the nature of a town whose proud moniker is:

"Howdy Stranger- Yonder is Jackson Hole, the Last of the Old West?"

I am opposed to this design and urge you to vote AGAINST the proposal and send Mogul Capital back to the drawing board.

Respectfully,

K.O. Strohbehn

913-269-6408

kostrohbehn@gmail.com

Jackson, WY

"To damage the earth is to damage your children."

~Wendell Berry, Farmer and Poet"

From: noreply@civicplus.com
Sent: Friday, February 14, 2025 1:51 PM
To: Town Council
Subject: Online Form Submittal: KO Strohbehn Email the Town Council

Email the Town Council

Email Content: It is apparent that Mogul Capital is NOT listening to the residents of Jackson!
The online rendition is completely out of character for our town.

Mogul Capital: Déjà vu
In 2024, Mogul Capital, a Utah-based developer, proposed a 300,000+ square-foot luxury hotel and residence. Our community resoundingly rejected the proposal, and a moratorium on large commercial developments was enacted. While the Town Council was updating Land Development Regulations (LDRs) to address what had previously seemed like an unfathomably large building, Mogul circumnavigated the process and submitted a new proposal, a series of smaller buildings.

On February 19, the Town Planning Commission will review the new Mogul Capital proposal. Because it was submitted before the updated LDRs were enacted, the developer is avoiding responsibility for a Conditional Use Permit that is now required to address community impacts.

The Jackson Hole Conservation Alliance believes that Mogul Capital should be responsible for mitigating community impacts. We will ask the Town Planning Commission to send this plan back to the drawing board. Developing eleven lots in town without any mitigation requirements, a traffic study, or an environmental report is irresponsible.

Join the Alliance on Feb 19, online or in person. We will let the Town Planning Commission know that the Mogul Capital proposal should include a comprehensive analysis of the impact on traffic and water quality and a mitigation plan. If Mogul Capital isn't responsible for their impacts, it will fall to the taxpayer.

Town Planning Commission
5:30 pm, Wednesday, Feb 19

Your Name: KO Strohbehn

Your Company Name: retired

Your Phone Number: 9132696408

Your Email Address: kostrohbehn@gmail.com

Your City: Jackson

Your State: WY

Your Zip Code: 83001

Email not displaying correctly? [View it in your browser.](#)



Jhalliance.org | (307) 733-9417 | 685 Cache Street | PO box 2728 Jackson, Wyoming 83001

February 12, 2025

Dear Planning Commissioners,

Subject: Mogul Capital Sketch Plan Application (P24-170)

It is encouraging to hear "...Mogul Capital's willingness to continue working with the Town and Community on the Project" and that they "...seek to make this project a gateway project that will benefit both residents and tourists alike..." Let's hold Mogul Capital to this commitment and require the necessary analysis and mitigation of impacts. As proposed, the project will result in unmitigated community impacts to water quality and traffic.

Mogul Capital is a savvy developer, they circumvented the moratorium amendments and it was no accident. They redesigned buildings just under the moratorium threshold for building size knowing that new regulations would require them to address all community impacts. **We urge the Planning Commission to hold Mogul Capital to their stated commitment of benefiting the community and postpone the review of this application until water quality and traffic impacts have been addressed.** Without detailed analysis and plans for mitigation, how can the application claim, "The Project will not have a negative impact on public facilities and services including transportation, potable water and wastewater facilities, parks, schools, police, fire, or EMS."

This huge development will exacerbate our already congested streets. Taxpayers should not be responsible for mitigating the impact of the increased traffic resulting from Mogul Capital's development. **We urge the Planning Commission to postpone this application until the applicant has prepared a traffic study and transportation demand management plan in compliance with the Teton County Transportation Impact Study Guidelines (May 2024).**

Mogul Capital's proposal includes plans to excavate the better part of 11 town lots for the purpose of constructing an underground parking garage. Groundwater management will be an issue and potential groundwater contamination is a real concern given the known benzene soil contamination on the site. The applicant states they will submit the necessary information to the Wyoming Department of Environmental Quality (DEQ) and will comply with their

requirements for soil and petroleum-contaminated water. This should be part of the Sketch Plan application. **We urge the Planning Commission to postpone this application until a qualified environmental remediation consultant has analyzed impacts and remediation alternatives and provides a report as part of this application.**

Construction dewatering is planned in conjunction with basement excavation. More information is necessary to understand the impacts of the dewatering. The applicant should be required to include a detailed plan for the proposed construction dewatering, the potential impacts and how they proposed to mitigate those impacts. **Postpone review of this application until the applicant has prepared an environmental report addressing ground and surface water quality to the standards outlined in our Town and County Water Quality Management Plan (June 2024).**

As is, this application has innumerable benefits to the developer and significant negative impacts on our community infrastructure and water quality. We must put our community first.

Thank you for the opportunity to participate in the public process.

Sincerely,

A handwritten signature in black ink that reads "Amy Kuszak". The signature is written in a cursive, flowing style.

Amy Kuszak
Community Planning Director



**Teton
Conservation
District
Est. 1946**

Tyler Valentine Senior Planner
Mary Tippetts Planning Coordinator
Town of Jackson Planning and Building Department

December 23, 2024

RE: Mogul Hospitality Partners Sketch Plan for North Cache Avenue Properties: Second Submission

Dear Tyler,

Teton Conservation District (TCD) has reviewed the second Sketch Plan proposal from Mogul Hospitality Partners – Jackson LLC to develop eleven properties with five new buildings on North Cache Street. TCD has reviewed the new Sketch Plan (P24-170), the original Sketch Plan (P24-002), the Geotechnical Report completed by The Johnson Company, and the Remedial Action Plan for the site completed by AECOM for Wyoming Department of Environmental Quality. TCD's comments below reflect opportunities to reduce the potential natural resource impacts of the proposed actions.

TCD reviewed the initial Sketch Plan (P24-002) and finds that the new proposal (P24-170) has similar potential impacts. Please reference TCD's comments, dated June 3, 2024, pertaining to this initial review for more detail. TCD has concerns about the proposed development's ability to adversely affect water quality from stormwater runoff, to alter groundwater conditions to the detriment of development and natural systems, and to disperse contaminants found on the site.

Stormwater

The scale and duration of disturbance at this site will result in soil runoff to Flat Creek. Forethought and dedication to rigorous best practices will be commensurate to the reduction of material that leaves the property.

Suggested best practices include:

- A) Daily street cleaning adjacent to the development area;
- B) Full site containment with permeable sediment barriers like combined straw wattles and silt fencing;
- C) Site inspections and weekly maintenance of sediment mitigation activities;
- D) Ceasing excavation, construction, and transportation activities in and out of the site during precipitation or other evidence of soil transport; and
- E) Monitoring stormwater discharges to confirm that they have no measurable hydrocarbons, turbidity increases remain below 10 NTU before they enter Town of Jackson stormwater infrastructure, and cessation of activities if exceedances occur.

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org



**Teton
Conservation
District
Est. 1946**

Groundwater Injection

The new Trans Memo shows a reduced depth of the parking structure but does not complete an analysis of the change in volume of the parking structure, or the change in subsurface intrusion into groundwater and the resulting change in anticipated groundwater pumping. It does appear to commit to dewatering through reinjection of the site's water. The required engineering to confirm that this practice will not result in issues for adjacent property owners should include a maximum allowable discharge rate, given that this site has the potential to generate a significant amount of groundwater. Groundwater injections should cease immediately if there are any suspected effects to neighboring properties.

Contamination

While Wyoming Department of Environmental Quality will be responsible for much of the remediation criteria, TCD would appreciate the opportunity to review the plan for both soil and water remediation and disposal. Having a record of the site's conditions before, during and after construction will help local natural resource professionals better understand this issue moving forward.

Conclusion

Development at this scale has the potential to have a large environmental impact because of the size and duration of construction activities and is increased by this site's known contamination. Heightened vigilance is required to ensure that these proposed activities don't cause issues during development and into the future. If TCD can assist with project plan review, either directly or through contracted services, we encourage the dialogue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlin Girard'.

Carlin Girard

Executive Director, Teton Conservation District

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org