



Planning Commission - Staff Report

Meeting Date:	February 24, 2025	Submitting Dept:	Planning & Building Services
Presenter:	Chandler Windom	Agent:	Susan Johnson/SJ Planning Solutions
Property Owner:	JHHR Holdings I, LLC		
Subject:	MSC2024-0037 Northern South Park Area I Master Site Plan Application		

REQUESTED ACTION

A Miscellaneous Planning Request pursuant to Sections 8.2.15 and 4.5.1 of the Land Development Regulations for a Master Site Plan in Area 1 of the Northern South Park Incentive Overlay.

BACKGROUND/DESCRIPTION

PROJECT DESCRIPTION

This Master Site Plan follows the Northern South Park (NSP) Zoning Overlay and Land Development Regulations most recently approved as [ZMA2022-0004](#) and [AMD2022-0008](#). The Overlay and NSP Development Standards are intended to implement the [Northern South Park Neighborhood Plan](#) (MSC2020-0022) which the Board of County Commissioners accepted on July 2, 2022. The purpose of the Master Site Plan is to establish a guide for future development within each NSP Area. LDR Section 4.5.1 identified two distinct areas within the NSP Incentive Overlay, Area 1 and Area 2; this application encompasses Area I only.



EXISTING CONDITIONS

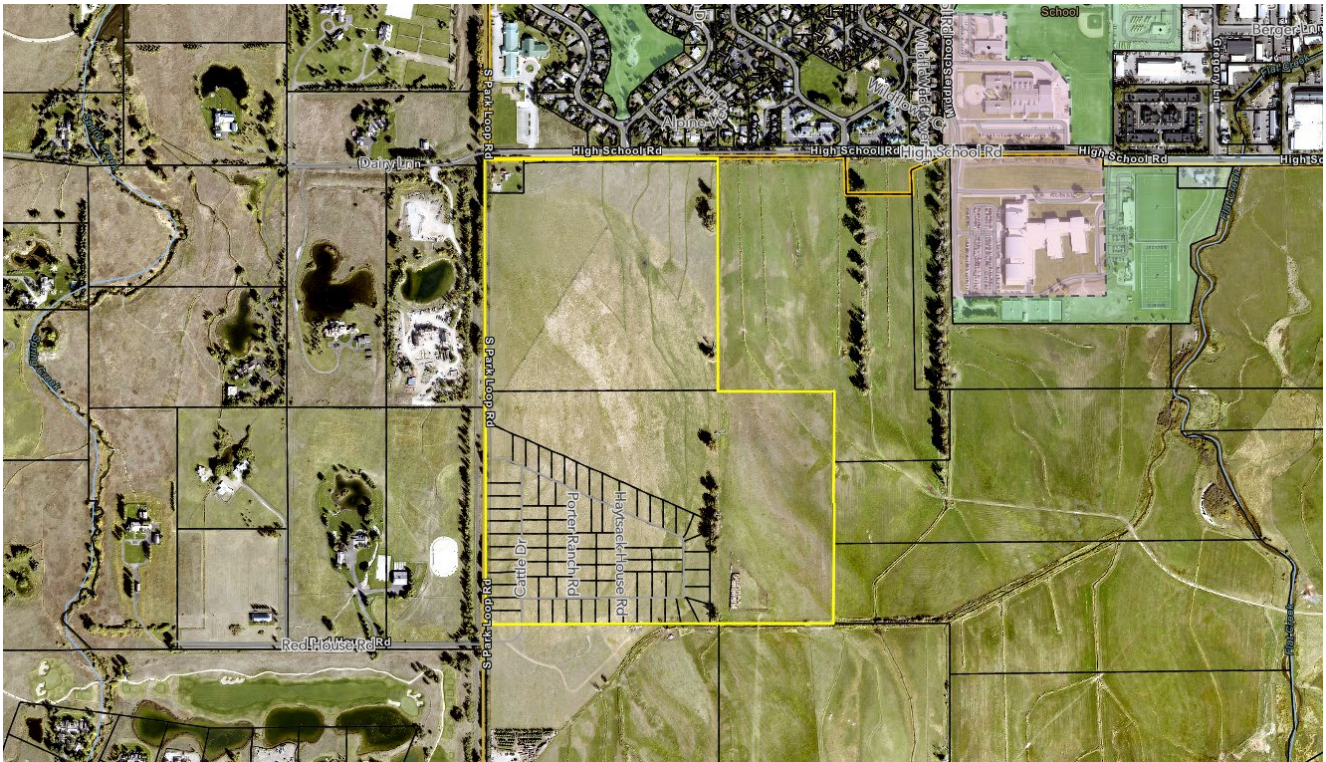
NSP Area 1 is comprised primarily of vacant agricultural lands, with the exception of the platted Porter Ranch (SD2023-0001) in the southwest corner and an existing residence in the northwest corner of Area 1 at the intersection of South Park Loop and High School Road.

LOCATION

Area 1 includes three existing metes & bounds parcels and the 80-lot Porter Ranch subdivision, all in the immediate vicinity of the South Park Loop and High School Road intersection. The application Project Area focuses on just the two larger vacant parcels, PIDNs 22-40-16-06-3-00-023 and 22-40-16-06-3-00-020.

- Legal Descriptions:** PT. LOT 6 SEC. 6, TWP. 40, RNG. 116 HEREFORD RANCH TRACT 1A (T-313I)
PT. NW1/4NW1/4, SEC. 6, TWP. 40, RNG. 116, ADJUSTED PARCEL A (T-313I)
LOT 7 & PT. SE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116 REMAINDER ADJ. HEREFORD RANCH TRACT 10
Lots 1-80 Porter Ranch Subdivision
- PIDNs:** 22-40-16-06-3-00-023, 22-40-16-06-3-00-024 & 22-40-16-06-3-00-020
(excluding PIDNS for 80 Porter Ranch lots)
- Area I Total Site:** 101 acres
- Project Site Area:** 74.13 acres
- Character District:** 5- West Jackson
- Subarea:** 5.6 – Northern South Park
- Zones:** Rural-1 & Suburban
- Overlays:** Northern South Park Incentive Overlay, Scenic Resources Overlay, Wildland Urban Interface

VICINITY MAP



PLANNING CONCEPT MAP



STAFF ANALYSIS

The Master Site Plan request is unique to [Division 4.5](#), Northern South Park Incentive Overlay and Development Standards. The NSP Overlay is an opt-in development program in which a landowner may elect to develop their land in accordance with the NSP Development Standards and Neighborhood Plan. This results in new development potential, an increase of 600 residential dwelling units in Area 1, in addition to the existing 86 units allocated by the current zoning. The Master Site Plan is intended to establish a guide for Area 1, ensuring that adequate infrastructure and services are developed along with this new neighborhood, and that the expectations for Affordable and Workforce housing, park and school exactions, and transportation mitigation are met.

“The Master Site Plan shall be of sufficient detail to describe and illustrate the future layout of collector roads and local streets, blocks, major infrastructure, provision of transit, pathway connectivity through the NSP Area and to existing routes, parks, densities within the NSP Area (including an estimate of unit allocation by block) and to demonstrate adequacy of infrastructure to serve the number of units in those blocks.”

(LDR Sec. 4.5.1.C.1.a. Purpose and Intent of Master Site Plan)

The Master Site Plan proposes several maps, illustrating the general location and size of the seventeen (17) blocks within Area 1. The size of each block varies from 2.5 -5 acres. Each block has an assigned NSP Development Standard (NSP-1, -2, or -3) and an estimated number of dwelling units, either deed restricted (for Affordable or Workforce housing) or unrestricted. The NSP Development Areas are similar to zones in concept but are part of the NSP Incentive Overlay and do not require any Zoning Map Amendment. The effect of potential approval of the Master Site Plan per Sec. 4.5.1.C.1.j., *“does not permit actual physical development, subdivision, or use of the site.”* The Master Site Plan approval grants the additional development (dwelling unit) entitlements and allows the applicant to move forward with submittal of initial subdivision plats for block-sized-lots and engineering-related permits for site-level infrastructure. The applicant must receive Development Plan (DEV) approval from the Board of County Commissioners to further develop each block. The future Development Plan(s) will have the final details for the subdivision/development in the block and must demonstrate compliance with Div. 4.5.

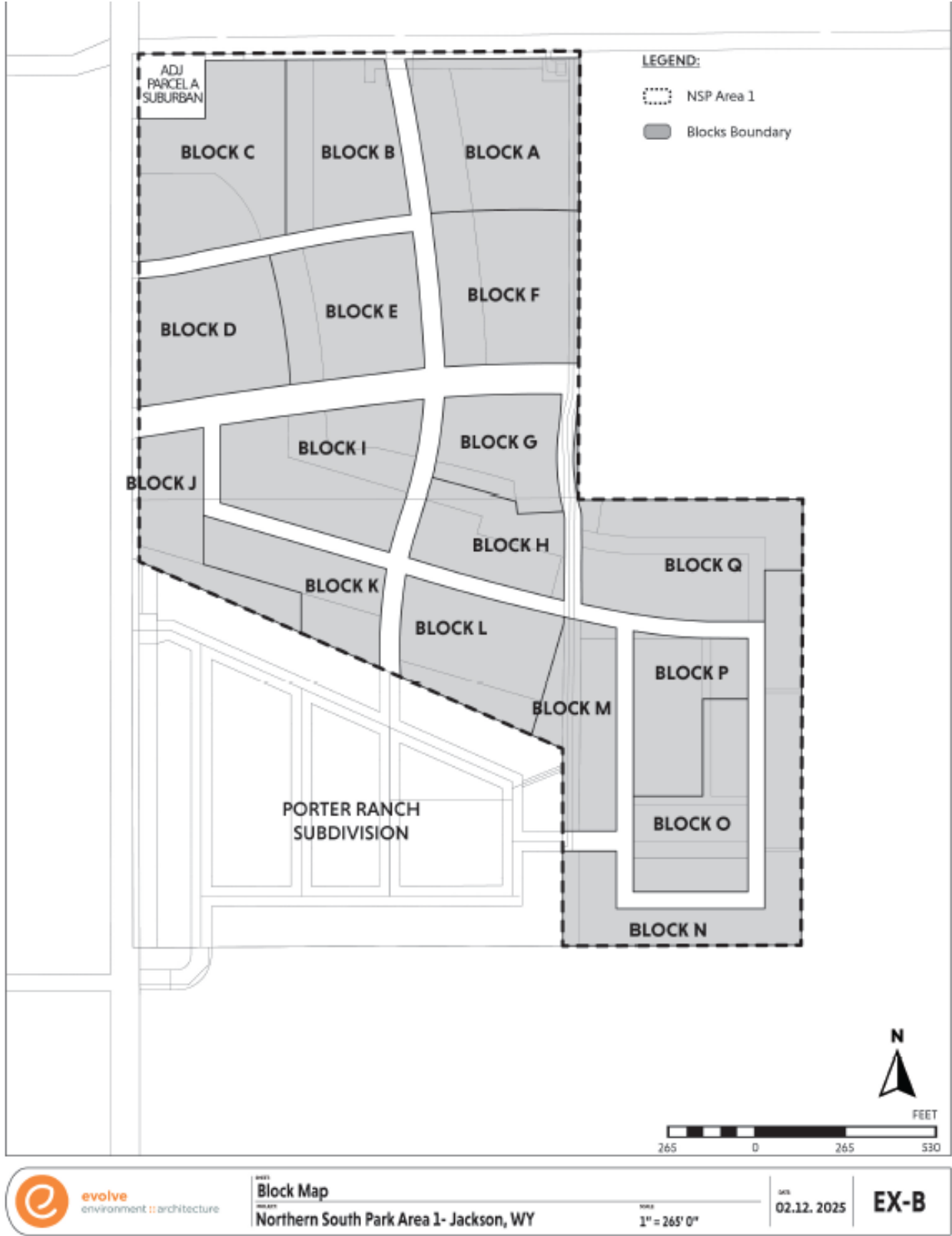
Of the total 686 residential units of Development Potential in Area 1 (some from existing zoning and more from the NSP Overlay) 80 of these dwelling units are established, 1 in the existing residence at 1500 South Park Loop Road (called “ADJ Parcel A Suburban” on site plan), and 79 in the platted Porter Ranch Subdivision. It is assumed, by the omission of these existing units from the Site Plan and proposed NSP Development Areas, that those parcels will be developed in accordance with the current zoning (suburban) and not the NSP Development Standards. Per Section 4.5.1.C.1.j.iv. *“Approval of a Master Site Plan shall not prohibit any property owner within the Northern South Park Incentive Overlay from apply for a zoning map amendment, or for any development, subdivision, development option, or use allowed by the current or future zoning of their property located within the Northern South Park Incentive Overlay.”* In the next section of this staff report, staff will analyze the application’s compliance with the standards of the Northern South Park Overlay and other LDRs.

RELATIONSHIP TO APPLICABLE LAND DEVELOPMENT REGULATIONS

Master Site Plan Requirements (Sec. 4.5.1.C.1.d.ii)

Plan shall include the elements described in Section 4.5.1.C.1.a. (Purpose and Intent of Master Site Plan), illustrating the proposed site layout, street network, east-west street connectivity, blocks, parks, school exaction land, transit connectivity and provision, and anticipated development densities.

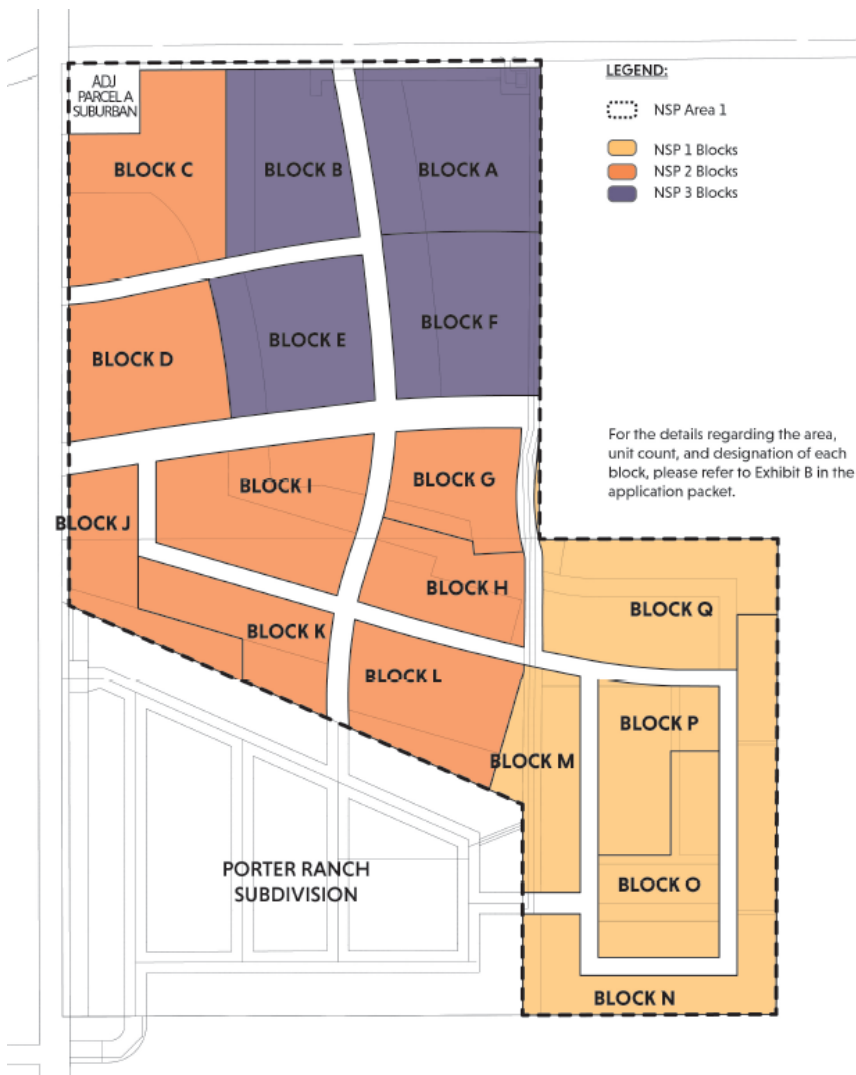
Complies. The Master Site Plan includes all of the above described elements, which are also conceptually illustrated in the Planning Concept Map. Neighborhood Design Requirements state that, “High intensity development and use shall be located closest to parks, transit, and other amenities.”



Northern South Park Development Standards (Sec. 4.5.1.C.1.iii)

The plan shall indicate the location of Northern South Park Development Standards (NSP-1, NSP-2, and NSP-3) at the block level. The standards mapped to a specific block shall be used to evaluate future subdivision, use, and physical development applications within that block.

Complies. Block level NSP Development Standards are identified in the application and copied in the table below. Neighborhood Design Requirements in Sec. 4.5.2.1.3 require the highest intensity development to be located on the northern part of the site, “and a transition in intensity from north to south shall provide a step-down in intensity across the Overlay, as illustrated in the Northern South Park Neighborhood Plan.” The existing Porter Ranch subdivision contributes to this vision as the Suburban single-family residential lots are located to the Southwest of Area 1. It should be noted that in accordance with all NSP Development Standards no Block for Initial Plat may be less than 2.5 acres or exceed 5 acres. The applicant updated their original application to ensure that their Block Plan demonstrated compliance with that standard for initial plat.



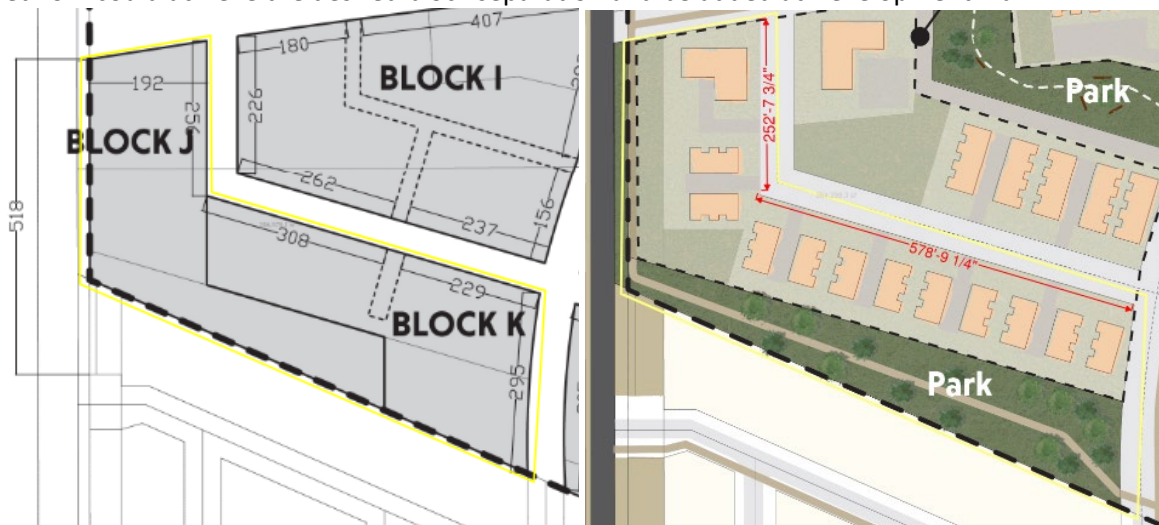
Block	NSP Dev. Standard	Block Size (min-max ac)	# of Units (min-max)
A	NSP 3	4.2-5.0	32-40
B	NSP 3	3.2-4.4	55-69
C	NSP 2	4.1-5.0	16-20
D	NSP 2	3.2-4.3	48-60
E	NSP 3	3.3-4.4	63-77
F	NSP 3	3.7-5.0	21-27
G	NSP 2	2.5-2.9	22-28
H	NSP 2	2.5-2.9	14-18
I	NSP 2	3.8-5.0	46-58
J	NSP 2	2.5-2.9	14-18
K	NSP 2	2.5-2.9	32-40
L	NSP 2	2.9-4.0	32-40
M	NSP 1	2.5-3.1	9-13
N	NSP 1	4.2-5.0	32-40
O	NSP 1	2.6-3.6	21-27
P	NSP 1	2.5-3.2	37-47
Q	NSP 1	4.2-5.0	12-16
Total		74.37	506-600

Block Definition (Sec. 4.5.2.B.1.)

Complies as conditioned. The term and definition of “Block” is unique to the NSP overlay and is intended to achieve the neighborhood characteristics and connectivity identified in Neighborhood Plan and replicate the pattern of development more common in the Town of Jackson east of Karns Meadow. A Block, per Sec. 4.5.2.B.1., is, “[a]n area of land defined by adjacent, publicly-accessible streets and/or pathways.” There are then three sub-standards related to block faces.

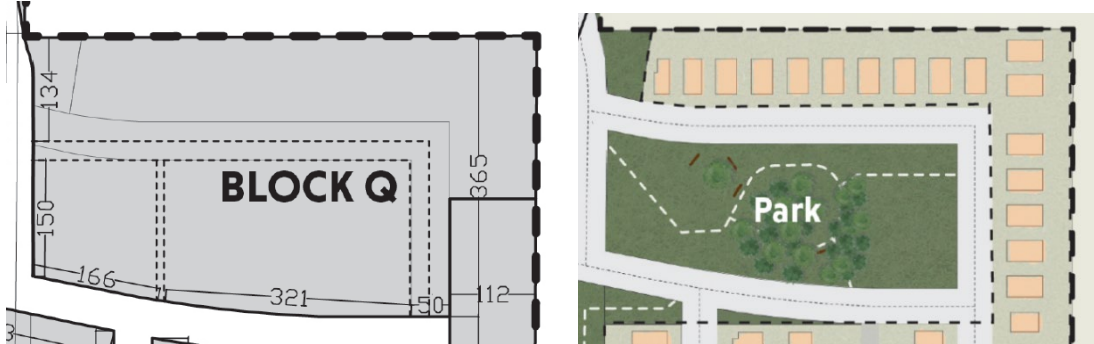
- a. *Block faces are defined between publicly-accessible streets or pathways and measured between the nearest edges of publicly-accessible rights-of-way or easements.*
- b. *External Block Faces. External block faces are defined as blocks facing High School Road, South Park Loop Road or Jackson Hole High School. External block faces shall not exceed 600 feet.*
- c. *Internal Block Faces. Block faces internal to Northern South Park, not facing High School Road, South Park Loop Road or Jackson Hole High School, shall not exceed 450 feet.*

The proposed Block Plan demonstrates a certain conceptual compliance with the block dimension requirements, based off the rough level of detail available at this time. All of the external block faces are less than 600 feet. Some of the blocks are illustrated as divided by future internal pathways and/or alleyways internal to the block, the final locations of which would not be determined or guaranteed until Development Plan. There are also some adjacent blocks where the boundary between the two does not appear to be fully identified by a street or pathway, such as Blocks J and K illustrated below. However, then in the concept plan the envisioned layout, which is not binding, looks like a single cohesive neighborhood block. This may not be an issue, so long as final development on both blocks can follow the NSP-2 standards, nevertheless, staff wants to stress that a publicly accessible street or pathway is required to delineate the internal northeast block face which would otherwise measure 550+ ft in length. A dead-end driveway or alley way to an apartment or condo building is not necessarily publicly accessible, nor does it achieve the connectivity goals and spirit of the neighborhood plan. The street or pathway in question shall provide access through the block, or to a public park, to meet the intent of “publicly-accessible” in the block definition. In the example below, an additional pathway running north-south to connect to the park/pathway network could achieve the desired block separation and be added at Development Plan.



With each future Development Plan, staff will review for compliance with Section 4.5.2.B.1., specifically the internal block face standard. It is possible that as each block is developed, smaller blocks will be created within the block created by the initial plat. An example of this can be seen in the concept plans for Block Q. For the sake of initial plat, Block Q is planned at 4.2-5 acres. However, another publicly accessible roadway is illustrated in the concept maps but was removed from Appendix 1: Road Network. Provision of this potential roadway, which is

only internal to Block Q, would create two separate blocks in the future, one of which is now entirely a park exaction area. After the initial plat, block size (2.5-5 ac) is no longer applicable, however minimum and maximum lot sizes will apply, and the maximum length of internal block faces (450 ft) will continue to apply to all development in the NSP Overlay.



The purpose of limiting the external and internal block faces is to create the walkable neighborhoods envisioned by the Neighborhood Plan. Staff want to highlight these concerns now, since the parts of the Concept Maps which illustrate hypothetical block-level development, like building locations and alleyways not included in the Road Network Plan, are not yet determined. While we are not reviewing the development within the blocks yet, it would be helpful for the applicant to receive this feedback now, rather than later, to incorporate into their future Development Plan preparations. Therefore, staff have recommended a condition of approval to ensure there are no assumptions regarding future compliance with the Block definition and standards in Section 4.5.2.B.1.

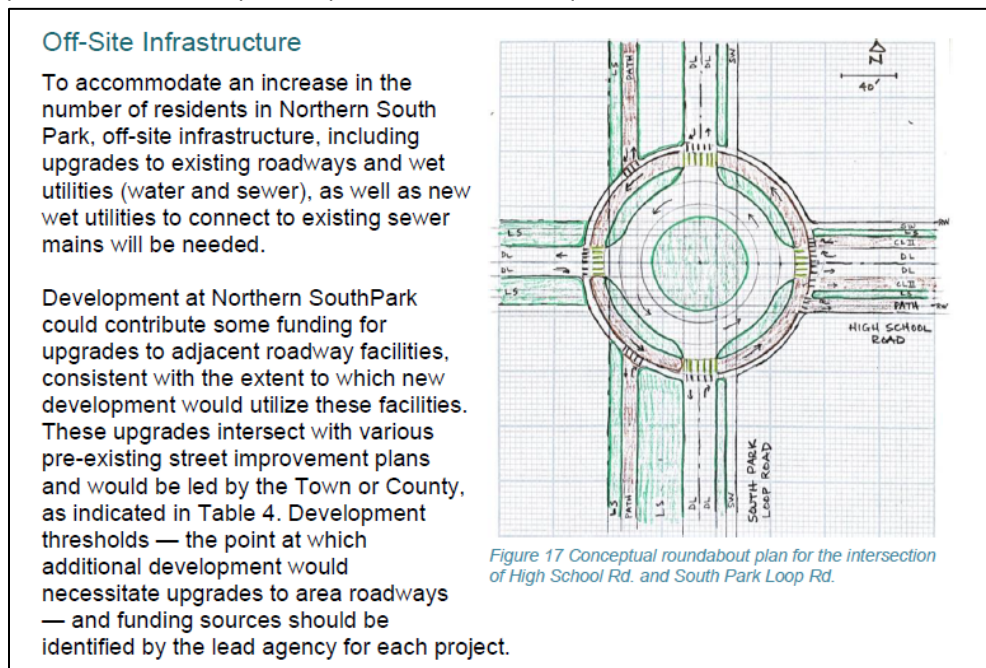
Capital Improvements Element (Section 4.5.1.C.1.d.iv)

- a) *A Capital Improvements Element that ensures infrastructure and essential services will be provided in a timely manner to accommodate the development anticipated by the Master Site Plan.*
- b) *The Capital Improvements Element shall comply with the standards of the Northern South Park Incentive Overlay.*
- c) *The Capital Improvements Element shall describe and include concept plans for streets, sidewalks, pathways, parks, water supply, wastewater, transit facilities, stormwater, snow storage, and utilities.*
- d) *The Capital Improvements Element shall describe a Stormwater Management Plan and strategy for managing, collecting, and treating stormwater and snow melt throughout the entire site.*
- e) *The Capital Improvements Element shall include a geotechnical study of the site for analysis of development suitability by a professional engineer licensed to do such work in the State of Wyoming.*
- f) *The Capital Improvements Element shall include a Traffic Impact Study addressing the impacts of development proposed in the Master Site Plan, including identifying impacts on High School Road, South Park Loop Road and South Highway 89. The Traffic Impact Study shall identify transportation mitigation and infrastructure improvements necessary to address the identified traffic impacts and a schedule of triggering events for their provision.*
- g) *The Capital Improvements Element shall identify on-site infrastructure and specify how it will be provided for the future development of the site, including descriptions of the on-site infrastructure and the timing for completion of said infrastructure as it relates to development within the site area. Concept plans for the on-site infrastructure shall be included in the Capital Improvements Element. Engineered plans shall be provided in development plan applications for subsequent development and/or with initial plat applications.*
- h) *The Capital Improvements Element shall specify what entity is responsible for funding and installing on-site infrastructure. It shall also describe what entity is responsible for the long-term funding, ownership, and maintenance of the on-site infrastructure.*

- i) *Future development may necessitate additional off-site improvements or financial contributions toward additional off-site improvements, such as road capacity or safety improvements on High School Road, South Park Loop Road, South Highway 89, or increasing utility infrastructure capacity, which shall be reviewed and determined at the time of Development Plan review.*

Complies as conditioned. The application includes a Capital Improvements Element which has a description of concept plans for on-site streets, sidewalks, pathways, parks, water supply, wastewater, transit facilities, stormwater, snow storage, and utilities. Exact location of these improvements will be determined by later permits, but this element is important for cohesive infrastructure development across the site. All development is intended to connect to the Town of Jackson water and sewer system. Section 4.5.2.M., Required Utilities, necessitates both a public water supply distribution system and public wastewater treatment system in all NSP developments. Individual wells and septic systems are prohibited. While there will not be connection approvals until there are final development plans, the applicant is working with the Town of Jackson to achieve these future approvals. There is an existing Well Agreement between the landowner and the Town of Jackson, which is mentioned in the Town's PRC comments. The well in question will contribute to the Town domestic water supply.

A conceptual Stormwater Management Plan, geotechnical study prepared by a Wyoming licensed engineer, and Traffic Impact Study (TIS) are included. The TIS includes estimated traffic impacts by block, and some transportation demand management (TDM) strategies are proposed, like the pathway and sidewalk plans. The applicant will be expected to work closely with Community Pathways and START on implementing pathways and transit stop requirements as outlined in the TDM Plan. In coordination with Teton County Transportation Manager, Dr. Charlotte Frei, staff's analysis is that the TIS plan does not fully, *"identify transportation mitigation and infrastructure improvements necessary to address the identified traffic impacts and a schedule of triggering events for their provision"* as required by the LDRs. An important mitigation measure that was identified in the Northern South Park Neighborhood Plan was the need for off-site improvements, specifically relevant for Area 1 are infrastructure upgrades at the intersections of South Park Loop and High School Road. These requirements were described on [Pages 30-31](#) of the Neighborhood Plan, including the concept shown below for a roundabout, and then incorporated into the Capital Improvements Plan requirements.



[The West Jackson Subarea Transportation Study](#), which was completed after the Neighborhood Plan, also identified several alternatives for future scenarios and at what thresholds transportation improvements are needed in the vicinity, see the table below. The Transportation Study also included cost estimates for the different improvement alternatives.

	Existing AM Peak Volumes	Improvement AM Peak Volume Thresholds	No E/W Connector	Partial E/W Connector	Full E/W Connector
High School / US 89	2300	-	EB Right Turn Lane	EB Right Turn Lane	EB Right Turn Lane
High School / Gregory Ln	950	1230	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West
High School / HS East	880	1390	Roundabout or Signal WB Left Turn Lane (w/signal) 2 Thru Lanes East/West	None	None
High School / Middle School	850	1110	Roundabout or Signal 2 Thru Lanes East/West Left Turn Lanes - All Approaches	None	None
High School / S Park Loop	620	980	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)
S Park Loop / W Boyles Hill	350	740	Roundabout	Roundabout	Roundabout

The Master Site Plan application states that *“Specific TDM measured designed appropriately for each block (i.e. location, density, etc.) will be developed for each block’s DEV.”* The application’s Traffic Impact Study estimates that Area 1 development will not contribute to the trip counts enough to cause traffic to reach the Improvement AM Peak Volume Thresholds at any of the intersections identified above. This does not absolve the Area 1 applicant from providing any contributions to those off-site improvements, the applicant is still expected to mitigate in proportion to their expected and actual trip generation, it just remains to be determined the exact level of contribution and when those mitigation measures are necessary.

Many details of the capital improvements, including order of installation of on-site infrastructure, each block’s traffic mitigation requirements, and contributions to off-site infrastructure are proposed to be deferred until Development Plan. The application states that *“As the DEVs for each NSP Area 1 individual blocks are defined and come to fruition, a more detailed transportation impact study will be prepared that will...calculate each block’s proportional cost share for improvements based on each block’s AM peak hour impact in relation to improvement threshold volumes.”* Since a host

of information is now available through the West Jackson Subarea Transportation Study, piecemealing the TDM requirements to each block’s Development Plan (DEV) is not appropriate. Nor should a substantial burden of determining the mitigation and infrastructure costs be left to an affordable

Preliminary NSP 1 Block AM Peak Hour Traffic Impact by Intersection (trips per hour)¹

Traffic Component	High School Road Intersection			
	Gregory Lane	HS East	Middle School Road	S. Park Loop Rd
Existing AM Peak Hour Trip Count	950	880	850	620 ²
Improvement Trigger Trips Count	1230	1390	1110	980
Increase to Reach Trigger	280	510	260	360
Totals NSP 1	146	145	158	75

housing developer or housing non-profit. Rather, a condition of approval is recommended to have the applicant work with Public Works staff prior to any Development Plan submittal to establish a suitable schedule (itemized

list, not timing schedule) of off-site infrastructure contributions for each block, which could be adjusted based on the final units approved and also identify the entity responsible for contributing. This list or table would provide clear expectations for future staff and future applicants (whether that be the current landowner, affordable housing developers, market developers, non-profit partners, or other future Area 1 landowners) for their TDM contributions and what those triggers are. As development occurs in Area 1, monitoring will also be important to determine the effectiveness of TDM measures and accurateness of the TIS estimates.

Connectivity and Transportation Facility Requirements (Section 4.5.2.K)

The standards of this Section shall apply in addition to the standards of Division 7.6. (Transportation Facility Standards). Where standards of this Section and Division 7.6. are in conflict, the standards of this Section shall apply.

Per Section 4.5.2.K., the proposed plan for streets must comply with the Connectivity and Transportation Facility Requirements and the Urban Road Design standards specified by the Town of Jackson. All road/street rights-of-way must be platted as separate lots, rather than as easements over private property, and paved alley ways are required to access lots in NSP-2 and NSP-3. Compliance with many of these standards will not be determined until future Development Plan(s), when fully engineered plans are submitted. When reviewing the proposed pathway and street plans, staff did, however, review for compliance with the Active Travel Connectivity and Street Connectivity requirements of this section.

5. Active Travel Connectivity

- a. *Every residential unit shall be connected to the following by a pedestrian route and bicycle route:*
 - i. *Jackson Hole High School Campus and School Pathways*
 - ii. *Russ Garaman Pathway*
 - iii. *South Park Loop Trail*
 - iv. *Paul Merritt Pathway*
 - v. *Eagle Village Shopping Center*
- b. *A pathway shall be provided along the south side of High School Road.*
- c. *A pathway shall be provided along the east side of South Park Loop Road.*
- d. *A pathway shall be provided along the East-West connector road.*
- e. *At least one dedicated east-west internal pathway shall be provided across Northern South Park.*
- f. *At least one dedicated north-south internal pathway shall be provided across each of Northern South Park Area 1 and Area 2.*

Complies. The above described pathways and pedestrian/bicycle route connections are provided for in the Pedestrian Facilities Plan (Jorgensen Appendix 2). As part of the Porter Ranch Subdivision requirements the pathway exactions on the south side of High School Road were granted to Teton County and two South Park Loop pathway crossings are being constructed by the developer.

6. Street Connectivity. *The following street connectivity standards shall apply.*

- a. *Subdivision and development shall be designed for two street connections to High School Road west of Jackson Hole High School. Connection points shall be located at the existing High School Road intersections with Rangeview Drive and Corner Creek.*

Complies. The High School Road and Corner Creek intersection connection is provided in Area 1.

- b. *Subdivision and development in Northern South Park Area 1 shall provide three direct connections, meeting minimum separation distances, to South Park Loop Road, unless an alternative configuration is proposed and is reviewed and approved by the County Engineer.*

Complies. The Porter Ranch has two existing connections to South Park Loop Road and two additional connections are proposed for a total of four (4) direct access within Area 1.

- c. *East-West Connector Road. A minimum of a 90' right-of-way shall be provided for an East-West Connector roadway between South Park Loop Road and South Highway 89.*
 - i. *Each of NSP Area 1 and Area 2 shall include two direct street connections to the East-West Connector.*
 - ii. *Timing.*
 - a) *An easement shall be provided to the County for the segment of the East-West connector that is within each of NSP Area 1 and NSP Area 2 at the time of approval of a Master Site Plan for that NSP Area.*

Complies as conditioned. The 90-ft wide East-West connector through Area 1 is proposed on the road layout plan and would line up with existing easements in Area 2. The easement, however, is not yet provided as required by the Timing stipulations. Staff have recommended a condition to that extent. The County Engineer's comments still highlight concerns regarding the connector ending in Area 1 and the uncertainty of any continued connection to Highway 89 through Area 2 in the future. There is a desire to have the East-West Connector constructed, regardless of whether the Area 2 landowner chooses to opt-in to the Northern South Park Incentive Overlay, as it could reduce the amount of construction traffic on High School Road. However, as stipulated in the above regulations, the applicant for either Area 1 or Area 2 is only required to provide the segment of the connector within the area of their Master Site Plan application.

- d. *Cul-de-sacs. Cul-de-sacs and dead ends are prohibited on street segments longer than 150'.*

Complies. There are no cul-de-sacs or dead ends shown in the street and road plan. This will continue to be reviewed with future Development Plans if any additional roadways are proposed.

Per 4.5.2.K.2, *"It is recognized that standards cannot be developed which will apply to all situations. In those instances where the standards of this Section and Division 7.6 are not applicable, the proposed design must demonstrate consistency with the intent of the Northern South Park Neighborhood Plan vision, the Town of Jackson Community Streets Plan, and be reviewed and approved by the County Engineer."* Final engineered plans will be provided with Grading & Erosion Control Permit(s) and guaranteed through Subdivision Improvement Agreements, if Initial Plats are submitted, or reviewed after Development Plan.

Phasing Element (Section 4.5.1.C.1.v)

The applicant shall include a phasing element, describing the sequence of development throughout the site ensuring that development occurs in an orderly and logical sequence. The phasing element shall describe the relationship between the capital improvements and on-site infrastructure described in the Capital Improvements Element and the sequence, location, and amount of development.

Complies as conditioned. The phasing element largely alludes to a development sequence that will be determined by the applicant and their non-profit partners at a future date. The expectation with the Phasing Element requirement is that the anticipated order and/or relationship of block and infrastructure development would be presented by the applicant which would illustrate how work would occur across Area 1. There is a fair bit of ambiguity which remains to be determined until Initial Plat (SD) with Subdivision Improvements Agreements (SIAs) and/or Development Plans (DEVs). The Phasing Element in the application states that *"The Capital Improvement Element enables flexibility in the development sequencing of individual blocks to accommodate the needs of non-profit housing partners and to accommodate potential horizontal and vertical construction efficiencies...This structure and design allow for redundancy and flexibility in block phasing...Once an individual block is identified*

for development, we will plat that block as the LDRs require and then bring infrastructure to that block as the LDRs require.”

While Subdivision and Development Plan applications will come back through the typical review and public hearing process, it is not clear if this is sufficient detail for the Master Site Plan to ensure orderly development across the site. The question is not just how a block will be presented for development or what utilities will need to be present. Rather, it would be beneficial to know, for example, which cluster of blocks make sense to be developed together, or if block development would follow the installation of certain utility mains. The point of the Phasing Plan is to ensure that the development is logical because it is bound to be phased over many years, and residents will likely start to live in this neighborhood before it is fully completed. It is still up to the applicant to decide the order of which blocks get developed, and no actual dates for completion are required.

The step-by-step example in the PRC response updated January 17th, 2025, provides some more insight, but still does not explain a sequence for which or when infrastructure will be installed relative to blocks. Staff does anticipate that with the recommended condition related to the Capital Improvements Element and Transportation Demand Management requirements, the nature of that discussion will inherently reveal a reasonable sequence of development. In most traditional zoning and land development scenarios the public may never know exactly when full development will come to fruition. Resort zones, for example, often come with many entitlements that are intended to be developed over many years, and not always in a specific order. This applicant is requesting flexibility to work with their non-profit partners and to develop Area 1 based on the scale and timing abilities of the non-profit housing partner(s); still, some sequence of development must be considered for logical efficiencies and as blocks conveyed for affordable and workforce housing development must be served by infrastructure. The Phasing Plan does refer to the utilities plan in the Capital Improvements Element and states that *“the water system mains and wastewater system mains will likely be installed early in the development process (i.e. with the first blocks to be developed).”* As each future Subdivision Plat and Development Plan application is submitted, staff will analyze the proposal to ensure that it meets the directive of the Capital Improvement Element that this Phasing Plan heavily relies upon.

Housing Element. (Section 4.5.1.C.1.vi)

“The applicant shall include a housing element describing the location of blocks, the allocation of residential units by block, and how units will be integrated by housing type.”

Complies. The proposal includes a Housing Element which illustrates the location of blocks, estimated densities, whether a block will contain restricted or market rate housing, and an example of how units will be integrated by housing type. It is noted that the Master Site Plan does not bind the applicant to any specific housing types, but future block development must follow the NSP Development Area Standards as identified in the Block plan (i.e. NSP Area 1, 2, or 3). The applicant is responsible for proposing a Block plan of appropriate size, layout, and anticipated densities so that they (or future bona fide affordable/workforce housing developers) can achieve the necessary housing elements with future Development Plans.

Based on the approximate number and size of the Blocks proposed for different NSP Development Standards and for restricted and unrestricted housing, staff are assured that the desired housing elements can be achieved. Once areas dedicated to infrastructure and exactions are removed, the remaining developable land appears sufficient for the anticipated density. It should be noted that staff could not analyze all the NSP development standards to know for certain that the applicant’s desired scenario complies; that would be impossible at this stage. The applicant is responsible for understanding the allowances and constraints of each NSP Area and applying this

understanding to their Master Site Plan so that the affordable and workforce housing can be supplied to meet the requirements of Section 4.5.2.F. When the applicant for unrestricted housing submits a Development Plan in the future and proposes land conveyance through Section 4.5.2.F, they are also required to demonstrate that the restricted block(s) being conveyed are sufficient to accommodate the deed-restricted housing (i.e. number of units) necessary to meet the 70/30 ratio of deed-restricted to proposed unrestricted housing.

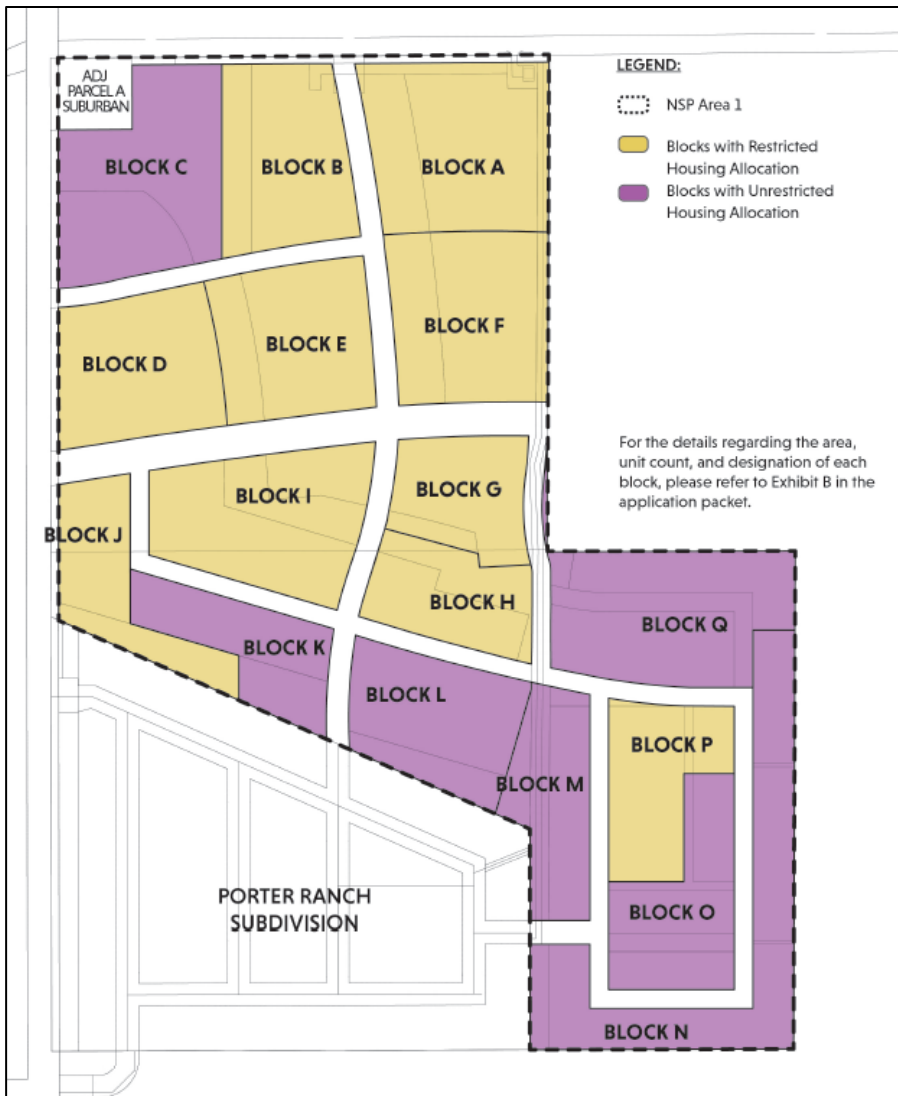
Staff have done some preliminary reviews of the proposal. Block A, as an example, is proposed at 4.2-5 acres in the NSP-3 designation. Once the Town of Jackson well easement and the Teton County School District exaction land is removed, approximately 1.2 developable acres remain. In NSP-3 the minimum density is 17.424 dwelling units per acre, or 3 dwelling units per 7,500 square feet, and apartments, attached and detached single-family units are permitted. Therefore, at least 21 restricted units must be developed in Block A, and the applicant estimates between 32-40. There's no residential density maximum in NSP-3, so as long as all the remaining physical development standards can be met, this density should be achievable.

Affordable and Workforce Housing Requirements (Sec. 4.5.2.F)

Complies as conditioned. Per the Standards Applicable to All Northern South Park Development, the existing residential development potential (i.e. the 86 dwelling units in Area 1) is subject to the current standards of Division 6.3 for Affordable and Workforce Housing Mitigation. Meaning, in practice, that a home built in the Porter Ranch will pay an affordable housing fee-in-lieu if the habitable floor area exceeds 2,500 sf. The New Dwelling Unit Potential of 600 units are exempt from Division 6.3 and shall follow the standards of Section 4.5.2.F. *"Development of any new units shall be comprised of at least 70% deed-restricted housing units and at least 40% of the new housing units shall specifically be affordable housing units."* In summary, if Area 1 density was to be fully built out, there would be 86 existing market-rate units from the existing zoning, plus 180 unrestricted new dwelling units from the NSP Overlay, and 420 deed restricted new dwelling units. At minimum 240 (40%) of these 420 restricted units must be Affordable housing (<120% Area Median Income), the rest (30%) shall be restricted for either Workforce occupancy (no income restriction) or Affordable housing, either are acceptable.

The applicant has proposed the Conveyance of Land Method for Providing Affordable and Workforce Housing for the 600 new units. The recipient of the land may be Teton County, the Jackson Hole Community Housing Trust, Habitat for Humanity of the Greater Teton Area, or another bona fide affordable and/or workforce housing developer at the discretion of the Board of County Commissioners. The applicant has chosen this land conveyance method in lieu of constructing the affordable and workforce housing units themselves. In accordance with the Timing requirements, *"Land conveyance shall occur prior to issuance of a Development Permit for any physical development or subdivision of land for unrestricted new dwelling units."* The amount of land required to be conveyed must allow for the construction of the amount of deed-restricted housing (70%), commensurate with the unrestricted housing approved by the associated Development Plan (30%), consistent with the Housing Element in the Master Site Plan. Additionally, when 50% of the unrestricted units in NSP Area 1 have received Development Plan (DEV) approval, there then need to be building permits issued for an amount of restricted units that equal at least 20% of the unrestricted units with DEV approval, per LDR Section 4.5.2.F.2.c.iii.b.2., in order to continue with development of unrestricted blocks.

As a conceptual example, if Blocks L, M, and N are proposed to be developed first, that could result in up to 90 new market rate residential units. 50% of all the new market-rate units (180) allowed in Area 1 is 90 units. At the Development Plan stage for Blocks L, M & N, in order to maintain the 70/30 ratio, the applicant would be required to convey restricted blocks that can accommodate at least 210 restricted units. This future Housing Mitigation



Plan must demonstrate consistency with the Master Site Plan, including the estimated number of residential units in each block included in the Housing Element, along with a more robust analysis of the NSP Development Area potential. After Blocks L, M & N, no more DEVs could be issued for market-rate development until at least one of the blocks conveyed for deed restricted housing has an approved Development Plan, and building permits are issued for at least 18 deed restricted units (20% of 90). The Planning Department will be responsible for tracking the number of approved units through Development Plan and issued building permits.

The applicants have proposed in their Phasing Plan that they intend on working closely with their non-profit partners, so that development can happen cohesively. If the applicant is prepared to do so, Development Plans for deed restricted blocks could precede that for the unrestricted blocks. In the Master Site Plan Phasing it is proposed that, *“the scale of timing and development is driven by the non-profit housing developer.”*

Exactions (Sec. 4.5.2.G. & Div. 7.5)

Complies. We are not determining the exact/final layout of Development Exactions at this stage; rather, the Master Site Plan shall illustrate the conceptual layout of parks and the school exaction land. Development Exactions will be required at the time of each Development Plan based on the number of both unrestricted and restricted units. Exactions for all units are the responsibility of the developer of the unrestricted units; however, the location of the exaction land may be anywhere within Area 1, with certain stipulations. According to the application, if the required exaction land is located within a Block intended to be conveyed to a non-profit organization for restricted housing, there will be a private agreement between the developer and the non-profit landowner ensuring that the exactions are conveyed or dedicated at the required time. The conceptual Master Site Plan does illustrate the appropriate amount of exaction land for the anticipated number of new dwelling units in the project area. The Porter Ranch Exactions have already been met.

Exaction Type	Minimum Estimated New Units	Maximum Estimated New Units
School Exaction	508 * 0.01 = 5.08 acres	600 * 0.01 = 6.00 acres
Park Exaction	508 * 0.02 = 10.16 acres	600 * 0.02 = 12.00 acres
Total Exaction	15.24 acres	18.00 acres

Parks Exactions

At this time, the Jackson/Teton County Parks and Recreation Department is opposed to accepting some of the smaller proposed park areas, especially those which function more as “Passive Parks” or green belts throughout Area 1. Maintenance of these smaller strips is challenging and according to Steve Foster, Interim Parks and Recreation Director, will function more as neighborhood landscape buffers. The applicant’s original response was that the Open Space proximity requirements in LDR Section 4.5.2.L.1. and wildlife permeability standards stipulate the requirement for this park system design. Sec. 4.5.2.L states, *“At least one access point for every dwelling unit shall be located within one-quarter (¼) mile, via pathway or sidewalk, of a park, playground, or open space of at least one-quarter (¼) acre,”* and *“open spaces (including pathway and trail networks) shall be designed and located to promote wildlife permeability across the site.”*

The location of the proposed Parks 1 and 5, along with the existing Porter Ranch Park 9, alone accomplish the Open Space proximity requirements of locating all the residential units within at least ¼ mile from a park. While achieving wildlife permeability is part of the Open Space Requirements in LDR Section 4.5.2.L., it should not be at the detriment of the public benefit of useful park space. Per [Section 7.5.2.D.1](#), Criteria, *“the proposed dedication shall be at least 1 acre,”* and Acceptance, *“The land shall be acceptable to Teton County at the discretion of Teton County... [and the] Board of County Commissioners shall review acceptability on the basis of compatibility with the Comprehensive Plan and [Parks and Recreation Strategic Plan](#).”*

LDR Section 7.5.2.D.3. also gives the option for the Board of County Commissioners to credit a developer for a private Park Exaction, *“Where private open space for park and recreational purposes is provided in a proposed subdivision, and such space is to be privately owned and maintained by the future residents of the subdivision, the acreage of such areas may be credited against the requirement of this Section, if the Board of County Commissioners determines that such a credit is in the public interest.”* If, through the Board of County Commissioners, the Parks and Recreation Department does not accept all the proposed park land, the alternatives for meeting the Parks Exaction requirements are either the private park credit or payment of a fee-in-lieu. Staff do not see private parks as an ideal scenario, considering that this neighborhood will predominantly be residents of affordable workforce households. While the applicant has already stated that one or more HOA(s) will be formed to manage infrastructure and non-exaction common areas, HOA fees charged for maintenance of a significant network of private parks would be an additional cost that some lower income residents may not be able to afford, and it is not currently clear how such costs would be split between landowners/residents.

The Northern South Park Neighborhood Plan does have a specific Open Space Vision ([pgs.18-19](#)) which, in addition to a robust pathway network, is to provide spaces to recreate and gather within walking distance. The Plan states that *“Parks should accommodate active uses such as playgrounds and ball courts”* and includes the “Figure 11” to the right. Parks are only one type of open space that can be used to encourage wildlife permeability, but not to the overall detriment of the Park Exactions.



Figure 11 Active uses such as the playground at Mike Yokel Park in the Town of Jackson will be prioritized at parks in Northern South Park.

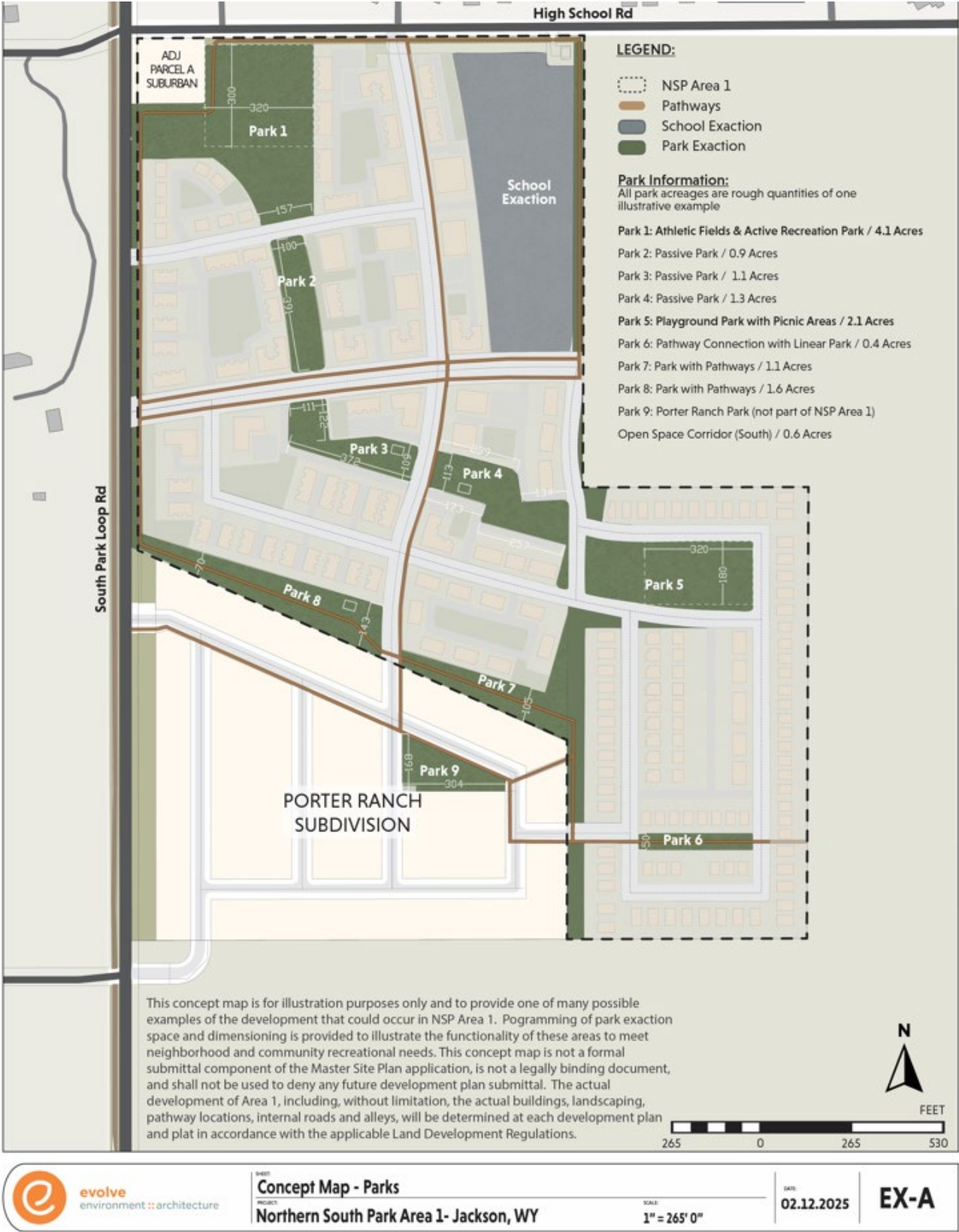
With input from Jackson/Teton County Parks & Recreation staff, the applicant worked to modify the plan (see that dated 2/12/25) and increased the size of Parks 1 and 5, relocating acreage from other areas. Park 1 is now 4.1 acres with increased frontage on High School Road, and Park 5 is 2.1 acres, both now with a reduced perimeter to area ratio (i.e. more regular shape). Pocket Park 6 was eliminated and is now just a public pathway easement with green strip, similar to Parks 7 and 8. Planning staff finds this update to better support the NSP Neighborhood Plan Open Space Vision which states, *“A central park between 3-5 acres is envisioned to provide a broad range of activities and should be supplemented by smaller ‘pocket parks’ located throughout the neighborhood to provide easy park access to all neighborhood residents.”* The Neighborhood Plan conceptual zoning maps Alternatives A-C (see Plan Alternatives on Pages 63-70) all illustrated a significant amount of passive open space.

There are still some narrower passive park areas which the applicant kept in the plan. The following comment was provided by Jackson/Teton County Parks and Recreation; *“Proposed exaction areas shown in labeled parks 2,3,4,6,7,8 function as neighborhood landscape buffers and do not qualify as functional park exactions. Citing LDR 7.5.2.D.b.ii. ‘The proposed dedication shall not include private yards, streets, parking areas not intended for park use, streetscape or landscape buffers.’ Teton County Parks and Recreation recommends that the 12-acre park exaction should be provided by increasing the size of parks 1 and 5 while also providing public access on all sides of the proposed park parcels. If chosen by the County Commissioners, pathway segments may be counted towards park exaction areas but shall be limited to a 30’ pathway corridor.”* If the Board of County Commissioners decide not to take ownership of all the park exaction land, the applicant could propose private parks per LDR Section 7.5.2.D.3. Private parks still count towards the exaction requirements and the cost of maintaining passive parks and trails would be less burdensome than the larger, active parks. Planning Staff finds that the passive parks, each being over 1 acre, with access on at least two sides, and supported by the open space vision of the Neighborhood Plan, would still meet the intent of LDR Section 7.5.2.D., even if private. Public or private park dedications would not occur until Development Plan. If possible, Planning staff would encourage all the Park Exactions being public so that the entire park network in Northern South Park Area 1 would be accessible to the community at large but understand the maintenance cost and concerns raised by the Parks and Recreation Department.

Staff want to highlight that the Park Exactions are not the only method for achieving wildlife permeability. As noted by the Wyoming Game & Fish Department in their comments dated 2/5/25, *“wildlife permeability should continue to be considered throughout all phasing of project planning, development, and construction. This includes passive parks as well as permeability between housing units.”* As each block is reviewed for final Development Plan, wildlife permeability will continue to be essential through the private open spaces, areas adjacent to trail networks, and other common areas within each block. These non-exaction open spaces are the types of amenities, or required landscape surface ratio (LSR), that would already be included in the Block developments and shall be designed carefully to promote wildlife permeability.

School Exactions

The proposal for the School Exaction was sent to the Teton County School District (TCSD) for their feedback. The School District expressed that the size of the parcel was smaller than what they usually look for in a school parcel (≥ 10 acres is desirable), and that the TCSD would prefer a park to be located adjacent to the school land. Staff cannot require a larger School Exaction based on the nexus in LDR Section 7.5.2, however if NSP Area 2 (directly to the east) is to be developed in the future, it could allow for connectivity to additional adjacent School Exaction land, if desired by the TCSD. The applicant declined to relocate any parks adjacent to the school exaction land, stating instead that the walkability of the neighborhood should be sufficient for students to access the parks. The proposed pathway/sidewalk plan does connect the School Exaction site to several of the parks including the largest Park 1 in the northwest corner of Area 1. However, if increasing the size of Park 1 results in a connection to the school exaction parcel that would be a further benefit to the public and the school district. The Parks and Recreation Department is not opposed to locating the park exaction land adjacent to High School Road.



INTERESTED PARTY ANALYSIS

DEPARTMENTAL REVIEWS

The application was sent to the following members of local departments and regional agencies. Staff attempted to summarize highlights below and full letters from each commenter are attached to this report.

Teton County Engineer, Amy Ramage

- Open space should connect to the east side of the property for wildlife permeability
- The Phasing Plan leaves a lot of uncertainty as to when/what order Blocks and infrastructure improvements will be developed.
- East/West Connector completion is imperative as first phase of development to prevent High School Road being used for all construction traffic. Dead end road is unacceptable.
- Additional details on the stormwater management plan were requested in the original submittal.

Jackson/Teton County START Transit Director, Bruce Abel

- Street connectivity, including East/West Connector, is important for future effective transit service.
- Plan for redundancy in access and transit customer amenities (shelters, benches, etc.).

Jackson/Teton County Pathways Coordinator, Brian Schilling

- Requested some modifications to the pathway plans which were included by the applicant in the updated 10/17/25 submittal

Teton Conservation District Executive Director, Carlin Girard

- There is no water quantity or quality information available on the new well.
- Recommends assessing the current South Park Road wastewater infrastructure.
- Stormwater plan could use back-up with storage and infiltration are overcome (frozen ground/flooding).
- Recommends managing active irrigation ditch systems with the WY State Engineers Office prior to subdividing.

Teton County Transportation Manager, Dr. Charlotte Frei

- The Capital Improvements Plan does not identify a schedule of trigger events for provision of the TDM measures or contribution to off-site improvements. The share of Area 1's impacts and the timing for addressing those impacts (i.e. triggering events as well as funding, ownership and maintenance) should be provided.
- Construction traffic is not addressed in the Phasing Element. Construction traffic associated with block infrastructure should be mitigated.

Teton County Public Works Project Manager, Chris Colligan

- Maintain contiguous east-west wildlife movement corridor, maximum open space from adjacent properties.
- Avoid "dead-end" parks that could result in conflicts with wildlife
- Consider that development may attract wildlife, avoid landscaping that attracts ungulates

Wyoming Game & Fish Department Deputy Director, Doug Brimeyer

- Primary concern is with wildlife trap scenarios if there is not sufficient open space for wildlife navigation and exit of subdivision. Consider passive parks and permeability between housing units.
- Wildlife friendly fencing standards, especially for perimeter fencing.

Teton County School District No. 1 Superintendent of Schools, Dr. Gillian Chapman

- Requested information on when TCSD would be receiving the exaction land, which is not yet known.
- The state requires 10 acres for an elementary school and play area. Locating Park space next to the school exaction site could help meet state requirements.

Jackson/Teton County Affordable Housing Department, Kristi Malone

- Requested clarification on how the Master Site Plan will ensure that the required 70/30 housing mix is achieved with future Development Plans.
- Requested explanation on why greater integration of the deed restricted & market rate housing is not “practical.”

Jackson/Teton County Parks and Recreation Projects Manager, Max Moran

- The proposed layout of park exactions raises concerns for wider community benefit and future maintenance by Parks & Recreation.
- The preference would be regular shaped 3.5-5 acre parks which could better accommodate traditional park amenities.

Town of Jackson Planning Director, Paul Anthony, and Director of Public Works, Floren Poliseo

- Per well easement/agreement with the landowner, Town has agreed to provide water service for 600 residential units and accessory uses, with an additional 489 units subject to the terms of the agreement.
- Town has contemplated development of Northern South Park in water & sewer capacity studies and anticipates providing future services to NSP.

Jackson/Teton County Fire Marshal, Raymond Lane

- Reminder of applicable Fire & Wildland Urban Interface (WUI) codes and firefighting water supply requirements.

PUBLIC COMMENT

Notice of this hearing was mailed to property owners within 800 feet of the site on January 24, 2025. Notice of the Planning Commission meeting was published in the Jackson Hole News and Guide on January 29, 2025. A notice was also posted on the site on February 12, 2025. As of the publishing of this report one comment from the Jackson Hole Conservation Alliance has been received by planning staff and is attached to this report.

A significant amount of public outreach also occurred during the development of the Neighborhood Plan and the NSP Overlay LDRs. The Long-Range Planning division also engaged directly with the landowners throughout the entire process. A summary of that process can be found on the Jackson/Teton County Long-Range Planning website <https://www.jacksontetonplan.com/340/Northern-South-Park-Plan-AND-LDR-REGULAT>

LEGAL REVIEW

Gingery

RECOMMENDATION

The Planning Director recommends **APPROVAL** of **MSC2024-0037**, the application submitted October 30, 2024 and updated January 17, 2025 and February 14, 2025, for the Northern South Park Overlay Area 1 Master Site Plan, with the following conditions, based on the recommended findings.

1. Prior to the submittal of the first Development Plan, the applicants shall consult with Teton County Public Works staff, including the Transportation Manager and County Engineer, to establish a structured list of contributions by Block to traffic management and off-site infrastructure improvements (or financial contributions toward additional off-site improvements) in West Jackson consistent with the Northern South Park Neighborhood Plan. This list shall also identify the entity responsible for transportation mitigation, construction impacts, include realistic benchmarks, and performance monitoring to ensure that TDM measures and off-site improvements are adequately addressing the impact of the traffic trips generated by Area 1. Future Development Plans shall follow the agreed upon list and contributions shall be provided as required at Development Plan. The structured list may be adjusted as necessary, with agreement of the applicant and parties listed above, based on final unit counts and monitoring data.
2. Prior to the issuance and recordation of this Master Site Plan the applicant shall provide a right-of-way easement, with legal description prepared by a Wyoming licensed surveyor, of the proposed East-West Connector, to be presented to the Board of County Commissioners for their review and approval. The right-of-way easement shall be recorded with the Teton County Clerk before this permit is effective.
3. All future blocks shall demonstrate compliance with the standards of LDR Section 4.5.2.B.1., specifically Internal Block Faces, as reviewed at the time of Development Plan.

PLANNING DIRECTOR RECOMMENDED FINDINGS

Pursuant to Section 4.5.1.C.1.e. of the Land Development Regulations, a Northern South Park Master Site Plan shall be approved only if all the following findings are made.

- i. *Consistent with the Northern South Park Neighborhood Plan. The Master Site Plan shall be consistent with the plan's stated housing and connectivity objectives, as well as the plan's stated visions.*

Can Be Made as conditioned. The proposed Northern South Park Area I Master Site Plan is consistent with the vision of the Neighborhood Plan to create *"a mixed-income, multi-modal Complete Neighborhood that delivers a high quality of life for residents, minimizes impacts to surrounding communities and ecosystems, and provides a significant quantity of deed-restricted housing for people working in Teton County"*. The Master Site Plan meets the stated housing objective by proposing 70% permanently deed restricted workforce housing, at least 40% affordable, through the land conveyance method to non-profit housing partners to be constructed in a variety of housing types. The Neighborhood Plan Connectivity Objectives include the following;

1. *Direct connections to High School Road*
2. *Direct connections to South Park Loop Road*
3. *Internal pathways connect to and complement the community pathway network*
4. *All streets should be Complete Streets accommodating all modes of transportation and users*
5. *No dead-end streets or cul-de-sacs longer than 150'*
6. *Every home reachable from two directions to improve emergency response*
7. *Discourage cut-through traffic*
8. *Access to S. Highway 89 with an East-West Connector*
9. *Complete Streets*

The Area 1 Master Plan pathways and roadway layout is consistent with all of the above connectivity objectives, many of which are also echoed in the LDRs. The Area 1 landowner alone cannot achieve the full East-West connection to Highway 89; however, they will fulfill their portion of the requirement as stipulated by the LDRs and

the recommended condition (#2). The recommended condition (#3) regarding internal block faces will ensure connectivity is provided through blocks at a walkable scale. The Area I Master Site Plan, as conditioned, follows the standards of Division 4.5 which were created to carry forward the vision set within the Northern South Park Neighborhood Plan, enhance predictability, and to ensure clear expectations for the future development of Northern South Park. The Master Site Plan upholds the Housing Program Vision for providing a mixed-income neighborhood with a sizable portion of deed-restricted housing. The application is consistent with the Open Space Vision by expanding the pathway network and providing new parks for residents to recreate and gather. Increasing the size of certain park exactions, per the updated plan dated 2/12/25, will expand the ability for active use, such as playgrounds and ball courts, as envisioned in the neighborhood plan. The Mobility, Connectivity + Infrastructure Vision is achieved by the above Connectivity Objectives, future transit provisions, complete street designs, and Transportation Demand Management requirements. Lastly, Neighborhood Design Vision will be realized through the proposed Block plan and mix of NSP development areas with density transition from north to south with higher density adjacent to High School Road and lower density near the south and Porter Ranch Subdivision.

- ii. *Compliance with Northern South Park Overlay Standards. The Master Site Plan complies with all applicable standards of the Northern South Park Overlay in Section 4.5.2. (Standards Applicable to All Northern South Park Development), as can be determined by the level of detail of a Master Site Plan.*

Can Be Made as conditioned. The application demonstrates compliance with the standards which are applicable to the NSP Overlay Master Site Plan per Section 4.5.2, as conditioned, and as described in this staff report. There are some standards which staff will not be able to determine compliance with until future applications are submitted, as is expected by the level of detail of a Master Site Plan. Recommended conditions #2 and #3 echo standards already stated in the Northern South Park Overlay LDRs but as identified in the above staff report, are included to ensure compliance at specific times. See the relationship to applicable Land Development Regulations section of this staff report for a detailed analysis. The application includes the required elements for a Master Site Plan, complies with maximum number of dwelling units allowed in Area 1, and complies with the required allocation of deed-restricted housing.

- iii. *Transportation. The Master Site Plan contains a traffic impact analysis and transportation demand management plan that:*

- a) *promote multimodal forms of transportation that are consistent with the transportation goals of the Jackson/Teton County Comprehensive Plan; and*
- b) *manage the generation of neighborhood-related traffic to avoid undermining community character and endangering the public health, safety, and welfare.*

Can Be Made as conditioned. The Area 1 Master Site Plan, through the Capital Improvements Element, contains a Traffic Impact Study (TIS) and Transportation Demand Management (TDM) plan. The TIS and TDM Plan refer to elements of the West Jackson Subarea Transportation Plan to form a neighborhood with transportation alternatives and mobility choices other than single occupancy vehicles. There is a conceptual road network layout with complete streets, sidewalks, and multi-modal pathway network in Area 1. The Transportation Demand Management plan measures, as conditioned, will manage the Area 1 traffic generation and mitigate the impact of this new development on the community.

The recommended condition (#1) is for the applicant to collaborate with Teton County staff prior to any Development Plan submittal to establish a structured list of anticipated contributions by Block to traffic management and off-site infrastructure mitigation needs in West Jackson consistent with the Northern South Park Neighborhood Plan. This schedule shall also identify the entity responsible for mitigation, include realistic benchmarks, and performance monitoring to ensure that TDM measures are adequately addressing the impact of

the trips generated by development in Area 1. Future Development Plans will then be required to follow the agreed upon schedule, which may be adjusted as necessary based on monitoring data. This condition is critical to meeting this finding that the TDM Plan in the Master Site Plan will adequately manage the Area 1 neighborhood-related traffic to avoid undermining community character and endangering the public health, safety and welfare.

- iv. *Land Use. The Master Site Plan promotes land uses that support and maintain the character of the neighborhood as specified in the Northern South Park Neighborhood Plan.*

Can be made. The Area 1 Master Site Plan proposes primarily residential land uses which were envisioned by the Northern South Park Neighborhood Plan. Residential density is highest on the north end of the site adjacent to High School Road and steps down in intensity from north to south across the overlay. The amount and types of deed-restricted workforce and affordable housing are promoted by the Master Site Plan to create neighborhoods with the characters specified in the Neighborhood Plan. At this time no non-residential uses are specifically proposed except for the required park and school exactions.

- v. *Phasing Element. The Master Site Plan contains a phasing element that ensures development of the neighborhood, its amenities, and public facilities necessary to serve the neighborhood occur in a logical sequence; and*

Can Be Made as conditioned. The proposed Phasing Plan provides both flexibility for the applicant and also stated assurances that development and required infrastructure will occur across the site in a logical sequence. Staff will work with the applicant to gain additional clarity prior to any Development Plan submittal and ensure that the phasing of development is consistent with the Capital Improvement Element of this application, the LDRs, and the Neighborhood Plan. As described in the above staff analysis of the Phasing Plan, recommended condition #1 also serves to ensure that public facilities are upgraded as necessary to serve the neighborhood as it is developed over time.

- vi. *Housing Element. The Master Site Plan ensures a supply of affordable and workforce housing that is accordance with Section 4.5.2.F. (Affordable and Workforce Housing Requirements).*

Can Be Made. The Area 1 Master Site Plan Housing Element ensures a supply of 70% deed restricted workforce housing, at least 40% of which will be affordable, through a variety of housing types. The applicant has proposed the land conveyance method to meet this requirement, which is allowed by the LDRs. The applicant has demonstrated through the Site Plan and Capital Improvements Element how the land conveyed will be served with onsite infrastructure per LDR Section 4.5.2.F.2.c.iii.e. so that blocks will be ready for development and construction. The Block Plan illustrates where deed restricted housing will be located on the site and at what estimated densities, based on the assigned NSP development standards.

ATTACHMENTS

- [PLAN REVIEW COMMITTEE COMMENTS](#)
- [PUBLIC COMMENT](#)
- [MSC2024-0037 APPLICATION](#) (2/14/25 submittal attached, full document digital)
- [NORTHERN SOUTH PARK NEIGHBORHOOD PLAN](#) (digital only)

SUGGESTED MOTION

I move to recommend **APPROVAL** of **MSC2024-0037**, submitted October 30, 2024, and updated January 17, 2025 and February 14, 2025, for the Northern South Park Overlay Area 1 Master Site Plan, with the following conditions, based on the findings recommended by the Planning Director.

1. Prior to the submittal of the first Development Plan, the applicants shall consult with Teton County Public Works staff, including the Transportation Manager and County Engineer, to establish a structured list of contributions by Block to traffic management and off-site infrastructure improvements (or financial contributions toward additional off-site improvements) in West Jackson consistent with the Northern South Park Neighborhood Plan. The applicant shall also identify the entity responsible for transportation mitigation, construction impacts, include realistic benchmarks, and performance monitoring to ensure that TDM measures and off-site improvements are adequately addressing the impact of the traffic trips generated by Area 1. Future Development Plans in Area 1 shall follow the agreed upon list and contributions shall be provided as required at Development Plan. The structured list may be adjusted as necessary, with agreement of the applicant and parties listed above, based on final unit counts and monitoring data
2. Prior to the issuance and recordation of this Master Site Plan the applicant shall provide a right-of-way easement, with legal description prepared by a Wyoming licensed surveyor, of the proposed East-West Connector in Area 1, to be presented to the Board of County Commissioners for their review and approval. The right-of-way easement shall be recorded with the Teton County Clerk before this permit is effective.
3. All future blocks shall demonstrate compliance with the standards of LDR Section 4.5.2.B.1., specifically Internal Block Faces, as reviewed at the time of Development Plan.

Plan Review Committee Comments



PUBLIC WORKS DEPARTMENT

Engineering

Road & Levee

Pathways

Integrated Solid Waste & Recycling

February 3, 2025

TO: Chandler Windom, AICP – Senior Planner

FROM: Amy Ramage, P.E. - County Engineer

RE: UPDATED Plan Review Committee Comments – MSC2024-0037 Northern South Park (Area 1) Master Site Plan – revisions/updated submittals dated 1/17/2024

Ms. Windom,

Thank you for forwarding the recent revisions to the above referenced application. While some of the comments from my December 8, 2024 memo were addressed, several topics still stand as questions, particularly regarding the lack of connected open space to accommodate wildlife permeability to the east, and the Transportation/Traffic Report items.

There remains uncertainty among Public Works staff about how the infrastructure will be phased and cost-shared with the block proposals and how off-site improvements will be addressed.

In the revised materials, the applicant explains, in 'Phasing' that in Step 7 of the block development process, blocks conveyed 'shall be fully ready for development and construction, including roads and pathways'. In Step 8, the applicant further states that the 'phasing plan required by the LDRs to accompany development plans will also be included with the development plan application, along with a traffic study describing any triggering events, off-site improvements and other TDM measures applicable to the subject Block'. The challenge with this approach is the off-site improvements may not be required for one block, but the construction traffic and eventual residential traffic generated by that block would necessitate infrastructure improvements. Each housing unit is expected generate between 0.35-0.5 trips per peak hour, and there will be significant construction impacts associated with development. Questions remain about how this will be addressed by the applicant within the process.

County Public Works staff is planning to convene with Area 1 and Area 2 owners and agency partners to ensure the appropriate infrastructure is in place prior to construction and occupancy.



PUBLIC WORKS DEPARTMENT

Engineering

Road & Levee

Pathways

Integrated Solid Waste & Recycling

December 8, 2024

TO: Chandler Windom, AICP – Senior Planner

FROM: Amy Ramage, P.E. - County Engineer

RE: Plan Review Committee Comments – MSC2024-0037 Northern South Park (Area 1) Master Site Plan

Thank you for the opportunity to review and comment on this important master site plan in Teton County. We appreciate the work that has gone into this to-date and recognize this is a very significant project for the community. To date, County Public Works staff has not yet been engaged to have substantive discussions with the applicant on any of these topics but would be happy to do so as this development proposal progresses. My comments are grouped into several topics under the purview of County Public Works/Engineering below.

Open Space

Prioritizing wildlife permeability in site planning is an overarching directive of the Comprehensive Plan and Land Development Regulations. County Engineering staff directed the creation of the Teton County Wildlife Crossings Master Plan which studied how animals move in Teton County. Connectivity and permeability through site development is important for both seasonal and daily wildlife movement. The linear park/open space is a great concept; however as currently depicted in the EX-A, Concept Map provided in the application, the open space ends at a development node on the east side. It would be preferable to connect the linear open space element to the east boundary of the site to optimize the permeability through the core of the NSP Area 1. I recommend conferring with Chris Colligan, Public Works Project Manager/Wildlife Biologist and Wyoming Game and Fish staff for additional feedback on this topic.

Water

The applicant has been working with the Town of Jackson (TOJ) for water development and connection opportunities, therefore I defer to TOJ Public Works staff regarding the water supply and distribution network.

Sewer

Agreements for connection to the sewer from the Town of Jackson will need to be produced. It would be ideal to consider other options that gravity flow to the south to connect to the TOJ collection network rather than relying on having to pump all sewage to the north, to then have to flow to the south in perpetuity, especially given the scope and scale of this development. This could also consider future sewer connections to neighborhoods to the south. Perhaps this has already

been discussed with the TOJ? County Public Works staff would welcome a comprehensive discussion with the applicant about this topic.

Stormwater

The two paragraphs provided related to stormwater management are inadequate relative to the scope and scale of this proposed development. An increased focus on water quality management is emphasized by the recent adoption of the Teton County Water Quality Management Plan.

Please address in more detail how stormwater quantity and quality will be managed, particularly within the context of high groundwater on this site (0.5-feet to 9.0-feet below ground surface, referenced in the report).

Ownership of infrastructure

The applicant has responded to an initial comment from Planning staff to clarify ownership of infrastructure as follows:

“As is customary, the infrastructure will be owned and maintained by the party that installed the infrastructure until such time that the infrastructure is conveyed to, for example, an improvement and service district and/or the Town of Jackson in connection with annexation.”

This needs more detail and consideration to avoid situations that have occurred in the County where individual ISDs can deny future connections once they take ownership of infrastructure simply because they don't like what their neighbor is proposing for development. This is something to keep in mind as phasing and future agreements for this infrastructure are developed.

Transportation/Traffic Report

East-West Connector: While the report acknowledges that the connector road is needed, there is an overall assumption within the report that the East/West Connector will not occur as part of the development proposal of NSP Area 1, and is subject to the will of others as excerpted from the report below:

“The east-west connection road would relieve High School Road, precluding some of the identified improvements along High School Road. It would also delay certain traffic thresholds from being reached before certain improvements would need to be constructed. The NSP Area 1 Master Site Plan is providing the required right-of-way for its portion of the potential future roadway; the master plan is accommodating of and planning for this roadway. Its ultimate construction is entirely subject to the development of Area 2 and the willingness of the landowner of Area 2 to grant an easement and construct the roadway on Area 2. “

“The West Jackson Subarea Transportation Plan presents this roadway as extending from South Park Loop Road to US 89 (which is referred to as a Full Connection), OR to the High School Road/Gregory Lane intersection (referred to as a Partial Connection). The exact alignment of either option is subject to future planning of the area, and easements are required, as appropriate, for approval of master site plans. For purposes of this traffic

assessment, it is assumed that the connection would NOT occur in either form; this results in higher traffic projections along High School Road.”

Per 4.5.1.d.ii. Master Site Plan. “Plan shall include....east-west street connectivity”. This is not addressed adequately within the submitted materials.

It is my professional opinion that it is a serious flaw of this master site plan for NSP Area 1 to leave the East-West connector road and pathways UNCONNECTED. This critical infrastructure should be CONNECTED to the High School Road/Gregory Lane intersection via a route south of the High School campus (likely preferable), or to US 89 as one of the initial construction steps of this neighborhood development. Relying on High School Road for all heavy construction, and future trips generated as part of NSP Area 1 will have a severe detrimental effect on an existing road that serves the school campus area and suffers from peak hour congestion and safety problems. Planning of a large new neighborhood should avoid placing significant additional trips and potentially decades of heavy construction traffic on High School Road that serves school children of all ages, will soon have a community college facility, and ideally handles many pedestrian and bicycle trips. Constructing a neighborhood of this scale with a dead-end road that is aspired to happen, but is left with an uncertain future, is poor community planning and has a precedent of failure in this community.

This issue is particularly troubling in this community because we suffer from an overall lack of transportation network connectivity and redundancy which negatively affects health/safety/welfare to provide emergency services in a timely manner and quality of life due to traffic congestion and unsafe bike and pedestrian access in certain areas. This is the result of past poor planning to provide transportation infrastructure to a growing community. We should learn from past mistakes and plan for better outcomes with the great opportunity this greenfield development provides the community.

Per LDR 4.5.1.C.1.d.iv.regarding capital improvements, the development team shall provide more written context on phasing, funding, and cost sharing and initiate discussions for planning a functional connection of the East-West Connector to the HS Road/Gregory Lane intersection or other possible solutions to address the required east-west transportation connectivity that is needed to construct and serve the new neighborhood. The County Public Works staff would be happy to participate with all relevant parties in this discussion to find solutions for the community.

Geotechnical Study

Per 4.5.1.C.d.iv.e) “The Capital Improvements Element shall include a geotechnical study of the site...”

The Geotech Report submitted is not for the area in consideration. The content appears to be for the neighboring Porter Ranch Subdivision, however, is titled throughout the report and figures as for 2505 Shootin’ Iron Ranch Road which is a completely unrelated property owned by the Gill Family not near the site. Perhaps this is simply multiple titling typos but is confusing for the record.

Please provide a geotechnical study inclusive and representative of NSP Area 1 in its entirety, as required in the LDRs.



*Mission: We transport people.
START safely provides the greater Jackson Hole community with convenient transportation that is affordable, service oriented and environmentally friendly, improving the quality of life in the region.*

Memorandum

To: Chandler Windom, AICP, Senior Planner, Teton County Planning and Building
From: Bruce Abel, Transit Director
Date: December 6, 2024
RE: Northern South Park MSC 2024-0037- START Comments

Thank you for the opportunity to comment on the proposed master site plan for the Northern South Park (NSP) development. START understands the significance of this proposed project to the community. We look forward to engaging in meaningful dialogue as to how this project can be designed to reinforce the community's multimodal transportation goals to make travel by walking, biking, shared mobility and transit safe and convenient for people of all ages and abilities. Towards this end I would offer the following general thoughts:

- Connectivity- in order for transit to effectively serve the NSP development, it is important that street networks provide continuity of travel in order to function as part of a broader street transportation, and thus transit, network. Streets that are not connected cannot be served effectively by transit.
- East West Connector- related to the prior comment, it seems short-sighted to not include the East -West connector as part of the NSP plan if transit is to effectively serve this area of the community.
- Access - in order for transit to effectively serve a community, there should be multiple access paths in and out of geographical areas so that access is not impeded with a single point of failure in a street network. Redundancy in the transportation network is important for transit to function effectively.
- Transit customer amenities- it is important that NSP design incorporate adequate space for transit passenger amenities (shelters, benches, etc.) in order to incentivize the use of transit services.

Thank you for the opportunity to provide these general comments regarding the proposed NSP master plan. I would be glad to discuss these comments further should you so desire.

Copies: START Board of Directors.



PUBLIC WORKS - PATHWAYS

Brian Schilling, *Pathways Coordinator*
bschilling@tetoncountywy.gov
307.732.8573

February 3, 2025

TO: Chandler Windom, Senior Planner / Teton County Planning Department

RE: MSC2024-0037, Northern South Park Area I Master Site Plan Revision (PRC Response)

Dear Ms. Windom:

Thank you for the opportunity to review the revision to the Northern South Park Area I Master Site Plan. The Teton County Pathways program does not have any additional comments on the revised submittal. Please continue to reference our comments from December 6th, 2024, that were provided in response to the original application.

Brian Schilling, Pathways Coordinator

Cc: Amy Ramage, Teton County Engineer
Heather Overholser, Teton County Public Works Director
Max Moran, Parks and Pathways Project Manager



December 6th, 2024

Attn: Chandler Windom
Teton County Planning and Building
PO 1727 / 200 S Willow St
Jackson WY, 83001

Subject: **Northern South Park MSC2024-0037 Teton County Pathways Comments**

Introduction

The pathway network of North South Park Area 1 (NSP1) is intended to reinforce Teton County's multimodal transportation goals, which aim to make travel by walking, biking, shared mobility, and transit safe and convenient for people of all ages and abilities. The NSP1 pathway network should provide direct and convenient access to significant destinations, both existing and future, within the NSP development and to its boundary. Community pathways, the maintenance and upkeep of which fall under the Teton County Parks and Recreation Department, will provide a tangible benefit to all members of the community through improved network connectivity and prioritization of safe mobility for non-motorized travel.

Teton County Pathways NSP Master Plan Comments

1. Planning for Pathway expansions

Pathways included in the NSP1 plan should consider the future potential development of Phase 2 of NSP by anticipating and providing linkages and easements to the project boundaries. Specifically, Teton County Pathways would like to see the inclusion of pathway easements, 30 feet in width, in the southeastern corner of NSP1 for Network pathway linkages both south and east.

2. Distinction between Network and Local Service Pathways – Design and Maintainance

The pathway network of NSP1 should provide clear distinctions between Network pathways and Local Service pathways.

Network pathways are direct and efficient routes designed to contribute to the existing backbone of the pathway network that serves the general public. These pathways should anticipate and design for minimum widths of 12 feet, alignments that are horizontally and vertically grade-separated from



roadways, and prioritized crossings at roadway intersections and driveways. Network pathways typically will fall under the operations and maintenance obligations of the Teton County Parks and Recreation Department. Under the proposed NSP1 plan, Network pathways would include the pathways on both sides of the east/west connector, the segment along High School Road, the central north/south segment and extension through the park space and to the south, and one east/west segment at the south end of the project boundary.

Local Service pathways are intended to serve local circulation needs and provide access to individual properties within the subdivision. The maintenance and operations obligations of Local Service pathways typically fall under the responsibility of the surrounding HOA or community governance association. As plans progress, additional Local Service pathways should be considered to efficiently connect neighborhoods and residences with the larger pathway network.

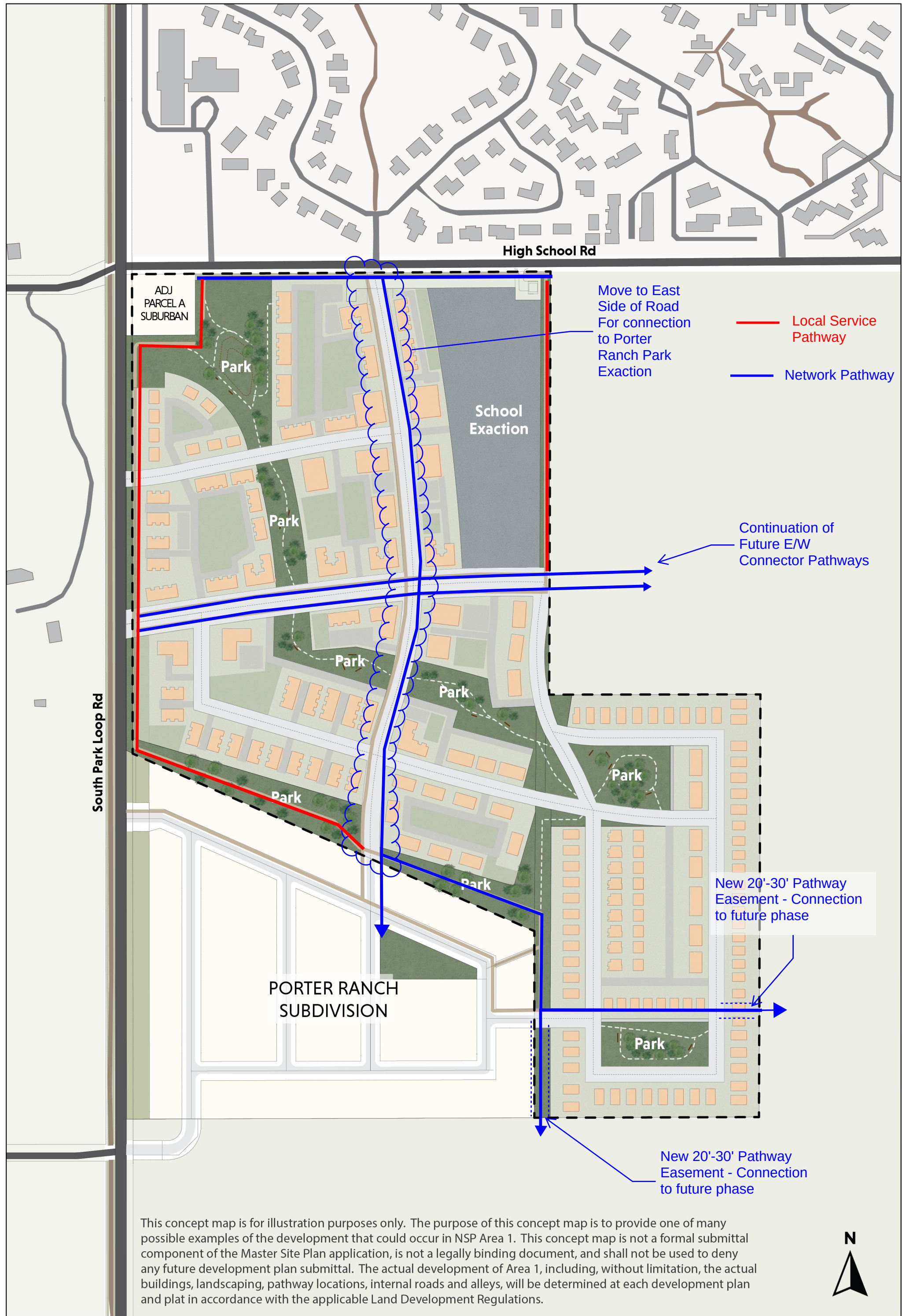
Teton County Pathways staff is happy to coordinate with the applicant on pathway alignments as the project layout continues to develop. We appreciate the opportunity to comment on this project.

A blue ink signature of Brian Schilling.

Brian Schilling
Pathways Coordinator

A blue ink signature of Max Moran.

Max Moran
Parks and Recreation Project Manager





**Teton
Conservation
District
Est. 1946**

Chandler Windom, Senior Planner
Teton County Planning Division
PO Box 1727
200 South Willow Street
Jackson, WY 83001

December 6, 2024

RE: MSC2024-0037

Dear Chandler,

Thank you for the opportunity to review and comment on MSC2024-0037, which is the proposed Master Site Plan for the Northern South Park Area 1. Teton Conservation District (TCD) is reviewing this request focused on opportunities to reduce natural resources issues concurrent with the proposed actions. TCD did not complete a site visit, but we are generally familiar with the area.

The Master Site Plan aligns with the required elements of the LDRs pertaining to this development, and only some of those elements are natural resources oriented. These include water, wastewater, stormwater, and geotechnical elements, and will provide the structure for TCD's comments.

Water

The plan to use the Town of Jackson's water system, which is expanding to increase capacity into Northern South Park, is logical. TCD currently lacks water quality and quantity information associated with these new wells that would be necessary to assess the viability of this proposal. This lack of information does not imply that the plan is unviable but rather that we are unable to assess its viability at this time. It would be prudent to obtain a statement from the Town of Jackson confirming that they have reviewed the capacity requirements based on the Master Site Plan, confirming that the wells can meet the plan's needed water quantity and quality, and they are able to provide full water service for the proposed Master Site Plan for Area 1.

Wastewater

The plan to use the Town of Jackson for wastewater service seems reasonable. However, unlike the agreement cited in the Water section of the Master Site Plan Capital Improvement Element, the Wastewater section does not state that a service agreement exists.

At some point, there should be an assessment of the current infrastructure design that moves all wastewater coming from South Park Road in a northerly direction via force mains. A secondary option to reroute the flow of wastewater in a southerly direction could add new hookups along the southern portion of South Park Road while reducing future electrical consumption and pump

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**

maintenance. TCD understands that while this is outside the scope of the Master Site Plan, it is the type of wastewater planning that Teton County should be considering. Such planning should coincide with any roadway modification on South Park Road, given work would occur within the road easement.

Stormwater

The proposal to use onsite management of stormwater has strong merit. It will decrease potential discharge of contamination to adjacent surface waters and reduce flood peak discharges to local surface waters. That said, based on direct experiences in Jackson and within the region, there are instances when storage and infiltration options aren't adequate to capture stormwater pulses and flooding occurs. As a result, having a stormwater plan that identifies where flows will be safely routed through this subdivision when storage and infiltration are overcome, such as frozen ground periods and rain on snow events, will be essential. The north-to-south slope being congruent with north-to-south greenspace and pathway configuration presents some excellent opportunities to design an engineered approach to stormwater management that uses storage and infiltration at every opportunity and uses a broader approach to water routing when those options don't work.

Geotechnical Report

The Geotechnical Report Section of the Master Site Plan Capital Improvement Element states that active irrigation ditches occur on the site. It is unclear what the long-term plan is for the use of those ditches and the water rights on the land being sub-divided. This should be clarified as this process moves forward, as it could impact the risk of flooding of homes and utility infrastructure. The Wyoming State Engineers Office increasingly advocates for the proactive management of water rights prior to sub-division, to address the challenges that may arise after development.

Please do not hesitate to contact TCD regarding these comments or other natural resource topics relating to this development.

Sincerely,

Carlin Girard
Executive Director

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
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Jackson, Wyoming 83001	carlin@tetonconservation.org



Charlotte Frei

Regional Transportation Planning Administrator

DECEMBER 6, 2024

SUBJECT: MSC2024-0037 TRAFFIC IMPACT STUDY

Dear Ms. Windom,

Thank you for sharing the Miscellaneous Application for a Master Site Plan for Northern South Park Area 1.

I understand the applicant is required, within the Capital Improvements Element, *"The Capital Improvements Element shall include a Traffic Impact Study [TIS] addressing the impacts of development proposed in the Master Site Plan, including identifying impacts on High School Road, South Park Loop Road and South Highway 89. The Traffic Impact Study shall identify transportation mitigation and infrastructure improvements necessary to address the identified traffic impacts and a schedule of triggering events for their provision."*

The County and Town conducted a study of transportation needs in West Jackson; however, no capital improvements have been adopted, planned, or programmed by the Town of Jackson or Teton County (See July 15, 2024 Board of County Commissioners voucher meeting workshop materials West Jackson Subarea Transportation Study). The DRAFT West Jackson study shared in the 7/15/2024 workshop includes conceptual cost estimates, with assumed cost escalation depending on the year the infrastructure is needed. The DRAFT plan referenced more complete sidewalk, pathway, and transit capital improvement needs in and around Area 1 to support travel by modes other than personal vehicle.

The applicant has corrected some calculation and reference errors in the initial application, but I would refer the applicant to my initial comments to understand my expectations for level of detail, precision and off-site improvements for the Development Plan step. The current TIS does not currently address the identified traffic impacts, rather it concurs with the county's finding that some infrastructure may be necessary) and offers no schedule or share. The applicant has asked that I save my comments for the Plan Review Committee Comment period, and later LDRs state that off-site improvements can be addressed in the Development Plan review period. I would welcome a conversation with the applicant prior to submitting a Development Plan so we can manage expectations of the off-site improvement triggers, traffic volumes, and necessary financial contributions (LDR 4.5.1.iv.i) to complete the infrastructure improvements that would be needed based on Area 1 trip generation.

Below are several reiterated comments on application MSC2024-0037, which I expect will be addressed in future elements of the Master Site Plan and Development Plan:

1. I cannot find reference in the application sections under 'Phasing Element'. The application notes, regarding the phased block approach, 'This structure and design allow for redundancy and flexibility in block phasing'. However it is not clear which capital improvements might be triggered by the sequence of blocks based on the anticipated trips generated by each block. The LDRs 4.5.1.iv, item f requires that the traffic impact study identify 'a schedule of triggering events for their provision'. This would suggest

that as each block is developed and generating trips, the requisite infrastructure will be ready when Certificate of Occupancy (CO) is issued. Construction traffic should also be addressed. This will require proportional financial contributions be made sufficiently prior to CO to ensure adequate facilities are in place.

- Below is the table from the West Jackson Subarea Transportation Plan staff report (Table 1 in July 15, 2024 staff report), which came from the draft study (June 2024, Table 8 re-iterated as Table 10). The trigger for needing improvements at South Park Loop/High School Road is approximately 980 trips, and improvements are likely needed at this location regardless of whether an E/W connector is present or not. If Area 1 development adds 130 to 140 AM peak hour trips (page 40) to this intersection, these trips would be 36-38% of the total growth (980-620 = 360 trips) triggering the need for improvements at the High School Road/South Park Loop Road intersection, regardless of whether an East-West Connector is constructed. Beyond the High School Road and South Park Loop Road Intersection, the Area 1 development is expected to impact all the intersections in the table below. As I stated in my earlier letter, **the share of Area 1's impacts and the timing for addressing those impacts (i.e. triggering events as well as funding, ownership, and maintenance) should be provided.**

Table 1. Intersection Volume Improvement Threshold (AM Peak is more pronounced)

	Existing AM Peak Volumes	Improvement AM Peak Volume Thresholds	No E/W Connector	Partial E/W Connector	Full E/W Connector
High School / US 89	2300	-	EB Right Turn Lane	EB Right Turn Lane	EB Right Turn Lane
High School / Gregory Ln	950	1230	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West	Roundabout or Signal EB Left Turn Lane (w/signal) SB Right Turn Lane (w/signal) 2 Thru Lanes East/West
High School / HS East	880	1390	Roundabout or Signal WB Left Turn Lane (w/signal) 2 Thru Lanes East/West	None	None
High School / Middle School	850	1110	Roundabout or Signal 2 Thru Lanes East/West Left Turn Lanes - All Approaches	None	None
High School / S Park Loop	620	980	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)	Roundabout or Signal WB Right Turn Lane SB Left Turn Lane (w/signal)
S Park Loop / W Boyles Hill	350	740	Roundabout	Roundabout	Roundabout

- Trip distribution assumptions on page 38 suggest 60% of trips will go east via High School Road. If 60% of AM peak trips use High School Road, this adds 155 peak hour trips eastbound to the volume passing through High School/Gregory Lane. These 155 trips account for 55% of the total triggering trips for improvements at that intersection ($155 / (1230 - 950) = .55$). Per the table, intersection improvements at this intersection are needed regardless of whether a partial or full E/W connector is constructed.
- The requirements for the Capital Improvements Element of the LDRs states *"The Traffic Impact Study shall **identify transportation mitigation and infrastructure improvements** necessary to **address** the identified traffic impacts (emphasis added)."* The Travel Demand Management alternatives presented (to mitigate impacts) and infrastructure improvements suggested (to manage impacts) do not sufficiently describe the extent to which impacts will be addressed, i.e. mitigated and/or managed nor do they include a schedule of triggering events as stated in the LDRs, 4.5.1.iv, Item f. The TDM alternatives (page 19) and traffic management suggestions (page 41) do not numerically address the traffic impacts using performance metrics (such as a traffic count) with a benchmark (4133 predicted trips per day) and target value (e.g., target 3500 vehicular trips per day). Stating the anticipated

reductions is necessary to fulfill the requirement in the LDRs that the TIS findings “address the identified traffic impacts”.

If the Area 1 trip generation manifests as the TIS calculated, then several of the improvements in the table above will be needed, and the financial contribution toward those improvements should be proportional to the impact of Area 1 development. The TIS, TDM plan, and Capital Improvements Element should include 1) realistic benchmarks and performance monitoring to ensure that development is addressing the impact of the trips generated by Area 1 and 2) contributions to traffic management and mitigation needs in West Jackson. The offsite infrastructure should be consistent with the NSP Neighborhood Plan vision.

Thank you for the opportunity review. I am available for questions.

Sincerely,

A handwritten signature in black ink that reads "Charlotte Frei". The signature is written in a cursive, flowing style.

Charlotte Frei, PhD, PE



PUBLIC WORKS DEPARTMENT

Engineering

Road & Levee

Pathways

Integrated Solid Waste & Recycling

February 3, 2025

To: Chandler Windom, Senior Planner
From: Chris Colligan, Public Works Project Manager
RE: MSC2024-0037 Northern South Park (Area I) Master Site Plan

Ms. Windom,

Thank you for the opportunity to review this revision to the MSC2024-0037 application for the Northern South Park Area I Master Site Plan in response to the Plan Review Committee comments. I had the opportunity to meet with the project team, Susan Johnson and Sarine Sahakian, on January 10th and discuss issues pertaining to wildlife permeability. Below is a list of suggestions that we discussed that could be incorporated into the Master Site Plan.

- Maintain a contiguous wildlife movement corridor from west to east (and, east to west) across the project area.
- Avoid “dead-end” parks that allow wildlife to move from open space into developed areas without through-routes. An example of this in our community that we see is in the Cottonwood subdivision, just north of this project area, which has resulted reoccurring conflicts with wildlife.
- Utilize property boundaries to maximize available setbacks and open space from adjacent properties and future development site planning.
- Maximize wildlife movement corridors along water/riparian areas, such as lateral ditches, on the southeastern portion of the project.
- Avoid labeling areas for open space and movement of wildlife that are isolated and surrounded by homes and pathways, or that are community parks with significant human activity.
- There is a strong likelihood that this development will serve as an attraction to wildlife that currently are not using the area, potentially increasing the opportunities for wildlife human conflict. Avoid planting landscaping that is attractive browse to ungulates.
- Discussion of the 2018 Teton County Wildlife Crossing Master Plan and potential locations on S. HWY 89/191 (Valley Springs) for future wildlife crossings that we would like to maintain permeability and movement to at a landscape scale.

I appreciate you and the project team reaching out for input on the plan design and please let me know if there are further questions on how to incorporate these suggestions.

Respectfully,



Chris Colligan
Public Works Project Manager
Teton County, Wyoming
320 South King Street
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307-732-8546 (o)
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Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Richard Ladwig, President

Mark Jolovich, Vice President

Rusty Bell

Ralph Brokaw

Ashlee Lundvall

John Masterson

Kenneth D. Roberts

February 5, 2025

WER 15353.00

Northern South Park

Master Site Plan Application

MSC2024-0037

Teton County

Chandler Windom, AICP

Senior Planner

Teton County Planning and Building

PO Box 1727 | 200 S. Willow St.

Jackson, WY 83001

cwindom@tetoncountywy.gov

Dear Mr. Windom,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Northern South Park (NSP) Master Site Plan Application in Teton County. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

The Miscellaneous Planning request application is for the Area 1 Master Site Plan of the NSP incentive overlay.

Terrestrial Recommendations:

The Department's primary concern is the potential for wildlife (e.g., moose, black bears, elk, etc.) to enter the subdivision and become trapped if there is not sufficient open space for these animals to passively navigate and exit the subdivision. Passive open space is essential for providing egress routes which help reduce conflicts between people and wildlife. Wildlife permeability should continue to be considered throughout all phases of project planning, development, and construction. This includes passive parks as well as permeability between housing units; for example, continuity between unfenced backyards as conceptualized between Park 5 and Park 6 in EX-A of the application.

- If a perimeter fence surrounding the subdivision is required, we support fence designs that will align with the standard Teton County wildlife friendly fence specifications.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Cheyenne Stewart, Jackson Region Wildlife Management Coordinator, at 307-249-5810.

Chandler Windom
February 5, 2025
Page 2 of 2 – WER 15353.00

Sincerely,

A handwritten signature in blue ink that reads "Doug Brimeyer". The signature is written in a cursive, flowing style.

Doug Brimeyer
Deputy Director

DB/cs/ws

cc: Chris Wichmann, Wyoming Department of Agriculture



Teton County School District #1
1235 Gregory Lane
P.O. Box 568
Jackson, Wyoming 83001
307-733-2704

Chandler Windom
Teton County Planning Department
PO Box 1727
Jackson, WY 83001

Dear Ms. Windom:

TCSD appreciated the opportunity to provide input on this critical community issue. The school district fully understands the importance and supports efforts to provide affordable, stable housing for our local workforce. Our efforts to recruit and retain employees including teachers, para professionals, bus drivers, custodians, and all other employee groups are affected by the high cost of living, and most notably housing costs.

In reviewing the proposal, it would be very helpful to know when would the exaction be implemented and when the land would be available. A primary consideration for the school district is the length of time required to work through the state construction funding process, the timing of the exaction would affect our ability to secure design, planning and construction funds to construct a new school.

The state requires 10 acres for an elementary school and play area. We wonder if co-locating the school parcel and the parks parcel would be an option as that would make the five to six acre school parcel more viable and better meet state requirements for a school site. We also noted the location of the proposed five to six acre school parcel creates questions about traffic impacts during morning student drop off and afternoon student pick up.

To reiterate, TCSD supports affordable, stable housing for the community's workforce. We look forward to continuing to be involved in finding ways to address the needs of the community with the school district's obligation and commitment to providing appropriate learning spaces for the students who will reside in any future development.

Thank you again for the opportunity to provide input,

A handwritten signature in black ink, appearing to read "Gillian Chapman".

Dr. Gillian Chapman, Superintendent of Schools



MEMORANDUM

To: Chandler Windom
Teton County Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Northern South Park Area 1 Master Site Plan Application
(MSC2024-0037)

Date: December 6, 2024

Thank you for the opportunity to review this application. The Jackson/Teton County Housing Department is excited to see continued planning toward the use of this incentive option to bring Affordable and Workforce housing to our community—especially since, as this application states, the proposed development will not require taxpayer subsidies for land acquisitions, infrastructure costs, or vertical construction costs.

The applicant is requesting approval of a Miscellaneous Application for Northern South Park Area 1 Master Site Plan, pursuant to the requirements of Teton County Land Development Regulations. The purpose of the Master Site Plan is to establish a guide for future subdivision, development planning, and physical improvements to ensure compliance with the standards of Division 4.5 specific to Northern South Park, and other applicable sections of the LDRs.

After reviewing this application, the Housing Department requests the following:

- Further refinement of the block sizes proposed in the application to exclude areas not intended for development of housing, like shared roadways, and park and school exactions.
- Clarity on how the Master Site Plan binds future Development Plans as it relates to the number of units by block, housing typology described, and number of buildings by block to ensure the 70/30 unit mix is achieved.
- Provision of information explaining why greater integration of the Affordable and Workforce housing with the Market Rate housing is not “practical”.

Northern South Park Incentive Overlay and Development Standards (LDR Div. 4.5):

4.5.1.C Procedure. The contents of a Master Site Plan, must describe “blocks with unrestricted and restricted housing allocations,” to inform the “creation of 2.5 to 5-acre blocks for the

purpose of conveying land and allocating housing...to achieve a final ratio of 70 percent restricted to 30 percent unrestricted new housing units.” Sufficient detail to describe and illustrate the future layout of blocks, including an estimate of unit allocation by block, is expected—but no exact unit allocations or interior block designs are required. The Housing Element is the primary application component reviewed in this memo. The Phasing Element and Capital Improvements Element of the Master Site Plan application are also important to the required provision of restricted housing because it impacts the readiness of blocks for physical development of Affordable and Workforce Homes.

The Master Site Plan application provides a narrative, maps and a table identifying blocks of deed restricted homes and unrestricted/market homes with NSP development standards designation (NSP 1-3), estimated block size, and estimated number of housing units. The application states that the type of restricted housing will include single family, townhouses, duplexes, and multiplexes consistent with the physical development and use standards described in each of the three NSP development types, but that the exact number and specific types will be provided in each incremental Development Plan for the site.

To facilitate a more substantive review, **the Housing Department requests that the block sizes proposed in this application (copied in the table below) be further refined by the applicant to exclude areas not intended for development of housing**, like shared roadways, and parks and school exactions. While the application lists individual block sizes for restricted homes that total between 44.6 acres and 52.4 acres, the application also states that between 15 and 18 acres of the total site will be required for school and park land exactions. According to the maps provided, blocks of restricted housing are more impacted by the proposed location of these roadways and exaction lands than the blocks of unrestricted housing. For example, Block A is described in the application as between 4.5 – 5 acres in size, but excluding an approximation for the portion of the block dedicated to the school district, the area available for housing is reduced to around 1.3 acres. As noted in the sections below, without this information by block, it is difficult to make an assessment on the amount and suitability of land proposed for conveyance to meet Affordable and Workforce housing standards.

Another **request of the Housing Department is to establish a better collective understanding of the “Effect of Approval” of the Master Site Plan** on future review of incremental Development Plans within NSP Area 1 so that there is a clear understanding of how the 70/30 unit mix ratio will be accomplished. Many of the Affordable and Workforce Housing standards in LDR Section 4.5.2.F, analyzed individually below, are integral to planning for the entirety of the site but are confirmed to be compliant at time of Development Plans for individual blocks. LDR Section 4.5.1.C.3 on forthcoming Development Plans requires that, “a Development Plan shall be consistent with the approved Master Site Plan” but it is unclear to what level of specificity the Master Site Plan is binding on future development. This is especially relevant to the success of this incentive option acknowledging that development of NSP Area 1 is proposed to be incremental with at least two separate development entities (of restricted and unrestricted blocks). Particularly, if at the time of DEV for unrestricted units, a specific block is conveyed to an Affordable and/or Workforce housing developer, is that restricted housing developer bound to the unit number range and housing type indicated in the approved Master Site Plan? For example, if a restricted housing developer receives Block A as a required land

conveyance to maintain an assumed 70/30 unit mix ratio in Area 1, is future development required to be 32-40 dwelling units in three multi-plex buildings as prescribed by the Master Plan? If so, these are limitations that must be made clear to the restricted housing developers now. If not, we cannot assume that a 70/30 unit mix ratio will be upheld in use of this incentive option through adherence to the Master Site Plan.

4.5.2.F Affordable and Workforce Housing Requirements.

Required Allocation. Of the up to 600 bonus dwelling units allocated to NSP Area 1, at least 70% must be deed restricted with at least 40% specifically restricted as Affordable. The following by-block allocation ranges are provided in the application. As seen in the totals rows added below, both minimum and maximum by-block unit allocations meet the 70% restricted/30% unrestricted unit mix ratio.

BLOCK	FORM	ACRES (MIN)	ACRES (MAX)	UNITS (MIN)	UNITS (MAX)
Restricted Units					
A	3	4.5	5	32	40
B	3	3	3.7	45	55
C	3	3.4	4.2	16	20
E	2	3.6	4.4	48	60
F	3	3.9	4.8	57	71
G	3	4.2	5	21	27
H	2	4.4	5	15	19
I	2	4.5	5	27	33
J	2	2.5	2.9	27	33
K	2	3.2	3.9	21	27
N	1	2.9	3.5	5	7
Q	1	4.5	5	46	58
Restricted Totals		44.6 acres (67%)	52.4 acres (67%)	360 units (71%)	450 units (71%)
Unrestricted Market Units					
D	2	2.5	3	16	20
L	2	3.4	4.2	32	40
M	2	4.4	5	39	49
O	1	4.4	5	23	29
P	1	3.5	4.3	12	16

R	1	3.6	4.4	26	32
Unrestricted Totals		21.8 acres (33%)	25.9 acres (33%)	148 units (29%)	186 units (29%)
All Bonus Totals		66.4 acres	78.3 acres	508 units	636 units

The totals presented in Exhibit B Block Table of the application adjust the unit maximum sum to the 600-unit cap. This results in an approximate ratio of 420 restricted units (70% of total) to 180 unrestricted units (30% of total).

No demonstration of which units will comprise the 40% Affordable is provided other than a narrative pronouncement that this standard will be followed.

Conveyance of Land. The application proposes conveyance of land to meet the Affordable and Workforce housing requirements, so the construction method is not addressed herein.

Location of all proposed bonus units for development is within NSP Area 1 but restricted and unrestricted units are not integrated within this Area. Block designations are fully restricted or fully unrestricted. All restricted blocks are grouped centrally with all except one unrestricted block grouped southernly and at the exterior of the site. **The applicant should provide information on why more integration is not practical.**

Variety of building types and sizes can be inferred by variety of "form" 1-3 and "typologies" noted in Exhibit A Concept Map and Planning Concept Map. Unit sizes by number of bedrooms is not indicated. With no definitional standard or prescriptive requirement for "variety" or "practical," it is difficult to assess compliance with the conceptual information provided at this time. In general, the restricted unit blocks are higher density and unrestricted unit blocks are lower density (no NSP-3 form proposed for unrestricted units). Land area by unit mix summed in table above is 67%/33% which is close to 70%/30% unit ratio, but according to the maps, restricted blocks are burdened with more undevelopable land like school and park exactions and roadways, so this skews the density metrics as presented in the application.

Timing of land conveyance must occur prior to approval of a Development Plan for the commensurate unrestricted housing to maintain the 70/30 unit mix ratio assumed by land allocation. Regulations include a "backstop" requiring that a number of Affordable homes equal to 20% of 50% of the bonus unrestricted homes be permitted for construction prior to the remaining 50% of the bonus unrestricted homes being approved by a Development Plan. This practically means that, if all 600 bonus units are to be developed, no Building Permits for restricted units are required for the first 90 unrestricted units to be approved, but 18 Building Permits for Affordable restricted homes must be issued before all 180

unrestricted homes can be approved. The Phasing Element of the Master Site Plan does not indicate which blocks are slated for development in what order but does state that development will follow the progression of infrastructure installation.

Amount of land required to be conveyed for restricted housing is determined at time of incremental Development Plans based on maintaining the 70/30 ratio. Overall, the amount of land allocated for restricted housing in this Master Site Plan appears reasonable but areas not available for development of housing, like park and school exactions and roadways are not separated out so it is difficult to make a clear determination.

Infrastructure to support the conveyed land must be installed prior to conveyance. The condition "direct and sufficient access" suggests that contiguity to conveyed land is the minimum standard. The Capital Improvements Element of this application demonstrates a primary road network that intersects each mapped block and serves as the alignment template for sidewalks and pathways, water, sewer, electrical, cable, and gas lines. Installation and sufficiency of supporting infrastructure must be confirmed at incremental Development Plan applications at which time land conveyance occurs.

Site Suitability from a geotechnical feasibility perspective is outside the scope of this department, but we would like to conduct further analysis on intended unit amount and density as it relates to proposed block size once the land area for housing construction has been defined as requested in the Procedure section of this review.

Use of the conveyed land, per the LDRs, must be for an amount and type of restricted homes consistent with the standards described in this LDR section. Please see the effectiveness of Master Site Plan question in the Procedure section of this review.

Affordable Workforce Housing Standards (LDR Div. 6.3):

Section 4.5.2.F.1 recognizes that, while any nonresidential development and existing development potential is subject to housing mitigation policy, the additional bonus development potential contemplated in this application is exempt from the standards of LDR Div. 6.3.

Thank you again. Please contact me with any questions.



December 6th 2024

Attn: Chandler Windom
Teton County Planning and Building
PO 1727 / 200 S Willow St
Jackson WY, 83001

Subject: **Northern South Park MSC2024-0037 Parks and Recreation Comments**

Introduction

Northern South Park (NSP) is seen by Parks and Recreation (P&R) as an ideal location to address the growing demand for traditional park amenities, such as sports fields, playgrounds, and community gathering spaces in Teton County. NSP park land exactions offer a unique opportunity to develop recreational spaces that are welcoming and accessible to all members of the community, not just those residing near NSP. As the future owners of the park parcels, Parks and Recreation is committed to ensuring that the development and ongoing maintenance of parks provided by the NSP park exactions are meaningful and beneficial to all members of Teton County. Additionally, Parks and Recreation is dedicated to ensuring that resources and personnel allocated to the upkeep of the future parks are distributed fairly and viewed as a valuable investment in the community.

Parks and Recreation NSP Master Plan Comments

1. Inclusion of (1) contiguous, regular shape, 3.5+ Acre community park

The park exaction plans provided in the EX-A Concept Map dated 10.11.24 represent a collection of six non-contiguous land allocations that sum to the total acreage required for park exactions. P&R understands the architectural design and wildlife considerations under the proposed layout; however, the department considers that the current design does not meet the intentions of the park exactions to provide community-wide recreational opportunities as outlined in the Land Development Regulations.

Under the proposed park exaction layout, the majority of dedicated exaction land results from a narrow north/south park corridor. P&R finds this corridor functions as a landscape and structure buffer, rather than a practical and accessible recreational park for Teton County residents. It is the opinion of P&R that the proposed piecemeal and segmented park exaction layout should fall under the responsibility of the future HOA, rather than the P&R department. In addition to lacking inclusivity for the general public

residing outside of the NSP development, the proposed park layout, being neither contiguous nor regular in shape, poses operational and maintenance challenges for P&R staffing.

P&R requests that park exactions be provided in the form of regularly shaped land allocations that can accommodate traditional park amenities, such as small sports fields, playgrounds, picnic shelters, and community gathering spaces. These parks should be located at the intersections of the major pathway networks and provide a small number of on-street or off-street parking spaces. At a minimum, P&R requests a singular, contiguous park area of 3.5 acres or greater, located in the northern half of NSP, the highest-density area of the development. Mike Yokel Park, in East Jackson, WY, provides a representative example of a regularly shaped neighborhood park. At 3.4 acres, Mike Yokel is sufficiently sized to serve both the surrounding residences and provide an accessible recreational space for the greater community.



Figure 1: Mike Yokel Park - East Jackson

2. Subtraction of excessive landscape buffer and pathway areas included in park exaction calculations.

Included in the park exaction area shown on the EX-A Concept Map dated 10.11.24 are several allocations of narrow park exaction areas surrounding pathway segments and private yards. These segments, which include the exaction areas east of South Park Loop Rd, north and east of the Porter Ranch subdivision, and east of the School Exaction area, collectively provide a significant portion of the overall exaction area. It is the opinion of the P&R department that only the immediate pathway area and a small adjacent buffer constitute meaningful park exaction allocations. Pathway segments are typically 10' wide with shoulders not to exceed 10'. Areas outside these parameters do not constitute meaningful exaction areas, but rather landscape buffers, and should be removed from the overall calculation of park exactions.

The proposed dedication shall not include private yards, streets, parking areas not intended for park use, streetscape or landscape buffers, median strips, major utility easements over 30 feet wide, oil or gas well sites or setbacks, stormwater detention or water quality ponds deeper than 5 feet or with slopes steeper than 5:1, mine shafts or associated setbacks. (Teton County LDRs 7.5.2)

3. Consideration of Development Agreement for Turn-Key Park Development

In addition to the request for a larger, 3.5+ acre contiguous park parcel, the P&R department would like to suggest a Development Agreement that would provide an opportunity for the project developers to establish a turnkey park parcel. Under this agreement, the developer could elect not to meet the entirety of the exaction land requirements and instead contribute the fee-in-lieu amount to the design and development of a park parcel. This arrangement would guarantee the P&R department the complete development of a park parcel and would provide the developer with the opportunity to construct the park, leveraging available resources and competitive advantages.

Sincerely,

Max Moran

P&R Project Manager

A handwritten signature in black ink, appearing to read "Max Moran".



February 3, 2025

Chandler Windom
Senior Planner, Teton County Planning Department
Via email in PDF cwindom@tetoncountywy.gov

RE: Town of Jackson comments
Item: MSC2024-0037; Northern South Park Master Site Plan, Area 1

Dear Ms. Windom,

This letter provides updated review comments from the Town of Jackson related to the resubmitted application MSC2024-0037, Master Site Plan for Northern South Park Area 1. This letter supersedes and replaces our previous comment letter dated December 31, 2024.

While this project is located in Teton County, it is located directly adjacent to the Town, thus there is potential for off-site impacts of the project in the Town. Specifically, our comments focus on impacts to the Town's water and sewer system to which the project will be connected and how future annexation of Area 1 might be affected by the proposed Master Site Plan. The comments below are provided by the Town Planning Department and Public Works Department.

In general, if the applicant desires to preserve the option to annex Area 1 into the Town in the future, then all underground utilities, roads, sidewalks, and subdivisions, etc., must be constructed to Town standards. The Town does not intend to pursue annexation of this development or assume ownership of any infrastructure at this time. If the applicant has no intent to seek future annexation, then the applicant needs only to meet the standards required for connecting to the Town's water and sewer system. The Town is interested in the impact of the development on High School Road and the overall West Jackson transportation system. The Town along with Teton County and the applicant will be key partners in the review of future traffic studies and consideration of possible improvements to the area's transportation system as part of the development.

The Town has been coordinating with the Gill family on water and sewer service for the Porter Ranch and Northern South Park as their projects have progressed. The family has provided easements for land for upgrades to our water system and partnered with the Town in review of options for sewer in High School Road. Per the Town's Well Easement Agreement with JHHR Holdings I, LLC we have agreed to provide water service for 600 residential units for residential use, and accessory uses. Furthermore, Town has agreed to supply an additional 489 residential units for residential uses subject to the term of the agreement. The Town has contemplated the maximum development of Northern South Park in our

water and sewer capacity studies and anticipates providing these services. We will continue to coordinate with the Gill family on how best to administer the water and sewer services for their development through our processes.

Sincerely,

Floren Poliseo

Floren Poliseo,
Town Public Works Director

Sincerely,

Paul Anthony

Paul Anthony,
Town Planning and Building Director



JACKSON HOLE FIRE / EMS

40 East Pearl Avenue
PO Box 901
Jackson, WY 83001

TO: Planning Review Committee

FROM: Jackson Hole Fire / EMS Prevention Division

DATE: 11/21/2024

SUBJECT: MSC2024-0037 Northern South Park (Area I) Master Site Plan

This office has received a request for comment on the proposed Northern South Park Area 1 Master Plan.

Comments include:

1. Jackson Hole Fire / EMS prevention division enforces a number of regulations and codes in reference to emergency vehicle access throughout the county. Each may or may not be applicable depending upon a number of factors. They are as follows the International Fire Code 2021 Edition, Teton County Fire Protection Resolution for New Subdivisions 2021 Edition and the International Wildland Urban Interface Code 2021 edition. Through each of these regulations JHFEMS prevention staff reviews and approves all fire department access for code compliance. This includes roads, alleys, streets and driveways.
2. Jackson Hole Fire / EMS will require fully installed and operational fire water supplies following the block / phasing schedule. These water supplies shall be operational on a block before any combustible material is brought to that block for physical development.
3. A preliminary assessment based on the shown conceptual drawings of block build out and structure density have indicated a score of 38 using Appendix "C" of the International Wildland Urban Interface code. A score of 40 will trigger compliance with "Moderate" fire hazard requirements within the code. If this were to occur this would require 30ft of defensible space between each structure.

Thanks,

Raymond Lane

Raymond Lane

Fire Marshal

Please feel free to contact me if you have any further questions at Rlane@tetoncountywy.gov or 307-733-8506.

Public Comment



Jhalliance.org | (307) 733-9417 | 685 Cache Street | PO box 2728 Jackson, Wyoming 83001

February 17, 2025

Dear Planning Commissioners,

Subject: Master Site Plan - Area 1 of Northern South Park

We have reviewed the proposed Master Site Plan for Area 1 of Northern South Park (NSP). This letter addresses the following two areas of concern.

- Wildlife Permeability - Priority should be given to ensure that this development adheres to Section 4.5.2.L.3 of the LDR's, which stipulates that open spaces be located and designed to promote wildlife permeability across the site including in both north-south and east-west directions.
- Transportation and Traffic - It is important that the Master Site Plan include assurances to the community that all off-site traffic impacts are accounted for by revising the proposed transportation demand management plan to include phasing and identify triggers that will initiate off-site improvements as required by Section 4.5.1.C.1.f.

Wildlife Permeability

While we know this land today as an agricultural pasture, historically it served as *crucial winter habitat* for elk and other ungulates who tough out the winter on the valley bottom. Due to fencing and cattle operations, wildlife are no longer allowed to over-winter on this land. The removal of the agricultural use on Area 1 of NSP, if planned properly, will allow animals to move through this area to better access adjacent habitat areas like Leeks Canyon, Flat Creek, Dairy Ranch and the Snake River Corridor.

Open space

The LDRs include the following two, separate requirements.

1. Section 7.5.2, *Park Exactions*, "to ensure that new subdivisions include adequate land for parks and recreation in order to maintain the parks and recreation level of service in the community as growth occurs."

2. Section 4.5.2.L.3, *Open Space Requirements*, “every dwelling unit shall be located within one-quarter (¼) mile, via pathway or sidewalk, of a park, playground, or open space of at least one-quarter (¼) acre (emphasis added).” In addition, open spaces are required to provide wildlife permeability and “shall be designed and located to promote wildlife permeability across the site.”

The Master Site Plan proposes the same area of land to serve as both the park exaction and the open space requirements. While it may be acceptable for some locations and configurations to serve both purposes, others do not serve the dual purpose.

The configuration of open space in the proposed Master Site Plan is insufficient for wildlife passage. It does not give wildlife effective ways to move through and exit the development, containing dead ends and entrapments that will increase wildlife conflicts. Section 4.5.2.L.3 requires that open spaces be located and designed to promote wildlife permeability across the site including in both north-south and east-west directions. Flat Creek and the Snake River provide north-south corridors for wildlife in the valley. It is critical that wildlife be able to move freely east-west through NSP to connect to these main riparian corridors without conflict or becoming trapped in the neighborhood.

While the proposed open space traverses most of the development, it falls short in the southeast corner, dead-ending in a park (Park 5). Furthermore, many of the proposed open space strips are too narrow to be effectively used by wildlife, especially the north-south strip adjacent to the Porter Ranch Subdivision. The proposed open space can be more effectively combined and configured to make wider corridors that truly provide north-south and east-west connectivity for wildlife through this development. These corridors should be planned in a way that they can be appropriately extended into Area 2 of the NSP development in the future. Our review of the open spaces is based on conversations with the applicant that indicated that Park 6 (1/10/25 submittal) has been eliminated and a greenway along the proposed pathway, on the north side of Park 6 will take its place.

We urge the Planning Commission to postpone review of this application until a revised open space plan is provided that:

- Provides ample wildlife permeability to the east and south, which could be achieved by the following.

- The proposed open space to the south, along the Porter Ranch Subdivision, is extremely narrow and should be redesigned to provide a wider, intentional wildlife permeable corridor.
- In addition to widening this area, relocating it to the eastern boundary instead of the boundary shared with the Porter Ranch Subdivision would allow for an expansion of this open space area if/when Area 2 is developed.
- Park 5 should be expanded to provide wildlife permeability all the way to the eastern boundary with Area 2. This could be connected to the north-south strip on the eastern boundary (described in the bullet above) to provide valuable permeability to and from the property in all directions.
- Removes the following language from the concept plan for open spaces that are proposed to function as wildlife permeability.
 - “This concept map is not a formal submittal component of the Master Site Plan application, is not legally binding document, and shall not be used to deny any future development plan submittal.”
- Adds language to the Master Site Plan’s open space configuration that binds the comprehensive planned location and configuration of the wildlife permeable open space for future development plans.

Fences and Structures

The Wyoming Game and Fish Department (WYGF) emphasized in their comment letter how important it is that animals be able to move between buildings and through the neighborhood. We need to be intentional not to create traps or dead ends for wildlife permeability. As required by Section 4.5.2.L.3.b of the LDRs, open spaces shall not include fences or amenities that obstruct wildlife permeability. In addition to this requirement, human-wildlife conflict can be further reduced by allowing animals to move out of developed areas by prohibiting perimeter fencing adjacent to open spaces, similar to the developments adjacent to Range View Park and Melody Ranch open spaces.

We urge the Planning Commission to condition the Master Site Plan to:

- **prohibit perimeter fencing adjacent to open spaces;**
- **require the NSP Area 1 southern boundary fence to be replaced with wildlife friendly fencing; and,**

- **require the NSP Area 1's final development plans demonstrate permeability within each block.**

Traffic and Transportation

Northern South Park, Area 1 will generate over 4,000 trips a day and twice that when Area 2 develops. Traffic impacts on High School Road, South Park Loop Road and Highway 89 should take into consideration not only the development of Area 1 but Area 2 as well. Although the traffic study included in the application analyzes the offsite impacts of Area 1, **it does not include a mitigation plan or phasing plan for the offsite traffic impacts.**

The applicant's response to PRC comments states that the transportation demand management (TDM) plan will be determined at the development of each block. The LDRs are very clear that the schedule of triggering events (development of the block) and identification of necessary off-site improvements are to be provided with the Master Site Plan.

The Capital Improvement Element of the Master Site Plan, Section 4.5.1.C.1.f states that in addition to a traffic impact study, the applicant shall "identify transportation mitigation and infrastructure improvements necessary to address the identified traffic impacts and a schedule of triggering events for their provision (emphasis added)." Review of this development application should be postponed until the applicant provides detailed binding plans for how they intend to mitigate the off-site traffic impacts identified in the traffic study.

We urge the Planning Commission to postpone review of the application until the applicant has included a schedule for providing the necessary off-site improvements. The trigger for determining the schedule of improvements should be on a block by block basis. The applicant shall refer to the Teton County Transportation Impact Study Guidelines (May 2024) in their TDM preparation.

Without a commitment and mitigation plan with identified triggers of when improvements will occur and how they will be financed, the onus will be on the community.

East/West Connector

The NSP Neighborhood Plan was approved by the BCC and community with the understanding that the East/West Connector road would be part of the development, for the purpose of reducing significant traffic impacts on High School Road and South Park Loop Road. Without the East/West Connector the community will bear the brunt of the inconvenience and reduced safety from traffic

congestion. The development of the NSP Neighborhood Plan and NSP specific LDRs included two willing landowners who promised the East/West Connector for the purpose of reducing impacts on the community in exchange for a massive density bonus.

If the Planning Commission recommends approval of the Master Site Plan for Area 1, we urge you to include the following conditions.

- Prior to the issuance of the Master Site Plan, the East/West Connector easement agreements and dedications shall be in place, including across Area 2. In addition, the demonstration that the existing easement south of the Jackson Hole High School benefits NSP shall be provided.
- Prior to the issuance of the first development plan for Area 1, the East/West Connector shall be **built in its entirety**. An agreement shall be established, requiring Area 2 to pay their share of the road prior to issuance of the first development plan for Area 2.

Construction Traffic

The application does not include an analysis of construction traffic impacts or mitigation efforts of those impacts. The development of NSP, Area 1 will result in decades of construction traffic, which will have great impacts on High School Road and South Park Loop Road, and will be exacerbated if the East/West Connector is not built as promised.

The East/West Connector should be a requirement of this development and in addition we urge the Planning Commission to recommend the following conditions on the Master Site Plan.

- Prior to the issuance of the Master Site Plan the applicant shall submit a traffic impact study and TDM plan that specifically addresses Area 1's construction traffic to be reviewed and approved by the Regional Transportation Planning Administrator.
- As part of the TDM, construction traffic shall be prohibited on High School Road during peak hour AM and PM traffic. To ensure compliance with this requirement, all NSP, Area 1 construction vehicles shall be marked with a project specific flag that can be easily identified.

Internal Road and Pathway Circulation

The NSP Neighborhood Plan included a vision for one cohesive neighborhood that included several points of internal circulation between NSP Areas 1 and 2. As proposed the plan for Area 1 only would only allow one road connection to Area 2 via the East/West Connector and only two internal pathway connections.

We urge the Planning Commission to require internal circulation between Areas 1 and 2 to be increased with at least one more street connection in the south and at least one more internal pathway connection.

Transit/START

The Master Site Plan has not identified the location of the required START bus stops that the Capital Improvement Element of the Master Site Plan clearly requires. **We urge the Planning Commission to require the Master Site Plan to be revised to include the location of all required START bus stops. In addition, we urge the Planning Commission to require the TDM plan to include an exaction fee and schedule of dedication for the required increase in START service to and from NSP, Area 1.**

Thank you for the opportunity to participate in the public process.

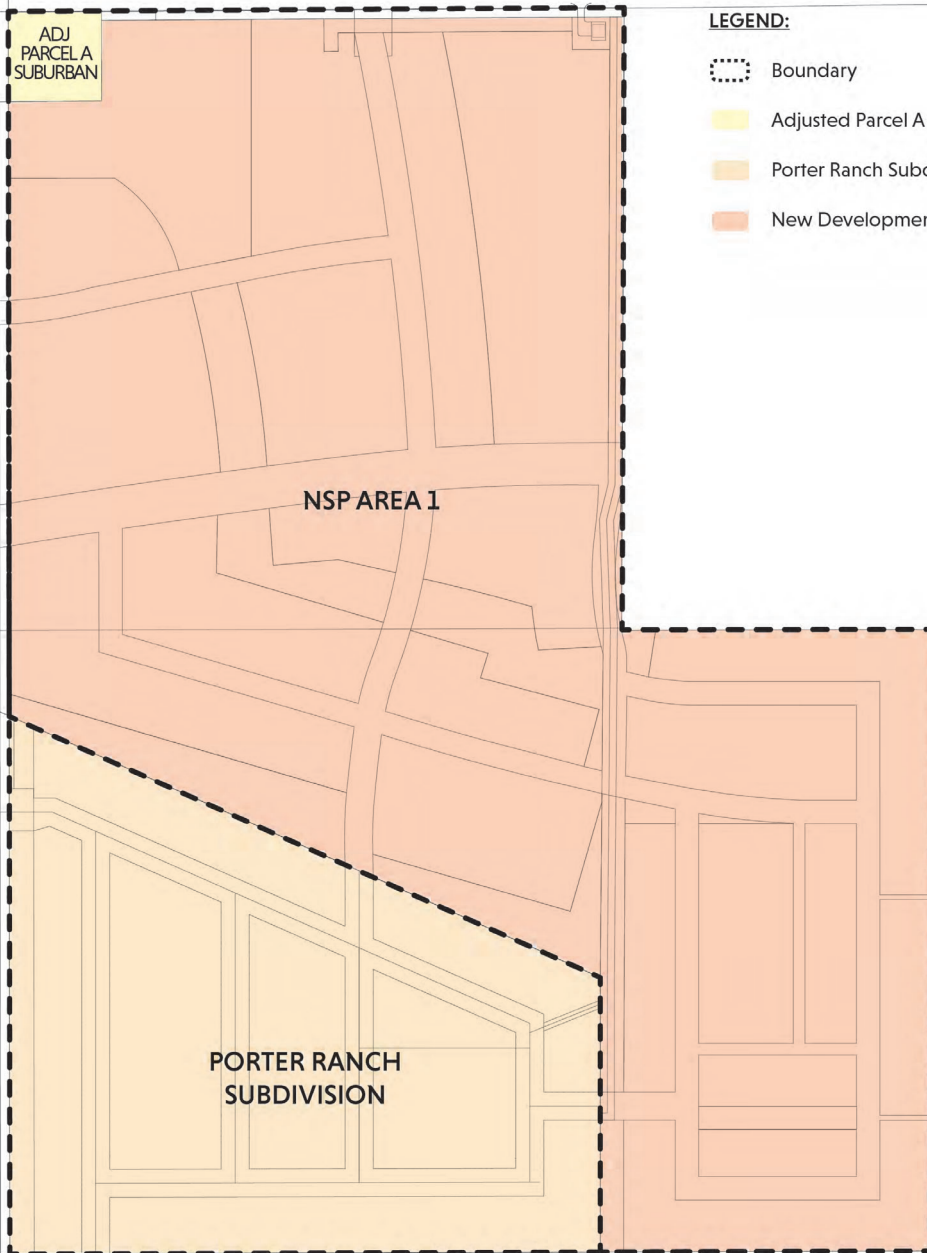
Sincerely,

A handwritten signature in black ink that reads "Amy Kuszak". The signature is fluid and cursive, with the first name "Amy" and last name "Kuszak" clearly legible.

Amy Kuszak
Community Planning Director

MSC2024-0037 Application

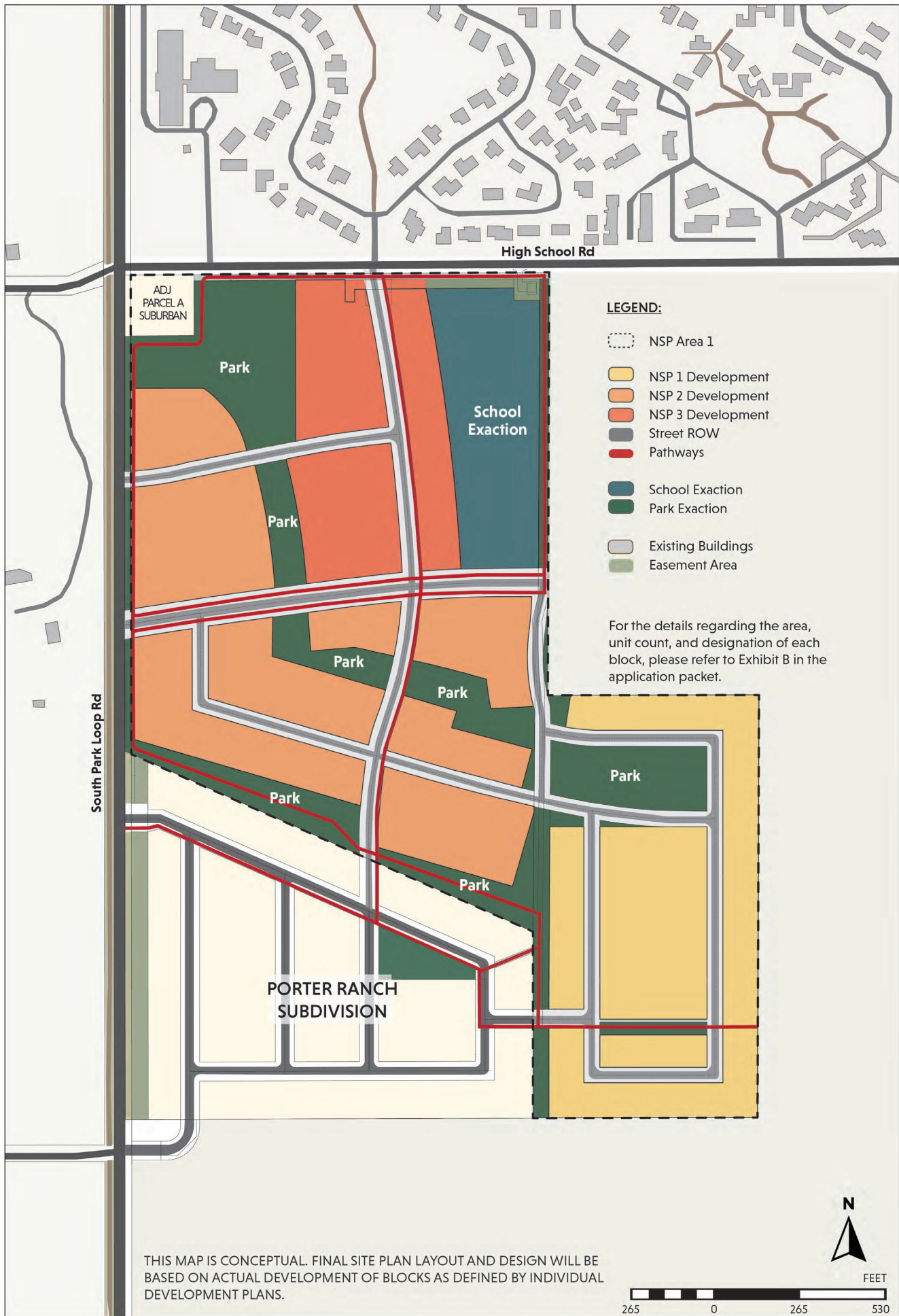
Updated Submittals 2/14/15 & PRC Response 1/17/25

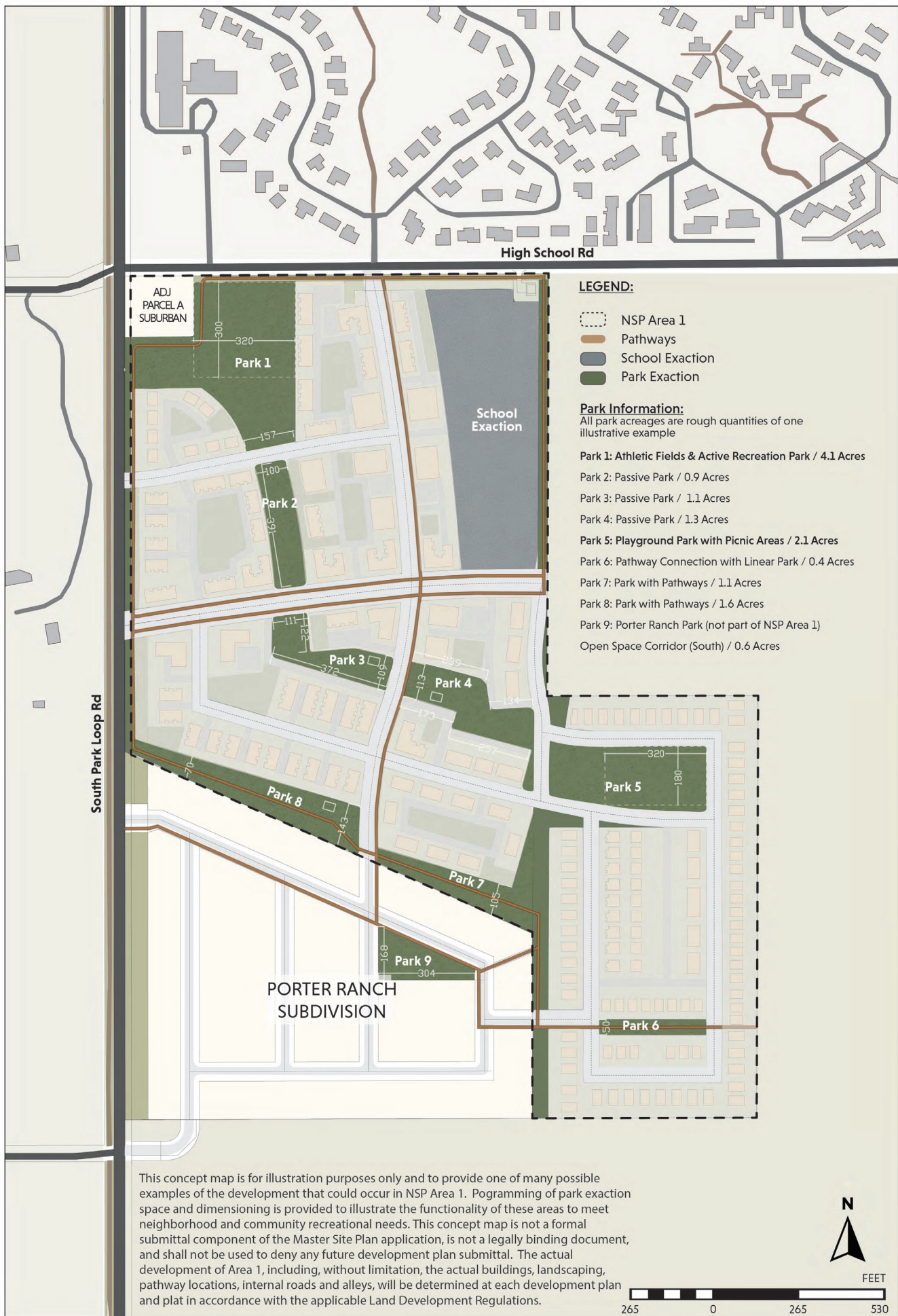


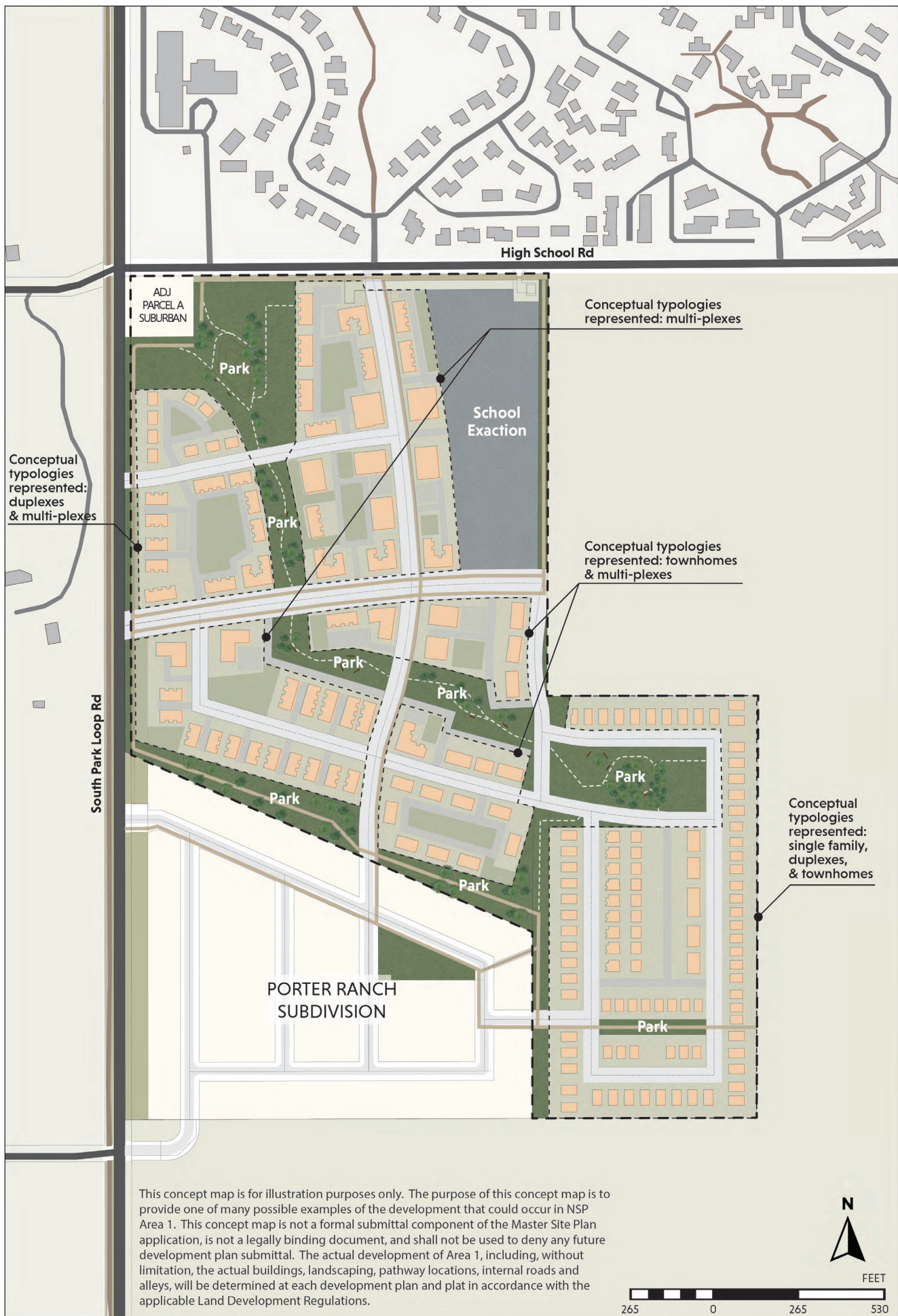
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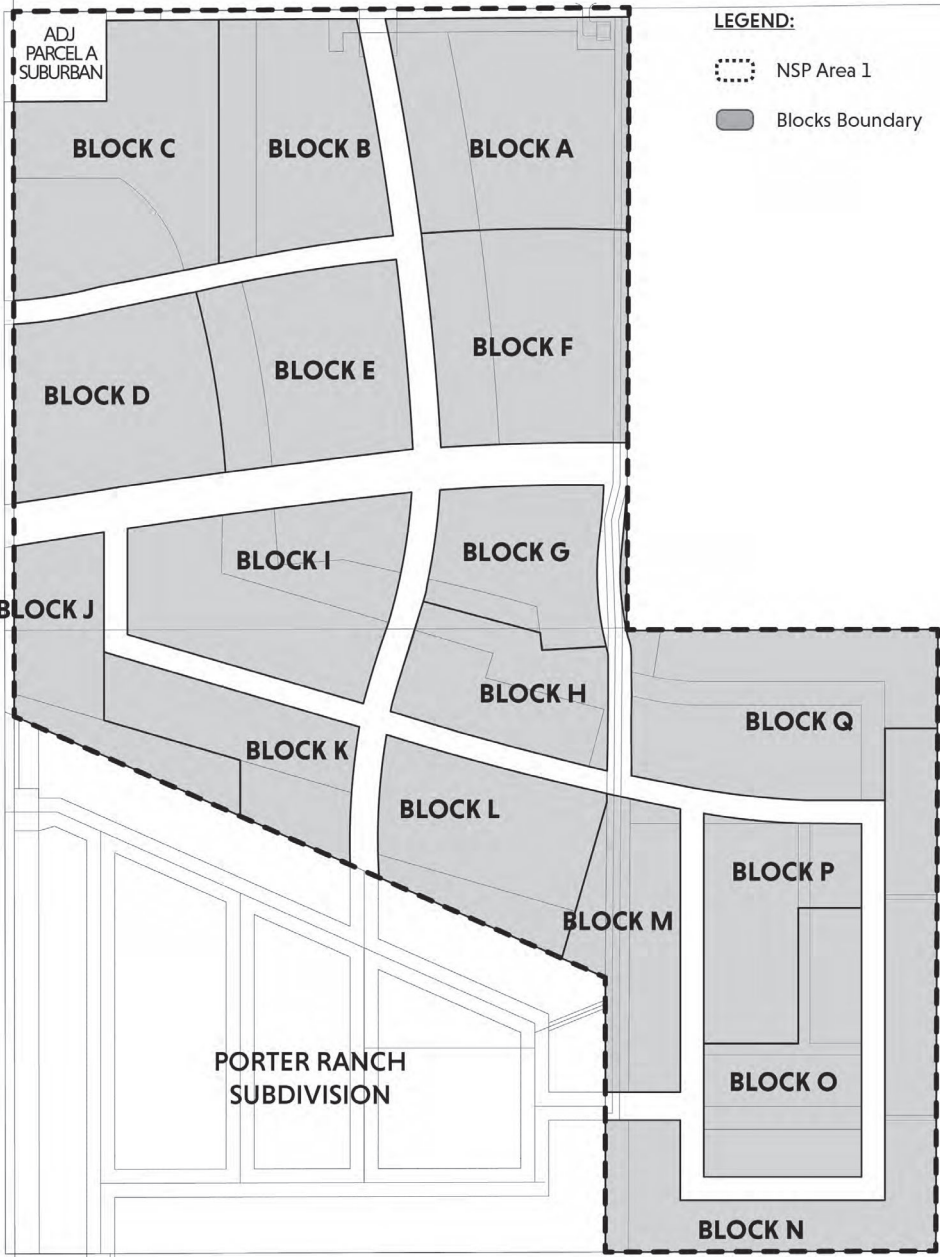
-  Boundary
-  Adjusted Parcel A
-  Porter Ranch Subdivision
-  New Development NSP Area 1

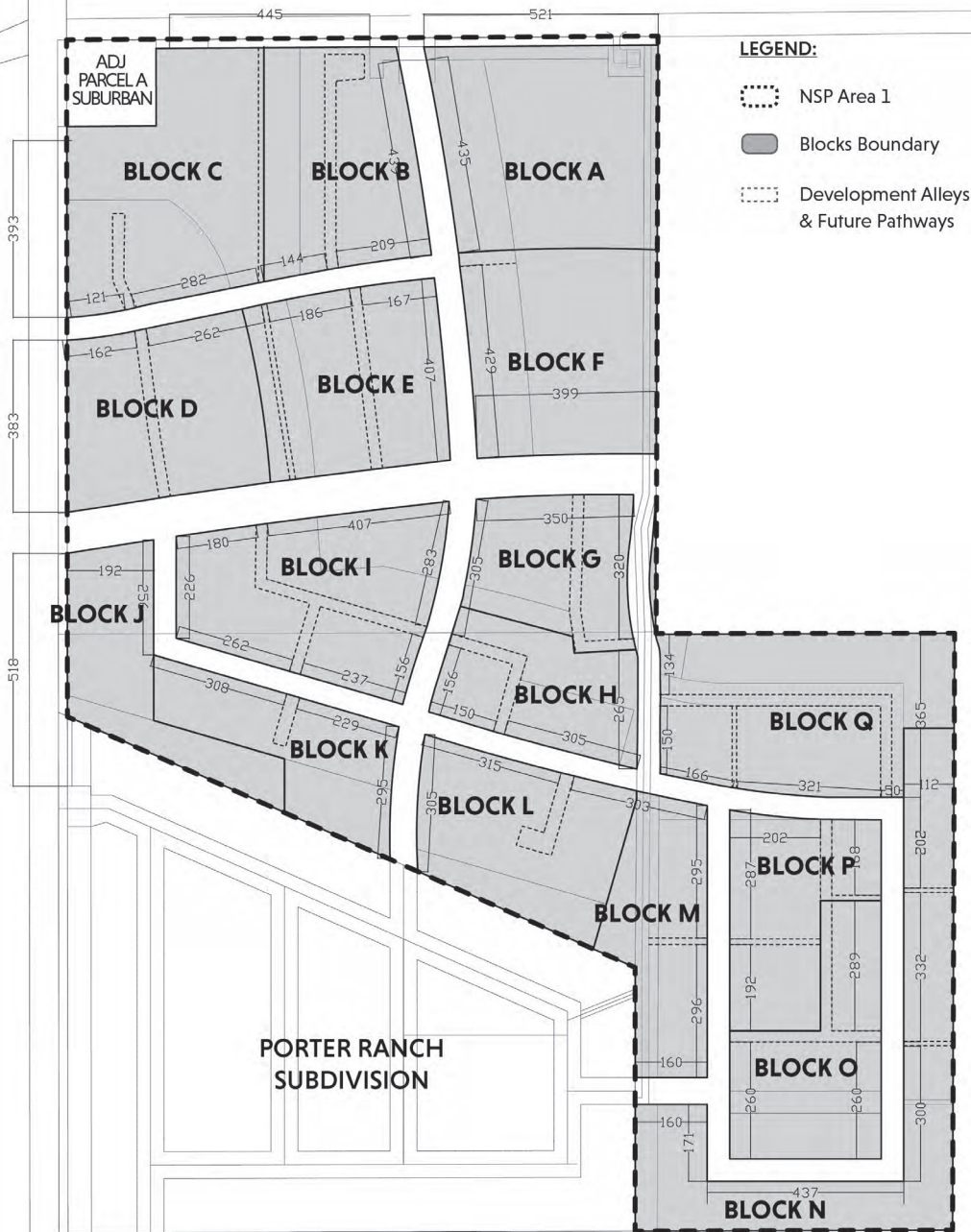








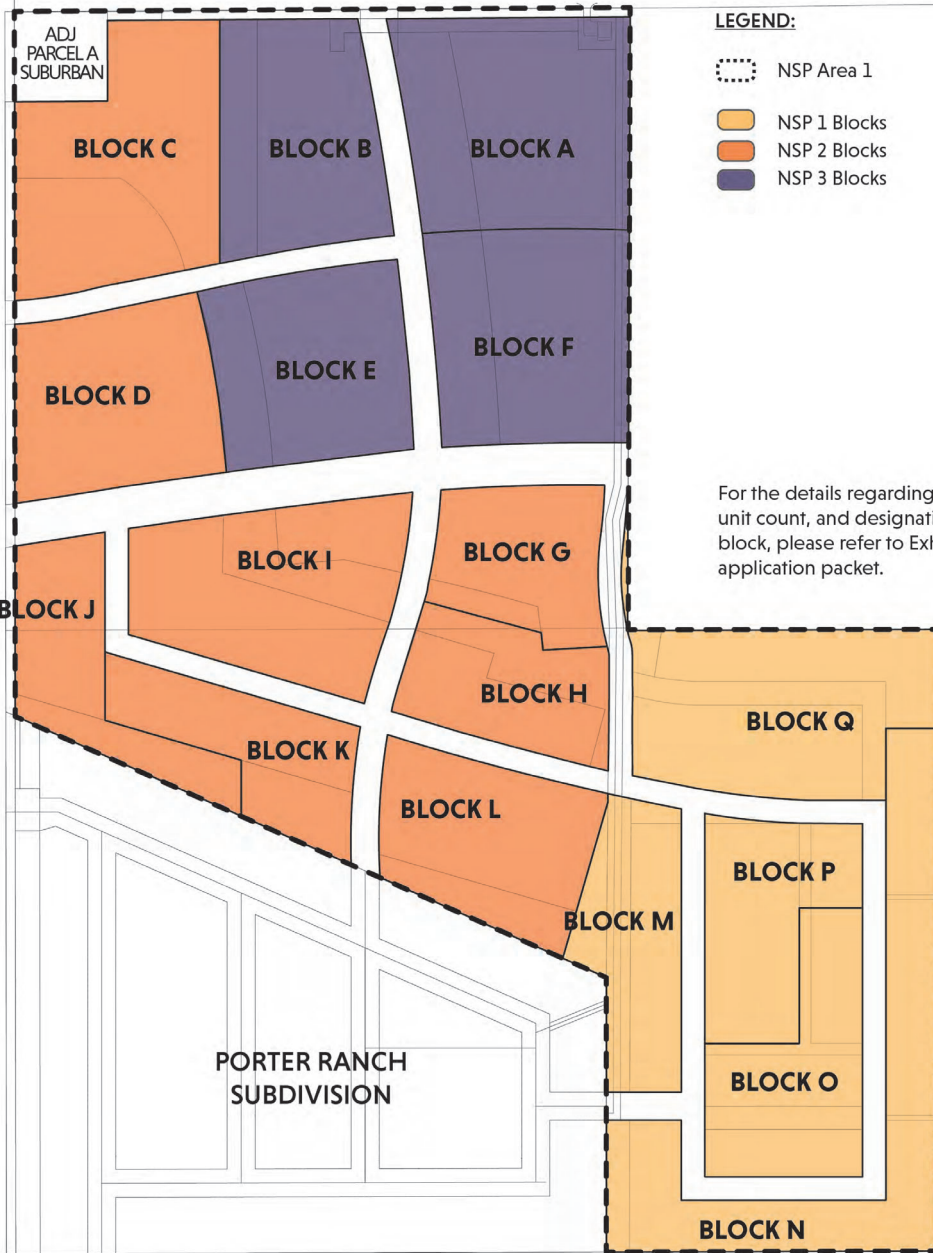


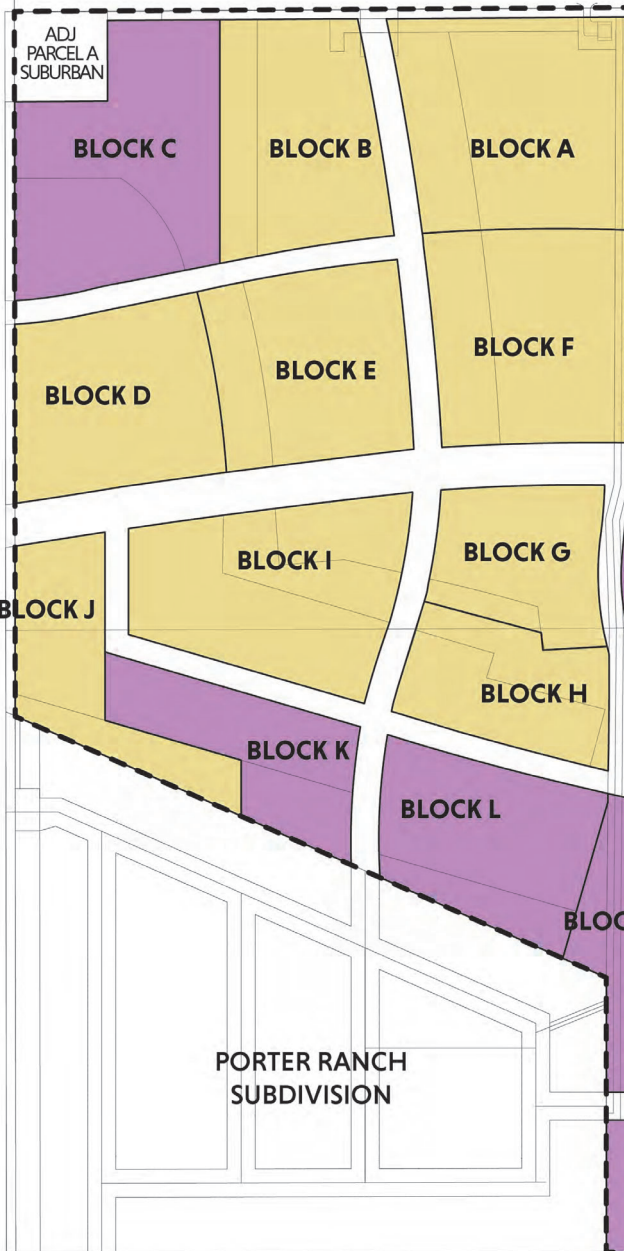


All block frontages are illustrative only. Final frontage numbers will be based on actual dimensions of the block when surveyed and platted. In any event, all frontage lengths as measured by the distance between public roadways, pathways, or access alleyways to future development will be less than 600 feet for external block faces and less than 450 feet for internal block faces as required by the LDRs.



FEET
265 0 265 530





LEGEND:

- NSP Area 1
- Blocks with Restricted Housing Allocation
- Blocks with Unrestricted Housing Allocation

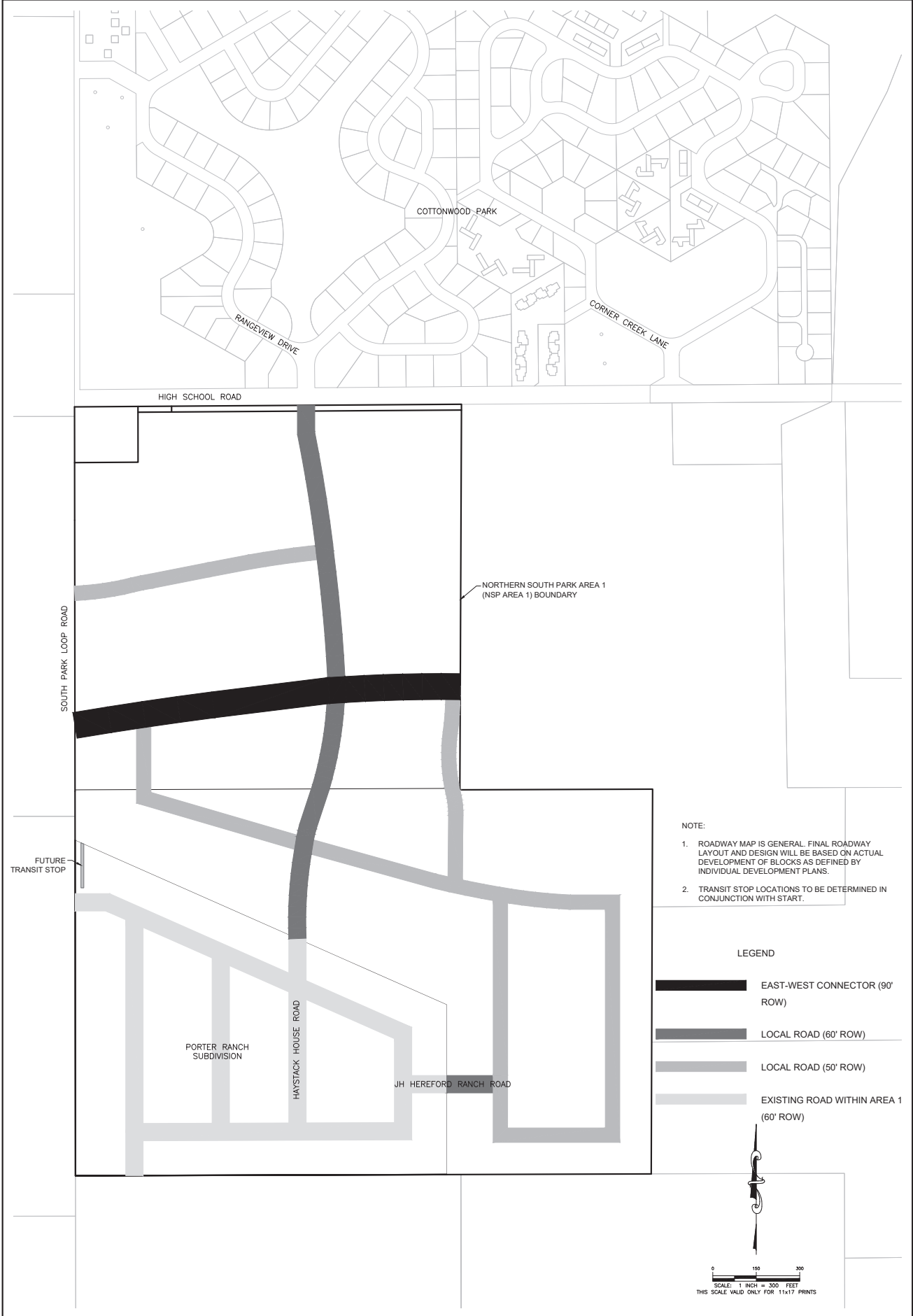
For the details regarding the area, unit count, and designation of each block, please refer to Exhibit B in the application packet.



Block	NSP Development Standard Designation	Housing Allocation	Acres Min to Max	Units Min to Max
A	NSP 3	Restricted Housing Allocation	4.2 to 5.0	32.0 to 40.0
B	NSP 3	Restricted Housing Allocation	3.2 to 4.4	55.0 to 69.0
C	NSP 2	Unrestricted Housing Allocation	4.1 to 5.0	16.0 to 20.0
D	NSP 2	Restricted Housing Allocation	3.2 to 4.3	48.0 to 60.0
E	NSP 3	Restricted Housing Allocation	3.3 to 4.4	63.0 to 77.0
F	NSP 3	Restricted Housing Allocation	3.7 to 5.0	21.0 to 27.0
G	NSP 2	Restricted Housing Allocation	2.5 to 2.9	22.0 to 28.0
H	NSP 2	Restricted Housing Allocation	2.5 to 2.9	14.0 to 18.0
I	NSP 2	Restricted Housing Allocation	3.8 to 5.0	46.0 to 58.0
J	NSP 2	Restricted Housing Allocation	2.5 to 2.9	14.0 to 18.0
K	NSP 2	Unrestricted Housing Allocation	2.5 to 2.9	32.0 to 40.0
L	NSP 2	Unrestricted Housing Allocation	2.9 to 4.0	32.0 to 40.0
M	NSP 1	Unrestricted Housing Allocation	2.5 to 3.1	9.0 to 13.0
N	NSP 1	Unrestricted Housing Allocation	4.2 to 5.0	32.0 to 40.0
O	NSP 1	Unrestricted Housing Allocation	2.6 to 3.6	21.0 to 27.0
P	NSP 1	Restricted Housing Allocation	2.5 to 3.2	37.0 to 47.0
Q	NSP 1	Unrestricted Housing Allocation	4.2 to 5.0	12.0 to 16.0
Total				506 to 600*
Total Units in Blocks with Unrestricted Housing Designation				154 to 180*
Total Units in Blocks with Restricted Housing Designation				352 to 420*

*Although there is a range of estimated units on each parcel the total number of units in NSP Area 1 may not exceed 600 and the number of units in blocks with unrestricted housing designation may not exceed 30% of the total number of units.

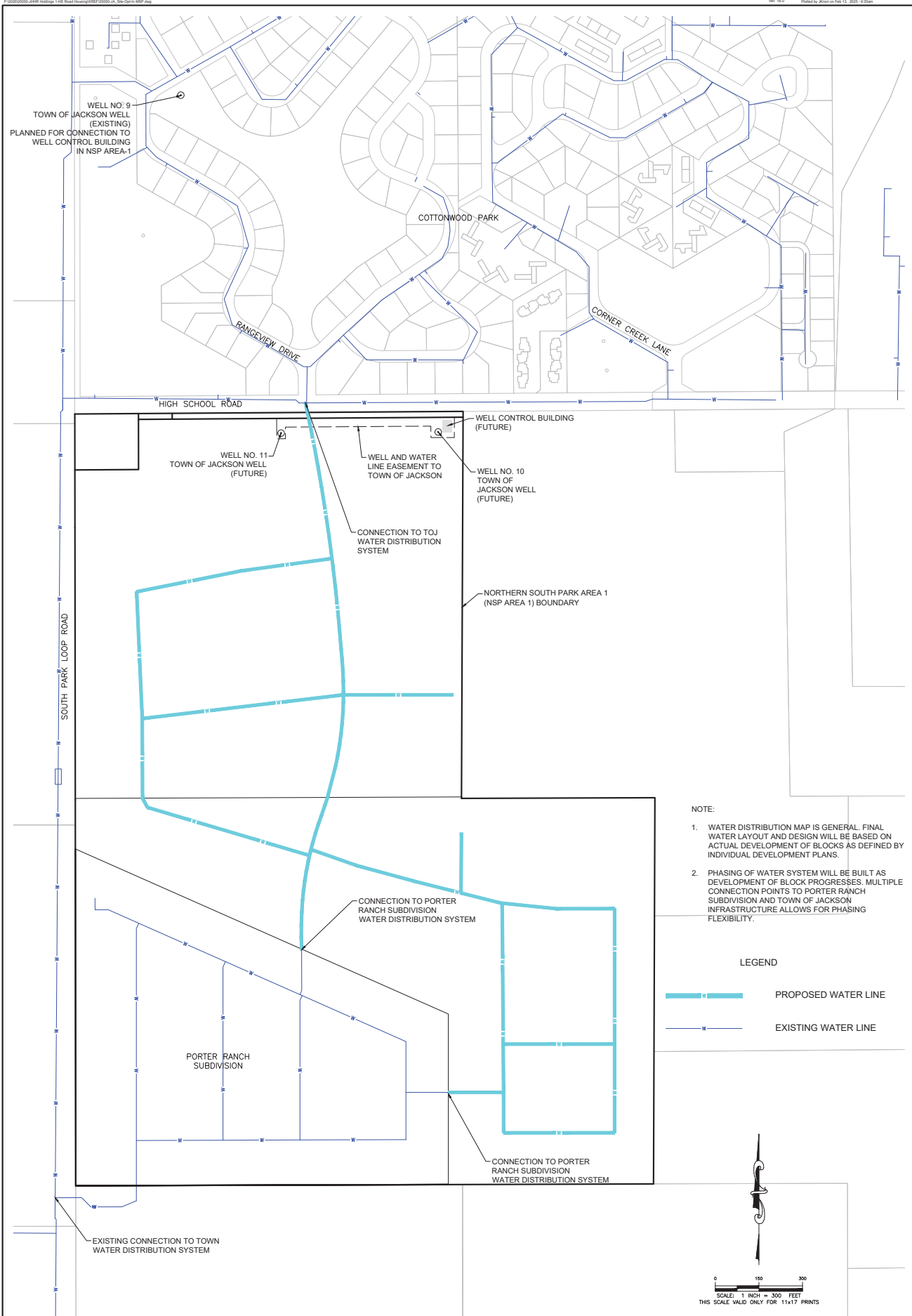
Block	Illustrative Example Estimate Block Acres	Illustrative Example Estimate Development Acres
A	5.0	1.2
B	3.8	2.8
C	4.9	1.7
D	3.8	3.7
E	3.8	2.9
F	4.4	1.3
G	2.5	2.2
H	2.5	1.5
I	4.5	3.6
J	2.5	1.5
K	2.5	1.8
L	3.5	2.7
M	2.7	1.4
N	5.0	4.9
O	3.1	2.7
P	2.8	1.8
Q	5.0	2.7



SHEET 1		PROJECT NUMBER 20030		SHEET TITLE: APPENDIX 1 ROAD NETWORK	
				DESIGNED BY: TK	DATE: 10/1/2020
				REVIEWED BY: TK	DATE: 10/1/2020
PLAN UPDATE		DATE: 10/1/2020		DATE: 10/1/2020	
DATE: 10/1/2020		DATE: 10/1/2020		DATE: 10/1/2020	
DATE: 10/1/2020		DATE: 10/1/2020		DATE: 10/1/2020	
DATE: 10/1/2020		DATE: 10/1/2020		DATE: 10/1/2020	

PROJECT TITLE: NORTHERN SOUTH PARK AREA 1 MASTER SITE PLAN TETON COUNTY, WY	
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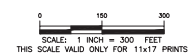


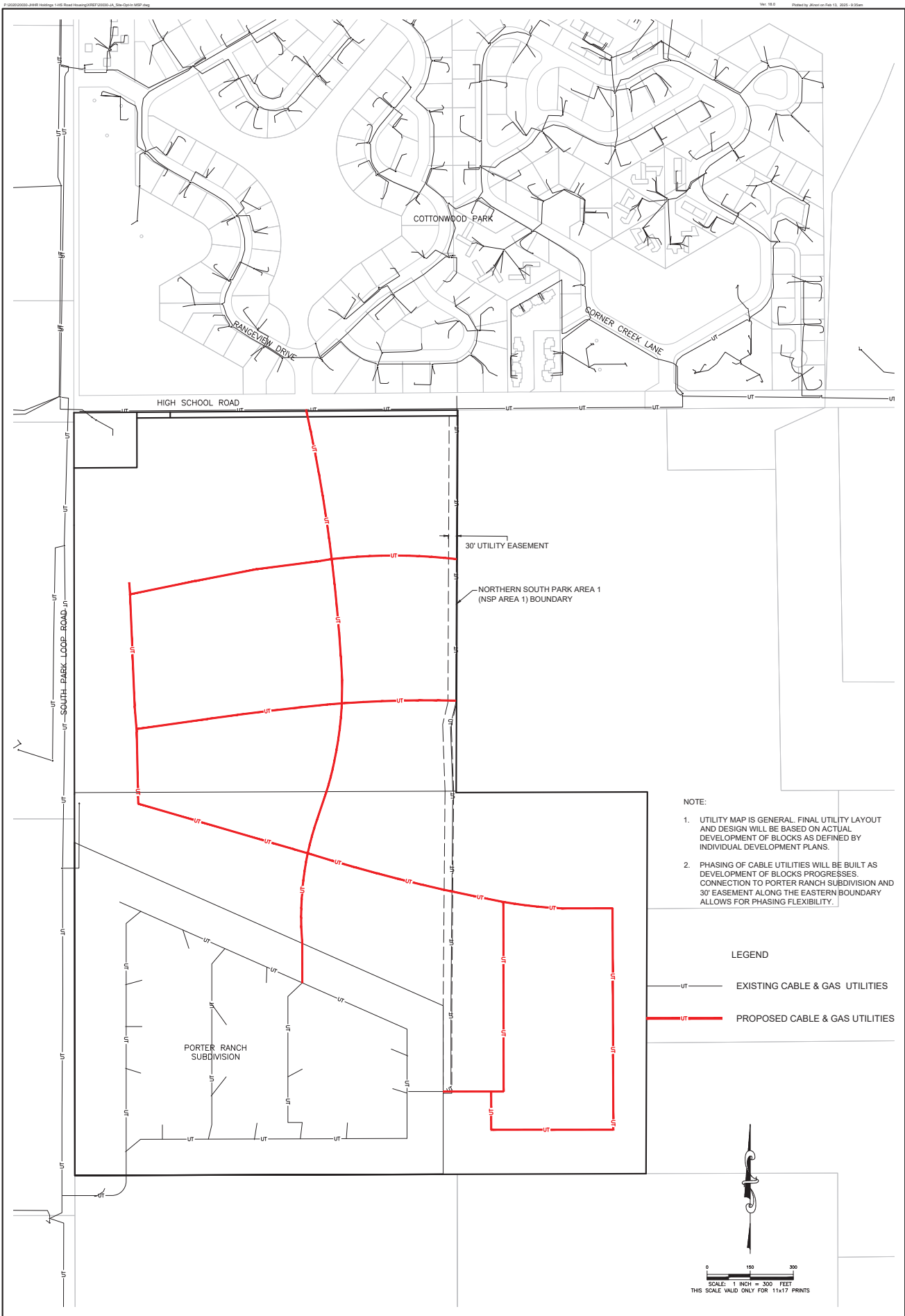


PROJECT NUMBER 20030	SHEET 3	SHEET TITLE: APPENDIX 3 WATER DISTRIBUTION	
		DESIGNED BY: JK	DATE: 10/1/2020
REVIEWED BY: JK		DATE: 10/1/2020	
DATE: 10/1/2020		DATE: 10/1/2020	
DATE: 10/1/2020		DATE: 10/1/2020	

PROJECT TITLE:
NORTHERN SOUTH PARK AREA 1
MASTER SITE PLAN
TETON COUNTY, WY







- NOTE:
1. UTILITY MAP IS GENERAL. FINAL UTILITY LAYOUT AND DESIGN WILL BE BASED ON ACTUAL DEVELOPMENT OF BLOCKS AS DEFINED BY INDIVIDUAL DEVELOPMENT PLANS.
 2. PHASING OF CABLE UTILITIES WILL BE BUILT AS DEVELOPMENT OF BLOCKS PROGRESSES. CONNECTION TO PORTER RANCH SUBDIVISION AND 30' EASEMENT ALONG THE EASTERN BOUNDARY ALLOWS FOR PHASING FLEXIBILITY.

LEGEND

- UT — EXISTING CABLE & GAS UTILITIES
- UT — PROPOSED CABLE & GAS UTILITIES

January 10, 2025

Dear Chandler,

We want to thank you for your diligence and expertise regarding our Master Site Plan application for housing in Northern South Park. You have been a true professional and your service is a value to our community.

As a supplement to our enclosed official response to the PRC comments, we have the following introductory comments that we would like you to share with the PRC and boards. The purpose of these introductory comments is to help the PRC understand how strongly we feel about developing needed housing after years within the County's approval process.

Our Master Site Plan is an invitation to work with us positively to achieve housing that Teton County and Town of Jackson say they want. Our Master Site Plan is an invitation to work together on a neighborhood coming to life.

It is remarkable that our team has submitted a Master Site Plan that is consistent with the Neighborhood Plan and meets the Land Development Regulations (LDRs). Through our work on the Master Site Plan over the last six months, we have concluded that the complexities of the LDRs make it nearly impossible to produce a Master Site Plan that meets all of the requirements of the LDRs, let alone one that is financially feasible. However, after hard work from national planning and design experts and a dedicated local engineering, legal and planning team **we have threaded the needle and are pleased to present an incredibly thoughtful Master Site Plan that meets the Land Development Regulations and is consistent with the Neighborhood Plan.**

It is also important to note that the Master Site Plan application is only the first approval required under the LDRs. There are many more applications and approvals required before physical development can occur, in particular the very detailed Development Plan applications and subsequent permits. And the various requirements of the LDRs will apply at each step of the process. In the quickest of scenarios under the LDRs, it will take twelve months after Master Site Plan approval to get a Development Plan application approved, and under the most optimistic approval scenario it will take until at least the Fall of 2026 to get a building permit.

After 25 years of local governmental analysis and process related to Northern South Park, we have presented the County with a Master Site Plan that meets the LDRs for a 70% deed restricted neighborhood on free private land. If your response to our Master Site Plan is "I support housing in Northern South Park but..." please take a moment to reflect on whether you are looking for reasons to say no, rather than joining constructive efforts to get to yes.

Please find enclosed our official response to the PRC comments.

Sincerely,
The Gill Team

January 10, 2025

Chandler Windom
Senior Planner
Teton County Planning and Building
Sent via email: cwindom@tetoncountwy.gov

RE: MSC2024-0037, Response to PRC Comments

Dear Chandler,

Thank you for providing Plan Review Committee (PRC) comments from the following:

- Teton County Planning Department
- Teton County Engineering Department
- START
- Housing Department
- Parks and Recreation
- Pathways
- Fire/EMS
- Teton Conservation District
- Regional Transportation Planner
- Teton County School District
- Town of Jackson

Jorgensen Associates has provided responses to the comments related to capital improvements, technical civil engineering, pathways and transportation in a separate document, which is attached to this letter. Updated Exhibits to the NSP Area 1 Master Site Plan application are also included as attachments to this letter. The following responses have been provided by the planning, design and legal team.

The Northern South Neighborhood Plan (Neighborhood Plan) represents a vision for a mixed income, multimodal, Complete Neighborhood, that delivers a high quality of life for residents, minimizes impacts to surrounding communities and ecosystems, and provides an unprecedented quantity of quality deed-restricted housing for people working in Teton County.

For context, our team first designed the site for Area 1 of Northern South Park based on the Neighborhood Plan vision and input from our nonprofit partners regarding the type of homes they develop to serve our community.

While the Neighborhood Plan provides the vision for Area 1, the Northern South Park Land Development Regulations (LDRs) provide the means to implement the Neighborhood Plan. One of the most material and impactful restrictions in the LDRs on site design, block configuration and sizes, and platting is that the development must occur in 2.5 to 5 acre “Blocks” across Area 1. In addition to the acreage limitations, the Blocks must meet certain criteria set forth in the LDRs. Once we created a thoughtful design consistent with the Neighborhood Plan that met our affordable partners development needs, we overlayed the “blocks” onto the design to comply with the LDRs. The Block requirement in the LDRs is

critical to understanding our Master Site Plan application, and although the Block requirements have proven incredibly difficult to apply while maintaining good site design and adherence to the host of other regulatory requirements, you will see in our updated Exhibits that we have now met all block requirements.

With that background, the following paragraphs will address many of the redundant comments we received. We have also attached updated exhibits to our Master Site Plan in response to the comments we received. Please note that the proposed layout is intended to reflect the general design for the site, but it has not been engineered at this time and may vary from what is shown in our Master Site Plan. Blocks satisfy the dimensional standards, and street ROWs are more clearly shown and dimensioned in the Engineering documents prepared by Jorgensen Associates. The Porter Ranch Subdivision has been added to an exhibit for context and its associated exaction land for a park and pathways along High School Road have been added for clarity. The easement granted to the Town for the well house and multiple wells has been added to the concept maps.

Exactions:

Revised Exhibit A calls out park and school exaction lands in greater detail, although their exact acreage will ultimately depend on the number of units (both restricted and unrestricted) built on the site. The LDRs do not require exaction lands to be excluded from blocks. In fact, exaction lands are integral to the site design of the Blocks, which reflects the Open Space requirements to provide wildlife permeability through the site, as well as for every dwelling unit to be located within one quarter mile of park, playground or open space.

As for our park system design, the overall park system is organized around a southeast to northwest orientation, which serves as the foundation for the NSP Area 1 Master Site Plan. This orientation was determined through an analysis of broader landscape elements, including scenic views of the Grand Tetons, the Snake River Range and the and the Greater Snow King Mountains, the natural flow of water, and the movement of wildlife across the site. As the site plan evolved, the parks were designed to offer residents and visitors opportunities to connect with the mountains while using pathways and both passive and active recreational facilities. Additionally, the design aims to enhance connectivity for wildlife, ensuring a balance between the new development and the area's ecosystem.

Additionally, according to the LDRs, the park exactions or open spaces included in the site plan satisfy the proximity requirement outlined in Section 4.5.2.L.1. This stipulates that there must be at least one access point for every dwelling unit within a quarter mile of open space. Consequently, park spaces are strategically organized throughout the site to connect residents with recreational opportunities and link the larger community to the neighborhood. Furthermore, the plan adheres to the wildlife permeability requirements specified in Section 4.5.2.L.3, which emphasizes the need for contiguous spaces. This requirement was balanced with considerations for access and roadways. While it is challenging to provide fully contiguous spaces in this site plan due to the need for a 90-foot-wide east-west connector easement, efforts were made to maximize connectivity. Finally, the parks are integrated with the blocks in a manner that fosters a high-quality public realm. This setup ensures that future developments are oriented towards pathways and open spaces, as outlined in Section 4.5.2.I, which addresses Neighborhood Design Requirements.

The Exhibit-A Concept Map offers a comprehensive overview of the park exaction space, with the roadways and Blocks, without specifically identifying the parks. The additional illustrative Parks Concept Map provides further details illustrating the potential for a multi-nodal park system within the neighborhood. This design includes three primary traditional park areas: a larger community-wide

Athletic Fields Park located in the northwest along High School Road, featuring sports facilities such as basketball courts, tennis courts, and pickleball courts; two Playground/Play Parks situated in the east and southeast; and a network of passive recreational and community gathering parks complemented by pathways and picnic pavilions. This framework connects the various nodes of the park system, facilitating a walking loop through the community. By incorporating these pathways, residents and community members can engage with different areas of the neighborhood via the park system, aligning with the goal of integration within the Northern South Park neighborhood plan and the LDRs. For clarification, the pathways to the east of South Park Loop Road and east of the School Exaction area (Utility corridor), and any small-scale leftover open spaces are not included in the park exaction space.

As for the school exaction land, every attempt was made to locate the school exaction in the most functional location, along High School Road, rather than embedding it further into the middle of the site. Additionally, the school exaction site was strategically located adjacent to NSP Area 2, so when that area is developed, additional school exaction lands can be located adjacent to the NSP Area 1 exaction land, to enable a larger school exaction site. Finally, the proposed neighborhood will be extremely walkable, bikeable, serviced by transit, and adjacent to the existing high-density Cottonwood Park neighborhood, all of which will reduce the amount of traffic generated to get students to and from school.

Phasing:

In response to the comments we received regarding phasing, we believe it would be helpful to provide an example of the sequence of development in NSP Area 1. The example assumes that the method of meeting the 70% deed restricted housing allocation is the “land conveyance method” provided by the LDRs. The land conveyance method requires the landowner to convey a Block to a non-profit housing developer. When the land conveyance method is utilized, the scale and timing of development is driven by the non-profit housing developer, as described in the following example.

Step 1: Habitat and Housing Trust work with the Gill Family to each identify a Block they would like to develop. This process has already started and we hope to have these initial Blocks identified before our County Commission hearing. For many practical reasons, the parties desire to develop Blocks adjacent to each other.

Step 2: Habitat and Housing Trust work on the site design for the homes and infrastructure within their respective Blocks. The Master Site Plan assigns a NSP standard to each Block – NSP-1, NSP-2 or NSP-3. Those standards dictate the development restrictions that apply to each Block, including the types of units and how many units can be built in the Block, and whether the units are deed restricted or unrestricted. The Master Site Plan includes a table that provides the range of units for each Block. Our Master Site Plan also shows the exaction areas located in each Block.

Step 3: Gill team enter into private agreements with Habitat and Housing Trust that identify the Block to be conveyed, timing, and other terms and conditions related to the conveyance, including any requirements to transfer exaction land to the School District or County.

Step 4: Gill team will define the final location and alignment of inter-block infrastructure based on the designs for Habitat’s Block and Housing Trust’s Block. Gill team secures financing for the cost of such infrastructure, and compiles GEC applications and any other permits required for the installation of such infrastructure (including any required DEQ permits). There will be close coordination with our nonprofit partners to align infrastructure with their Block design.

Step 5: This step may occur simultaneously with Step 4, or before Step 4. Gill team submits initial plat applications to create the Block being conveyed to Habitat and the Block being conveyed to Housing Trust. The initial plats will help inform the how infrastructure will be provided to the platted Blocks, because it will define the final boundaries and shape of each Block. At this time, Gill team may also submit an initial plat application for a Block that the Master Site Plan designates for unrestricted units.

Step 6: Once the GEC permit and other necessary permits are issued and the Gill team obtains financing for the infrastructure, Gill team commences construction of infrastructure to the Blocks going to Habitat and Housing Trust. As is customary, the infrastructure will initially be owned by the party that installs the infrastructure, with private agreements with the various homeowners' associations regarding use and maintenance. Over time, one likely scenario is that an improvement and service district would be organized to own and maintain the infrastructure throughout Area 1, unless the Town pursues annexation with the Gills and agrees to assume ownership of the infrastructure in connection with such annexation.

Step 7: Gill team conveys a platted Block to Housing Trust and a platted Block to Habitat. As required by the LDRs, the Block conveyed "shall be fully ready for development and construction, with roads and pathways, water supply, sewage disposal, stormwater system, communication, electricity, and other basic services installed with direct and sufficient access to the conveyed land, corresponding with the approved Master Site Plan and its Capital Improvements Element." Also as required by the LDRs, a covenant will be recorded against the Block restricting future use of the site to the development of deed restricted units.

Step 8: Housing Trust submits a development plan application for their Block, and Habitat submits a development plan application for their Block. These development plan applications will contain the details required by the LDRs for development plan applications, including identifying exactions, and a plan demonstrating compliance with the affordable and workforce housing allocation required by the LDRs. As required by the LDRs, a Will Serve Letter from the Town of Jackson for water and wastewater will accompany development plan applications. The phasing plan required by the LDRs to accompany development plans will also be included with the development plan application, along with a traffic study describing any triggering events, off-site improvements and other TDM measures applicable to the subject Block.

Step 9: Depending on the Blocks being conveyed and the design of those Blocks, Gill team may convey the exaction land at the time the Block is platted, or they may include in the private agreement referenced above that the recipient of the Block must make the exaction conveyance at a future date certain.

Step 10: Gills may submit a development plan application for unrestricted units on a Block that is allocated unrestricted units by the Master Site Plan. However, the number of unrestricted units is limited by the number of restricted units that are provided for in the development plan application submitted by Habitat and the development plan application submitted by Housing Trust. See the table included in our Master Site Plan application for the number of units per Block that meet the 70% deed restricted/30% unrestricted allocation. The number of unrestricted units is dependent on the number of deed restricted units that the Housing Trust and Habitat may develop on their respective Blocks.

Step 11: Development plans go through the normal public hearing process at the County. After development plans are approved, applicants will submit plat applications to further subdivide a Block internally as necessary (i.e. into small lots or townhouse lots). After plat, applicants will get necessary physical development permits like GEC, DEQ permits (if required), building permits, and enter into subdivision improvement agreements with the County. The development plan approval process typically takes 6 months to 1 year, and the process for approval of physical development permits also typically takes 6 months to 1 year.

The following responses are in direct response to specific comments not covered in the paragraphs above:

Chandler Windom, Planning Department

1. *If there is an intention to develop 7 units of existing development potential under the NSP Development Standards, please indicate where those units might be developed at the block level.*

Response: All units being proposed in NSP Area 1 (outside of the approved Porter Ranch Subdivision and the existing Homestead) are part of the 600 new units.

2. *The Exaction calculation in Section G on page 8 states “The exact exaction acreage will be based on the final count of unrestricted units in the Development Permit.”*

Correction: This is a typo. As stated correctly in other portions of the application, the exact exaction acreage will be based on the final count of **both restricted and unrestricted units** in the Development Permit.

Kristi Malone, Housing Department

1. *Clarify how the Master Site Plan binds future Development Plans as it relates to the number of units by block, housing typology described, and number of buildings by block to ensure the 70/30 unit mix is achieved.*

Response: The Development Plan for any unrestricted units will bind the number of units and housing typology to ensure that the 70% unrestricted/30% restricted unit mix is achieved. LDR Section 4.5.2.F.2.c.iii requires that land conveyance to satisfy the allocation of deed-restricted housing shall occur prior to issuance of a Development Permit of unrestricted units, and that the amount of land conveyed shall, at a minimum be in an amount that allows for construction of the amount of deed-restricted housing units commensurate with the unrestricted dwelling units approved by the Development Plan, and the applicant shall demonstrate that the land conveyed is of an amount sufficient to accommodate the required 70% deed-restricted units.

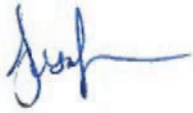
2. *Explain why greater integration of the Affordable and Workforce housing with the Market Rate housing is not “practical.”*

Response: The deed-restricting housing is integrated with the unrestricted housing on a Block-by-Block basis as required by the LDRs. Our Master Site Plan reflects a Complete Neighborhood with an unprecedented number of unrestricted housing integrated with deed-restricted housing across Area 1. With the land-conveyance method, individual Blocks will be conveyed separately to our partners, Habitat and the Housing Trust, to construct the deed-restricted housing on their own Blocks. Due to the Block size constraints in the LDRs, in order to achieve the requirement that 70% of the housing is deed-restricted, a higher density of deed restricted housing is required in order to accommodate all of the deed-restricted housing in Area 1. Because of the Neighborhood Plan’s vision to locate higher densities at the north end of Area 1 and taper to lower densities as you move to the southern portion of Area 1, and because of the densities outlined in the NSP-1, 2 and 3 standards, all of the NSP-3 Blocks are located in the northern half of the site and will be utilized for deed-restricted housing. The NSP-2 Blocks are integrated to the greatest extent possible to meet the 70/30 mix, provide our partners with the housing types they have successfully built in the County, while reducing the density further south in Area 1. Naturally, with only a 30% allocation for unrestricted housing, there are fewer Blocks for unrestricted housing, and those are mixed in and interspersed with the deed restricted housing,

which take up the majority of the site. Furthermore, the integration we have achieved on a Block-by-Block basis enables construction synergies between the non-profit partners, which better uses their donor dollars to build more deed-restricted housing.

Thank you for providing the opportunity to respond. We are excited to move forward with the Master Site Plan and look forward to working with our partners to provide our community with much-needed deed-restricted housing.

Best Regards,



Susan Johnson
SJ Planning Solutions

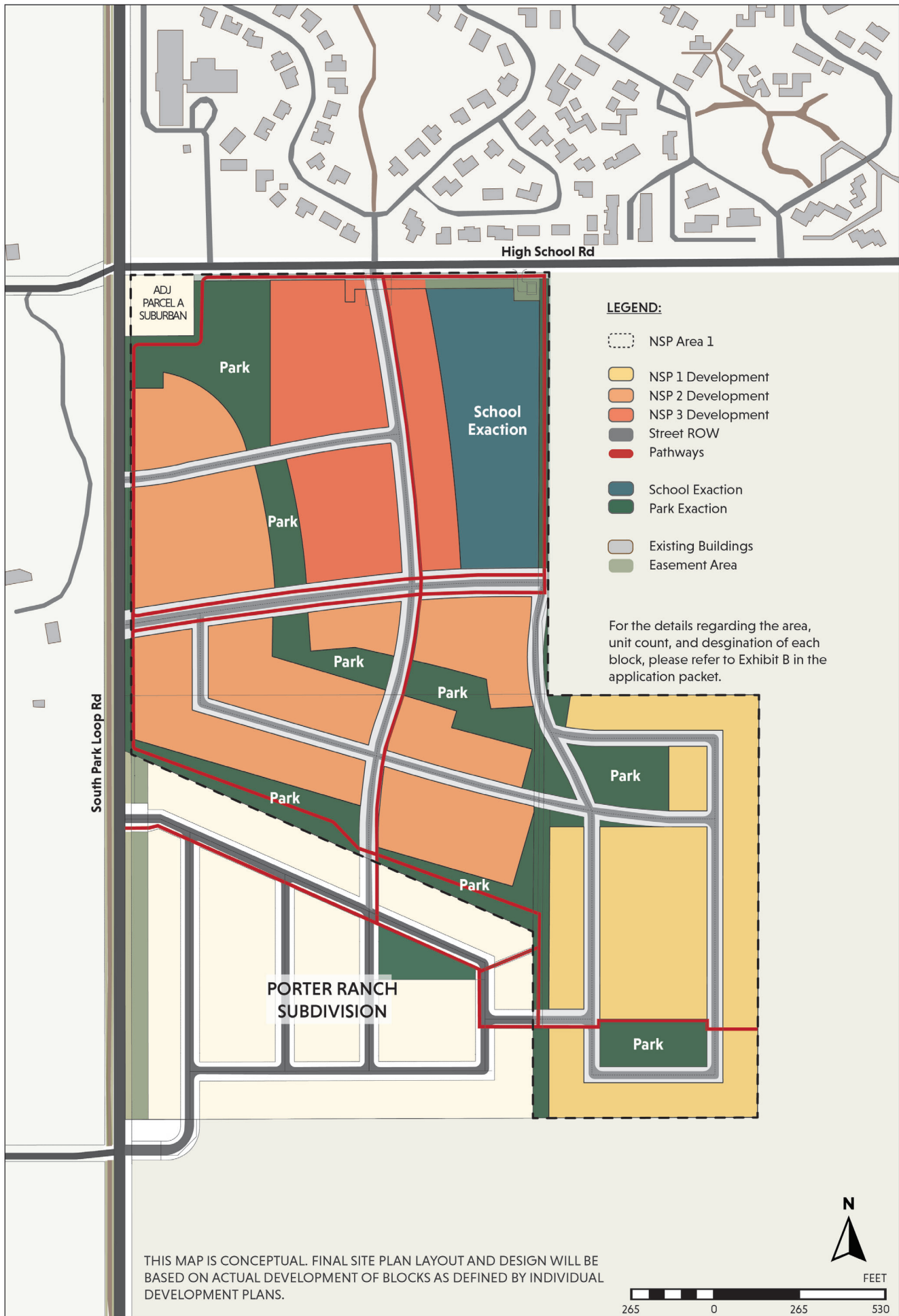


Amberley Baker
Wylie Baker LLP

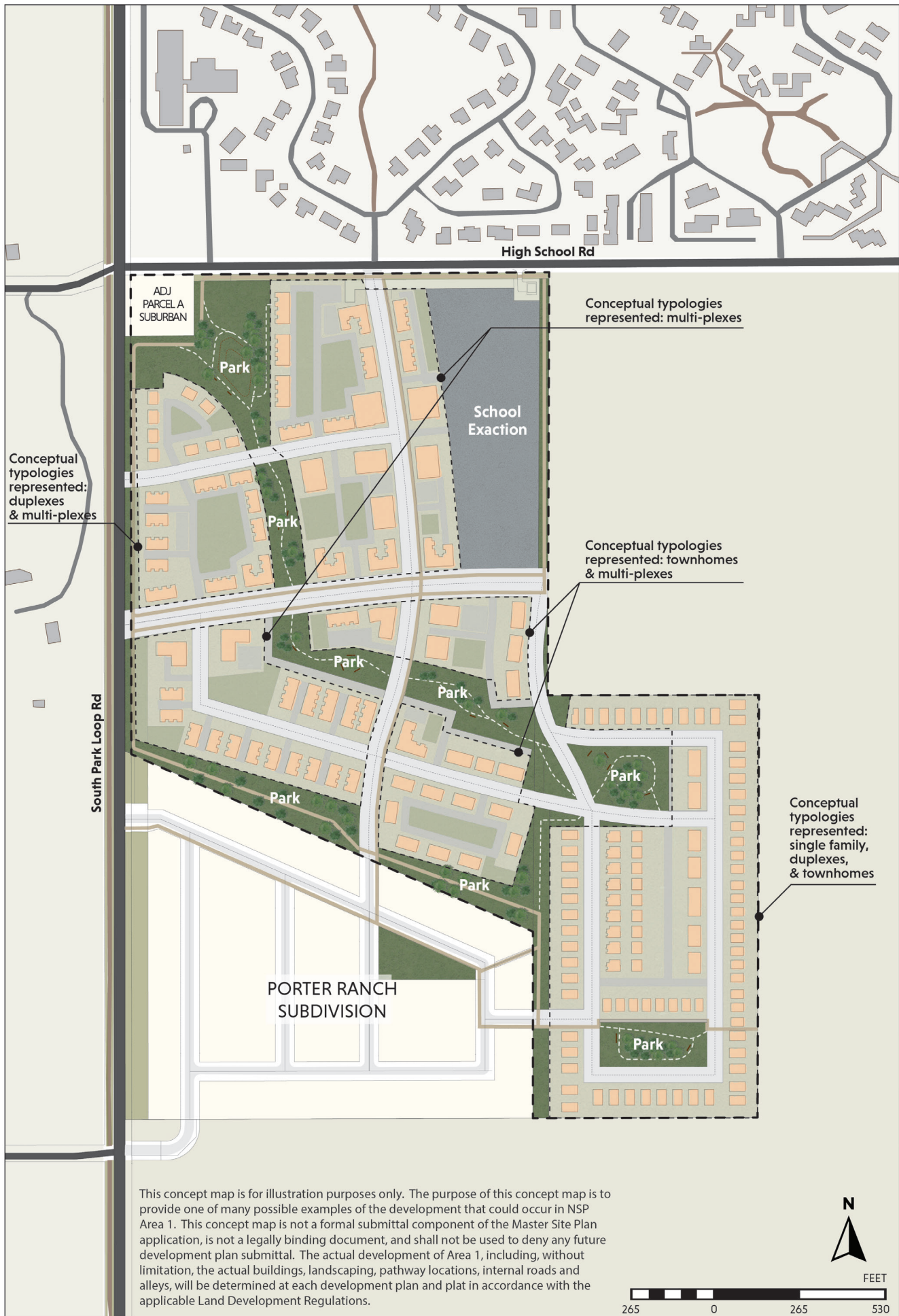


Jason Wells
Mondegreen

Enclosures: Updated Exhibits prepared by Evolve
 Engineering Responses prepared by Jorgensen Associates



THIS MAP IS CONCEPTUAL. FINAL SITE PLAN LAYOUT AND DESIGN WILL BE BASED ON ACTUAL DEVELOPMENT OF BLOCKS AS DEFINED BY INDIVIDUAL DEVELOPMENT PLANS.



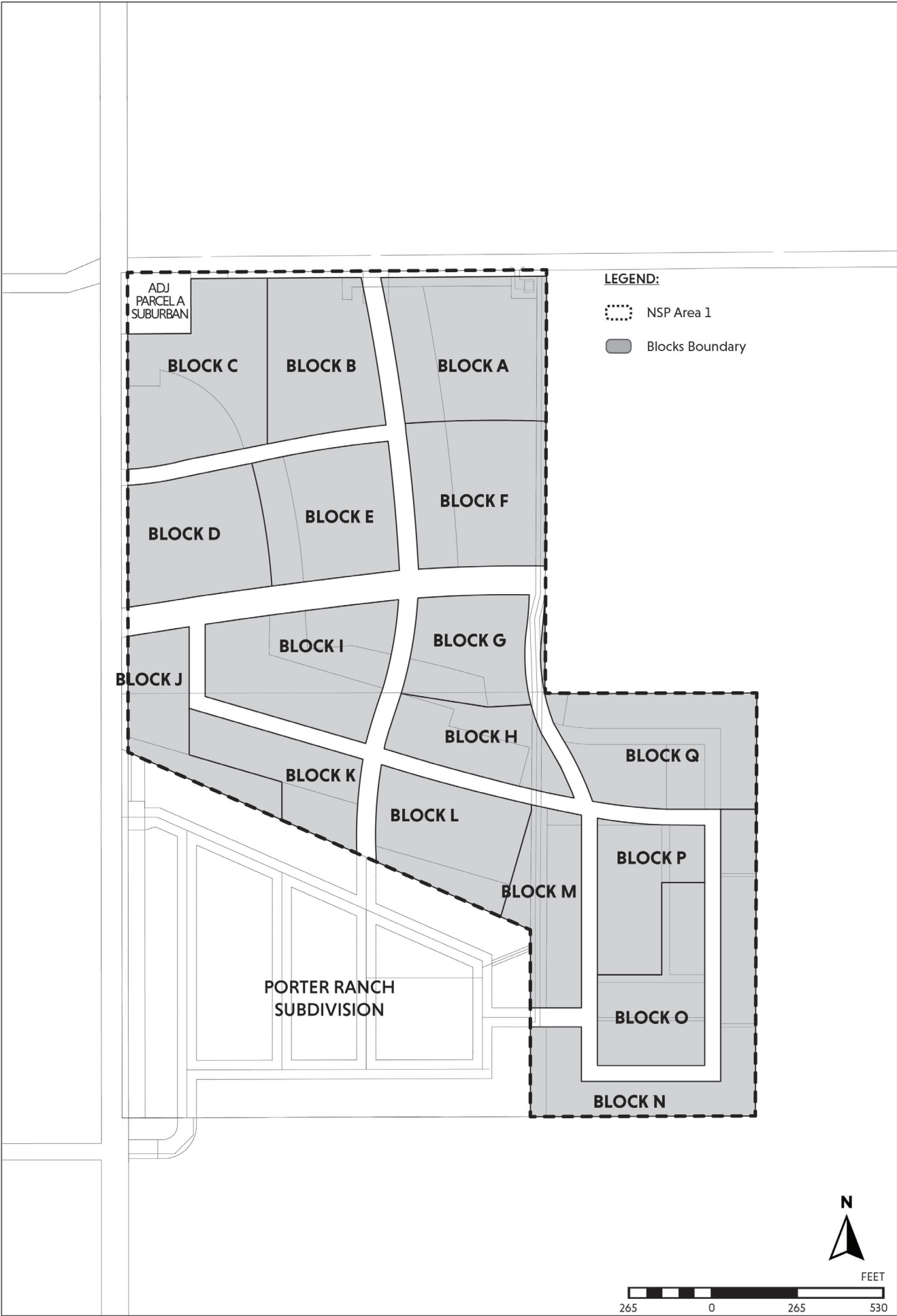
This concept map is for illustration purposes only. The purpose of this concept map is to provide one of many possible examples of the development that could occur in NSP Area 1. This concept map is not a formal submittal component of the Master Site Plan application, is not a legally binding document, and shall not be used to deny any future development plan submittal. The actual development of Area 1, including, without limitation, the actual buildings, landscaping, pathway locations, internal roads and alleys, will be determined at each development plan and plat in accordance with the applicable Land Development Regulations.



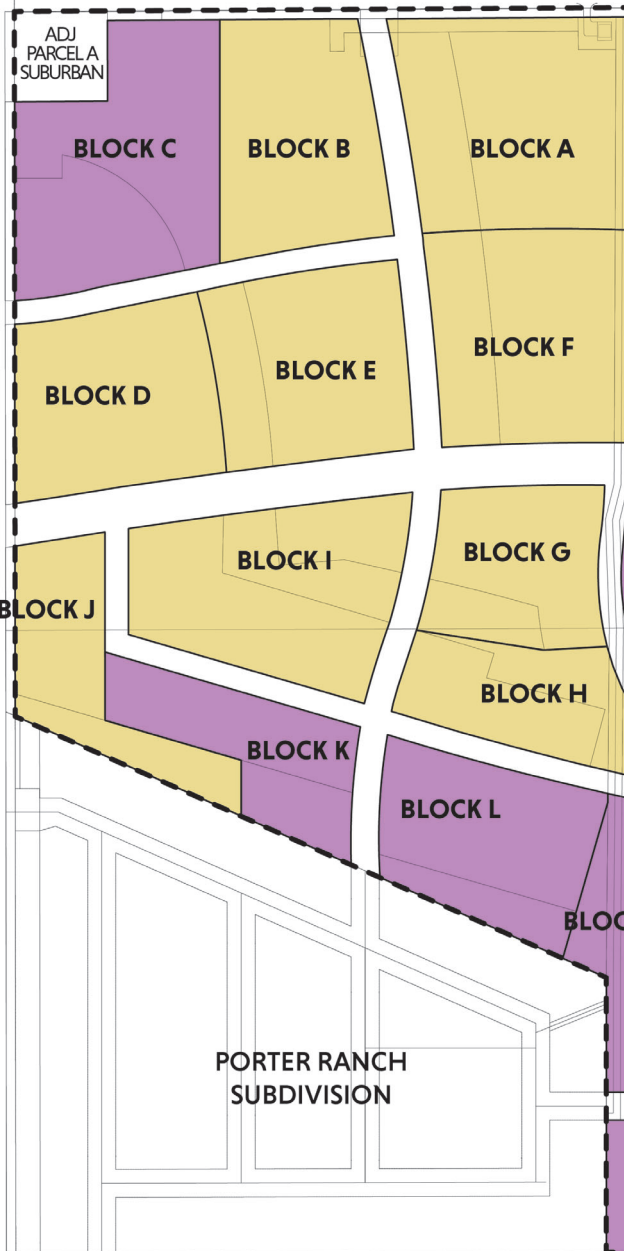
Table to Accompany Exhibit A Concept Map
Provided for Illustration Purposes Only, Based on design concept depicted on Exhibit A

Block	Illustrative Example Estimate Block Acres	Illustrative Example Estimate Development Acres*
A	5.0	1.2
B	3.8	3.7
C	4.9	1.7
D	3.8	3.7
E	3.8	2.9
F	4.4	1.3
G	2.8	2.2
H	2.6	1.5
I	4.5	3.6
J	2.5	1.5
K	2.5	1.8
L	3.5	2.7
M	2.7	1.4
N	4.6	4.3
O	3.1	1.9
P	2.8	2.7
Q	4.9	2.7

* “Development Acres” exclude the following: (i) school and park exactions; (ii) pathway ROWs when outside park exaction space; (iii) utility corridor; (iv) miscellaneous green space that does not factor into the park exactions and (v) the well easement.





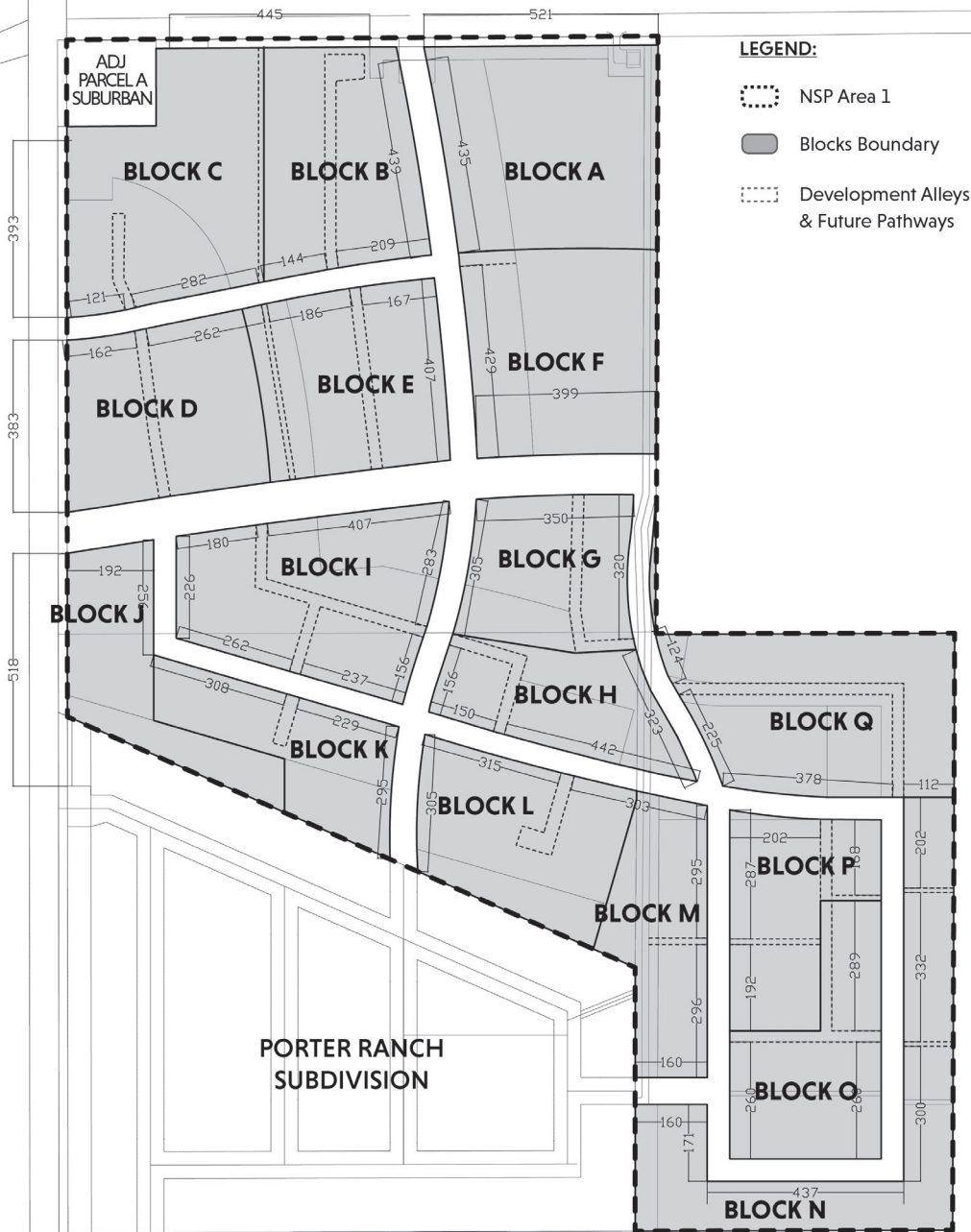


LEGEND:

- NSP Area 1
- Blocks with Restricted Housing Allocation
- Blocks with Unrestricted Housing Allocation

For the details regarding the area, unit count, and designation of each block, please refer to Exhibit B in the application packet.

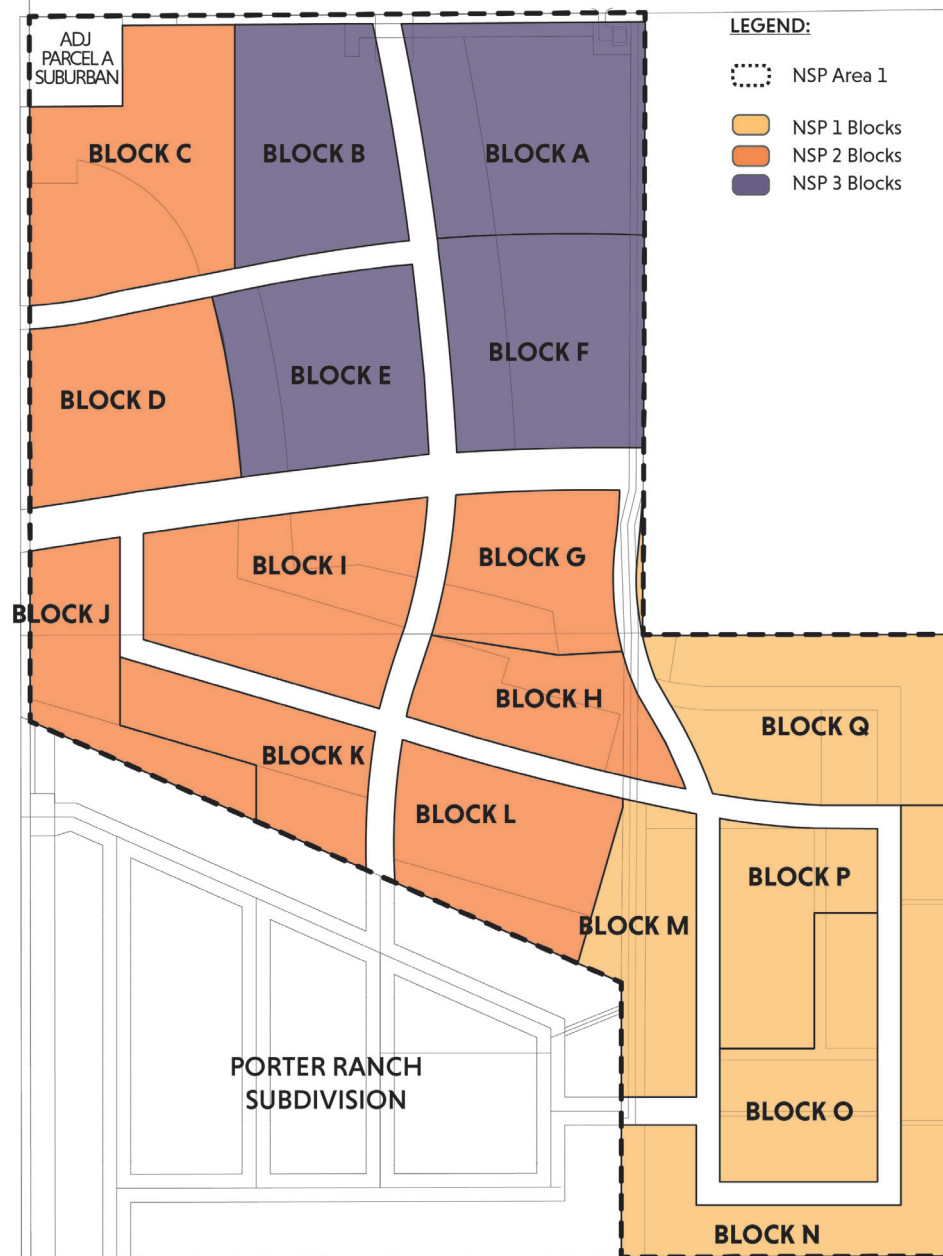




All block frontages are illustrative only. Final frontage numbers will be based on actual dimensions of the block when surveyed and platted. In any event, all frontage lengths as measured by the distance between public roadways, pathways, or access alleyways to future development will be less than 600 feet for external block faces and less than 450 feet for internal block faces as required by the LDRs.



265 0 265 530
FEET



ADJ
PARCELA
SUBURBAN

LEGEND:

-  Boundary
-  Adjusted Parcel A
-  Porter Ranch Subdivision
-  New Development NSP Area 1

NSP AREA 1

PORTER RANCH
SUBDIVISION



FEET



Block	NSP Development Standard Designation	Housing Allocation	Acres Min to Max	Units Min to Max
A	NSP 3	Restricted Housing Allocation	4.2 to 5.0	32.0 to 40.0
B	NSP 3	Restricted Housing Allocation	3.2 to 4.4	61.0 to 75.0
C	NSP 2	Unrestricted Housing Allocation	4.1 to 5.0	16.0 to 20.0
D	NSP 2	Restricted Housing Allocation	3.2 to 4.3	48.0 to 60.0
E	NSP 3	Restricted Housing Allocation	3.3 to 4.4	57.0 to 71.0
F	NSP 3	Restricted Housing Allocation	3.7 to 5.1	21.0 to 27.0
G	NSP 2	Restricted Housing Allocation	2.4 to 3.2	22.0 to 28.0
H	NSP 2	Restricted Housing Allocation	2.5 to 3.0	14.0 to 18.0
I	NSP 2	Restricted Housing Allocation	3.8 to 5.2	46.0 to 58.0
J	NSP 2	Restricted Housing Allocation	2.5 to 2.9	14.0 to 18.0
K	NSP 2	Unrestricted Housing Allocation	2.5 to 2.9	32.0 to 40.0
L	NSP 2	Unrestricted Housing Allocation	2.9 to 4.0	32.0 to 40.0
M	NSP 1	Unrestricted Housing Allocation	2.5 to 3.1	9.0 to 13.0
N	NSP 1	Unrestricted Housing Allocation	3.9 to 5.0	29.0 to 37.0
O	NSP 1	Unrestricted Housing Allocation	2.6 to 3.6	16.0 to 20.0
P	NSP 1	Restricted Housing Allocation	2.4 to 3.2	37.0 to 47.0
Q	NSP 1	Unrestricted Housing Allocation	4.2 to 5.0	20.0 to 26.0
Total				506 to 600*
Total Units in Blocks with Unrestricted Housing Designation				154 to 180*
Total Units in Blocks with Restricted Housing Designation				352 to 420*

*Although there is a range of estimated units on each parcel the total number of units in NSP Area 1 may not exceed 600 and the number of units in blocks with unrestricted housing designation may not exceed 30% of the total number of units.

**NORTHERN SOUTH PARK AREA 1 CAPITAL IMPROVEMENT ELEMENTS
RESPONSE TO PLAN REVIEW COMMITTEE COMMENTS****ROADWAYS, TRANSPORTATION, AND PEDESTRIAN FACILITIES**

The Federal Highway Administration states, “Most People are willing to walk for 5 to 10 minutes, or approximately ¼ to ½ mile to a transit stop” (Pedestrian Safety Guide for Transit Agencies, Chapter 4: Actions to Increase the Safety of Pedestrians Accessing Transit). The NSP Area 1 is small enough that this rule of thumb is achievable with transit stops along the East-West connector road and the existing transit stop near Lot 1 in the Porter Ranch Subdivision. All Blocks within Area 1 are connected by pedestrian facilities to reach these locations. The East-West connector road consists of a 90-foot road easement, this allows ample space for pedestrian facilities on both sides of the road, and for transit facilities (shelter, benches, etc.). Additionally, there are multiple connection points within the roadway network as depicted in Appendix 1: Road Network. There are three entrances to the development from South Park Loop Rd and one connected to High School Road. The three internal connections to the East-West Connector Road allow for transit access redundancy.

The East-West Connector Road corridor will be provided upon approval of this Master Site Plan. The alignment of the road generally lines up with the existing 80’ wide easement dedicated to Teton County School District #1 (Document Number: 0452940) in NSP Area 2. The intersection of the East-West Connector Road with South Park Loop Road balances separation distances between High School Road and the other two NSP South Park Loop Road intersections. The applicant is supportive of connecting the East-West Connector Road to S-Highway 89 or High School Road & Gregory Lane. The applicant supports Teton County Public Works staff in their coordination efforts with the adjacent landowners.

All proposed pedestrian facilities follow the current Teton County LDR standards for Northern South Park, Town of Jackson 2015 Community Streets Plan, and the 2007 Jackson Hole Pathway Master Plan which calls for a minimum detached pathway width of 10 ft. Appendix 2: Pedestrian facilities meet the Teton County LDRs requirements by providing:

- A pathway along the south side of High School Road: Property has already been transferred to Teton County by means of exaction from the creation of the Porter Ranch Subdivision.
- A pathway along the eastern side of South Park Loop Road.
- Pathway along the East-West Connector: Applicant provides 2 in Appendix 2.
- At least one dedicated east-west internal pathway across Northern South Park: Applicant provides 2 in Appendix 2 in the east-west connector road and pathway connectivity to the NSP Area 2 as depicted in Appendix 2.
- One dedicated north-south internal pathway along Haystack House Road from High School Road to the Porter Ranch Subdivision.

The exhibit has been updated to relocate the pathway along Haystack House Road to the eastern side of the road. This location will better align with the park within Porter Ranch Subdivision. Although not required by the LDRs, the request for a connection for pathways to properties to the south of the NSP can be accommodated in

the park exaction if desired in the future by Teton County. Pathway connections to the neighboring properties to the east are provided in the south portion of NSP Area 1 as shown in the updated Appendix 2.

TRAFFIC IMPACT STUDY & TRANSPORTATION DEMAND MANAGEMENT PLAN

The Northern South Park Area 1 Master Site Plan Transportation Impact Study (TIS) provides a high-level understanding of NSP Area 1's impacts within the context of the West Jackson Subarea Transportation Study, including that study's recommended improvements. The TIS also develops the overarching framework for the traffic component of the Development Plan (DEV) for each block. As the DEVs for each NSP Area 1 individual blocks are defined and come to fruition, a more detailed transportation impact study will be prepared that will:

- Provide detailed peak hour impacts to key intersections along High School Road for each phase/block
- Determine whether these impacts require improvements including those identified in the West Jackson Subarea Transportation Study
- Calculate each block's proportional cost share for improvements based on each block's AM peak hour impact in relation to improvement threshold volumes
- Better define TDM measures, their effect on trip reduction, and the means in which trip-making will be monitored (thereby assessing TDM effectiveness)

The table at the end of this section serves as a tool to begin understanding the traffic impact of individual NSP Area 1 blocks. The table shows current peak hour traffic passing through key High School Road intersections and the traffic increase that would trigger improvement. These values come directly from the West Jackson Subarea Transportation Study.

The bottom section of the table shows the projected, estimated peak hour trip increase attributable to each NSP Area 1 block based on current the current Master Site Plan. **As NSP Area 1's development planning continues to evolve, block development levels may change, and the table can be updated accordingly.** Further, TDM measures and the effect of an east-west connector can also be applied to the table to allow for an on-going understanding of each block's impact on High School Road.

The TIS for each block will be developed and coordinated based upon updated available data sets, Town and County capital improvement plans, and other NSP planning efforts. The above table will then be updated as block DEV's occur.

The Transportation Demand Management Plan (TDM) is largely centered around Land Use Site Planning measures that encourage the use of other modes. This includes road, street, pathway, and sidewalk redundancy and connectivity to existing development (Porter Ranch Subdivision) and future potential development to the east. Also included is convenient and inviting connectivity to the adjacent pathway network and transit (START Bus) routes and stops. Specific TDM measures designed appropriately for each block (i.e. location, density, etc.) will be developed for each block's DEV.

Looking ahead, coordination for TIS scoping will be initiated with county staff upon each block's (or group of blocks') DEV's.

Preliminary NSP 1 Block AM Peak Hour Traffic Impact by Intersection (trips per hour)¹

Traffic Component	High School Road Intersection			
	Gregory Lane	HS East	Middle School Road	S. Park Loop Rd
Existing AM Peak Hour Trip Count	950	880	850	620 ²
Improvement Trigger Trips Count	1230	1390	1110	980
Increase to Reach Trigger	280	510	260	360
Block A Increase	8	8	9	4
Block B Increase	15	16	16	7
Block C Increase	5	5	5	4
Block D Increase	12	12	13	10
Block E Increase	14	15	15	6
Block F Increase	5	5	6	2
Block G Increase	6	6	6	3
Block H Increase	4	4	4	2
Block I Increase	11	12	12	5
Block J Increase	4	4	4	3
Block K Increase	8	8	9	4
Block L Increase	8	8	9	4
Block M Increase	5	6	6	2
Block N Increase	16	16	16	7
Block O Increase	6	7	7	3
Block P Increase	10	11	11	5
Block Q Increase	9	9	10	4
Totals NSP 1	146	145	158	75

1. Without TDM considerations. Also assumes no East-west connector road. Values in table are initial estimates and are likely to be adjusted as individual block develop.

2. Value from West Jackson Transportation Plan, but it may be in error.

WATER

The water system for the NSP Area 1 will meet Town of Jackson water system and fire code requirements including fire suppression water supplies. The applicant will follow the Town's Water and Sewer Service Process for the NSP Area 1 and a Will Serve letter will be included with the development plan application as required by the LDRs. Fire suppression water supplies will be in place prior to beginning building construction.

WASTEWATER

The gravity collection to the Wastewater Treatment Plant was explored during the development of Porter Ranch Subdivision and the current configuration was determined to be the most feasible. Should the County pursue an initiative for the Greater South Park Area to connect to the Town of Jackson's Wastewater Treatment Plant, with the Town of Jackson's approval, the wastewater system internal to NSP Area 1 can be retrofitted to connect to a gravity wastewater collection system along South Park Loop Road.

The applicant will be working with the Town of Jackson on connection for the NSP Area 1 and a Will Serve letter will be included with the development plan application as required by the LDRs.

STORMWATER AND SNOW STORAGE

Stormwater flows from the development will be controlled to limit the runoff rate for the 1-year through the 100-year storm events. The proposed block developments will utilize vegetated swales and numerous small interception ponds and depressions to slow runoff velocities and detain stormwater runoff. The site is relatively flat, and no central stormwater system is planned. Stormwater will be retained as close to the source as practicable. This method will efficiently utilize the highly permeable soils and reduce runoff velocities and the concentration of runoff. Stormwater infiltration pits will be utilized to increase infiltration throughout the site. Vegetated surfaces of the ponds and swales will improve the stormwater quality prior to infiltration. With this localized approach to stormwater management the locations of these structures will be dependent on the building layouts. Curb and Gutter are likely to be used in the more dense blocks with collection and treatment confined to each block. Curb and Gutter can also be used on the major roadways to capture and store the excess runoff during large runoff events.

Where appropriate (large parking areas, concentrated areas of impervious surfaces) mechanical stormwater management systems may be used to provide pre-treatment before discharge and infiltration.

During construction and while revegetation efforts of individual block developments are underway, temporary silt fences, straw wattle, and straw bale barriers will be constructed to capture stormwater sediments generated from construction as required by the LDRs. Additionally, site grading can help disperse and lengthen the stormwater flow paths and, in turn, minimize the concentration of stormwater runoff.

The snow storage area can typically be accommodated in the footprint of the stormwater infrastructure. The NSP LDRs require 10% of the plowed area to be provided for snow storage. This is greater than the 2.5% required in the rest of the County and is similar to the Town of Jackson Requirements.

The NSP Area 1 will also implement operational and water quality initiatives similar to the Town of Jackson:

- Routine maintenance of the roads will include sweeping operations during spring snow melts to reduce sand and salts infiltrated into the area's groundwater.
- Install "No Dumping" plaques at stormwater collection inlets.
- Installation of treatment units in dense blocks with routine cleaning of sediments, oil and petroleum that accumulate the treatment units.
- Routine cleaning of infiltrative pits within the blocks.

It has been observed the local groundwater levels are mainly influenced by local irrigation practices, rather than the local rivers and streams, and are expected to fluctuate with agricultural activities. A groundwater monitoring effort was performed at the Porter Ranch Subdivision during the spring and summer of 2023. The groundwater monitoring effort indicated groundwater levels ranging from 0.5-feet to 9.0-feet below ground surface with the highest groundwater levels adjacent to lands under flood irrigation. Groundwater levels drop sharply as the distance from irrigated lands increases. The irrigation induced groundwater is anticipated to be less as NSP Area 1 and 2 are developed and no longer used as agricultural fields.

GEOTECHNICAL ANALYSIS

The geotechnical study originally provided in the Capital Improvement narratives was inclusive to the NSP Area 1 and written by a Geotechnical Engineer licensed in the state of Wyoming. The study has been stamped for clarity and attached to the response. The study was a desk stop study of the geological maps of the area and analysis of Geotechnical Analysis performed in neighboring or adjacent properties. The Porter Ranch Subdivision geotechnical report was provided as reference. The applicant has installed groundwater monitoring piezometers throughout the NSP Area 1 for groundwater elevation monitoring beginning Spring/Summer 2025. During the installation, Jorgensen logged the soil conditions in the excavations and included the information in the analysis of the site included in the attached geotechnical study.

WATER RIGHTS

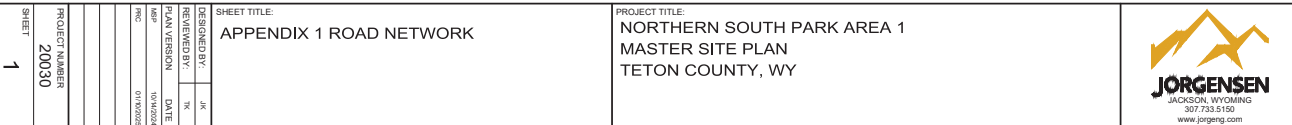
The applicant notes the comment on water rights by Teton Conservation District. The applicant will work to transfer water rights to other lands owned by the applicant or explore other options as the project progresses.

FUNDING

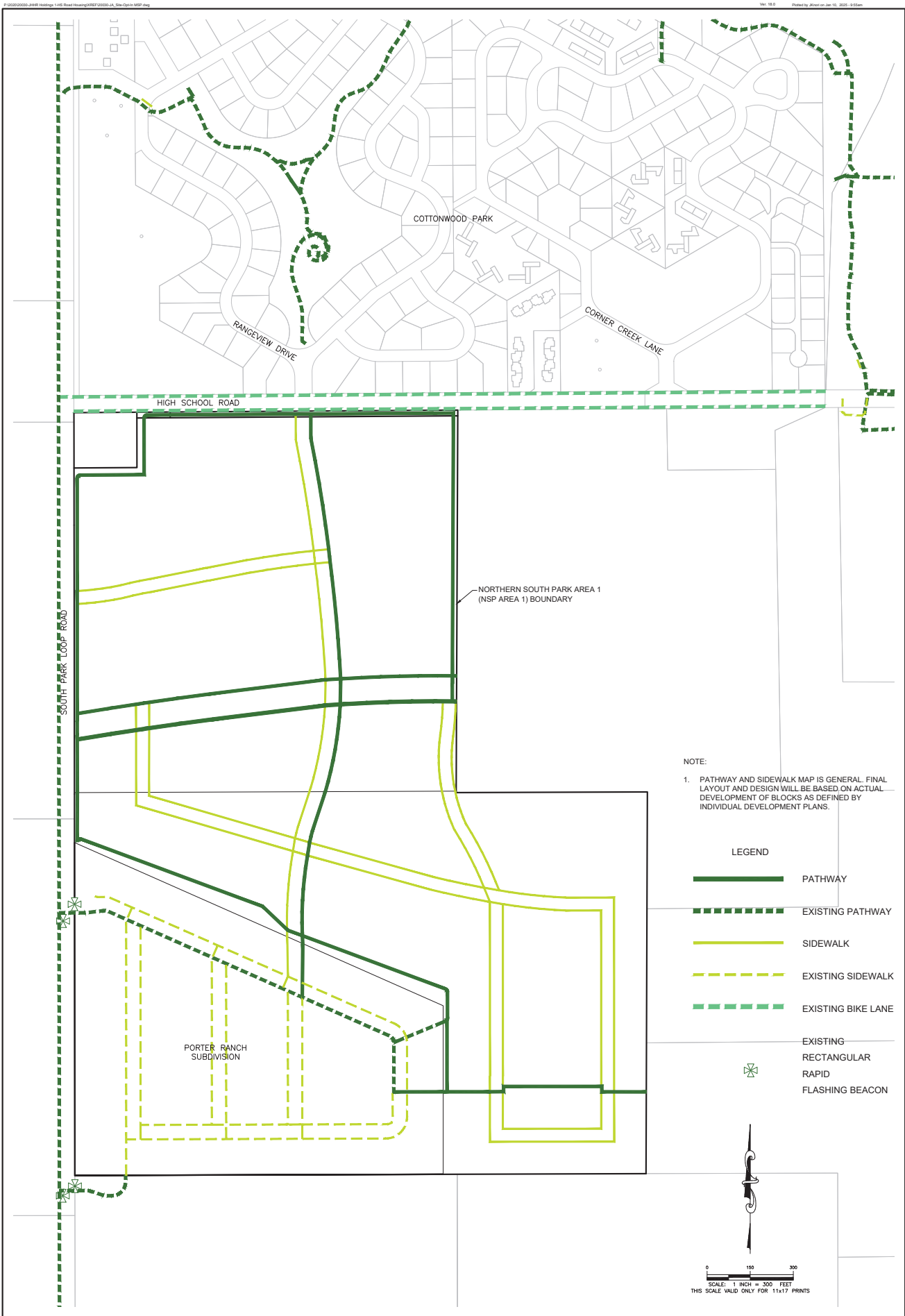
The overall schedule of the infrastructure construction will be determined by the order in which the non-profit partners develop the blocks. The Gill Family will fund and install water, sewer, utilities, stormwater, and roads to the blocks that are being conveyed to the non-profit partners. The developer of the housing within any given block will install the infrastructure within the block. As is customary, the infrastructure will be owned and maintained by the party that installed the infrastructure until such time the infrastructure is conveyed to, for example, an improvement and service district, or the Town of Jackson in connection with annexation if the Town assumes ownership of the infrastructure.

The layout of the infrastructure within the NSP Area 1 will allow connection to each block of NSP Area 1. Easements and agreements will be in place with the block owners to ensure access to the infrastructure is guaranteed by adjacent blocks.

APPENDIX 1: Road Network



APPENDIX 2: Pedestrian Facilities



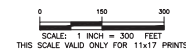
PROJECT NUMBER		20030	
SHEET		2	
DESIGNED BY		JK	
REVIEWED BY		TK	
DATE		10/10/2020	
PLAN VERSION		1.0	
FILE		01-100000	

SHEET TITLE:
APPENDIX 2 PEDESTRIAN FACILITIES

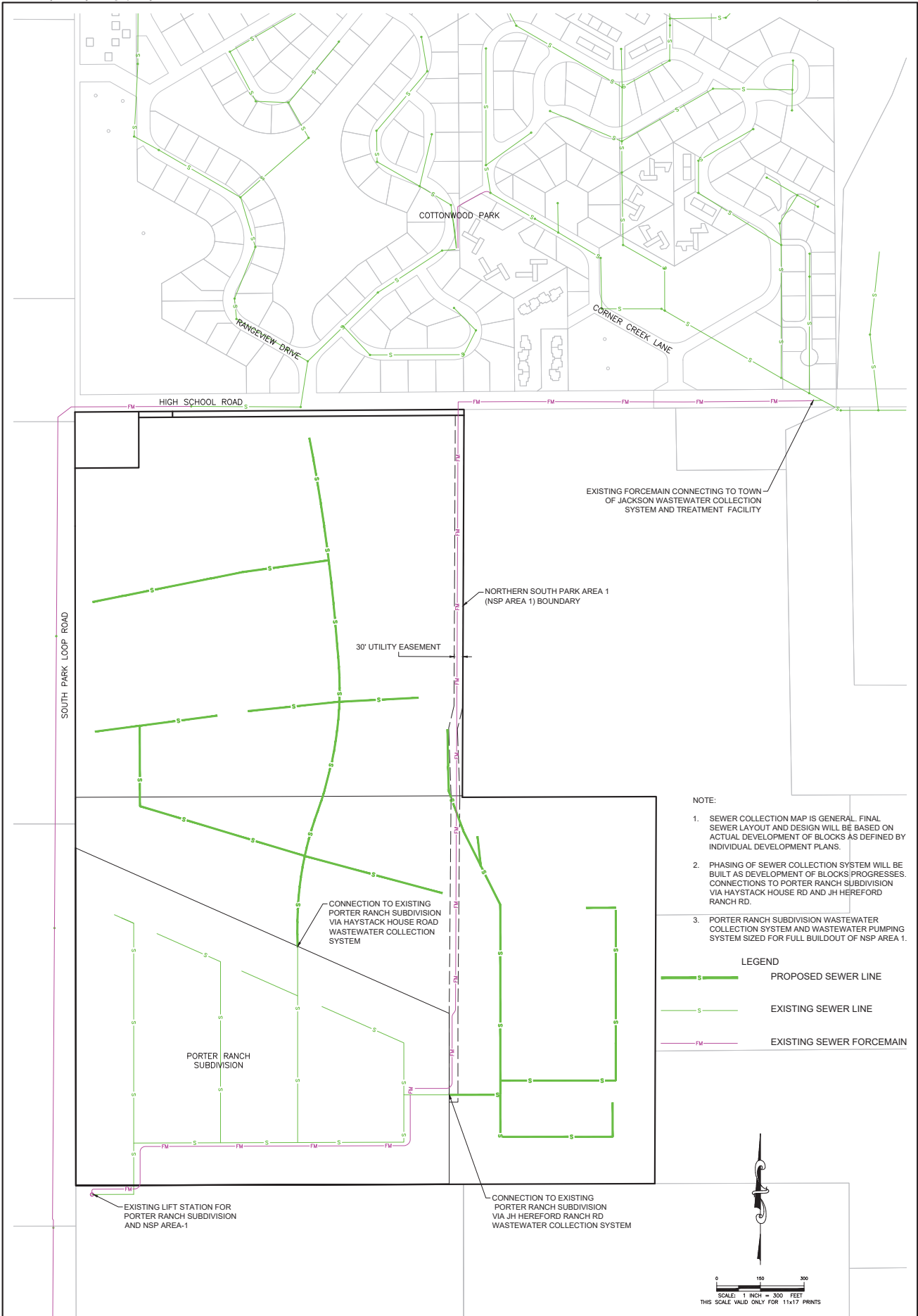
PROJECT TITLE:
NORTHERN SOUTH PARK AREA 1
MASTER SITE PLAN
TETON COUNTY, WY



APPENDIX 3: Water Distribution



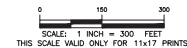
APPENDIX 4: Sewer Collection



SHEET TITLE: APPENDIX 4 SEWER COLLECTION		DESIGNED BY:		JK
		REVIEWED BY:		TK
		PLAN VERSION:		
		DATE		10/10/2020
PROJECT NUMBER: 20030		PROJECT TITLE:		01/10/2020
SHEET 4				



APPENDIX 5: Cable Utility Infrastructure



APPENDIX 6: Geotechnical Study

GEOTECHNICAL STUDY

The site is located southwest of Jackson, WY approximately two miles to the east of the main channel of the Snake River and adjacent to the southeast intersection corner of South Park Loop Road and High School Road. This area is located within the Snake River alluvial floodplain, with an approximate elevation range of 6,100 to 6,120 feet above mean sea level. Past aerial images indicate that the area has been used for agricultural purposes with no improvements occurring. Several irrigation ditches and laterals are present, and are actively used.

This site is found on the geologic map Geologic Map of Grand Teton National Park, Teton County, Wyoming, by J.D. Love et al. published in 1992. According to the map, the project site is covered by Quaternary-age alluvial deposits which consist of cobbles, gravel, sand, and varying amounts of fine-grained soils. This is consistent with Jorgensen Associates' knowledge and experience in the vicinity of the project area. A subsurface exploration was performed for the Porter Ranch Subdivision in 2022. A total of nine open test pits were excavated and logged as part of the subsurface exploration. All nine test pits encountered soils that are consistent with the mapped soils: alluvial deposits comprising cobbles, gravels, and sands with varying amounts of fine-grained soils. For reference, the Porter Ranch Subdivision Geotech Report is included as Appendix 7: Geotechnical Engineering Report: Site Characterization attached to this CIE. Bedrock is assumed to be very deep. Located within the Intermountain Seismic Belt, risks associated with major earthquakes is relatively high and site-specific ground motion accelerations should be derived per the International Building Code.

It is assumed the local groundwater levels are mainly influenced by local irrigation practices, rather than the local rivers and streams, and are expected to fluctuate seasonally. A groundwater monitoring effort was performed at the Porter Ranch Subdivision during the spring and summer of 2023. The groundwater monitoring effort indicated groundwater fluctuates prior to and after local irrigation practices (i.e. May and August) with peak groundwater levels ranging from 0.5-feet to 9.0-feet below ground surface (depending on proximity to irrigation ditches, Flat Creek, or other geographic locations). Similar groundwater conditions are expected at the proposed project site.

The existing native stony alluvial flood-plain material, consisting of sandy gravels and cobbles underlying the topsoil and fill mixture, is anticipated to provide adequate support for proposed foundations. Interbedded layers of loose sands or fine-grained flood plain deposits represent a risk of settlement.

