

AGENDA

Planning and Zoning Commission

April 3, 2019 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of April 17, 2019 or to a special meeting scheduled by the Commission.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. March 20, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. Item P19-018: Amendment to a Development Plan for Pine Glades Planned Unit Development (PUD) to modify and expand the existing duplex at 140 & 142 Pine Glades Drive.
 - II. Item P19-008: LDR Text Amendment, Small Cell Wireless. (Continued to May 1, 2019)
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MARCH 20, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 3/20/19, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Sinclair

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

December 19, 2018

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

- 1. ITEM P18-338 & 339:** A REQUEST FOR APPROVAL OF ZONING MAP AMENDMENTS TO CHANGE ZONING TO PUBLIC/SEMI PUBLIC FOR THE PROPERTIES LOCATED AT 460 AND 660 EAST BROADWAY

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Brett Bennett

PUBLIC COMMENT: None

PC DISCUSSION: Good project consistent with Zoning District intent.

MOTION:

Item A: Based upon the findings for a Zoning Map Amendment as presented in the staff report for P18-338 and by the applicant related to 1) The proposed project is consistent with the purposes and organization of the LDRs.; 2) Consistency with the Comprehensive Plan; 3) Public necessity; 4) Consistency with other adopted Town Ordinances I move to recommend approval to the Town Council approval of a Zoning Map Amendment for the property located at 460 East Broadway Avenue from Neighborhood Medium Density-2 (NM-2) to Public-Semi-Public (P/SP-ToJ), subject to the department reviews attached hereto.

A motion was made by: Chris Beaulieu seconded by: Anne Schuler
Motion approved by a 7 to 0 vote

Item B: Based upon the findings for a Zoning Map Amendment as presented in the staff report for P18-048 and by the applicant related to 1) The proposed project is consistent with the purposes and organization of the LDRs.; 2) Consistency with the Comprehensive Plan; 3) Public necessity; 4) Consistency with other adopted Town Ordinances I move to recommend approval to the Town Council approval of a Zoning Map Amendment for the property located at 660 East Broadway Avenue from Office Residential (OR) to Public-Semi-Public (P/SP-ToJ), subject to the department reviews attached hereto.

A motion was made by: Chris Beaulieu seconded by: Thomas Smits
Motion approved by a 7 to 0 vote

JOINING PLANNING COMMISSION

**2. ITEM P19-043: AMENDMENT TO COMPREHENSIVE PLAN SUBAREA 7.3 –
MUNGER MOUNTAIN**

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION:

PUBLIC COMMENT:

PC DISCUSSION:

MOTION:

I move to recommend APPROVAL of AMD2019-0001 (County) / Town P19-043 (Town), to add Subarea 7.3 – Munger Mountain Residential to the Comprehensive Plan, dated January 25, 2019, subject to any conditions identified at this meeting, pursuant to the conditions recommended by the Planning Directors, being able to make the findings for amendment to the Illustration of Our Vision chapter of the Comprehensive Plan as recommended by the applicant and described by the Commissions.

*Please note that while the above motion is stated in the affirmative as a matter of procedure, the Planning Directors suggest the motion be **DENIED** based on an inability to make the findings for an amendment to the Illustration of Our Vision chapter of the Comprehensive Plan as recommended by the Planning Directors.*

A motion was made by: _____ seconded by:
Motion approved by a ___ to ___ vote

NEW BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

ADJOURN:

A motion was made by: _____ seconded by:
Motion approved by a ___ to ___ vote



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MARCH 29, 2019
MEETING DATE: APRIL 3, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE, SENIOR PLANNER

SUBJECT: **ITEM P19-018:** AMENDMENT TO A DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY AND EXPAND THE EXISTING DUPLEX AT 140 & 142 PINE GLADES DRIVE.

APPLICANT: CAROLYN BURKE – SAGEBRUSH ARCHITECT SERVICES

OWNER: PINE CANYON, LLC

STATEMENT/PURPOSE

The applicant is requesting approval of an amendment to the approved Final Development Plan for the Pine Glades Planned Unit Development (PUD), specifically to modify the existing duplex at 140 & 142 Pine Glades Drive with the following changes:

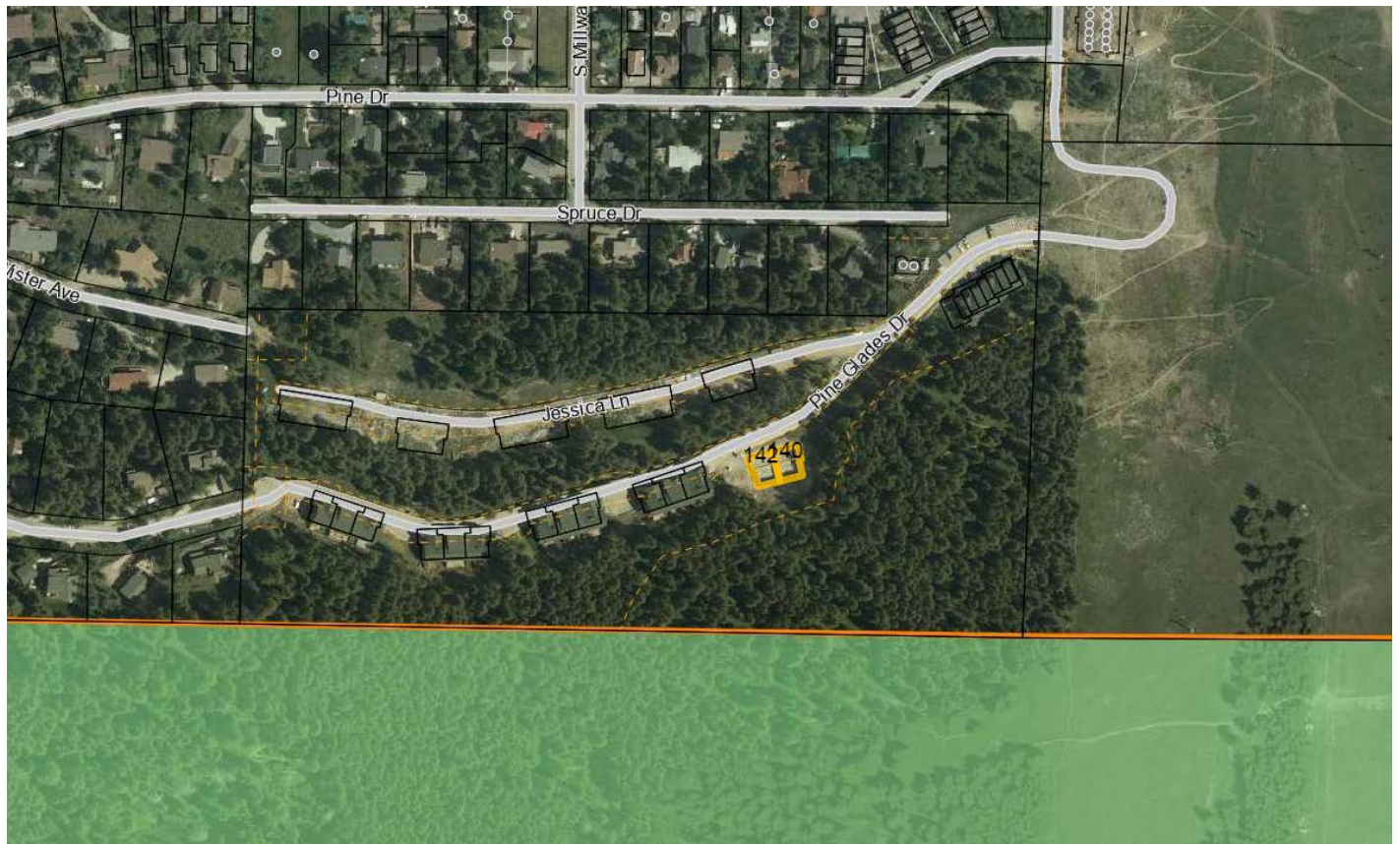
- Convert the two 599 sf garages into habitable space.
- Add two new garages, one on either side of the duplex.
- Shift the two guest parking spaces from the east side of the duplex to the west.
- Change the exterior materials from a wood/stone combination to primarily stone.
- Install avalanche mitigation fencing

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The property is located at 140 Pine Glades Drive (legally described as LOT 14, PINEGLADES TOWNHOMES PHASE 1), 142 Pine Glades Drive (legally described as LOT 13, PINE GLADES TOWNHOMES PHASE 1). An aerial photo and zoning map are shown below:



BACKGROUND/ALTERNATIVES

General Overview of the Pine Glades PUD

The subject property is approximately 17.11 acres (745,445 sf) and is zoned Planned Unit Development – Neighborhood Low Density-3 (PUD - NL-3). On August 20, 2007, the Town Council approved a Sketch Plan for a 39-unit Planned Unit Development (PUD), consisting of 27 market townhome units and 12 affordable townhome units. On January 22, 2008, the Town Council approved a Final (Major) Development Plan and Hillside Conditional Use Permit (CUP) consistent with the previously approved Sketch Plan/PUD. After the completion of the first 2 of the 12 affordable units, the applicant requested that the remaining amount be reduced from 10 to 7. The Town Council approved the proposed amendment to allow the reduction in density provided the number of bedrooms remained the same as what was proposed with the previous 10 units. The final remaining number of deed restricted units is 9.

The Pine Glades PUD consists of two roads, Pine Glades Drive and Jessica Lane. Pine Glades Drive, viewed as Phase I, is nearly completed. The completed work in Phase I includes the road/utility improvements, 12 market townhome units (both duplex and triplex), 2 affordable condominium units (duplex) and 7 affordable townhome units (all attached). The remaining work in Phase I is a duplex (140 & 142 Pine Glades Drive) which is the subject of this application near completion. Jessica Lane, viewed as Phase II, includes 13 market townhome units consisting of three triplexes and two duplexes. At this time no townhomes in Phase II have been built nor is the road improved. The only completed improvements within Phase II are associated with the water/sewer main and retaining walls. The applicant has submitted a Development Agreement, requiring Town Council approval, which is required prior to commencement of Phase II construction. This agreement will come before the Council in the coming month(s).

Most Recent Approvals Pertaining to the Subject Duplex

Town Council approved an amendment to the Pine Glades Development Plan (P17-045) on April 15, 2017 approving an addition of 600 sf of habitable space split between three duplexes (100 sf per unit), exterior architectural changes to the three duplexes, and the option to build the roof element over the covered parking originally proposed on Jessica Lane.

The Planning Director approved a Zoning Compliance Verification (ZCV) on September 26, 2018 (P18-234) which established that 2,869 sf of habitable floor area is left over from the original approval and available to use if an amendment to the Development Plan is approved. This additional unused floor area was determined after the applicant provided in-depth data on as-built floor area and building permit plans that was less than what was originally approved, ultimately resulting in unused floor area.

Project Description

The applicant is proposing to amend the Pine Glades Final Development Plan to modify a nearly completed duplex at 140 (Lot 14) & 142 (Lot 13) Pine Glades Drive by 1) converting the two 599 sf (1,198 sf total) garages into habitable space to be used for media/storage, 2) add two new garages (725 sf and 1,210 sf) one on either side of the duplex, 3) shift the two guest parking spaces from the east to the west of the duplex, and 4) modify the exterior materials of the duplex to primarily stone whereas previously the materials were a combination of stone, horizontal wood and shingles.

The conversion of the existing garages are improvements done within the legally platted lots, Lot 13 & 14. However the new garages will be outside of the legal lots and encroach into Limited Common Elements and Common Areas of the plat which are currently not approved for such use. To address these changes, the applicant will bring back a separate application, after HOA approval, that vacates the existing Limited

Common Elements associated with the duplex and record new Limited Common Elements for the new garages and guest parking.

As the applicant was exploring the feasibility of expanding the footprint of the duplex by adding the garages, it was discovered through a site inspection that the original avalanche study incorrectly identified the location of the avalanche path in relation to the duplex. The original study concluded that the duplex was not in the avalanche path, however that conclusion is incorrect according to Chris Wilbur, an engineer who was part of the original study. The discrepancy in the location of the avalanche path was due to the topography mapping available at the time of the original study which was limited to 40' contours. The developer later hired an engineer to provide a new topography map with 10' contours which led to revisions to the avalanche map. A revised report was prepared (attached) which accurately identifies the avalanche path along with a mitigation fence that measures 65' long by 13' tall proposed to be located 30-50 feet up the hill from the duplex. Final engineer stamped plans for the fencing will be submitted as part of the building permit for the garage addition.

Based on the PUD, the dimensional limitations for the PUD are shown below:

	Allowed/Approved	Proposal	Complies?
FAR	20% of 384,275 sf (Base Site Area) = 76,855 sf	19.9% (75,200 sf)	Yes
Lot Coverage	25% of 384,275sf (Base Site Area) = 186,361 sf	19% (144,047 sf)	Yes
LSR	70% of 745,445 sf (Gross Site Area) = 268,994 sf	76% (293,986 sf)	Yes
Height	35'	No changes proposed	Yes
Density	36 units total	No changes proposed	Yes

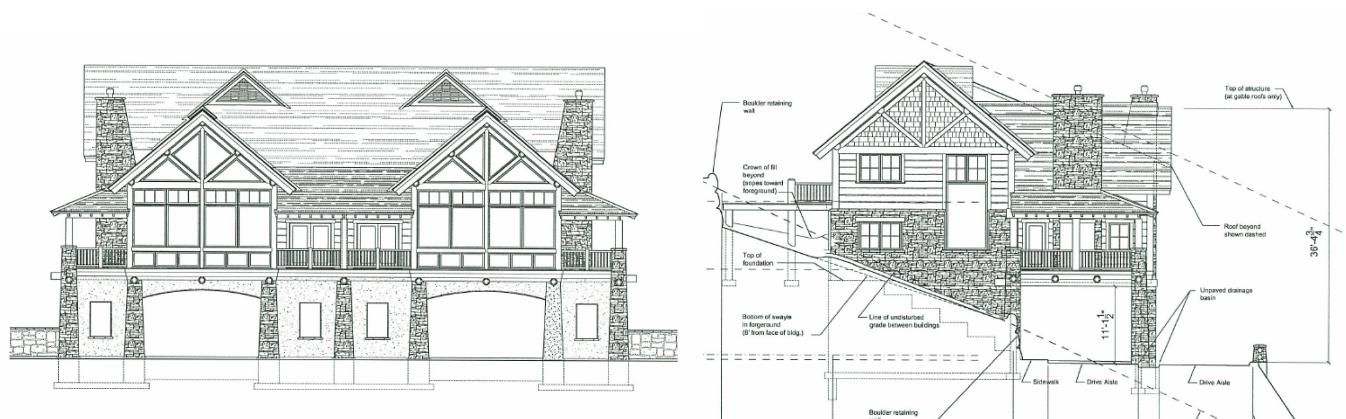
The applicant is also requesting that no affordable housing fees be required for the additional 1,198 sf of new habitable floor which would require a total fee of \$3,880 for each unit. As of July 2018, calculating affordable housing moving forward is based upon square footage for townhomes, which are categorized by the Land Development Regulations (LDRs) as Attached Single-Family. This calculation method is different from how the Town used to calculate affordable housing which was based upon bedroom count used to determine how many persons need to be housed. The original approval required the applicant to provide affordable housing for 12 persons but the applicant went above and beyond and provided affordable and workforce housing for 25 persons. In summary, the applicant is making a case to avoid being subject to the adopted affordable housing requirements because the housing provided far exceeded the old and new requirements. Please refer to the applicant's submittal for the full narrative on housing.

Finally, the applicant is seeking changes to the exterior materials for this duplex only. As stated above, an amendment to the Final Development Plan was approved in 2017 (P17-045) which included architectural changes to roof pitches and exterior materials. The applicant is seeking to make several small changes which include the use of stone as the main exterior material on the east and west side elevations. The stone is proposed on the side elevations from the base of the unit to the roof. Previous designs had stone about half way up the building which transitioned into horizontal wood siding and wood shingles. In addition, the stone chimney on the front elevation no longer continues to the ground, but starts on the second story. Windows on all elevations have changed slightly with regard to size and location. Additional stone is also used on the ground level columns and the columns themselves have been widened.

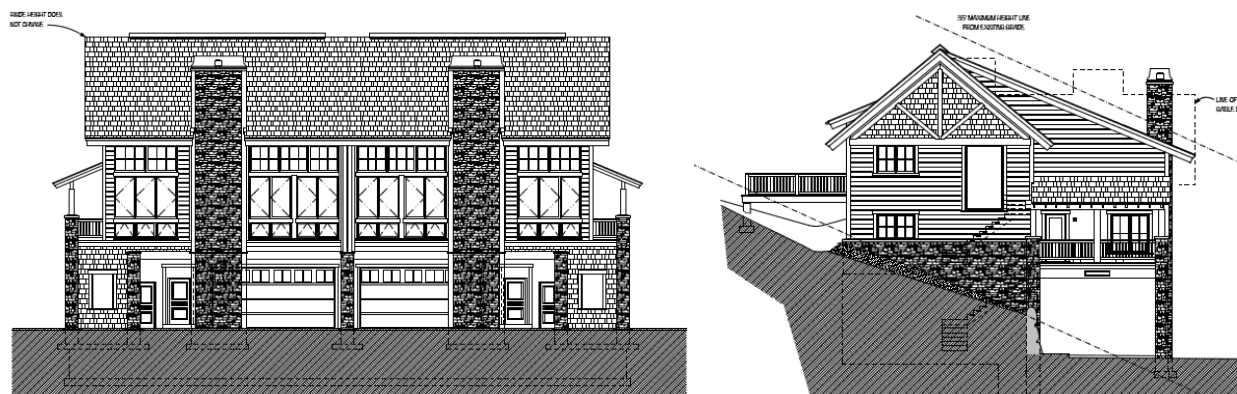
The applicant is seeking these changes to reduce the maintenance costs associated with wood. In addition, because this development did not require review and approval by the Design Review Committee, the

applicant finds that personalization of the units should not be of issue considering height is not increasing. Below reflects the original approval, the 2017 changes, and the proposed 2019 changes.

Original Approved Duplex in 2008:

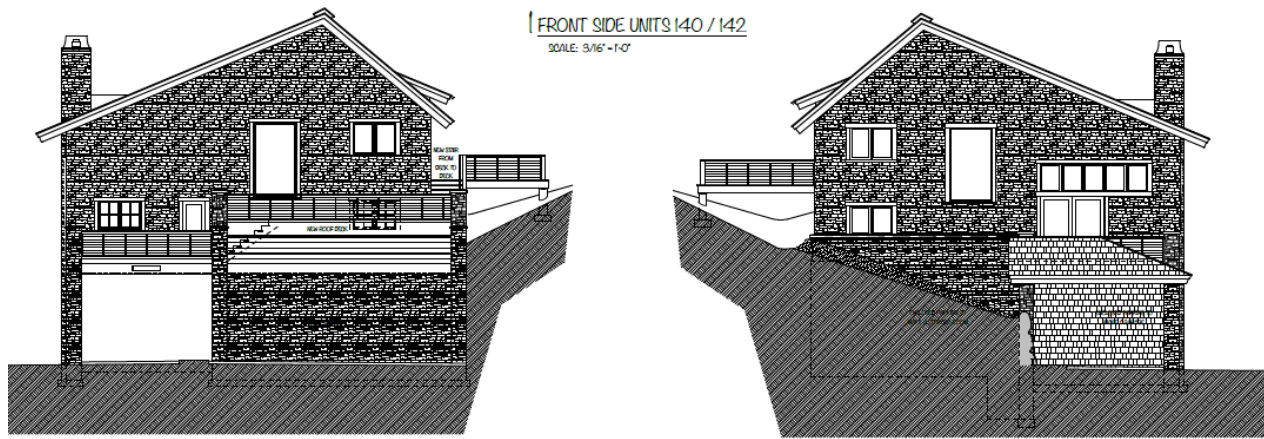


Currently Approved Duplex as of the 2017 Amendment:



Proposed Changes to Duplex:





Staff Review

Amendment to Development Plan

This request is considered an amendment to the Final (Major) Development Plan based on the changes presented having no bearing on the original PUD. As part of the restructured LDRs effective on January 1, 2015, new language was added regarding amendments to past permits or approvals. Section 8.2.13.B - Amendment of Permits or Approval states that:

“All changes to an approved physical development permit, use permit, or development option plan not qualifying as minor deviations shall be considered amendments and shall be reviewed subject to the current procedure and standards of these LDRs.”

Furthermore, this section also states that the threshold for review of the amendment shall be based on the net change of density or intensity, not the gross intensity of the initial approval. Because the proposed amendments on their own do not cross any LDR review thresholds in terms of density or intensity, the Planning Director may elevate the threshold for review in the case of incremental amendments that total a larger change. In the case with Pine Glades, staff felt that the proposed changes were significant enough to be elevated for public review.

Conformance with the Comprehensive Plan

As stated in the **Staff Findings** section below, staff finds that the proposed project is in conformance with the Comprehensive Plan. As conditioned, the proposed amendment does not pose any significant impacts or significant changes that would hinder available open space, wildlife corridors, hillside stability and visual appearance.

Floor Area Ratio and Compliance with Final Development Plan

Based on the approved Sketch Plan and PUD for Pine Glades, the applicant received approval for an FAR of 19.8% (76,198 sf of habitable floor area). The 19.8% FAR was rounded up to a 20% FAR which was reflected both in the Sketch Plan/PUD file (P05-126 & 127) and the Final Development Plan file (P07-126 & 127). Staff concludes that rounding up the FAR from 19.8% to 20% approved a total of 76,855 sf of habitable square footage. Based upon ZCV P18-234, an additional 2,869 sf of habitable square footage is leftover. This additional square footage was calculated based upon the applicant’s team measuring the currently built townhomes and verifying square footages in the approved building permits. Staff finds that adding a total of 1,198 sf to the development is within the allowed FAR approved for the PUD and presents no significant

impacts. In addition, the development is well within the required Landscape Surface Ratio (LSR) and Lot Coverage (Building Footprint Maximum) as shown above in the table of dimensional limitations. Finally, all proposed development has been shown to be located within areas already approved for site disturbance and staff finds that there is no need to amend the previously approved Hillside Conditional Use Permit (CUP). Staff has been working with the applicant at great length to discuss the proposed changes and made the applicant aware that disturbance beyond approved areas would require amending the Hillside CUP. The applicant has provided a site plan indicating the areas approved for disturbance and how the proposed development falls within those boundaries.

Exterior Architectural Changes

When the Pine Glades PUD and Final Major Development Plan were approved, the duplexes were designed to match the appearance of the triplex buildings. Although there were some minor architectural differences between the duplexes and triplexes, the common element shared was the building materials of stone, horizontal wood siding and wood shingles. Based on the residential nature of the Pine Glades project, review and approval was not required by the Design Review Committee (DRC).

When the applicant received approval to amend the Development Plan in 2017, the roofs and exterior materials for the three duplexes were slightly modified and it was determined by Town staff and the Council that the new design was in keeping with the character of the original design, especially considering the building materials are not changing. Since the last amendment in 2017, the applicant submitted revised building permit plans and the builder has been working to implement those changes but has slowed down construction work in anticipation of this most recent amendment. Staff would like to point out that during a recent site inspection it was observed that the current exterior materials installed on the duplex are not in compliance with both the 2017 amendment and building permit. The applicant has already installed the stone on the duplex similar to what is shown in the proposed elevations accompanying this request in hopes to receive approval knowing that if these changes are not approved they will be required to remove the stone and comply with the past approval which included horizontal wood and shingles.

Beyond the matter of compliance, staff has no significant concerns with the proposed exterior changes. The additional stone is viewed as an upgrade and requires less maintenance than wood. In addition, the use of stone is common throughout the development and the applicant is not introducing a new material. Furthermore, no additional height is proposed. This project was not required to go before the DRC and staff is comfortable with the changes knowing that no additional height is being added and the proposed garages are only single story not resulting in significant visual impacts. Staff has added a condition of approval that at the time of building permit submittal for the new garages and habitable space that new elevations be submitted reflecting the modifications.

Avalanche Mitigation

Art Mears and Chris Wilbur prepared an avalanche study in 2005 for the Pine Glades PUD which was reviewed by Meteorologist and Avalanche Specialist Jamie Yount. Below is an excerpt taken from a letter (attached) Jamie wrote on behalf of the development with regards to avalanche hazards:

‘The Swiss guidelines are the industry standard for avalanche hazard mapping and define three (3) main zones. The red zone (high hazard), the blue zone (moderate hazard), and the white zone (no hazard). According to the Swiss guidelines, the development is in the blue zone of the avalanche zoning plan. Blue zone avalanches are typically small and infrequent and can be addressed through site specific design and planning. Private homes are permitted in the blue zone if they are designed to resist avalanche forces or are otherwise protected by avalanche defense.’

Mistakenly, the original study had mapped the avalanche path incorrectly and a revised map was provided placing the existing duplex and the proposed eastern garage within the blue zone avalanche path. As described above, the reason for the discrepancy was the original avalanche study was based on a topography map with 40' contours and the updated study is based on 10' contours. In laymen's terms, 10' contours give more details on slope characteristics which is better for understand avalanche hazards. Chris Wilbur from Wilbur Engineering has provided a letter accompanied by a proposed mitigation plan to protect the duplex and garage from potential avalanche hazards. The plan calls for a 65' long by 13' tall avalanche fence to be located approximately 25' uphill from the duplex. Staff relies on the expertise of Wilbur Engineering and a condition of approval has been added requiring the applicant to submit engineer stamped plans for the mitigation fence at the time of building permit submittal for the duplex built already.

Affordable/Employee Housing

Both Town Planning Director and Housing Director find that the proposed 1,198 sf of new habitable square footage should not be exempt from the current affordable housing requirements and the applicant should be required to pay the affordable fee-in-lieu of \$3,880 per unit. Below is Staff's response to each of the applicant's points advocating to be exempt from paying the fee-in-lieu:

Original Mitigation Far Exceeds Old Requirements

Staff Response: Providing affordable and workforce restricted housing above and beyond the minimum requirement was offered as part the Pine Glades PUD and banking of units was not contemplated or allowed. Exempting this request from the current requirements would be setting new precedent opening the doors for other similar requests on past projects that provided more housing at the time of their approval.

Original Mitigation Far Exceeds Current Regulations

Staff Response: Similar to the response above, Pine Glades provided more affordable and workforce restricted housing than required which was offered as part of the PUD approval. Banking of units was not contemplated or permitted. Exempting this request from the current requirements would be setting new precedent opening the doors for other similar requests on past projects that provided more housing at the time of their approval.

Banking Units

Staff Response: Banking units was not contemplated or permitted at the time of the Pine Glades PUD approval. Although the current LDRs allow banking, the new regulations were not intended to retroactively go back in time to exempt older projects with excess deed restricted housing from new requirements.

Square Footage Proposed is Already Mitigated

Staff Response: Although the records reflect that Pine Glades was approved for 76,855 sf and has leftover square footage of 2,869, the old housing regulations were based on bedrooms and not square footage. The proposed habitable space was never contemplated and all new expansion of habitable for residential and commercial is required to meet the current regulations. For example, an existing single-family home that historically never had a housing requirement up until July 2018 would have a housing requirement upon expansion of its habitable square footage. As with this request, additional square footage is simply subject to the same rules that apply to all.

In conclusion, staff finds that the original PUD was a negotiation between the Town and Developer and part of the deal was an offer of more deed restricted housing than the minimum required. At no point was the housing to be viewed as a surplus that could be used in the future for expansions. In addition, the Jackson / Teton County Housing Department (JTCHD) has clarified that the majority of the surplus housing provided

was not affordable housing (i.e. Cat 1, 2 & 3) but was workforce restricted. Workforce restricted housing is not an allowed type of housing to mitigate a requirement. Please see the attached department reviews for comments from the Jackson / Teton County Housing Department.

Future Applications

There are a few remaining applications required by the applicant to complete the Pine Glades PUD. Below are the remaining required applications:

1. **Development Agreement (DA):** a DA is required based upon the original Subdivision Improvement Agreement (SIA) and needs Town Council approval. The DA is related to improvements on Jessica Lane (i.e. road, utilities, trail, etc.) and the applicant already made application. The DA is set to be reviewed by Town Council sometime in April or early May.
2. **Grading Permit:** A Grading Permit is required for the proposed work on Jessica Lane related to the road, building envelopes, multi-use trail and utilities.
3. **Building Permit:** Building Permits are required for each of the remaining 13 market townhome units.
4. **Subdivision Plat:** a Subdivision Plat is required to subdivide the remaining 13 townhomes for individual ownership as originally contemplated.

Development Exactions

None at this time. When the applicant/owner subdivides the individual units on Jessica Lane, then the property will be subject to the park and school exactions in Section 7.5.2: Park Exactions and Section 7.5.3: School Exactions.

Staff Findings

General Comment: Findings should only apply to changes, not original Development Plan

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

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

The proposed application is located in Character District #6 Town Periphery:

This residential, STABLE Subarea is defined by low to medium density platted single family homes with some pockets of multifamily development which should be maintained in the future. Consideration of clustered/multifamily development to preserve large portions of open space and/or wildlife habitat/movement corridors will also remain an option. In the future, building size should maintain the existing bulk and scale to avoid the construction of much larger homes that currently exist today. Development should be sensitive to the steep slopes, avalanche terrain and other natural features found in the subarea. Portions of this subarea also function as a wildlife movement corridor between the National Forest, Karns Meadow and the Southern hillsides of East Gros Ventre Butte. Wildlife permeability should be maintained or improved.

Complies. Staff finds that the project is consistent with the vision for subarea 6.1 as described above, specifically as the amendment does not increase the existing density which is considered to be low to medium. The proposal is not attempting to break up the units which is in line with the consideration for clustering units together to preserve that maximum amount of open space and the natural features

of the site. Building size and bulk is also not significantly changing from what was previously approved. Staff also finds that the development has been designed sensitively to the steep slopes, avalanche terrain and other natural features of the site and the proposed development does not pose significant changes or impacts. Furthermore, wildlife permeability was considered into the original design to help function as a wildlife corridor between the listed areas above (i.e. National Forest, Karns Meadow and Southern hillsides of East Gros Ventre Butte). The proposed amendments do not significantly impact such corridors. Staff also finds that the project is generally consistent with all other applicable provisions of the Comp Plan, and as such finds that it achieves the level of consistency necessary for FDP approval.

In addition, staff finds that the application should be reviewed for consistency specifically with Subarea 6.1 Low to Medium Density Neighborhoods which states as follows as the desired vision for the subarea:

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. The subject property is not located within the Natural Resource Overlay (NRO) or Scenic Resource Overlay (SRO), but an Environmental Analysis (EA) was done in 2005 which concluded that the site provides non-crucial habitat for deer, moose and elk. The EA acknowledged that the proposed disturbance may have negative impacts on wildlife due to changes to the natural environment, but that the overall open space provided was sufficient for wildlife movement.

With regard to the proposed request, staff acknowledges that the amount of wildlife permeability will be slightly reduced by approximately 25' due to the shifting of the guest parking spaces from the east to the west side of the duplex. This change essentially creates a tall retaining wall which is not conducive to wildlife movement compared to the previously approved terraced set of 4 smaller retaining walls. This will add to the several tall retaining walls already located throughout the site as a result of building on a steep property. However, because no clear standards for wildlife permeability have been established that define what exactly 'designing for wildlife permeability' means for this site, and this change is relatively small, staff cannot conclude that the requested change will have a significant negative impact on wildlife permeability. Furthermore, less than 4 of the 17 total acres are disturbed (i.e. roads and buildings) which leaves a substantial amount of open space for wildlife movements, especially on a site which is not considered crucial wildlife habitat and is not located within the NRO.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Complies. Staff finds that the project as previously approved maintains expansive hillside and foreground vistas through its design. The proposed amendment does not impact additional hillside disturbance beyond the previously approved and disturbed areas.

Common Value 2: Growth Management

Policy 4.3.a: Preserve and enhance stable subareas

Complies. Staff finds that because the density and bedroom count will remain the same, the proposed project does preserve and enhance stable subareas.

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

Complies. The proposed amendment is consistent with the previously approved PUD and Development Plan which was designed to enhance the natural features. Staff finds that the amendment has no significant impact in regards to this area.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Complies. All nine (9) deed restricted units will not be affected by this proposal.

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

Not applicable.

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

Complies. Staff finds that the proposed project will not have significant impacts on public facilities and services as the number of units or bedrooms are not increasing. Furthermore, as part of the original approval, significant off-site infrastructure improvements were completed to serve the site's needs and help counter any significant impacts on public facilities and services.

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

Not applicable.

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

Complies. As conditioned, staff finds that the proposed project complies with the standards of these LDRs as the request meets all requirements such as FAR, LSR, setbacks, height, etc. In addition the project is in compliance with all other Town Ordinances.

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

Complies. As conditioned, staff finds that the proposed project is in substantial conformance with the previously approved PUD. The units that have been built to date are consistent with the approved Development Plan and the applicant plans to comply with all previously approved standards and conditions from this point forward.

ATTACHMENTS

Applicant Submittal
Department Reviews

STAKEHOLDER ANALYSIS

The primary stakeholders are the Pine Glades HOA who own the Common Area that will be slightly reduced in size as a result of new improvements.

PUBLIC COMMENT

None at this time.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

Staff has spent a significant amount of time, more than a typical project of this size, meeting with the applicant, researching past approvals for Pine Glades, and drafting this report.

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of P19-018 to amend a Development Plan to allow the proposed modifications listed in the application related to the duplex at 140 & 142 Pine Glades Drive, subject to the departmental reviews attached hereto and the following conditions of approval

1. Prior to issuance of a Building Permit related to the new garages and conversion of existing garages, the applicant shall pay a housing fee-in-lieu in the amount of \$3,880 for each unit.
2. Prior to issuance of Certificate of Occupancy on the duplex, the applicant shall apply for an addendum to revise all exterior elevations to reflect the approved materials and changes.
3. The applicant shall provide engineer stamped plans for the proposed avalanche fencing at the time of building permit submittal for the new garages. In addition, if the garage are not built for reasons unknown, an avalanche mitigation fence design shall be provided and installed prior to issuance of a Certificate of Occupancy for the existing duplex which was found to be located within the blue zone.

SUGGESTED MOTIONS

Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-018, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to the duplex at 140 & 142 Pine Glades Drive, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit related to the new garages and conversion of existing garages, the applicant shall pay a housing fee-in-lieu in the amount of \$3,880 for each unit.

2. Prior to issuance of Certificate of Occupancy on the duplex, the applicant shall apply for an addendum to revise all exterior elevations to reflect the approved materials and changes.
3. The applicant shall provide engineer stamped plans for the proposed avalanche fencing at the time of building permit submittal for the new garages. In addition, if the garage are not built for reasons unknown, an avalanche mitigation fence design shall be provided and installed prior to issuance of a Certificate of Occupancy for the existing duplex which was found to be located within the blue zone.

PLANNING

Project Number	P19-018	Applied	1/23/2019	STOL
Project Name	Dev Plan Amend - Pine Canyon	Approved		
Type	DEVPLAN	Closed		
Subtype	AMENDMENT	Expired		
Status	STAFF REVIEW	Status	3/21/2019	TV
Applicant	Sagebrush Architectural Services	Owner	PINE CANYON, LLC	
Site Address		City	State	Zip
Pine Glades Drive		Jackson	WY	83001
Subdivision		Parcel No	General Plan	
		22411633438008		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	1/23/2019	2/13/2019	1/24/2019	
Kelly Sluder					

Fire	APPROVED W/CONDITI	1/23/2019	2/13/2019	1/28/2019	Please see notes
Kathy Clay					
TO:	Tyler Valentine, Senior Planner				
FROM:	Kathy Clay, Fire Marshal				
DATE:	January 28, 2019				
SUBJECT:	Amendment to Development Plan at Pine Glades Drive				
	P19-018				

This office has received the request for a review of Amendment to the Development Plan at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Comments include, but are not limited to:

- Area is within the mapped Wildland Urban Interface
 - o Hazard rating will apply to structure construction.
 - o No less than Class B roofing materials may be used
 - o No conifers within 10' of structure and must be dispersed as per code within defensible space
 - o Fire department access is required.
- Please feel free to contact me if you have any further questions at 307-733-4732.

Legal	NO COMMENT	1/23/2019	2/13/2019	3/21/2019	at this time
A Cohen-Davis					

Parks and Rec	NO COMMENT	1/23/2019	2/13/2019		
Steve Ashworth					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Pathways Brian Schilling	NO COMMENT	1/23/2019	2/13/2019	3/27/2019	
Planning Tyler Valentine (3/21/2019 3:13 PM TV) Please see staff report.	APPROVED W/CONDITI	1/23/2019	2/13/2019	3/21/2019	
Police Todd Smith	APPROVED	1/23/2019	2/13/2019	3/27/2019	
Public Works Brian Lenz (3/22/2019 1:19 PM BTL) Development Plan Review – APPROVED	APPROVED W/CONDITI	1/23/2019	2/13/2019	3/22/2019	
P19-018 OWNER: Pine Canyon LLC Sagebrush Architectural Services; Carolyn Burke Pine Glades PUD DATE: March 22, 2019 Brian Lenz, 733-3079 DATE OF SUBMITTAL: January 23, 2019 DATE OF MATERIALS: January 22, 2019 (Proposed Site Plan) REVISION NO.: 00 The engineering division has reviewed your application for an Amendment to the DEVELOPMENT PLAN for the Pine Glades PUD submitted on and with application materials as dated above. A final site plan showing the proposed amendment work and the revised avalanche blue zone shall be submitted. Modeled vehicle turning maneuvers, assuming a regular sized pickup truck or large SUV for design vehicle, should be shown to show that access and use of the garages by vehicles is feasible and reasonable. A detailed revised grading plan shall be submitted with any future building or grading permits. Except for the two westernmost parking spaces and garage, the proposed east garage and grading generally conforms with the grading approved for the exterior parking spaces and retaining walls on the east. The grades within the two guest parking spaces on the west side is not detailed and may be a challenge to use as well as access from the steep drive. The location of the existing trail system in the recreation easement should be shown on the plans. Depending on the final location of the avalanche protection fence relative to the trail, additional screening should be considered to screen the fence from the trail. The feasibility of the western trail access has not yet been reevaluated for feasibility as a multiuse trail. The previous trail proposed as a minor deviation that was located in the vicinity of S1 was functional. Proposed finished grading for the S1 lot may be more easily adapted to accommodate access to the recreation easement than the western access. The addition of the garage would complicate or prohibit any potential use of this area as a trail access. It is recommended that no further construction take place until the feasibility of the western trail access be determined.					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
START Darren Brugmann	NO COMMENT	1/23/2019	2/13/2019		
TC Housing Authority Stacy Stoker (3/13/2019 2:42 PM SAS)		1/23/2019	2/13/2019	3/21/2019	See Comments
The Housing Department does not agree that there should be no housing requirement. There are currently two Category 1, two Category 2, one Category 3, and 4 employment-based restricted units at Pine Glades. (3/13/2019 2:51 PM SAS) The LDR housing requirements are for units to be provided with income and asset limits at less than 120% of median family income. This was the case under the old LDRs and is still the case with the new LDRs. The Employment-based units are intended to serve households at incomes higher than 120% of AMI and are priced to be affordable for households around 175% of median. They also have no income or asset limits. The price point allows them to be sold for little or no subsidy by the developer. Families earning less than 120% of median family income cannot afford homes at these Employment-based price points. The Employment-based units were offered by the developer to add community benefit to the development and sweeten the pot for the Town Council to make it easier for them to approve it. The original Final Development Plan was approved with these units, which makes them a requirement for the development. The units were never contemplated as being banked or credits for future development requirements. They are simply a requirement of their original plan. Any expansion of that plan should have additional requirements. The Housing Department recommends that the applicant pay a fee in lieu.					



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

130 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Pine Glades amendment for garages
Physical Address: 140, 142 Pine Glades Drive
Lot, Subdivision: Lots 13, 14, H, Pine Glades Townhomes PIDN: 22-41-16-33-4-38-008

OWNER.

Name: Pine Canyon, LLC Phone: 307-413-0056
Mailing Address: PO Box 4741; Jackson, WY ZIP: 83001
E-mail: sagebrusharch@gmail.com

APPLICANT/AGENT.

Name: Sagebrush Architectural Services Phone: 307-413-0056
Mailing Address: PO Box 624; Jackson, WY ZIP: 83001
E-mail: sagebrusharch@gmail.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit

____ Basic Use
____ Conditional Use
____ Special Use

Physical Development

____ Sketch Plan
☒ Development Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification

Relief from the LDRs

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

Development Option/Subdivision

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

Amendments to the LDRs

____ LDR Text Amendment
____ Zoning Map Amendment
____ Planned Unit Development
____ Other: _____

PRE-SUBMITTAL STEPS. Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #: P18-250 Environmental Analysis #: n/a
Original Permit #: P07-126 & 127 Date of Neighborhood Meeting: n/a

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

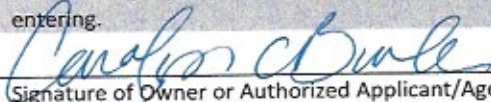
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

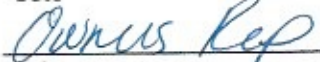
Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application,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


Signature of Owner or Authorized Applicant/Agent

Carolyn Burke

Name Printed

1/22/19
Date


Title

Sagebrush Architectural Services
P.O. Box 624, 3083 Rangeview Drive
Jackson, Wyoming 83001
307-732-1553 307-413-0056

January 22, 2019

Planning Department, Town of Jackson
150 E Pearl Ave.
Jackson, Wyoming 83001

Re: Pine Glades Planned Unit Development
Lots 13/14, H
Pine Glades Drive / Jessica Lane

Dear Planning Staff,

On behalf of John Tozzi, we are submitting a Planning Permit Application with the intent to amend the Development Plan of the Pine Glades Planned Unit Development.

Please find attached the required application and fee, letter of authorization, response and plans DA-1, DA-2, C1.1 demonstrating changes to the floor plans and elevations which add new garages on each side of the structure.

We look forward to hearing back from you on any comments and sufficiency as well as the dates for the Planning Commission and Town Council meetings.

Sincerely,



Carolyn Coleman Burke

Cc: John Tozzi
Bill Collins, Collins Planning Associates

Encl: Application & Fee, Letter of Authorization, Response
DA-1 Floor Plans, DA-2 Elevations, C1.1 Site Plan

LETTER OF AUTHORIZATION

Pine Canyon, LLC and John Tozzi

, "Owner" whose address is: P.O. Box 4741

Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: Pine Glades PUD, Phase 2 Lots A through E and
Phase 1 lots 13 & 14 and Lot H

(If too lengthy, attach description)

HEREBY AUTHORIZES Carolyn Burke and Sagebrush Architectural Services as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President Pine Canyon LLC

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

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me by John Tozzi this 30th day of July, 2018.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 4/18/2020

(Seal) DUODUO LIN
Notary Public, State of New York
Registration #01LI6340377
Qualified In Queens County
Commission Expires April 18, 2020

PROPOSED AMENDMENT TO THE PINE GLADES DEVELOPMENT PLAN

February 5, 2019

Project Name, Location

Pine Glades PUD
Pine Glades Townhomes, Phase 1, Lots 13, 14
140, 142 Pine Glades Drive

Approval Sought

Development Plan amendment

PROJECT STATUS

Initial Approval

The Pine Glades PUD was approved in 2008 and includes 27 free-market townhomes and 12 affordable units (later reconfigured into nine affordable units with the same number of bedrooms). The free-market units were approved for construction in two phases and consist of a combination of two-unit and three-unit buildings.

Phase one has been developed with 12 free-market units (including the last duplex currently under construction) and the affordable housing units. All of the units, except the duplex under construction (identified as S-1 on lots 13 and 14), have been sold and are occupied. The last two-unit building in phase one that is under construction is the subject of this application.

Phase two has not been fully developed although the major infrastructure has been installed under the future road. Remaining to be constructed in phase two are 13 free-market townhomes, infrastructure services from the main lines to each unit, Jessica Lane and an associated retaining wall.

The PUD approval included an extensive landscape plan that calls for the planting of a significant number of trees and a substantial portion of this planting has been completed. Phase two will include the remaining landscaping and the construction of a trail that will provide hiking access to the USFS land.

New Owner

Pine Glades has a 10-year history and currently sits in a half completed state in which much of the property is an unsightly aborted development. The original developer of Pine Glades failed to complete the project and under financial stress sold the entire development. The second owner also failed to complete the project and eventually sold all undeveloped portions of the development to Pine Canyon, LLC, the current owner and applicant.

Pine Canyon, LLC is intent on completing the development. In most instances when developments fail and then pass through several owners, the project is ultimately completed after obligations are reduced or development rights increased. In this case, the current applicant is attempting to complete the development by elevating the amenities and making

visual upgrades to the development. The best way to clean up the unsightly property and settle any outstanding questions is to complete the development. This application is a first step in this process.

Future Applications

Completing the Pine Glades PUD will require the applicant to submit a series of applications that will appear on the Town's agendas over the next few years. The sequential timing of these future applications is dictated by the LDR. For example, this amendment to the development plan will require a subsequent amendment to the subdivision plat and the planning staff does not allow the development plan and plat amendment to proceed concurrently through the review process. Furthermore, as phase two buildings are constructed, the subdivision plat will be further amended to create the individual townhouse lots beneath each townhouse unit.

The applicant also is considering three or four voluntary changes to Pine Glades that would increase the amenities for the residents, but he has not yet finalized his plans on these items. If and when decisions are finalized to pursue these changes, an additional application would be submitted to incorporate these changes into the PUD.

We wish to avoid creating the impression that the multiple applications over the next few years is caused by a piecemeal and disjointed plan for completing Pine Glades. To avoid such an impression, we provided the Town departments a full description of all potential changes and then met with the Town departments to discuss them. The Town staff is able to review and comment on each of the Pine Glades applications with the full knowledge of all potential changes that may be proposed.

DESCRIPTION of PROPOSED CHANGES

The applicant proposes changes to the duplex S-1 that is being constructed on townhouse lots 13 and 14. The detailed description of the changes is listed below and illustrated on the attached site plan. In general terms, the 599 square foot garages that are included in each of the two duplex units will be converted to habitable floor area and two new exterior garages will be constructed. Below is a detailed description of these changes.

1. Add 2-car garage to east end of the duplex S-1.
 - a. Relocate 2 surface guest parking spaces from the east end of the duplex to the west side of the building.
 - b. Construct a deck over the space on the east end where the surface guest parking was to be located and add a hot tub on deck. The area below the deck where the former parking spaces were to be located will house mechanical equipment for the hot tub as non-habitable space.
 - c. Construct a new garage at the end of the driveway that serves the duplex S-1.
 - d. Add same stone veneer and stone cap to the new retaining wall that exists on the existing wall on the east end of S-1.

- e. Install avalanche fencing uphill of the new garage with a landscape screen as recommended by an avalanche report.
 - f. Convert existing 599 sq. ft. garage on townhouse lot 14 to habitable space. (2,812 sq. ft. of floor area is unallocated and available for the overall PUD.)
 - g. Add stone to eave on east and west ends of S-1 building where wood siding/shingles was planned. Add stone to columns in front of the S-1 building where wood siding was planned. (The wood siding on the columns of the existing buildings wick water.)
2. Add 2-car garage to west end of the same duplex S-1.
- a. One guest space relocated from the east side of the building will be adjacent to the new garage and the other relocated space will be adjacent to the driveway.
 - b. Construct a retaining wall at the head of the new garage and the relocated space adjacent to the garage
 - c. Convert the existing 599 sq. ft. garage on townhouse lot 13 to habitable space. (2,812 sq. ft. of floor area is unallocated and available for the overall PUD.)

RESPONSES to CHECKLIST

Development Program

The tables below detail the existing and proposed development.

DEVELOPMENT PROGRAM for PINE GLADES PUD	
Existing Approval	Sq. Ft.
Total Habitable Floor Area Allowed	76,855
Total Habitable Floor Area Constructed in Phase 1 and Allocated for Construction in Phase 2	73,986
Allowed and Unallocated Habitable Floor Area	2,869
Exempt from Floor Area Limitation	
Garages	15,182
Affordable Housing	12,366
Proposed Amendment	
Convert Garages in Units 13 and 14 to Habitable Floor Area and Construct New Non-habitable Garages	1,198
Remaining Allowed and Unallocated Floor Area after Amendment	1,671

FLOOR AREA in EXISTING PHASE 1 and UNBUILT PHASE 2 UNITS						
Existing Units – Phase 1				Future Units – Phase 2		
Lot	Habitable	Garage		Lot	Habitable	Garage
1	2,626	608		A-1	2,781	599
2	2,830	608		A-2	2,781	599
3	2,626	608		B-1	2,779	608
4	2,626	608		B-2	2,766	608
5	2,830	608		B-3	2,779	608
6	2,626	608		C-1	2,779	608
7	2,626	608		C-2	2,766	608
8	2,830	608		C-3	2,779	608
9	2,626	608		D-1	2,781	599
10	2,626	608		D-2	2,781	599
11	2,830	608		E-1	2,779	608
12	2,626	608		E-2	2,766	608
13	2,781	599		E-3	2,779	608
14	2,781	599				
Total	37,890				36,096	

Housing Mitigation

This nine affordable housing units constructed in phase one of Pine Glades accommodates any workforce housing requirement created by the conversion of two 599 square foot garages to habitable space and no additional affordable/workforce housing should be required. This is the result of applying both the past housing regulations that were in effect when Pine Glades was originally approved and the current housing regulations, if they were to be applied today to the Pine Glades PUD.

The current workforce housing regulations establish the concept of banked units that allows deed restricted units to be built with no associated housing requirement, and for up to 20 years after the units are constructed they can be credited against a workforce housing requirement. The nine affordable housing units in Pine Glades significantly exceeded the housing

requirement when the development was originally approved and these nine units also exceed the housing requirement that would be applied if the Pine Glades PUD were proposed today under the current regulations. The nine affordable housing units in Pine Glades equal 160% of the affordable housing requirement when the PUD was originally approved and they equal 236% of the workforce housing requirement if Pine Glades were proposed under the current housing regulations. Based on both the history of Pine Glades and how the current housing regulations would apply if Pine Glades was proposed today, the concept of banked units should apply to the existing affordable housing units that exceed the past and current housing requirements.

When Pine Glades was originally approved the Teton County Housing Authority commented that "TCHA staff are thrilled that the applicant is proposing housing at double the minimum requirement ... ," but then the TCHA corrected a math error in their calculations and acknowledged that Pine Glades contained affordable housing that was 60% above the requirement. They described this calculation as "great."

If Pine Glades PUD is subjected to today's housing requirements 4.05 workforce housing units would be required. This requirement is less than half of the nine affordable units that already have been constructed. Furthermore, this requirement of 4.05 units assumes all of the approved 76,798 square feet of floor area is constructed, the maximum floor area approved for the entire PUD. However, the existing phase one buildings and the approved but unbuilt phase two buildings total only 73,986 square feet, leaving 2,812 square feet of floor area that is allowed by the Pine Glades approval but not scheduled for construction. Under this calculation, the two 599 square foot garage conversions (which will be deducted from the 2,812 sq. ft.) are already included in the mitigation of 4.05 units. An additional housing requirement on top of 4.05 units would be a double requirement for the two garage conversions.

We have found no evidence in the Pine Glades planning file that suggests the extra affordable housing was required to obtain approval. In fact, the TCHA's review comments in 2008 described the extra housing as "voluntary affordable housing." The TCHA further praised the affordable housing plan because it directly responded to a need that was described in the town/county Housing Needs Assessment. This Assessment defined an issue in which many households did not qualify for affordable housing due to higher incomes but also did not have enough income to enter the housing market. The Assessment promoted the construction of housing that filled this niche and the TCHA complimented Pine Glades for doing so.

Furthermore, there is no evidence that suggests the over supply of affordable housing was needed entice the Town Council to approve the PUD. There is substantial evidence to the contrary. Pine Glades replaced a 16 lot single family subdivision that previously had gained sketch plan approval. A subdivision of single family house lots would have had significantly greater impact on the hillside than the Pine Glades townhomes. The Town Council's findings for approval established this fact a part of the basis for their 2008 approval. Pine Glades also contained less density than was allowed by the underlying zoning at the time of its approval. Furthermore, a tunnel was constructed to avoid Pine Glades traffic passing through the Pine

Drive and Wister Drive neighborhoods, and a commitment was made to record trail easements where neighbors had been hiking across the property with no legal access. In the terms of the LDR, hiking access to the USFS land, and traffic impact on adjoining neighborhoods, Pine Glades PUD was much more desirable than the alternatives that were allowed by right in the 2008 LDR.

Only if the conversions of the two 599 square foot garages are parsed out of the overall Pine Glades development and treated as a stand-alone development, as though they are unrelated to everything around them, can one claim a workforce housing requirement should be imposed. Such an approach would disallow the option of banked units applying to the voluntary affordable housing constructed as part of the original approval and disregard the fact that this housing is more than double the requirement under the current regulations if the Pine Glades PUD was proposed today.

Hillside Disturbance

The overall Pine Glades development has a Conditional Use Permit for hillside development and grading permits have been issued for each of the phase one buildings. The original Pine Glades developer over – excavated when preparing the site for development and created larger areas of disturbed ground than shown in the CUP. These areas of over – dig have been restored and reclaimed as the phase one buildings were completed. One of these areas of excavation exists to the west of the S – 1 duplex and is the location where the west side garage and one guest space will be located. (The other guest space will be adjacent to the driveway.)

A grading permit was issued for S – 1 that shows fill and retaining walls in this area of west side excavation. This grading plan is being amended to accommodate the garage, two surface parking spaces and a redesigned retaining wall on the west side of the building. The garage and deck on the east side of S – 1 will displace currently permitted development.

Updated Avalanche Report

Art Mears and Chris Wilbur prepared an avalanche report as part of the original proposal and they prepared a revised report as part of this proposal. During a site visit by Mr. Wilbur in April of 2018 it was discovered that the avalanche zone delineated in the 2008 proposal and approved on the original site plan was incorrect. The disbelief in this discovery launched six months of research to determine what happened when the original report was compiled.

It appears the initial improvement plans did not reflect the updated 2005 topographic data by Mears and Wilbur which was again updated in 2009 when the affordable housing was constructed. Consequently, it was discovered that not only is a 30 foot long avalanche mitigation fence required for the new garage that is proposed on the east side of the S – 1 duplex, but additional avalanche mitigation fencing is required for the eastern 30 feet of the S – 1 building which is under construction. Chris Wilbur has now designed and engineered a 13 foot high by 65 foot long avalanche mitigation fence that will be installed between 30 and 50 feet uphill from the back deck of the S – 1 duplex. (See attached plan.) The mitigation fence will be visually screened by spruce trees that will be planted downhill of the fence.

Miscellaneous Points on the Checklist

Review fees will be paid when they are known and the public notice will be posted on the property when public hearing dates are established. Also, a digital version of the application submittal is provided with this submittal.

Plat and Limited Common Elements

A future application will be submitted very soon after this amendment to the development plan that will vacate two Limited Common Elements from the subdivision plat. This application will be a partial plat vacation that will remove notes from the plat that presently designate Limited Common Elements on the east side of the S – 1 duplex for parking and a drive. New Limited Common Elements for the two new garages, guest parking and a deck/storage area will be created in a Supplemental Declaration, and not placed on the subdivision plat. Creating future LCE in the Supplemental Declaration will allow them to be modified, if necessary, without having to amend the subdivision plat. This partial plat vacation and the new Supplemental Declaration will be described in more detail when the partial plat vacation is submitted.

FINDINGS FOR APPROVAL

8.3.2. Development Plan - Findings for Approval of a development plan

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

Pine Glades is legally vested and can be completed under the currently approved plans, but the PUD also complies with the 2012 Comprehensive Plan. The development is in Character District 6.1, which calls for the character of a low to medium density residential neighborhood with some pockets of multi-family development. Although Pine Glades is a PUD, it is developing at a density that complies with the underlying Suburban zoning that was in place when Pine Glades was approved. The Suburban zoning district permitted 2.9 units per acre; Pine Glades is developing at 2.3 units per acre.

The 2012 Plan also calls for consideration of clustered development with large areas of open space. Pine Glades is clustered with a lot coverage of 19% of the Base Site Area when 25% coverage was permitted when the PUD was approved. The Pine Glades development has 77% of the property in open space when only 70% was required. The Pine Glades PUD is significantly less impactful to the landscape than the subdivision of single – family lots that was initially approved for the property. The single family lot subdivision was an outright use in the Suburban zoning district when Pine Glades PUD was approved.

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

Neither the NRO nor the SRO apply to the subject property.

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

When granting the original approval of Pine Glades in 2008, the Town Council agreed with the planning department's finding "that the proposed development will not have a significant adverse impact on public facilities beyond that of a use allowed by right within the zone. The applicant has proposed significant infrastructure improvements within and beyond the subject property." This finding remains applicable today as the numbers of units and bedrooms will not change from the initial approval.

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

This proposed change keeps the same design and materials as originally approved in 2008.

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

The Town Council agreed with the planning department's conclusion in 2008 that the PUD complied with all relevant LDR standards and other town ordinances. This finding remains applicable today as the proposed revision does not lessen compliance.

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

Pine Glades is partially completed and is in substantial conformance with the 2008 approval as evidenced by the issuance of building permits for the 21 units and certificates of occupancy for the 19 completed townhouses in the development.

SUPPLEMENTAL ADDITIONS to DESCRIPTION of PROPOSED CHANGES

Item 1 g., in the section entitled Description of Proposed Changes, is expanded to read as follows.

1.g

Add stone to eave on east and west ends of S-1 building where wood siding/shingles was planned. Add stone to columns in front of the S-1 building where wood siding was planned. (The wood siding on the columns of the existing buildings wick water.)

While the windows will remain the same, they will no longer have grills in them. The limited wood siding under the drive isle and on the rear of the structure will be vertical instead of horizontal siding. Deck railings will be metal and horizontal instead of wood and vertical. These elevation changes respond to the difficulty in maintaining stained wood on this site and the preferences of the owner to upgrade the materials in the S – 1 building.

It should be noted that there are no design guidelines or regulations that prescribe the elevation design or materials for the buildings in Pine Glades, and therefore the Design Review Committee did not review the development. Nonetheless these changes deviate from the elevations that have been a part of the previous applications and approvals and therefore are included in this proposed amendment. Attached are two elevations that show the currently approved design and the proposed design.

Sagebrush Architectural Services
P.O. Box 624, 3083 Rangeview Drive
Jackson, Wyoming 83001
307-413-0056
sagebrusharch@gmail.com

March 25, 2019

Mr. Tyler Sinclair
Jackson/Teton County Planning Director
P.O. Box 1687
Jackson, WY 83001 Hand Delivered/Emailed

Re: Pine Glades PUD Development Agreement

Dear Tyler,

Please see the text written below describing the elevation changes presented in the DA-2 document submitted on 1/22/19 and previously discussed with your office.

SUPPLEMENNTAL ADDITIONS to DESCRIPTION of PROPOSED CHANGES

Item 1 g., in the section entitled Description of Proposed Changes, is expanded to read as follows.

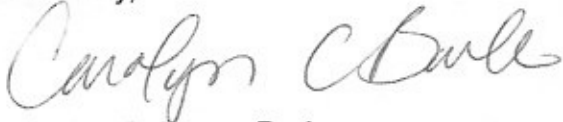
1.g
Add stone to eave on east and west ends of S-1 building where wood siding/shingles was planned. Add stone to columns in front of the S-1 building where wood siding was planned. (The wood siding on the columns of the existing buildings wick water.)

While the windows will remain the same, they will no longer have grills in them. The limited wood siding under the drive isle and on the rear of the structure will be vertical instead of horizontal siding. Deck railings will be metal and horizontal instead of wood and vertical. These elevation changes respond to the difficulty in maintaining stained wood on this site and the preferences of the owner to upgrade the materials in the S - 1 building.

Sagebrush Architectural Services
P.O. Box 624, 3083 Rangeview Drive
Jackson, Wyoming 83001
307-413-0056
sagebrusharch@gmail.com

It should be noted that there are no design guidelines or regulations that prescribe the elevation design or materials for the buildings in Pine Glades, and therefore the Design Review Committee did not review the development. Nonetheless these changes deviate from the elevations that have been a part of the previous applications and approvals and therefore are included in this proposed amendment. Attached are two elevations that show the currently approved design and the proposed design.

Sincerely,



Carolyn Coleman Burke

Cc: John Tozzi
Bill Collins, Collins Planning Associates
Dave Meyers, Meyers Odett Construction

JMY Environmental Contracting

***Avalanche Consulting, Education, High Angle Construction, Weather Instrumentation
PO Box 6559, Jackson WY 83002 • 406-570-3618 • Jamie.yount@dot.state.wy.us***

September 23, 2007

Grand Homes of Wyoming
PO Box 11870
Jackson WY, 83002

Re: Pine Glades Development Avalanche Hazard

Dear Grand Homes of Wyoming:

The terrain and climate at the proposed Pine Glades development is susceptible to the threat of avalanches during the winter months. The landscape above the development consists of a steep forested slope (greater than 25°) that is typical avalanche terrain. The slope is covered with numerous 12"-18" diameter trees that act as natural snow anchors but with ample space for avalanche debris to flow around and through. The Swiss guidelines are the industry standard for avalanche hazard mapping and define 3 main hazard zones. The red zone (high hazard), the blue zone (moderate hazard), and the white zone (no hazard). According to the Swiss guidelines, the development is in the blue zone of the avalanche zoning plan. Blue zone avalanches are typically small and infrequent and can be addressed through site specific design and planning. Private homes are permitted in the blue zone if they are designed to resist avalanche forces or are otherwise protected by avalanche defense.

The avalanche climate of the development is driven by the cold and shaded North face of Snow King Mountain. North facing aspects at low elevations typically lead to a weak sugary snow pack. This weak snow, referred to as depth hoar, is a persistent weak layer that can form early in the winter and remain intact until spring. Depth hoar can produce natural avalanches during significant snow loading from storm events and is also susceptible to failure from rapid and prolonged warming events.

The avalanche risks and hazards at the site can be addressed through several different methods. Avalanche forecasting and control uses weather and snow pack information to evaluate the avalanche risk. When the hazard reaches a critical state the risk is then mitigated with explosive control work. Forecasting and control is not practical when protecting occupied structures but could be an effective mitigation technique during onsite construction. Slope stabilization with snow supporting structures in the avalanche starting zone is a standard practice in the European Alps to protect highways and infrastructure, but impractical in this application as extreme costs and construction on National Forest land would require an involved NEPA process. Cost effective and practical avalanche defense for this site should consist of a site specific avalanche hazard analysis prior to construction to provide design guidelines for any structures built in the blue zone. Common solutions for structural defense include building reinforcement for avalanche loads, building shape and orientation, and terrain modification to provide avalanche debris deflection and storage. Please contact me with any questions or concerns.

Jamie Yount
Meteorologist and Avalanche Specialist

ARTHUR I. MEARS, P.E., INC.

Natural Hazards Consultants

355 County Road 16
Gunnison, Colorado 81230
Tel/Fax: 970-641-3236
artmeears@aimii.com

January 18, 2003

Mr. Sean O'Malley, P.E.
Rendezvous Engineering
Jackson, WY 83001
Fax: (307) 733-2334

Dear Sean:

I'm sending this letter at your request to provide more detail about building procedures within "blue" or "moderate-hazard" avalanche zones.

Blue zones are usually defined as intermediate-hazard avalanche areas between the more destructive or frequent avalanche of the "red zone" and the outer end of the design-magnitude avalanche areas¹. Therefore, within the blue zone avalanches have return periods between 30 and 100 (or 300) years and produce impact pressures of less than 600 lbs/ft² on flat surfaces normal to the avalanche flow². Residential construction is sometimes permitted within the blue zone if appropriate mitigation is used to protect property and persons. Mitigation will include the following steps which are taken through a cooperative by the avalanche engineering specialist, the structural engineer, architect, planner, and developer.

1. The dynamics (speeds, impact pressures, flow thickness) of the design-magnitude (100 or 300 year event) are computed using currently-accepted methods;
2. Building locations, sizes, shapes, and orientations are specified by the developer, land planner, architect or other interested party;
3. Loads on exposed building surfaces are computed by the avalanche specialist;
4. The computed loads are taken by a registered structural engineer, usually working closely with the architect, and the building is designed;
5. The final design must consider safety in the immediate area outside buildings.

The overall process is highly site-specific. It is never possible to provide "blanket" avalanche loads for an area, as these will vary considerably, depending on terrain and building details at each location. However, "blue-zone" areas are usually considered areas of "acceptable risk" because these areas have a) relatively infrequent avalanches (> 30-year return periods), thus persons outside do not have a high risk of encounter with avalanches, and b) produce avalanches where mitigation is technically feasible, from an engineering perspective. Overall planning of a subdivision should ensure that building avalanche mitigation on one lot does not increase the hazard on an adjacent lot.

Roads and subdivision streets are generally permitted where avalanches are not frequent, they typically avoid the "10-year" or shorter return period events because avalanche control is not usually done in subdivisions.

Sincerely,

Arthur I. Mears, P.E. (CO)
Avalanche-control engineer

¹ "Design-magnitude" avalanches usually have return periods of 100 to 300 years, depending on the particular jurisdiction.

² Uniform definitions for the blue zone do not exist in the United States, however several jurisdictions in the U.S. have defined avalanche red and blue zones in somewhat different ways.

Arthur I. Mears, P.E., Inc.
Natural Hazards Consultants
555 County Road 16
Gunnison, CO 81230
Tel/Fax: (970) 641-3236

March 20, 2005

Mr. Randy Schrouder
Summit Consulting
P.O. Box 6842
Jackson, WY 83002

RE: Avalanche exposure, Hagen Glades Subdivision

Dear Randy:

As requested and discussed during our site meeting on March 1, 2005, I have completed a site investigation and quantification of the design-avalanche dynamics at Hagen Glades Subdivision. I utilized the new topographic map prepared by you, personal knowledge of the local snow and avalanche climate, my field inspection of the avalanche path and building sites, and application of the Swiss avalanche-dynamics program, "AVAL-1D."

1. Terrain

The proposed building sites in the Subdivision are located on slopes of 15° to 20° below steep, forested slopes. Avalanches can begin within steep open areas near the top of the Snow King Ski Area, above 7,400 feet elevation and flow through the trees. Figure 1 is a March 1, 2005 photo of the relatively open,

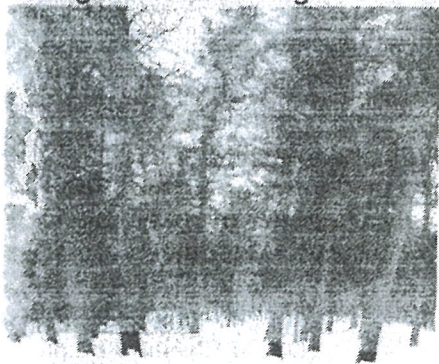


FIGURE 1

gladed terrain at the 7,000-foot elevation level, approximately 500 to 650 vertical feet above various building sites on Lots 12 – 16. The view in Figure 1 shows the numerous 12" – 18" diameter trees on the slope, but clearly indicate that ample space exists between the trees to enable avalanches to flow through them. Large avalanches will tend to keep moving on this slope because it is relatively steep (generally $> 25^{\circ}$) and will be a relatively smooth surface. A gully as much as 15 feet deep and 30-40 feet wide is located on the eastern edge of the avalanche path. This gully will contain the majority of the flow above approximately 6,700 feet elevation. However, below approximately 6,700 feet the gully

becomes narrow and gradually turns to the south west. It will not contain the remainder of the avalanche snow below 6,700 feet, where the buildings on Lots 12 - 16 will be located. Below the proposed subdivision, the gradient of the avalanche path gradually decreases to 10° or less.

2. Avalanche-Release Conditions

The steep terrain comprising the avalanche path, including the starting zone above 7,400 feet, receives extensive skier compaction. This stabilizes the snowcover and prevents avalanche release during the vast majority of conditions. Furthermore, heavy, sustained snowfall over 3 - 5 days at the 7,000 to 7,600 foot elevation of the upper avalanche path is rare and substantial amounts of snow will be intercepted by the forest cover canopy below the starting zone. Nevertheless, over the long period time generally considered in land-use planning and engineering applications¹, it must be assumed that a substantial new snow layer will accumulate in the starting zone faster than it can be stabilized by artificial methods such as skier use or explosive control of the slopes.

In the avalanche-dynamics analysis a new slab depth (measured vertically) of 0.60m (2.0 feet) was assumed for the 30-year avalanche and a new slab depth of 0.80m (2.6 feet) was assumed for the 300-year avalanche. This new snow slab was assumed to be deposited over a starting zone total area of approximately 1 acre between 7,630 and 7,450 feet elevation covering. The slab can release over the entire area simultaneously during the right conditions.

3. Avalanche-dynamics analysis

Computations indicate that avalanches with return periods of 30 to 300 years will have lost most of the volume and impact energy by the time the upper building sites on Lots 12 and 13 are reached. However, energy will be sufficient to impact the back wall of the upper houses. Design pressures have not been computed because site-specific design details are required prior to calculations. However, rough calculations² based on simplified building geometries suggest pressures of 50 - 200 lbs/ft² which would act over a height of roughly 10 feet. This pressure is sufficient to rupture portions of unprotected walls and break windows and doors. The energy decreases as the lower building sites are reached, but the flow height of the avalanche increases as snow dams up when the snow decelerates.

It must be noted that the above calculations assume the terrain as it currently exists. However, substantial cuts into the slope will be required to build in the

¹ A return period between 30 and 300 years is assumed in land-use planning and engineering applications in numerous North American and European sites. The 30 and 300 year avalanches have been assumed in analysis at Hagen Glades. Computations are based on these events.

² Site-specific analysis is required to specify load magnitudes and heights of loads. These can only be completed after building shape, orientation and positions are known.

locations shown. These cuts would store compressed snow behind and against the upper sites on Lots 12 and 13. The lower building sites on Lots 14-16 would also be exposed to avalanche impact. However, because substantially less avalanche velocity and energy would be available lower on the slope, impact pressures will be reduced. Furthermore, the proposed subdivision road will also be cut into the slope west of Lots 14 and 15 and would certainly stop some avalanche debris and dissipate some of the energy.

4. Recommendations

The following recommendations are based on the site inspection and analysis of this study:

- a. Reinforcement for avalanche loads on buildings to be located on lots 12 and 13 should be incorporated in design.
- b. Proposed site contours of the access road and building sites must be provided as these will affect final avalanche loads.
- c. Building size, orientation and shape must also be provided as these will also affect loads.
- d. The storage of snow on the access road and behind buildings on Lots 12 and 13 may minimize or eliminate avalanche impact on buildings to be located on Lots 14 - 16.

4. Recommendations

Sincerely,

Arthur I. Mears

Arthur I. Mears, P.E. (CO)
Avalanche-control engineer

FIGURE 2. The lower track and turnout zone of the Bearcat avalanche path. The blue zone (solid line) and red zone (dashed line) are shown with respect to property boundaries in the highest level of detail available. The avalanche runoff is not shown as extending into currently developed areas below the Jackson Hole Corporation property although they will extend to the north.

Scale: 1" = 200'

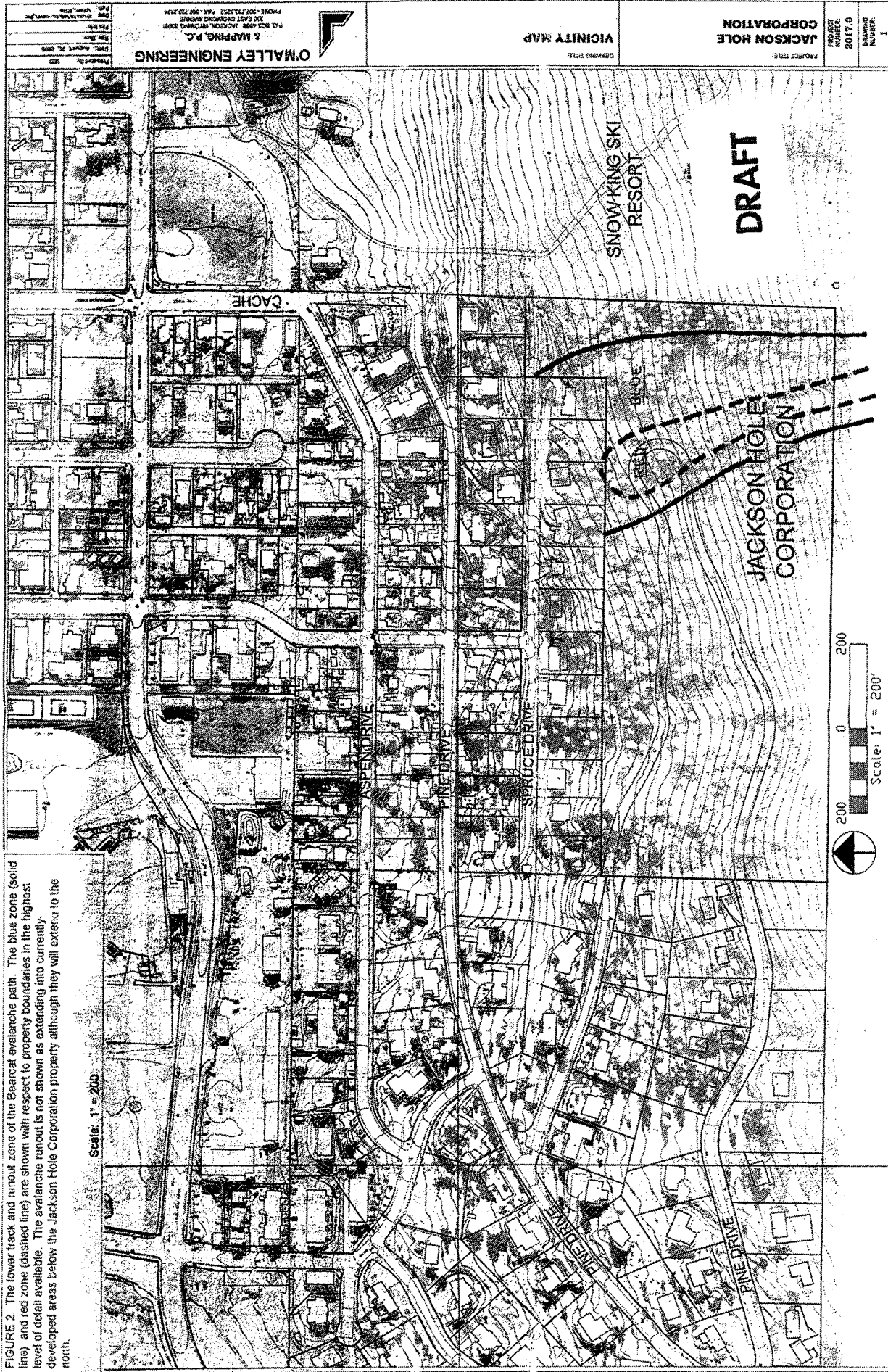
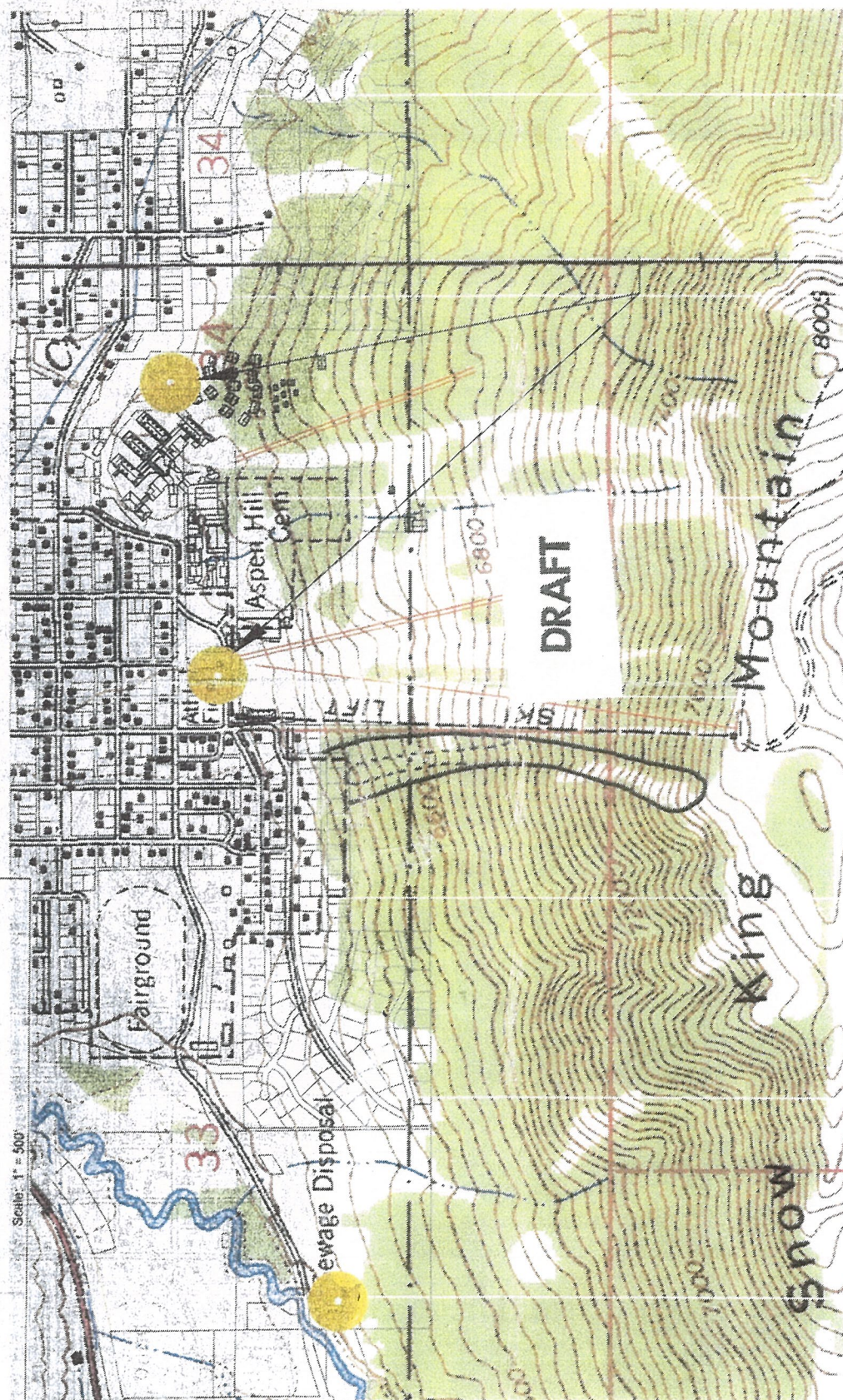


FIGURE 1. The Bearcat avalanche path south of downtown Jackson and near the west end of the Snow King Ski Area. This map provides an overview which shows the starting zone, track, and a portion of the runout zone. The approximate location of the blue (moderate-hazard) zone is shown as a solid line and the red (high-hazard) zone is shown as a dashed line. Avalanche paths are not mapped beyond the boundaries of the Jackson Hole Corporation land although numerous additional avalanche paths do exist on this map.



WILBUR ENGINEERING, INC.

150 East 9 St., Suite 201 • Durango CO 81301
(970) 247-1488 • chris@mearsandwilbur.com

June 16, 2018

Dave Meyers
Via email

RE: Preliminary Design Criteria for Avalanche Barrier
Lots 13 and 14, Pine Glades
140 and 142 Pine Glades Drive, Jackson, Wyoming

Dave,

This letter describes design criteria for a flexible steel avalanche barrier intended to protect the residential duplex structure at the subject site. We have relied upon Sheet C1.1 of the Y2 Consultants Grading Plan to determine the structure location and elevation.

Limitations

1. The design criteria are for an approximate "100-year" (one-percent annual probability) size avalanche. Larger avalanches are possible and would likely result in damage to the barrier and possibly, the house. However, the proposed design would provide a very high level of protection for occupants, even for a larger avalanche.
2. The methods used to determine the design criteria meet the standard of care for avalanche science at this time and location. No warranty or guarantee of performance is made.
3. The design of the avalanche barrier system and its components is beyond the scope of this letter and must be provided by the supplier. We assume that Geobruigg will provide the barrier design and anchor and foundation loads.
4. The design of the post foundations and tension anchors is beyond the scope of this letter. We recommend that a qualified geotechnical engineer be retained by the owner or contractor for this task.

Avalanche Criteria

The following criteria are based on our site observations, avalanche dynamics analyses and experience with snow avalanches in this climate. The design criteria follow methods described in the following document:

Interaction of Flexible Rockfall Barriers with Avalanches and Snow Pressure, Geobruigg
Technical Documentation, S. Margreth and A. Roth, April 2008

Required retention capacity: 8 m³/m; assume k=10, very conservative

Impact Velocity: 4.7 m/s

Flow density: 300 kg/m³

Impact Pressure: 6.5 kPa

Impact height, d_{tot} = 0.6m (assume λ = 1.8)

Number of avalanches per design season: 1.0

Surface angle of avalanche deposit behind barrier: 20 degrees

Ground slope at barrier: 26 degrees

Storage capacity: 74 m³/m for a 4.0 meter tall barrier

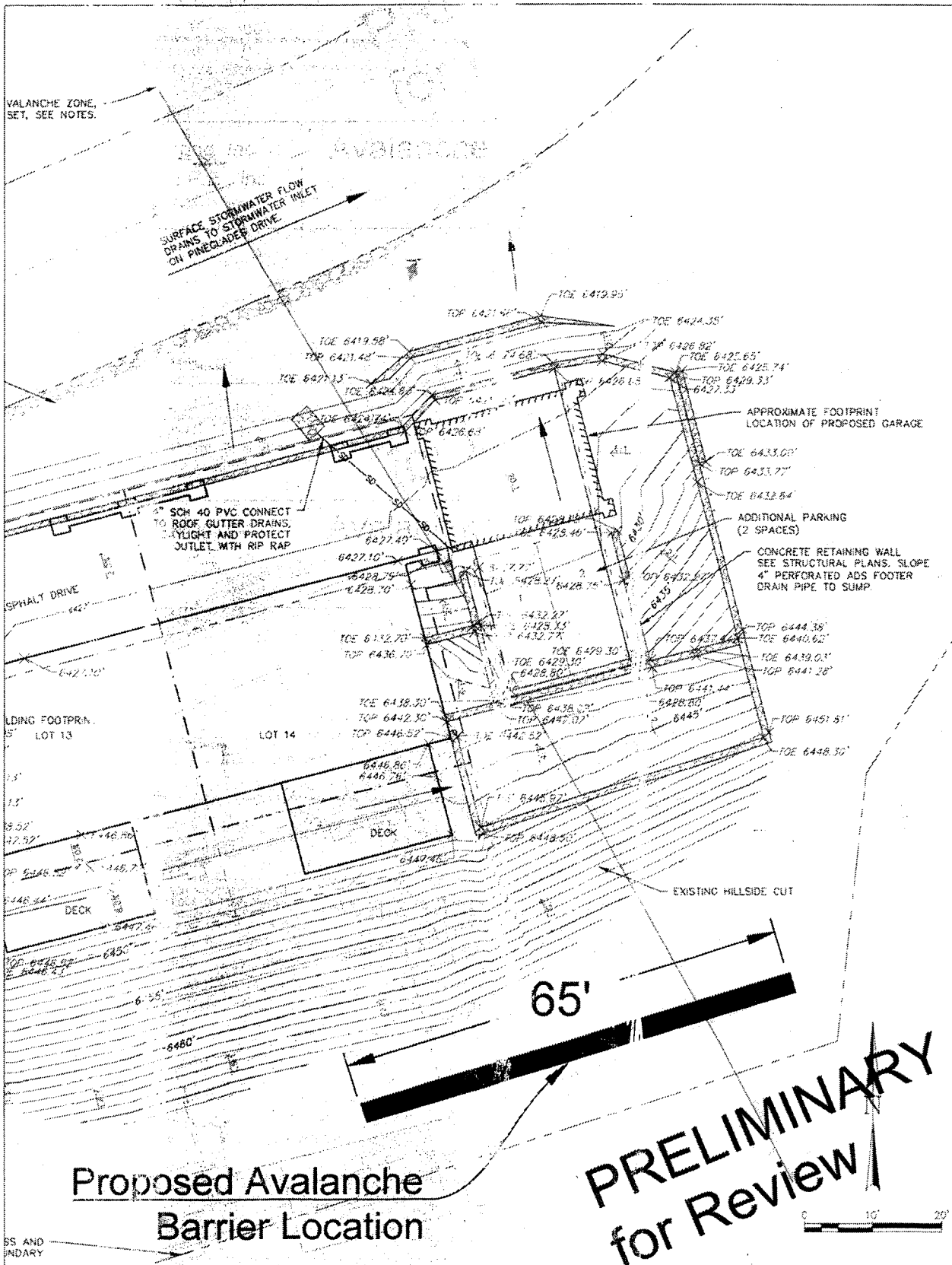
Figure 1 and Figure 2 show the barrier location.

Please let me know if you have questions.

Sincerely,
Wilbur Engineering, Inc.



Chris Wilbur, P.E. (Colorado)



Y2 Consultant

215 East Simpson
P.O. Box 2674
Jackson, WY 83001
Ph: 307-733-2999

PINE GLADES LOTS 13 & 14
PINE GLADES DEVELOPMENT, LLC
140 & 142 PINE GLADES DRIVE
JACKSON, WYOMING

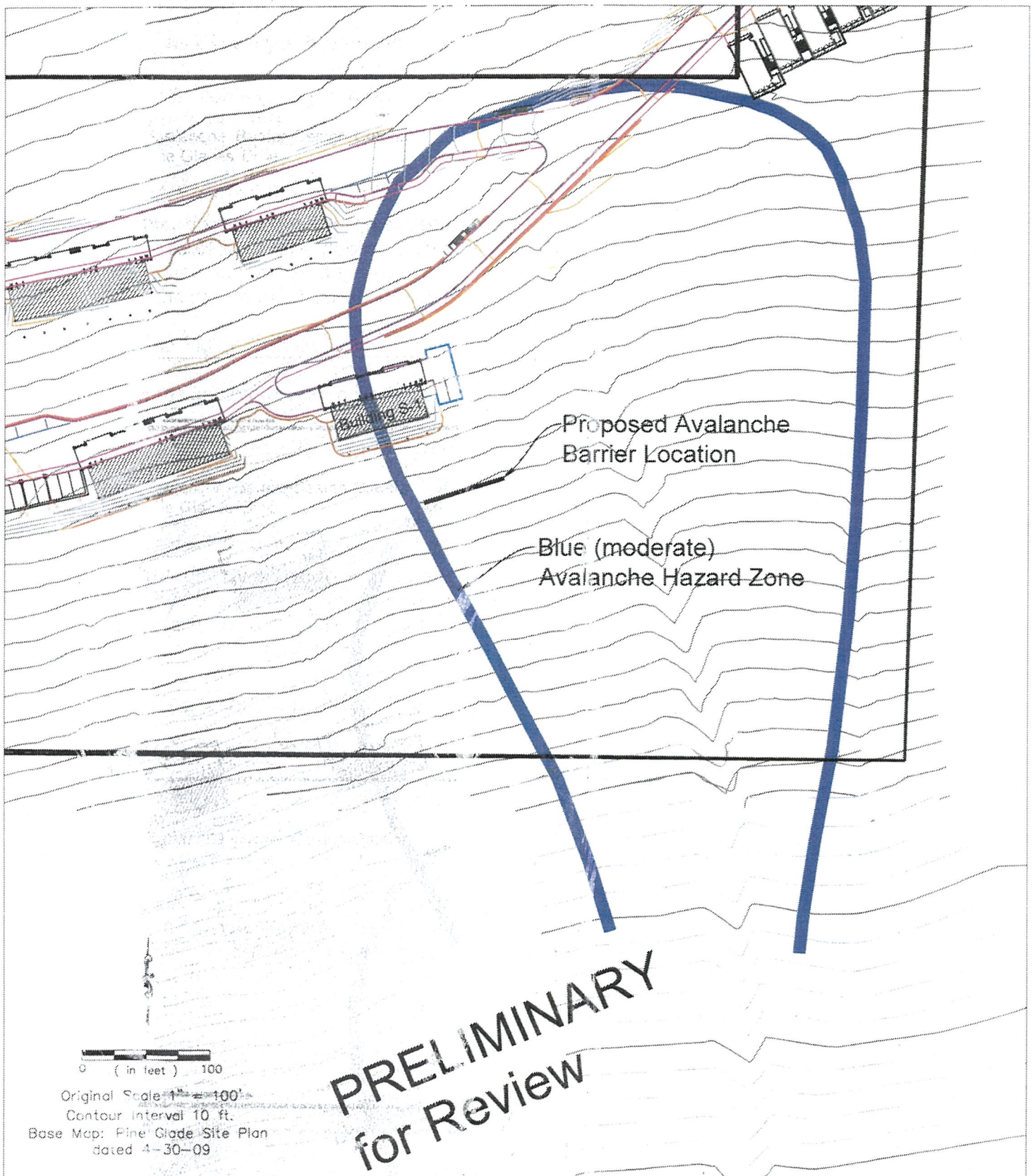
GRADING PLAN

C1.1

Figure
2

Wilbur Engineering, Inc.
Arthur I. Mears, P.E., Inc.
June 16, 2018

Proposed Avalanche Barrier Location
Lots 13 & 14, Pine Glades
Jackson, Wyoming



Wilbur Engineering, Inc.
Arthur I. Mears, P.E., Inc.
June 16, 2018

Avalanche Map with Proposed Barrier
Lots 13 & 14, Pine Glades
Jackson, Wyoming

Figure
1

Locations in Arizona, British Columbia, California, Colorado, Florida, Georgia, Idaho, Kentucky, North Carolina, Ohio, Ontario, Oregon, Pennsylvania, Tennessee, Texas and Virginia.

This communication may contain trade secret and/or confidential data that is protected by law and is exempt from state and federal freedom of information acts. The information in this communication shall not be disclosed to third parties - in whole or in part - without prior written authorization from GeoStabilization. If you are not the intended recipient of this email, please contact the sender and destroy all copies of the original message.

--
Chris Wilbur, P.E.

Wilbur Engineering, Inc.

150 E 9th St. #201

Durango, CO 81301

(970) 247-1488

www.mearsandwilbur.com

--
Chris Wilbur, P.E.

Wilbur Engineering, Inc.

150 E 9th St. #201

Durango, CO 81301

(970) 247-1488

www.mearsandwilbur.com



January 31, 2019

Dave Meyers
Via email

RE: Field Layout and Tolerances for Avalanche Barrier
Lots 13 and 14, Pine Glades
140 and 142 Pine Glades Drive, Jackson, Wyoming

Dave,

This letter describes design layout criteria and tolerance for a flexible steel avalanche barrier intended to protect the residential duplex structure at the subject site. This letter is based on our site visit and preliminary field staking on January 30, 2019, as well as information provided in our Design Criteria Letter dated June 16, 2018. The level of avalanche protection and limitations are also described in the June 16, 2018 letter.

Layout Criteria and Tolerances

1. The avalanche barrier must be located at least 25 feet (slope distance) above the building, 142 Pine Glades Drive
2. The barrier must be located within 50 feet of the building. Criteria 1 and 2 provide a 25-foot range to address site constraints, including access, trees and visibility.
3. The lateral end posts of the structure must be located within 3-feet (along contour) of the design criteria drawing in the June 16, 2018 letter.

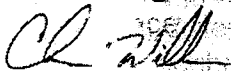
I have attached Figures 1 and 2 from the June 16, 2018 Design Criteria Letter for your convenience. The letter dated June 16, 2018 is described in the June 16, 2018 letter.

Field Observations and Materials Testing

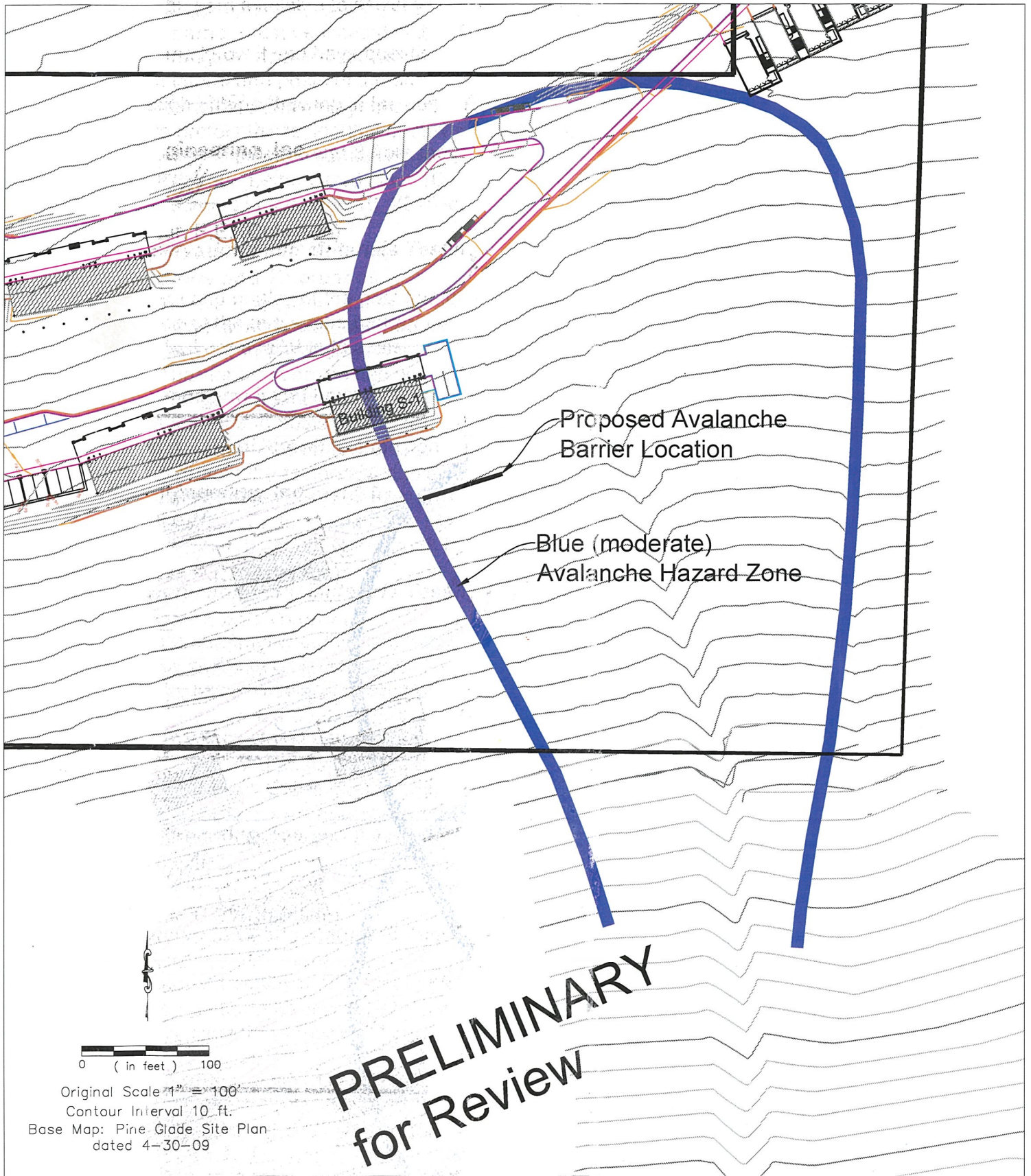
The strength and quality of the post foundations and tension anchors are critical to the performance of the avalanche barrier. I recommend careful documentation and testing of these components. I am available to assist you in developing a testing and field observations program.

Please let me know if you have questions.

Sincerely,
Wilbur Engineering, Inc.



Chris Wilbur, P.E. (Colorado)



Wilbur Engineering, Inc.
Arthur I. Mears, P.E., Inc.
June 16, 2018

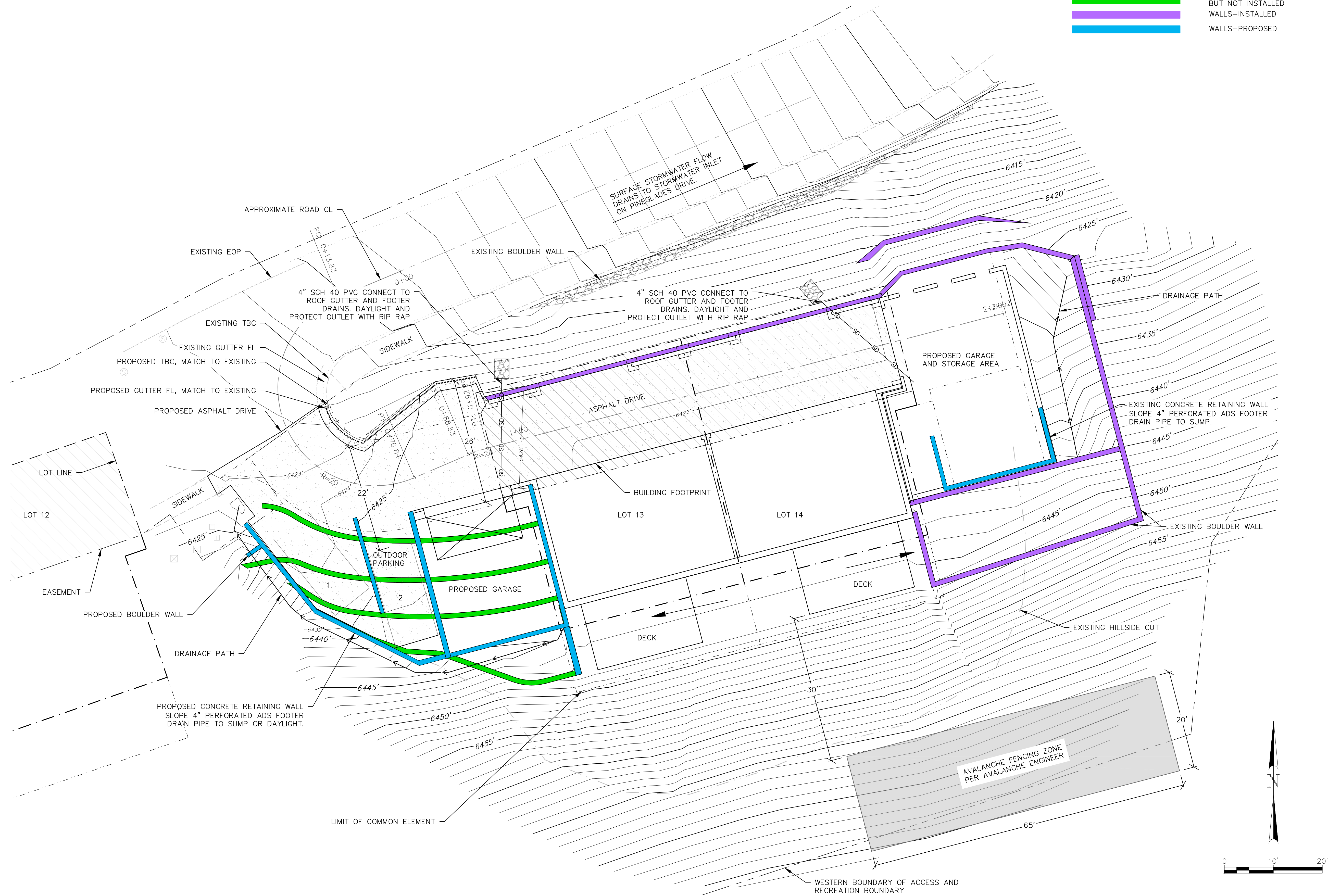
Avalanche Map with Proposed Barrier
Lots 13 & 14, Pine Glades
Jackson, Wyoming

Figure
1

Proposed Avalanche Barrier Location

Lots 13 & 14, Pine Glades
Jackson, Wyoming

LAST SAVED: 3/15/2019 10:36 AM BY: JACOB GARDNER
P:\3071717392_MeyerDevelopment\ACAD\19\3071717392.dwg



LEGEND

(E) - EXISTING (P) - PROPOSED

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	DRAINAGE DIRECTION
	EASEMENT
	LOT LINE/EASEMENT
	LIMIT OF COMMON ELEMENT
	LOT LINE
	WALLS-APPROVED BUT NOT INSTALLED
	WALLS-INSTALLED
	WALLS-PROPOSED

DATE	DRAWING SET TITLE
17-6-6	GRADING PLAN
2018-02-05	REV. 1
2018-02-07	REV. 2
2019-03-15	S1 REVISION
DRAWN BY: VAR	
CHECKED BY: VAR	JOB #: 17362

Y2 CONSULTANTS



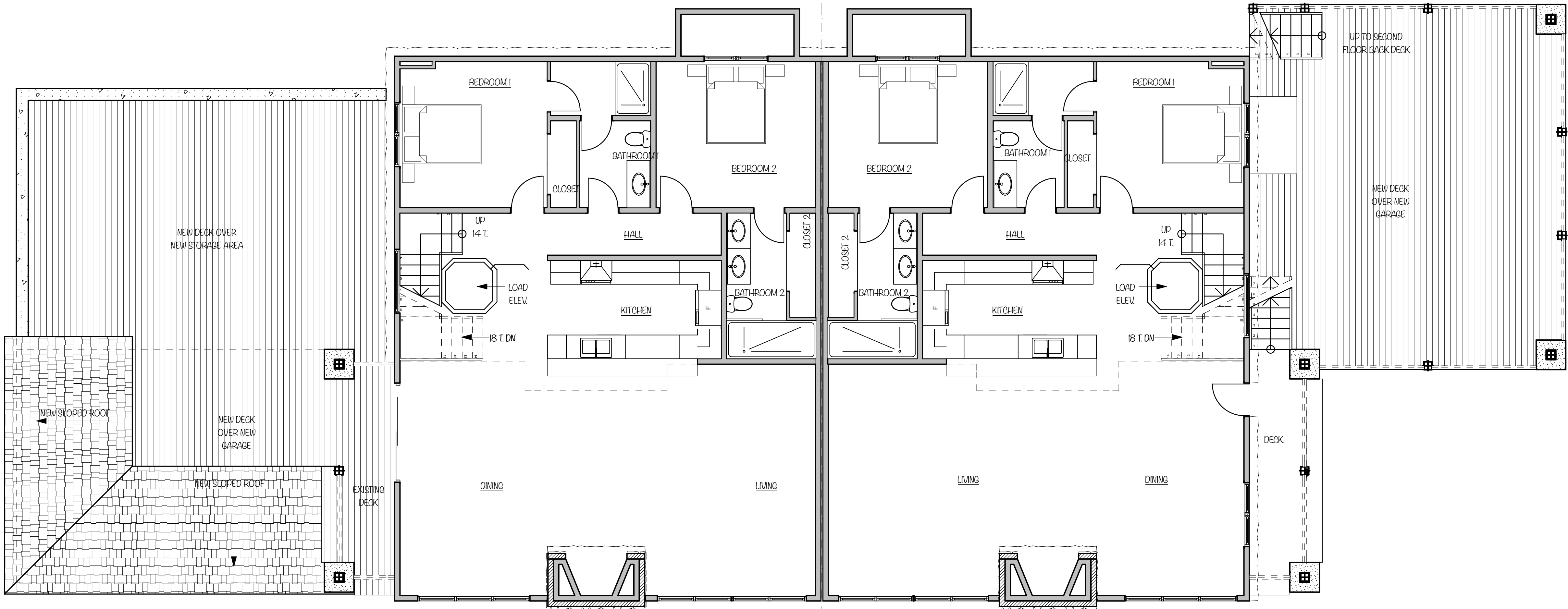
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2consultants.com
307.733.2999

PINE GLADES LOTS 13 & 14
PINE GLADES DEVELOPMENT, LLC
140 & 142 PINE GLADES DRIVE
JACKSON, WYOMING

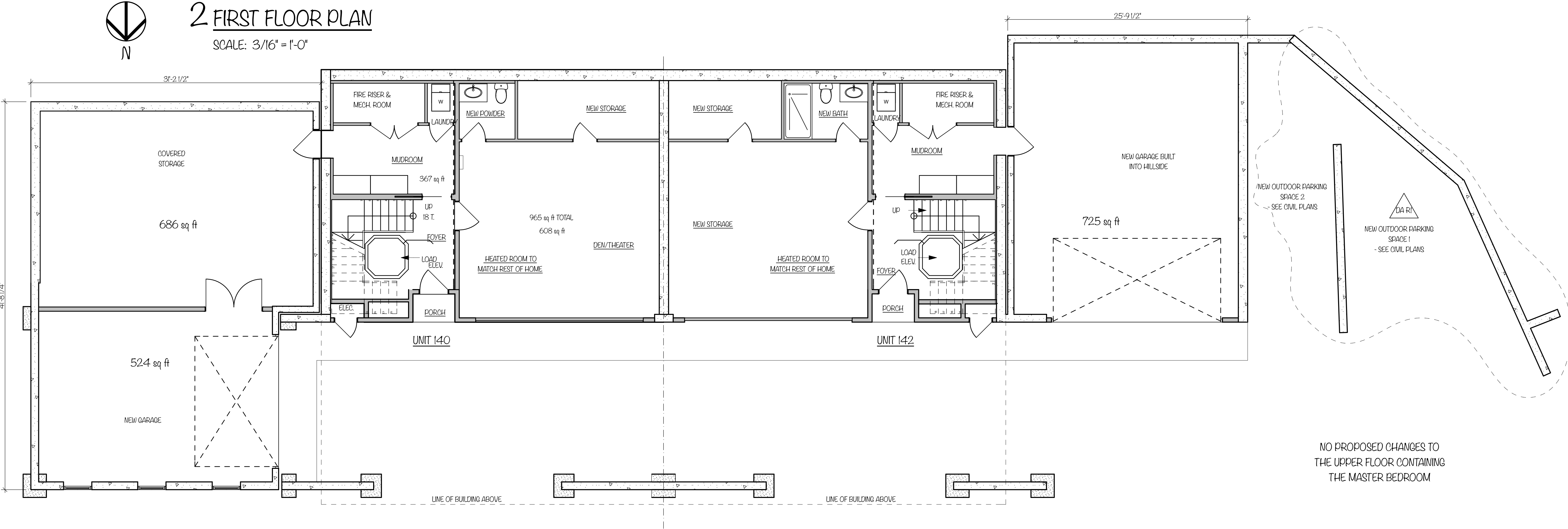
SITE PLAN

C1.1



2 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



1 BASEMENT/GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PINE CANYON, LLC

P.O. BOX 4741
JACKSON, WY. 83001
307-264-1777 C.

COLLINS

PLANNING ASSOCIATES
P.O. BOX 7441
JACKSON, WY. 83002
307-690-4436 C.

SAGEBRUSH

ARCHITECTURAL SERVICES
P.O. BOX 624
JACKSON, WY. 83001
307-413-0056 C.

MEYERS ODETTE & ASSOCIATES

P.O. BOX 267
MOOSE, WY. 83012
307-690-9547

Y2

CONSULTANTS, LLC.
P.O. BOX 2674
JACKSON, WY. 83001
307-733-2999

PLANNED UNIT DEVELOPMENT
TWO UNIT BUILDINGS
LOTS 13 & 14, LOT A, LOT D
PINE GLADES DRIVE & JESSICA LANE JACKSON, WYOMING

DATE/REVISION:

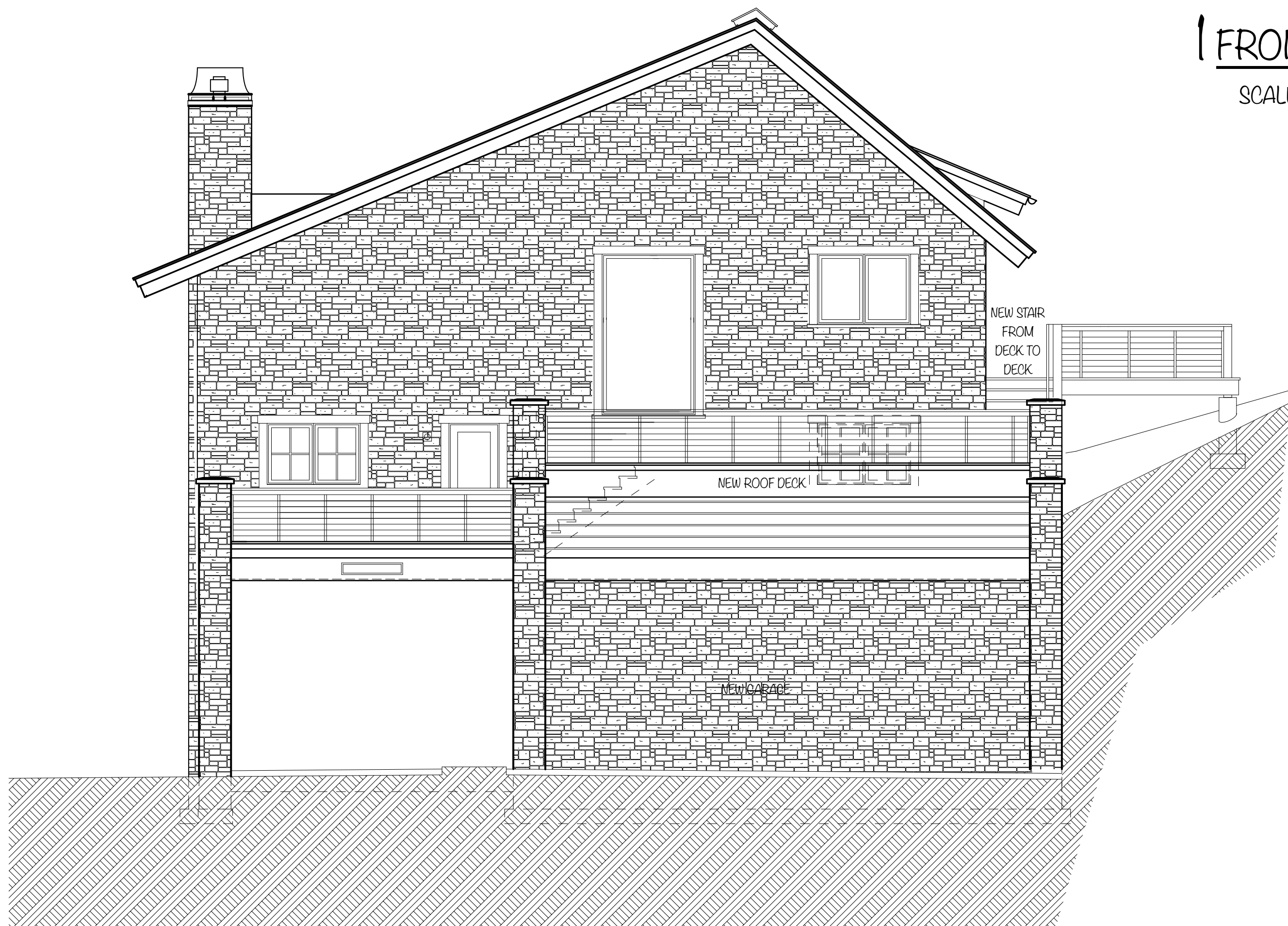
DEV. AMEND. 1/22/19

DEV. AMEND. RI 3/2/19

DEV. AMEND. RI 3/25/19

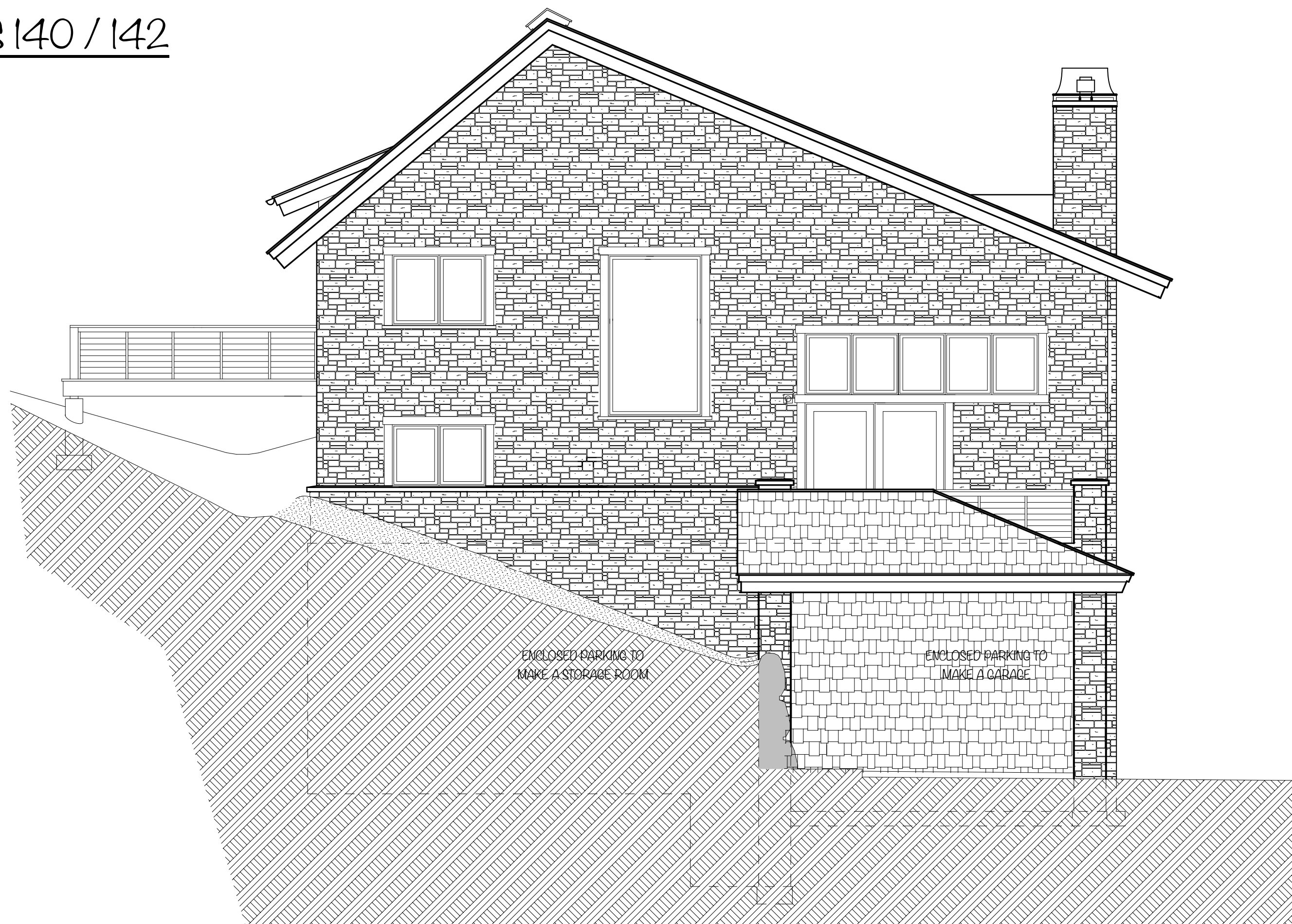
DA-1

PLANS



2 SOUTH SIDE UNIT 142
SCALE: 3/16" = 1'-0"

1 FRONT SIDE UNITS 140 / 142
SCALE: 3/16" = 1'-0"



3 NORTH SIDE UNIT 140
SCALE: 3/16" = 1'-0"

PINE CANYON, LLC

P.O. BOX 4741
JACKSON, WY. 83001
307-264-1777 C.

COLLINS PLANNING ASSOCIATES

P.O. BOX 7441
JACKSON, WY. 83002
307-690-4436 C.

SAGEBRUSH ARCHITECTURAL SERVICES

P.O. BOX 624
JACKSON, WY. 83001
307-413-0056 C.

MEYERS ODETTE & ASSOCIATES

P.O. BOX 267
JACKSON, WY. 83012
307-690-9547

Y2 CONSULTANTS, LLC.

P.O. BOX 2674
JACKSON, WY. 83001
307-733-2999

PLANNED UNIT DEVELOPMENT

TWO UNIT BUILDING

LOTS 13 & 14, LOT A, LOT D

PINE GLADES DRIVE & JESSICA LANE JACKSON, WYOMING

DATE/REVISION:

DEV. AMEND. 1/22/19

DA-2

ELEVATIONS

PINEGLADES
DEVELOPMENT, LLC.
970 WEST BROADWAY SUITE E
JACKSON, WY. 83001

SAGEBRUSH
ARCHITECTURAL SERVICES
P.O. BOX 624
JACKSON, WY. 83001
307-413-0056 C.

Y2
CONSULTANTS, LLC.
P.O. BOX 2674
215 E. SIMPSON ST.
JACKSON, WY. 83001
307-733-2999

JTEC
JUSTIN TATOSIAN
P.O. BOX
JACKSON, WY. 83001
307-699-1110

MEYERS
ODETTE &
ASSOCIATES
P.O. BOX 267
Moose, WY. 83012
307-690-9547

PINE GLADES SI
TWO UNIT BUILDINGS
LOTS 13 & 14, 140 & 142
PINE GLADES DRIVE
JACKSON, WYOMING

DATE/REVISION:
PERMIT 9/23/16
REVISION #1 10/17/16
AMDEND/REV #2 5/31/17
AMDEND/REV #3 12/8/17

A6
ELEVATIONS

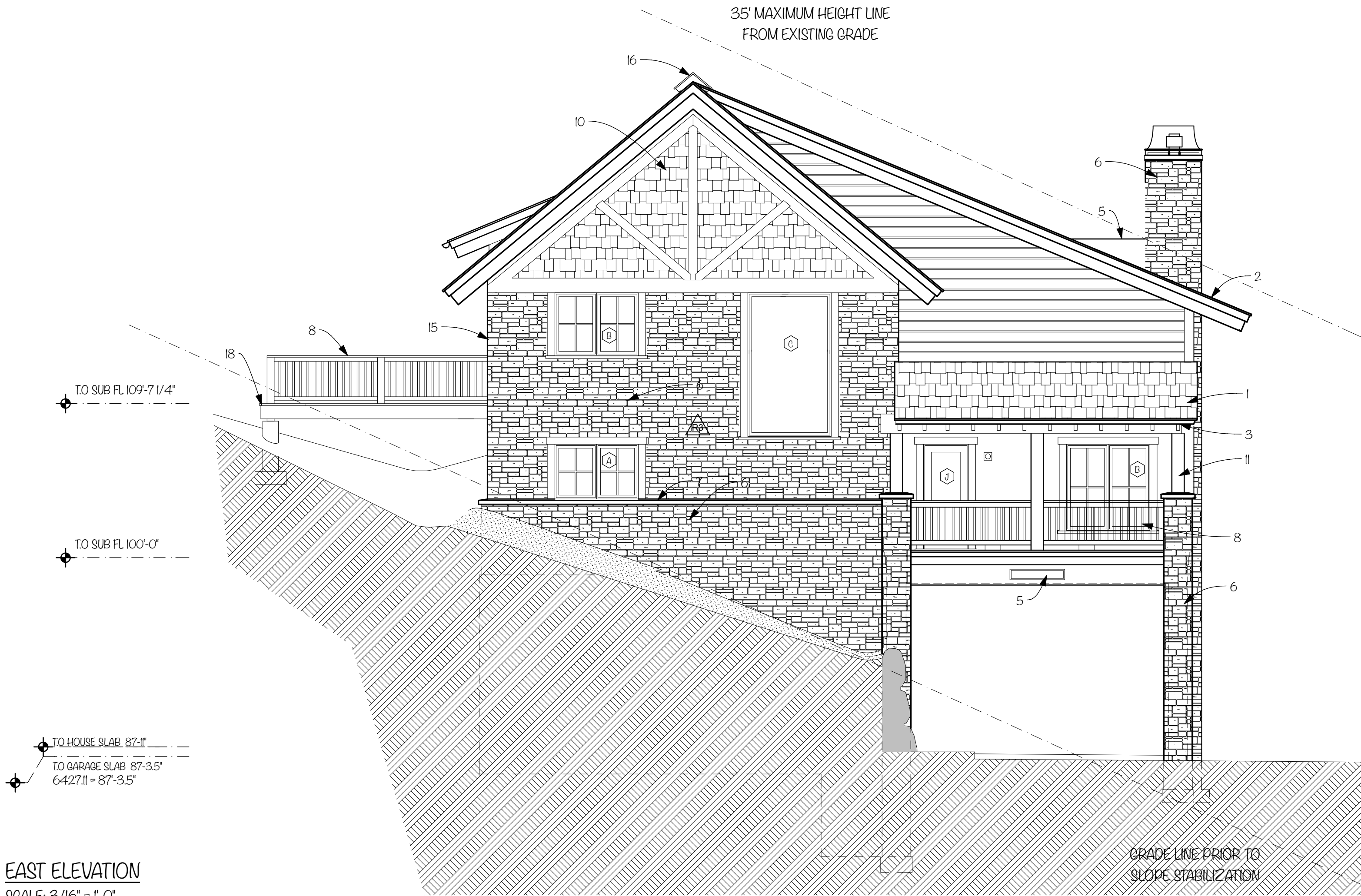


NORTH ELEVATION
SCALE: 3/16" = 1'-0"

AMENDMENT NOTES:
APPROVED AMENDMENT INCREASED HABITABLE FLOOR AREA ON FIRST FLOOR LEVEL OF DUPLEXES BY 100 SQFT BY ENCLOSED THE FRONT RECESSED PORCH AND A PORTION OF THE SIDE PORCH. THE FOOTPRINT OF THE STRUCTURE DID NOT CHANGE. AN ELEVATOR WAS BEING ADDED IN THE STAIR WELL/FOYER AREA. THE FRONT GABLE DORMER WAS ELIMINATED. SHEETS EFFECTED BY THESE CHANGES ARE KEYED WITH AN ASTRIX (*) IN DRAWING INDEX.

REVISION NOTE R3 12/8/17:
EXTERIOR SIDE WALLS WERE CHANGED TO ALL MASONRY FINISH

1. CLASS "A" COMPOSITE ASPHALT ROOFING AT ALL LOCATIONS.
2. 2X FASCIA AND METAL DRIP EDGES.
3. EXPOSED RAFTERS AND T&G DECKING OF TYPE IV HEAVY TIMBER CONSTRUCTION.
4. COPPER SHroud AND SPARK ARRESTOR PER IAWQ.
5. CHIMNEY CRICKET.
6. STONE VENEER.
7. STONE LEDGE.
8. GUARDRAIL AT 42" AFF.
9. HORIZONTAL WOOD SIDING.
10. CEDAR SHINGLE SIDING.
11. HEAVY TIMBER COLUMNS.
12. WOOD TRIM BLOCK FOR LIGHT FIXTURE, TYP.
13. MAXIMUM CLEARANCE SIGN.
14. METAL PANEL SIDING.
15. 2X CORNER BOARDS.
16. RIDGE VENTING.
17. PRIVACY SCREEN.
18. WOOD DECK.
19. MISC. MECH VENTS.



EAST ELEVATION
SCALE: 3/16" = 1'-0"

1 EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"