

AGENDA
Design Review Committee
November 12, 2020 – REGULAR MEETING
5:30 PM

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

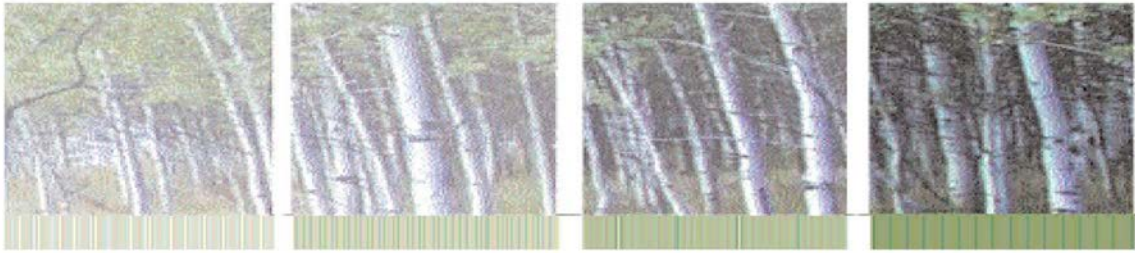
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. Log into the DRC Meeting

I Log into the Zoom

. Meeting: <https://us02web.zoom.us/j/87528249924?pwd=SC8xME1WUEkrepsTmR5UjB6NzJndz09>

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. **P20-042 105 E. Broadway Avenue:** The View is requesting approval of their mixed used building.
 - II. **P20-186 525 W. Broadway Avenue:** Wendy's is seeking to make exterior improvements to their existing building.
 - III. **P20-207 510 US Highway 89:** Target seeks to make exterior changes to the old K-Mart building.
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: November 12, 2020

Item Number: P20-042

Applicant: Brett Prettyman – ZCM Inc.

Address: 105 E. Broadway

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: This item was continued from the March 11, 2020, DRC meeting. The applicant has been working with the Town on several matters revolving around the alley, LDR compliance and the DRC's feedback. Below is a brief summary of the project followed by outstanding items that needed to be addressed.

Use: Mixed-Use

Size: 12,880 sf above ground – 9,100 sf of base FAR + 3,780 sf of exempt FAR as a result of affordable housing requirements and use of the 2:1 workforce housing bonus.

- Basement: 9 parking spaces + 1,485 sf of (retail)
- 1st floor: 2 parking spaces + 2,359 sf (retail) + 794 sf (circulation)
- 2nd floor: 1,636 sf (3-bed STR unit) + 595 sf (workforce unit part of 2:1 bonus) + 426 sf (workforce unit part of 2:1 bonus) + 1,712 sf (market apartment) + 370 sf (circulation)
- 3rd floor: 1,480 sf (2-bed STR unit) + 1,731 sf (market apartment part of 2:1 bonus) + 1,037 sf (2-bed affordable mitigation unit) + 740 sf (circulation)

Parking: 10 required. 11 provided.

Stories: 3

Building Height: 42' at property line. 44' fee stepped back due to the allowed 110% height bonus.

Materials: The primary exterior materials are ACM metal panel (dark gray), concrete (CMU), black anodized storefront, cultured stone, cement panel and natural wood siding.

Staff Comments:

At the last DRC meeting, this item was continued and the applicant was asked to address the following items:

1. Applicant shall address all LDR standards prior to resubmitting for DRC. This includes the items staff addressed in the staff report related to the alley, third floor step-back, etc.

Response: The applicant has addressed the LDR standards including FAR, 3rd floor step-back, height, etc. Although the Town has not yet obtained an access easement for the alley, the current plans no longer show any ground level encroachments within the applicant's western 10-foot sliver of land. As you may recall, the previous design had a driveway entrance off of Broadway leading to the basement which only left 10 feet of width for a portion of the alley.

2. The first floor height and canopy above was too tall at 19 feet. The applicant shall review these elevations and elements so that the design provides a level of human scale consistent with the surrounding area.

Response: The first floor canopy has been lowered to 15 feet.

3. Some DRC members liked the metal antler panels, some did not. If the applicant chooses this design, please provide the final materials and bring a material sample to the meeting.

Response: The metal antler panels have been removed.

4. The DRC required that the applicant submit a packet that includes a full street section showing the context of the building with the exist development, a visual from the east showing the proposed building in context with the surrounding development, provide floor plans, material samples, and any other items listed in the DRC submittal checklist.

Response: Context Renderings have been created to show the proposed design in the context of Broadway Street. Floor plans has also been provided. Material samples are expected to be mailed and in the Council Chamber room for viewing.

5. The DRC has concerns over the east elevation and considered it 'stark'. The applicant should consider ways to address this elevation or provide justification for the blank wall whether that be building code requirements, etc.

Response: Renderings show new proposed East Elevation utilizing integrally colored CMU block with colored, honed accent block to add visual interest. Due to this wall being east edge of our parcel CMU is allows us to build it from our side without disturbing the neighbor.

6. The vertical screen wall in the right-of-way was too large and needed to be revised or removed.

Response: The Vertical screen has been removed and renderings have been updated as well as the exterior elevations.

7. The applicant should look into the overhead Lower Valley Energy power lines that run through the alley.

Response: Applicant has contacted LVE to consider burying the power lines. It is the applicant's intent to work with the utility to do so.

Upcoming Changes to the applicant's property:

The applicant's property is proposed to be rezoned from DC to DC-2 and to be located within the new Downtown Design Overlay that includes new design guidelines to protect the "western character" of the Town Square area. These LDR updates are scheduled to be adopted by the Council on December 21, 2020. The main difference in the DC-2 zone is that the third story would need to be stepped back 20' with a 40% encroachment instead of 10' with a 60% encroachment.

Because the applicant has applied for DRC approval under the current regulations, the proposed LDR changes are not yet in effect. However, DRC review/approvals do not vest a project, only a sufficient development plan or sufficient building permit submittal can vest a proposed development under the then-current regulations.

Design Guidelines Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.

- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
 - ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:

(please check to indicate that each item has been addressed)

☐

New Submittal

☐

Resubmittal (provide list of all changes & previous elevations)

☐

Narrative: A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).

☐

Elevations: Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☐

Site Plan: A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.

NA

☐

~~**Landscape Plan:** A landscape plan that shows all proposed landscape areas and vegetation.~~

☐

Adjacent Context: Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

☐

Materials: A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible.

☐

OPTIONAL: Conceptual Approval: Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

☐

OPTIONAL: Massing Model: For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: The View Hotel
Physical Address: 105 E Broadway Ave., Jackson, WY 83001
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-012

PROPERTY OWNER.

Name: Foam Capital Phone: 307-690-1500
Mailing Address: PO Box 2633 Jackson, WY ZIP: 83001
E-mail: jeff@kismetrugs.com

APPLICANT/AGENT.

Name: ZCM INC Phone: 605-890-9863
Mailing Address: PO Box 547, Teton Village, WY ZIP: 83025
E-mail: brett.prettyman@zaistcm.com

DESIGNATED PRIMARY CONTACT.

X _____ Property Owner _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
X _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Brett Prettyman
Signature of Property Owner or Authorized Applicant/Agent
Brett Prettyman
Name Printed

10/28/2019
Date
Owners Representative
Title

LETTER OF AUTHORIZATION

Jeff Neishabouri, "Owner" whose address is: _____

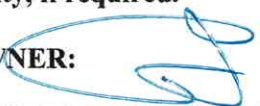
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 105 E Broadway Avenue

(If too lengthy, attach description)

HEREBY AUTHORIZES Brett Prettyman ZCM Inc. 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: owner, manager

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

STATE OF WYOMING)

COUNTY OF TETON)

)SS.

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 25 day of
August, 2020.

WITNESS my hand and official seal.


(Notary Public)

My commission expires:

(Seal)



The View DRC Comment Responses (City of Jackson, Wyoming):

Attention: Tyler Valentine

- Applicant shall address all LDR standards prior to resubmitting for DRC. This includes the items staff addressed in the staff report related to the alley, third floor step-back, etc.

Response: Staff report comments related to the Alley and third floor stepback help break up the mass on that floor.

This package shows the step back and revised concept to address this design requirement.

In this submittal, we have dealt with additional standards that had not fully addressed previously, particularly with respect to the issue of short-term rentals and workforce or other dedicated housing. We have made use of the TOJ calculator and aligned project plans therewith.

- The first floor height and canopy above was too tall at 19 feet. The applicant shall review these elevations and elements so that the design provides a level of human scale consistent with the surrounding area.

Response: The canopy elevation has been revised from 19'-0" to 17'-0" to allow for the human scale not to be overwhelmed as they interact with the facade on Broadway Street. The bottom of the canopy is 15'-0" to engage the human scale; see updated Elevations and renderings.

- Some DRC members liked the metal antler panels, some did not. If the applicant chooses this design, please provide the final materials and bring a material sample to the meeting.

Response: Custom Perforated Metal Panels have been removed from the proposed design. The use of integrally colored cementitious panels in lieu of these perforated panels is shown on the updated renderings and elevations in this submittal.

- The DRC required that the applicant submit a packet that includes a full street section showing the context of the building with the exist development, a visual from the east showing the proposed building in context with the surrounding development, provide floor plans, material samples, and any other items listed in the DRC submittal checklist.

Response: Context Renderings have been created to show our proposed design in the context of Broadway Street.

- The DRC has concerns over the east elevation and considered it ‘stark’. The applicant should consider ways to address this elevation or provide justification for the blank wall whether that be building code requirements, etc.

Response: Applicant has attached context photos of existing facades on the street to show the façade of these existing buildings to compare to our proposed design.

Renderings show new proposed East Elevation utilizing integrally colored CMU block with colored, honed accent block to add visual interest. Due to this wall being east edge of our parcel CMU is allows us to build it from our side without disturbing the neighbor.

Please see attached context images showing adjacent context of Broadway street with building facades using CMU as the primary material.

- The vertical screen wall in the right-of-way was too large and needed to be revised or removed

Response: The Vertical screen has been removed and renderings have been updated as well as the exterior elevations.

- The applicant should look into the overhead Lower Valley Energy power lines that run through the alley. Do these impact the building design in any way.

Response: Applicant has contacted LVE to consider burying the power lines. It is the applicant’s intent to work with the utility to do so.

EXAMPLES OF EXISTING CONTEXT PHOTOS USING CMU MATERIAL ON BROADWAY STREET





LDR Checklist

E. PROPOSED DEVELOPMENT PROGRAM

I. Development Summary/Dimensional Limitations

The View – Jackson Wyoming - Dimensional Limitations			
Zoning: 2.210. DC – Downtown Core	Updated: 10.21.2020		
Requirements	Required	Proposed	Comply/Not Comply
Building Setbacks (Sec. 9.4.8)			
Street	0' - 5'	13'-6"	Complies
Side	0' - 5'	10'-0"	Complies
Side	0' - 5'	8"-16"	Complies
Rear	0' or 5'	0'	Complies
Landscaping (Sec 5.5.)			
Landscape Surface Ratio	n/a	n/a	will comply
Plant Units	n/a	n/a	will comply
Street Facade (Sec. 9.4.11)			
% of Lot width Primary Street	80% (min)	94%	Complies
% of Lot width Secondary Street	80% (min)	87%	Complies
Building Height (Sec. 9.4.9)			
Height (max) if roof pitch < 5/12	42'	40'-6"	Complies
Stories (max)	3	3	Complies
Building Stepback (Sec. 9.4.12)			
Stepback for any 3rd story street facade or street façade over 30' (min)	10'	10'	Complies
Encroachment in stepback (max % of overall façade width)	60%	59%	Complies
Scale of Development - FAR (max)			
	1.3	1.29	Complies
Retail Space		2,620 SF	
Level 1 – Circulation (Lobby, Elevator, Stairwells)		794 SF	
Level 2 – Short Term Rental		1,636 SF	
Level 2 – Apartments		1712 SF	
Level 2 – Circulation (Hallway)		499 SF	
Level 3 – Short Term Rental		724 SF	
Level 3 - Apartments		1,731 SF	
Level 3 – Circulation (Hallway, Stairwells)		931 SF	
Total Square Footage		10,647 SF	
Pedestrian Frontage¹			
	13'-6"	trees in grates	Complies
Parking Type²			
	flexible	underground	Complies
Exterior Lighting (Sec. 5.3.1)			
Lumens per site (max)	3		Will Comply
All Fixtures	100,000		Will Comply

Unshielded Fixtures	5,500		Will Comply
Light Color	≤3000 Kelvin		Will Comply
Scenic Resource Overlay (SRO) (Sec. 5.3.2)	n/a	n/a	n/a

Allowed Uses			
Residential Use: Attached Single Family Unit (6.1.4.B)			
Permit	B	B	Complies
Individual Unit Max	8,000	4,124	Complies
DU > 500 SF - Parking (min)	1.5/DU	5	Complies
DU < 500 SF - Parking (min)	1.0/DU	2	Complies
Lodging: Short-term Rental Unit (6.1.5.C)			
Permit	B (LO)	B (LO)	Complies
Individual Unit Max	n/a	n/a	Complies
Parking (min)	1.5/DU	3	Complies
Total Parking	10	11 + on-street parking	Complies
2. One on-street parking stall is also available.			

Housing Mitigation Plan

updated 6/11/19

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Retail	0.000431*sف		2009	2	1.730
Utility Facility	0.000246*sف		1176	1	0.289
Parking	0.000246*sف		1500	1	0.369
Existing Workforce Housing Credit					2.388

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Retail	$0.000431 * sf$		2620	1	1.128
Circulation or Nonhabitable Space	exempt		1975	1	0.000
Short-Term Rental Unit	$0.204 * \text{bedrooms}$	4	2360	1	0.817
Apartment (Unrestricted)	$0.000017 * sf + (\text{Exp}(-14.17 + 1.59 * \text{Ln}(sf))) / 2.176$	2	1731		0.000
Short-Term Rental Unit	$0.204 * \text{bedrooms}$				0.000

Affordable Workforce Housing Required: 0.000 units Fee-in-Lieu Amount: \$ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	0.000	0.000	#DIV/0!	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	0.000	0.000	#DIV/0!	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	0.000	0.000	#DIV/0!	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	#DIV/0!	Custom % shall be $<$ 13%
Total	0.000	0.000	Proposed total shall be $\geq$ Required	

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

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable to 80% Median Income	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Affordable to 120% Median Income	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.000	0.000	0.000				

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

The LDRs require that unless impractical, any housing requirement of 1 unit or greater be provided through construction of housing. If impractical, the units may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The instructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is required by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

	Office	Retail	Restaurant Bar
Nexus Study Calculation (Or Subsequent Codified Independent Calculation)			
Construction			
employees per 1,000 sf	1.234	1.234	1.234
sf per room			
Length of Construction Career	30	30	30
employees per 1,000 sf/room	0.041	0.041	0.041
employees per unit	1.774	1.774	1.774
employees who can afford	28.87%	28.87%	28.87%
units per 1,000 sf/room	0.016	0.016	0.016
Post-Construction			
employees per 1,000 sf/room	1.598	1.202	3.911
employees per unit	1.678	1.706	2
Employees who can afford	33.14%	21.30%	19.65%
units per 1,000 sf/room	0.637	0.554	1.571
Fire/EMS			
Fire/EMS employees per 1000 sf	0.00100	0.00100	0.00100
employees per unit	1.797	1.797	1.797
employees who can afford	25.56%	25.56%	25.56%
Fire/EMS units per 1000 sf	0.00042	0.00042	0.00042
Law Enforcement			
Law employees per 1000 sf	0.00301	0.00301	0.00301
employees per unit	1.797	1.797	1.797
employees who can afford	27.09%	27.09%	27.09%
Law units per 1000 sf	0.00122	0.00122	0.00122
Total			
Employees per 1000 sf/room	1.643	1.247	3.956
units per 1,000 sf/room	0.655	0.573	1.589
2018 Policy Decision Upon Adoption			
Town			
Town Yearround mitigation "rate"	55%	55%	55%
Town Reduction factor	0.75	0.75	0.75
Town Required units per 1,000 sf/room	0.493	0.431	1.197
County			
County Yearround mitigation "rate"	48%	48%	48%
County Reduction factor	0.66	0.66	0.66
County Required units per 1,000 sf/room	0.431	0.377	1.045
	3,286	6,334	6,334
	5.399390674	14.49709566	14.49709566
		1768	1768

Mini Storage	Industrial	Institutional	Lodging	Residential
0.514	0.514	0.927	1.234	1.234
30	30	30	900	30
0.017	0.017	0.031	0.037	0.041
1.774	1.774	1.774	1.774	1.774
28.87%	28.87%	28.87%	28.87%	28.87%
0.007	0.007	0.012	0.015	0.016
0.02	0.71	1.598	0.487	
1.652	1.652	1.678	2	1.713
26.08%	26.08%	28.18%	22.87%	21.26%
0.009	0.318	0.684	0.188	2.176
0.00100	0.00100	0.00100	0.00100	0.00033
1.797	1.797	1.797	1.797	1.797
25.56%	25.56%	25.56%	25.56%	25.56%
0.00042	0.00042	0.00042	0.00042	0.00014
0.00301	0.00301	0.00301	0.00301	0.00107
1.797	1.797	1.797	1.797	1.797
27.09%	27.09%	27.09%	27.09%	27.09%
0.00122	0.00122	0.00122	0.00122	0.00043
0.041	0.731	1.633	0.528	0.043
0.017	0.326	0.698	0.204	0.017
55%	55%	55%	73%	73%
0.75	0.75	0.75	1.00	1.00
0.013	0.246	0.526	0.204	0.017
48%	48%	48%	73%	73%
0.66	0.66	0.66	1.00	1.00
0.011	0.214	0.459	0.204	0.017
6,609	0			
10.7919458				

HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2012-2016 American Community Survey 5-Year Estimates

Teton County, Wyoming

HMI ~ \$75,000

	Estimate		
Total:	8,576		
Less than \$10,000	196		
\$10,000 to \$14,999	171		
\$15,000 to \$19,999	191		
\$20,000 to \$24,999	561		
\$25,000 to \$29,999	208		
\$30,000 to \$34,999	203		
\$35,000 to \$39,999	340		
\$35,000 - \$37,499	170	20%	25%
\$37,500 - \$39,999	170		
\$40,000 to \$44,999	451		
\$45,000 to \$49,999	197		
\$50,000 to \$59,999	510	15%	19%
\$60,000 to \$74,999	1,231		
\$75,000 to \$99,999	1,226		
\$100,000 to \$124,999	862		
\$100,000 - \$104,999	172.4		
\$105,000 - \$109,999	172.4		
\$110,000 - \$114,999	172.4	35%	43%
\$115,000 - \$119,999	172.4		
\$120,000 - \$124,999	172.4		
\$125,000 to \$149,999	573	11%	13%
\$150,000 to \$199,999	386	19%	
\$200,000 or more	1,270		
Median = \$75,594			

B08202: HOUSEHOLD SIZE BY NUMBER OF WORKERS IN HOUSEHOLD - Universe: Households

2012-2016 American Community Survey 5-Year Estimates

Teton County, Wyoming

	Estimate			
Total:	8,576			
No workers	1,700			
1 worker	2,935			
2 workers	3,238			
3 or more workers	703			
1-person household:	2,573			
No workers	935			
1 worker	1,638			
2-person household:	3,203			
No workers	639			
1 worker	771			
2 workers	1,793			
			Assumed E Allocation	
		1 Bedroom	1.426702	0.428571
		2 Bedroom	1.994506	0.428571

3-person household:	1,413	3 Bedroom	2.092428	0.142857
No workers	0			
1 worker	251			1.76515
2 workers	759			
3 workers	403			
4-or-more-person household:	1,387			
No workers	126			
1 worker	275			
2 workers	686			
3 or more workers	300			

Cost per Livable sf (based on most recent projects currently being developed, see equation)

\$ 563

Most Recent Housing Departement developments (source: Housing Department)

	Land	Construction	Gross sf	Livable sf	Units	Gross/Unit	Livable/Unit	Gross/Livable	Land/Gross	Construct/Gross	Total/Gross	
174 N. King St.	\$ 2,000,000	\$ 14,000,000	31,531	21,286	30	1,051	710	1.48	\$ 60	\$ 419	\$ 478	Land was purchased in 2010, \$2,000,000 is the estmated value in 2018 based on comps, gross sf for land cost per gross sf inclu
Redmond Street #	\$ 3,645,000	\$ 9,255,000	35,078	18,645	26	1,349	717	1.88	\$ 104	\$ 264	\$ 368	Land was purchased in 2014 for \$3,645,000, estimated value to day is about \$4.5M.
Grove Phase 2		\$ 9,549,163	42,141	33,252	24	1,756	1,386	1.27	\$	\$ 227	\$ 227	
						1,359	915	1.49	\$ 82	\$ 296	\$ 379	

Median Income (based on most recent HUD Family Median Income applied to housing department in-take data based on Rules and Regulations occupancy requirements)

	1 bed	2 bed	3 bed
50%	\$ 36,800.69	\$ 46,337.56	\$ 50,270.60
80%	\$ 58,881.11	\$ 74,140.10	\$ 80,432.96
120%	\$ 88,321.67	\$ 111,210.15	\$ 120,649.45
200%	\$ 147,202.78	\$ 185,350.25	\$ 201,082.41

Median Income by Persons in Household (HUD)

1	\$ 68,950
2	\$ 78,800
3	\$ 88,650
4	\$ 98,500
5	\$ 106,380
6	\$ 114,260
7	\$ 122,140

Occupancy standards in Rules and Regulations

Bedrooms	Heads	Dependents
	1 or 2	0 or 1
	2 or 2	1+
	3 or 2	2+

Housing Department Applications as of

4/3/2018

Heads	Dependants	0	1	2	3	4	5
1		190	34	6	4	0	0
2		91	45	51	18	1	3

Average Livable Size (set by policy in LDRs, recent Housing Department developments at right for reference)

1 bed	2 bed	3 bed
650	900	1150

Unit sizes in most recent Housing Department developments (source: Housing Department)

	Studio	1 Bed	2 bed	3 bed
174 N. King St	395	790	950	
Redmond Street	495	588	1081	
Grove Phase 1	535	705	928	
Grove Phase 2			1179	1592

designed as market units

designed as market units

Max Rental Rate (based on Rules and Regulations that rent shall be based on low end of range spending 30% of income on rent, including utilities)

	1 bed	2 bed	3 bed
50%	\$ 4,124.13	\$ 5,840.76	\$ 6,548.71
80%	\$ 8,540.21	\$ 11,401.27	\$ 12,581.18
120%	\$ 15,164.33	\$ 19,742.03	\$ 21,629.89
200%	\$ 23,996.50	\$ 30,863.04	\$ 33,694.83

Annual Utilities/HOA (estimate from Housing Department)

\$ 2,500

Cap Rate (set by policy in LDRs based on reasonable industry standard)

8%

Maximum Sales Price (based on Rules and Regulations that sales price shall be based on the middle of the range and use the mortgage terms at right)

	1 bed	2 bed	3 bed
50%	\$ 71,072.13	\$ 89,490.40	\$ 97,086.17
80%	\$ 153,989.61	\$ 193,895.88	\$ 210,353.37
120%	\$ 236,907.09	\$ 298,301.35	\$ 323,620.58
200%	\$ 379,051.34	\$ 477,282.16	\$ 517,792.92

22%	percent of income toward mortgage payment
5%	percent down
30	mortgage term
6%	20-year average interest rate

Fee In-Lieu (based on 6.3.4.B.1.a-b that the lower income ranges must be rental and assuming the higher ranges will be sold)

	1 bed	2 bed	3 bed
50%	\$ 314,338.83	\$ 433,607.95	\$ 565,485.68
80%	\$ 259,137.79	\$ 364,101.61	\$ 490,079.78
120%	\$ 128,983.31	\$ 208,316.12	\$ 323,723.96
200%	\$ -	\$ 29,335.31	\$ 129,551.62

1 bed, < 50% Me	\$ 314,338.83
2 bed, < 50% Me	\$ 433,607.95
3 bed, < 50% Me	\$ 565,485.68
1 bed, < 80% Me	\$ 259,137.79
2 bed, < 80% Me	\$ 364,101.61
3 bed, < 80% Me	\$ 490,079.78
1 bed, < 120% M	\$ 128,983.31
2 bed, < 120% M	\$ 208,316.12
3 bed, < 120% M	\$ 323,723.96
1 bed, Workforc	\$ -
2 bed, Workforc	\$ 29,335.31
3 bed, Workforc	\$ 129,551.62



THE VIEW - PROJECTIONS NOT OVER RIGHT OF WAY



THE VIEW - PROJECTIONS NOT OVER RIGHT OF WAY



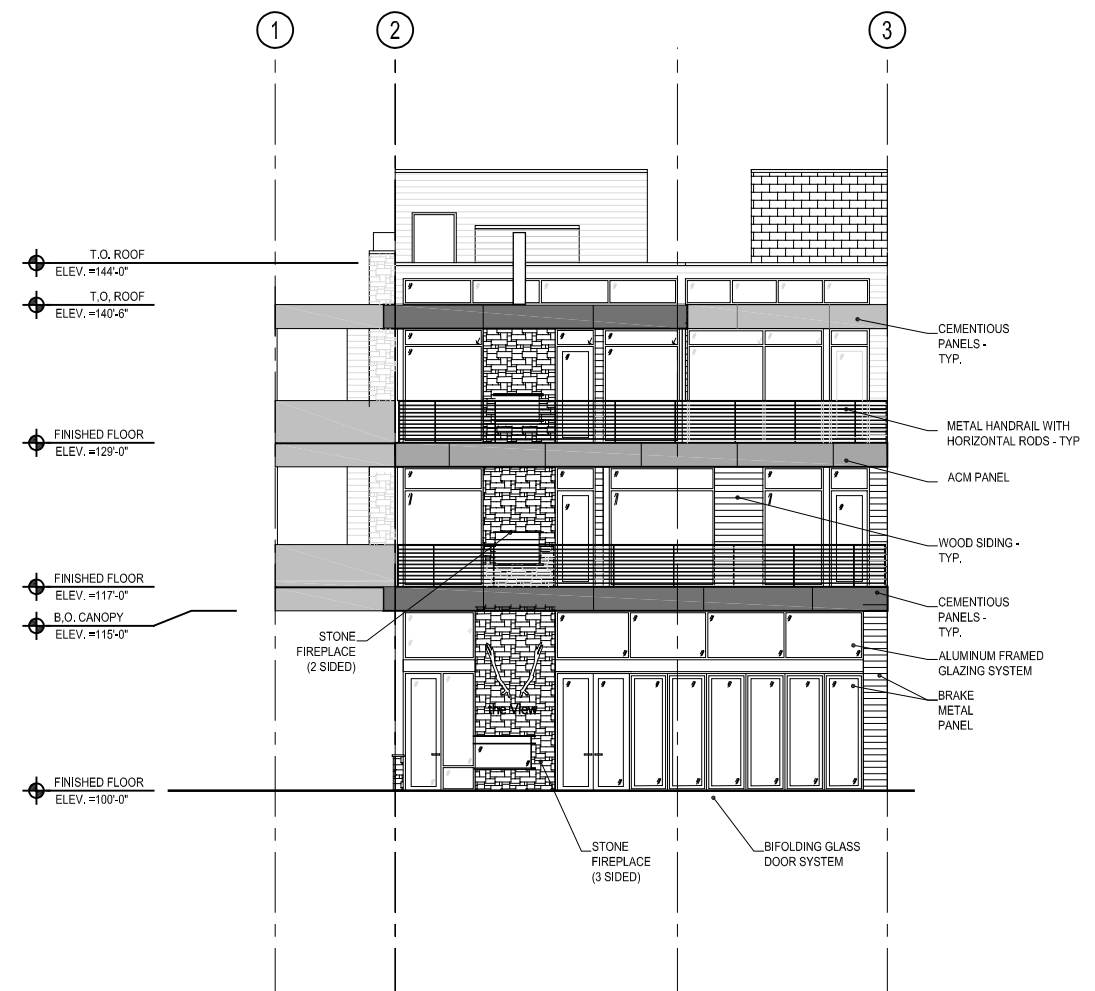
THE VIEW - PROJECTIONS NOT OVER RIGHT OF WAY



THE VIEW - PROJECTIONS NOT OVER RIGHT OF WAY

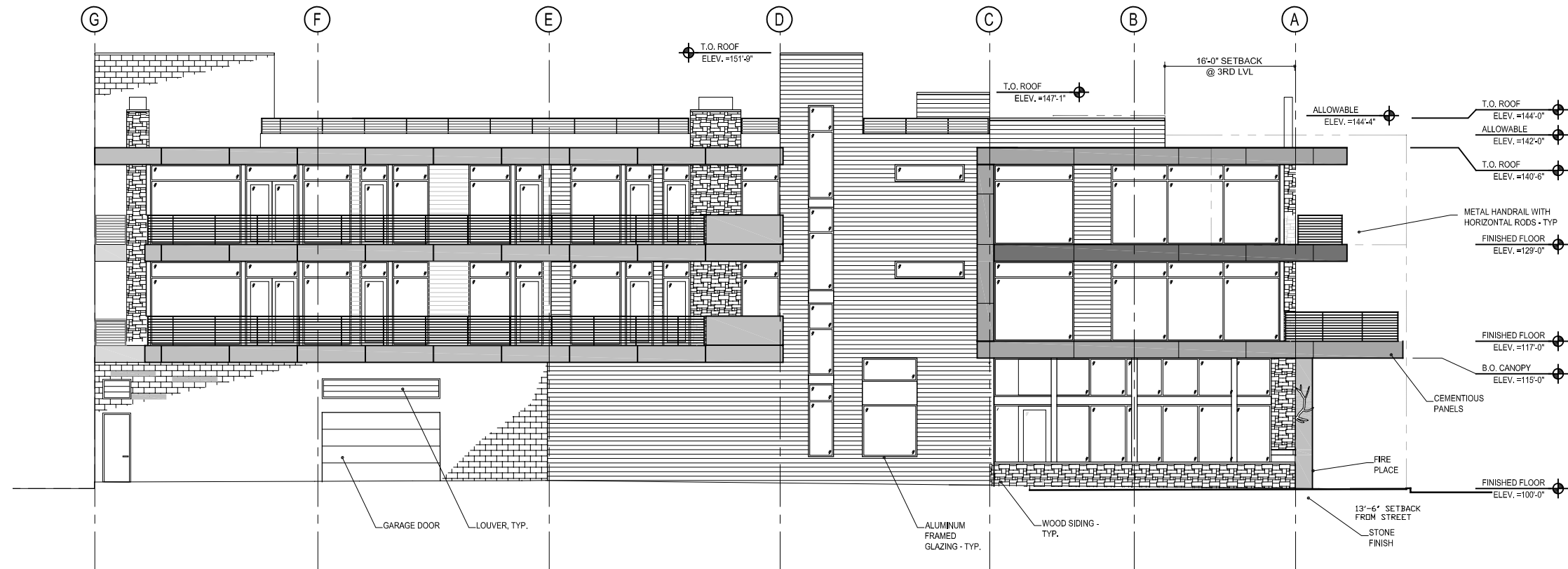


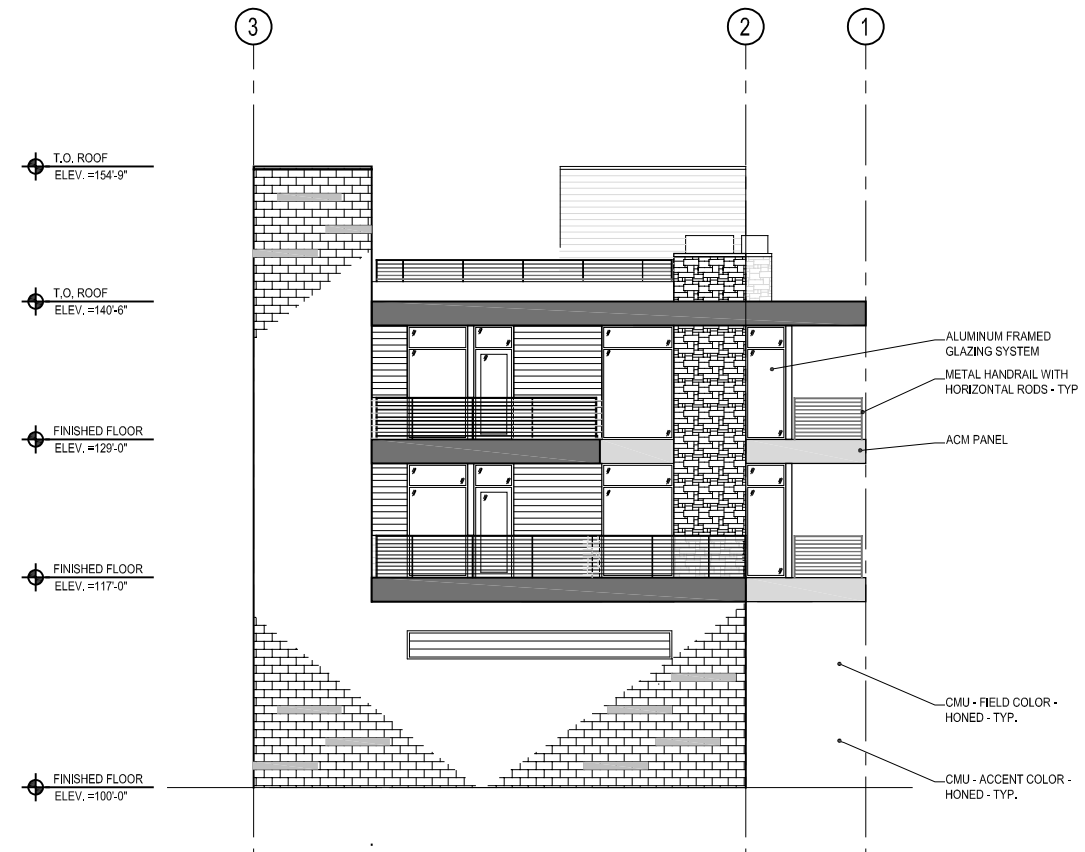




A3 BUILDING ELEVATION

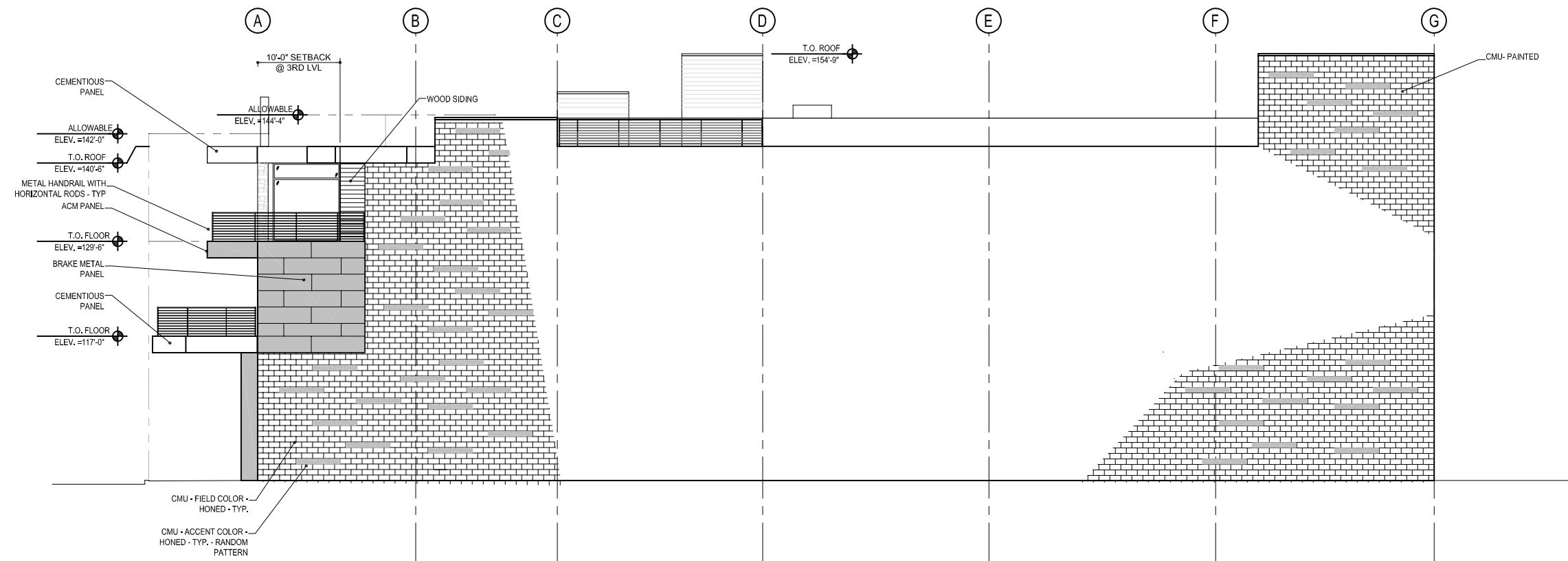
SCALE: 1/8"=1'-0"

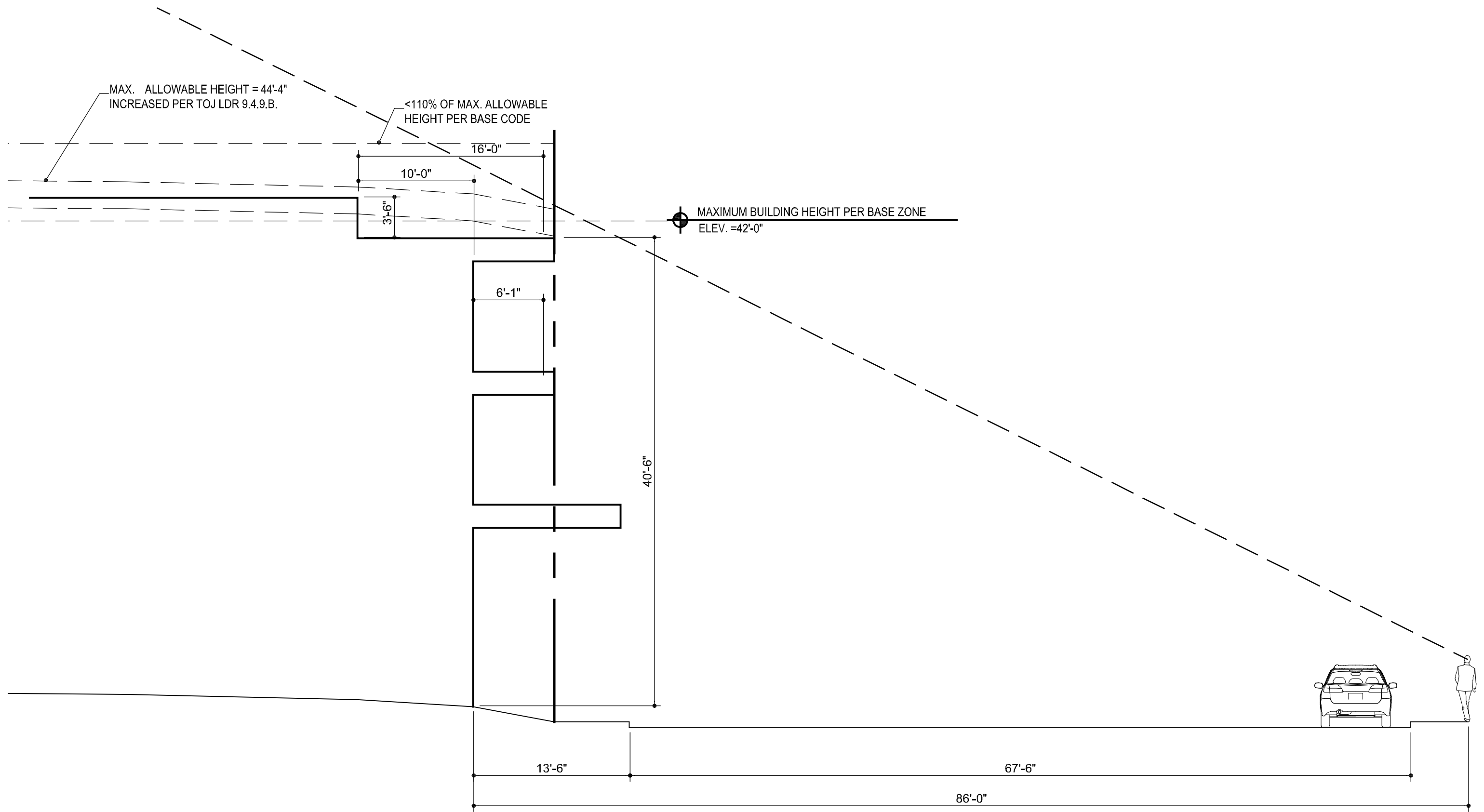


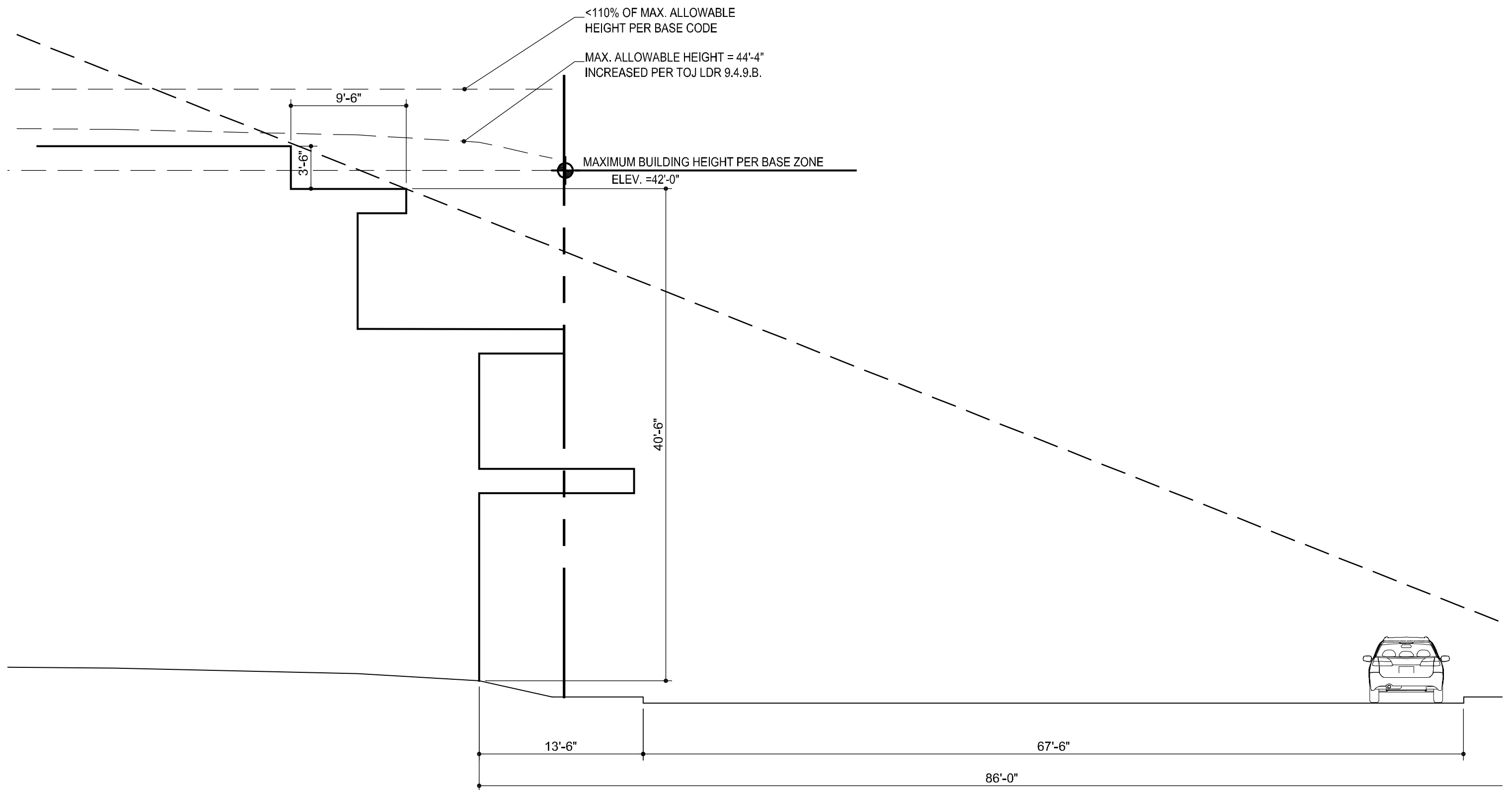


C3 BUILDING ELEVATION

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









CULTURED STONE - BLACK MOUNTAIN



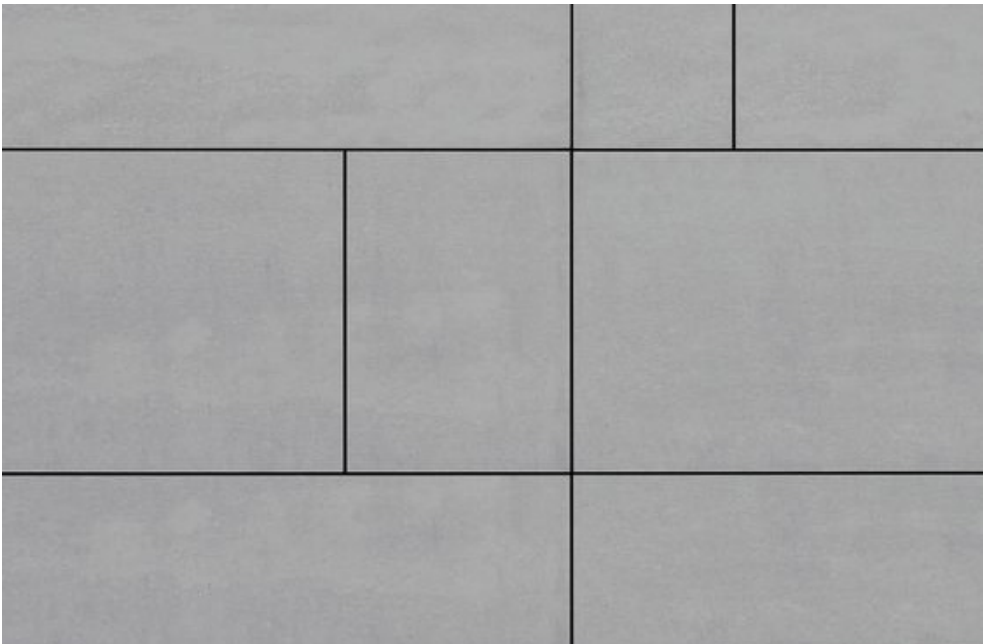
METAL HANDRIAL WITH 1/2" ROD RAILING



STOREFRONT - BLACK ANODIZED



ACM METAL PANEL - DARK GREY



CEMENTIOUS PANELS
- JOINT PATTERNS

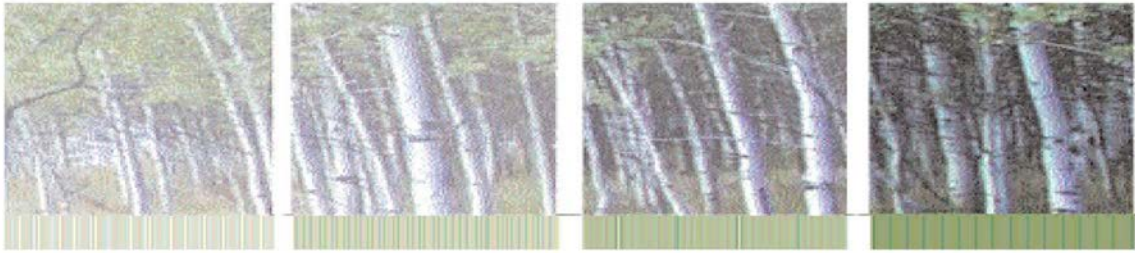


NATURAL WOOD SIDING - CLEAR
HORIZONTAL ORIENTATION

*COLOR AND SPECIES MAY VARY



CMU - INTEGRALLY COLORED WITH HONED
ACCENT BLOCK
- COLOR TO BE SELECTED BY ARCHITECT



Town of Jackson Design Guidelines Checklist

Meeting Date: November 12, 2020

Item Number: P20-186

Applicant: Rinati Design Group, LLC - Angelina Talamantes

Address: 525 W. Broadway Avenue

Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary:

This item was continued from the last DRC meeting held on October 14, 2020. The applicant was advised to address the following items:

1. The DRC requests material samples for the Knotwood. The DRC also requested a better representation of the final 'blade' color which was stated by the applicant as not being an apple-red but more of a brownish-red.

Response: Material samples have been provided and are located in the Council Chamber room at Town Hall. In addition, the 'blade' color has changed from red to gray.

2. The applicant needs to work with planning staff on signage to ensure that the project is meeting the LDR sign guidelines.

Response: Since the 'blade' is no longer red, planning does not consider the 'blade' part of signage. With this most recent submittal the signage has been removed and will be submitted separately. Planning is confident that signage will not be an issue being that the 'blade' color has changed to gray.

3. The new upper façade needs to work better with the existing lower materials.

Response: Now that material samples have been provided to accurately depict the exterior changes, the applicant believes the concerns over matching the existing stone with the new materials will be resolved.

4. The applicant needs to simplify the palette.

Response: The color palette has been reduced with the removal of the red 'blade'.

The applicant, on behalf of Wendy's, is seeking to make exterior improvements to their existing building located at 525 W. Broadway Avenue. The scope of work includes removal of the upper façade wood panels and brown trim which wraps around the entire building and replace it with a light oak colored Knotwood product with a silver metallic steel cap. Above the existing pedestrian entrance on the east elevation, the upper trim would be a gray Knotwood product to direct customers to the entryway. The exterior stone, building footprint and site (i.e. parking, circulation, landscaping, etc.) will remain unchanged. In addition, a new vertical gray 'blade' element will be incorporated into the southern façade which will extend approximately 36" above the existing single-story building. Furthermore, the applicant plans to remove and replace all signage. The applicant is aware that signage is not approved as part of the DRC review but rather through a separate sign permit.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.

- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.



B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
 - ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



November 4, 2020

Town of Jackson
150 E. Pearl Avenue
Jackson, WY 83001
(307)733-3932

Re: Wendy's 525 W. Broadway Jackson, WY

To whom it may concern,

The flowing information is in response to the Design Review Committee comments received on October 16, 2020.

1. The DRC requests material samples for the Knotwood. The DRC also requested a better representation of the final 'blade' color which was stated by the applicant as not being an apple-red but more of a brownish-red.

Response: Material samples have been mailed directly to the city via FedEx for review. The Wendy's "Bright Red" has been replaced with an alternate color, "Gray Primer" Interpon color. The utilization of the "Bright Red" color will no longer be used.

2. The applicant needs to work with planning staff on signage to ensure that the project is meeting the LDR sign guidelines.

Response: Sign vendor will be pulling separate sign permit. Sign vendor will be working with staff and follow LDR sign guidelines.

3. The new upper façade needs to work better with the existing lower materials.

Response: Material samples have been mailed directly to the city via FedEx for review. Actual samples will convey a correct representation of the color of exterior for cohesiveness with the existing stone.

4. The applicant needs to simplify the palette.

Response: Color palette has been reduced to fewer colors. Material samples have been mailed directly to the city via FedEx for review. Actual samples will convey a correct representation of the color of exterior for cohesiveness with the surrounding buildings throughout the town.

Thank you,

Isaac Talamantes
Rinati Design Group, LLC

Project: Wendy's 525 W. Broadway

Narrative: The proposed scope of work will be conducted at Existing Wendy's located at 525 W. Broadway.

The scope of work will be exterior finishes only. The proposed new exterior finishes have been selected to keep a cohesive look to match the existing surrounding buildings throughout the town of Jackson.

The new exterior finish will be constructed utilizing the existing wood framing of the storefront of the building.

The gray section at the storefront will extend approximately 36" above the existing building height.

The Knotwood light oak finish is to bring a natural element look for cohesiveness with the existing irregular stone which will remain as is. The exterior wood panels will be removed and replaced with Knotwood light oak product.

The footprint of the building will remain. No site work will be conducted as part of scope. All parking stalls will remain as is.

The demolition will only consist of removing the existing exterior wood panels, existing mansard, parapet trim, and signage.

The signage will be permitted under a separate sign permit and is not shown on the exterior elevation.





EXISTING EXTERIOR FINISHES AT WENDY'S 525 W. BROADWAY

PROJECT TYPE: 3076
REFRESH

[illegible]

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

This architectural elevation drawing illustrates the proposed materials and window details for a building facade. The facade is divided into several sections. The upper portion features horizontal wood siding, with labels M-4 and KW-1 indicating material specifications. The lower portion is clad in stone, with labels M-1 and KW-1 indicating material specifications. A central section contains a window with a dark bronze break metal frame, labeled M-1. To the right, a series of windows are shown, with labels M-1 and KW-1 indicating material specifications. A legend on the right side of the drawing identifies the materials: KW-1 (wood siding), KW-2 (stone), M-1 (break metal dark bronze), M-4 (wood siding), and STONE (existing flagstone). A note (E) STOREFRONT AND GLAZING is also present.

Architectural elevation drawing of the right side of a building. The drawing shows a long, low structure with a flat roof. The facade is composed of several materials: a central section with a stone wall and four windows, and two side sections with horizontal wood siding. The roof is labeled 'M-4'. The stone wall is labeled 'STONE EXISTING FLAGSTONE'. The windows are labeled '(E) STOREFRONT AND GLAZING'. The wood siding is labeled 'KW-1'. The roofline is labeled 'KW-2 BLADE'. The drawing is titled '03 RIGHT SIDE ELEVATION'.

The architectural drawings show the proposed building facade. The side elevation (left) features a main section with horizontal wood siding (KW-1) and a stone base (STONE). A dark door (M-4) is centered, flanked by stone pillars. A small window (KW-2) is on the left. The roofline is marked with M-4. The storefront elevation (right) shows a series of windows (KW-2) with dark metal frames (M-1) and a stone base (STONE). The roofline is marked with M-4. The drawings are labeled with material and finish codes: KW-1 (Wood Siding), KW-2 (Window), M-1 (Break Metal Dark Bronze), M-4 (Door), and STONE (Existing Flagstone).

01 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT TYPE: 3076
REFRESH

Wendy's®
525 W. BROADWAY
JACKSON, WY, 83001

SHEET NAME
EXTERIOR ELEVATIONS

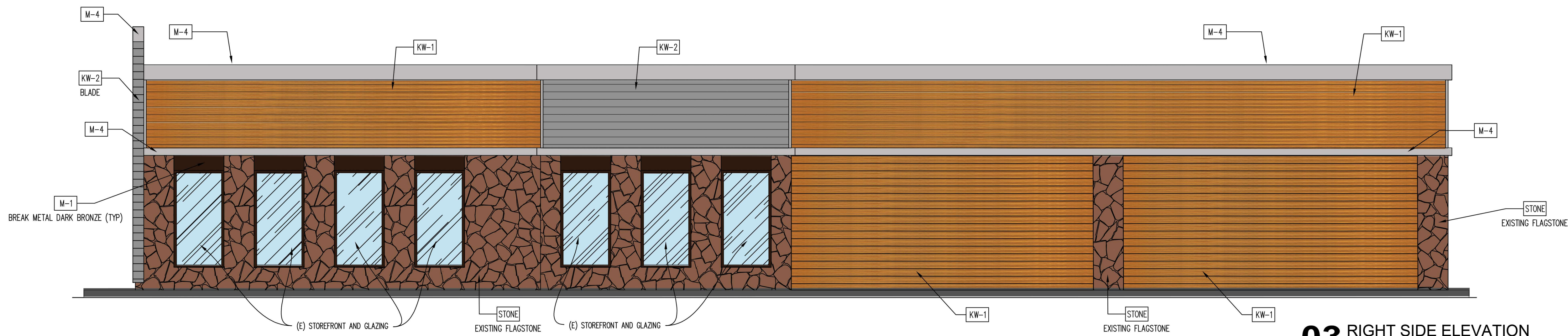
SHEET NUMBER

A2.1

This architectural elevation drawing illustrates the proposed materials and window details for a building facade. The facade is divided into two main horizontal sections: an upper section with horizontal wood siding and a lower section with a stone veneer. The upper section is labeled with 'M-4' and 'KW-1'. The lower section is labeled with 'M-1' and 'STONE'. The stone veneer is identified as 'EXISTING FLAGSTONE'. The lower section features a series of windows, with the first window on the left labeled 'M-1' and 'STONE'. The remaining windows are labeled '(E) STOREFRONT AND GLAZING'. The roofline is indicated by a dashed line. A legend on the right side of the drawing identifies the materials: 'M-4' for wood siding, 'KW-1' for wood siding, 'M-1' for stone veneer, and 'STONE' for existing flagstone. The drawing also includes a section cut symbol '1-1' on the right side.

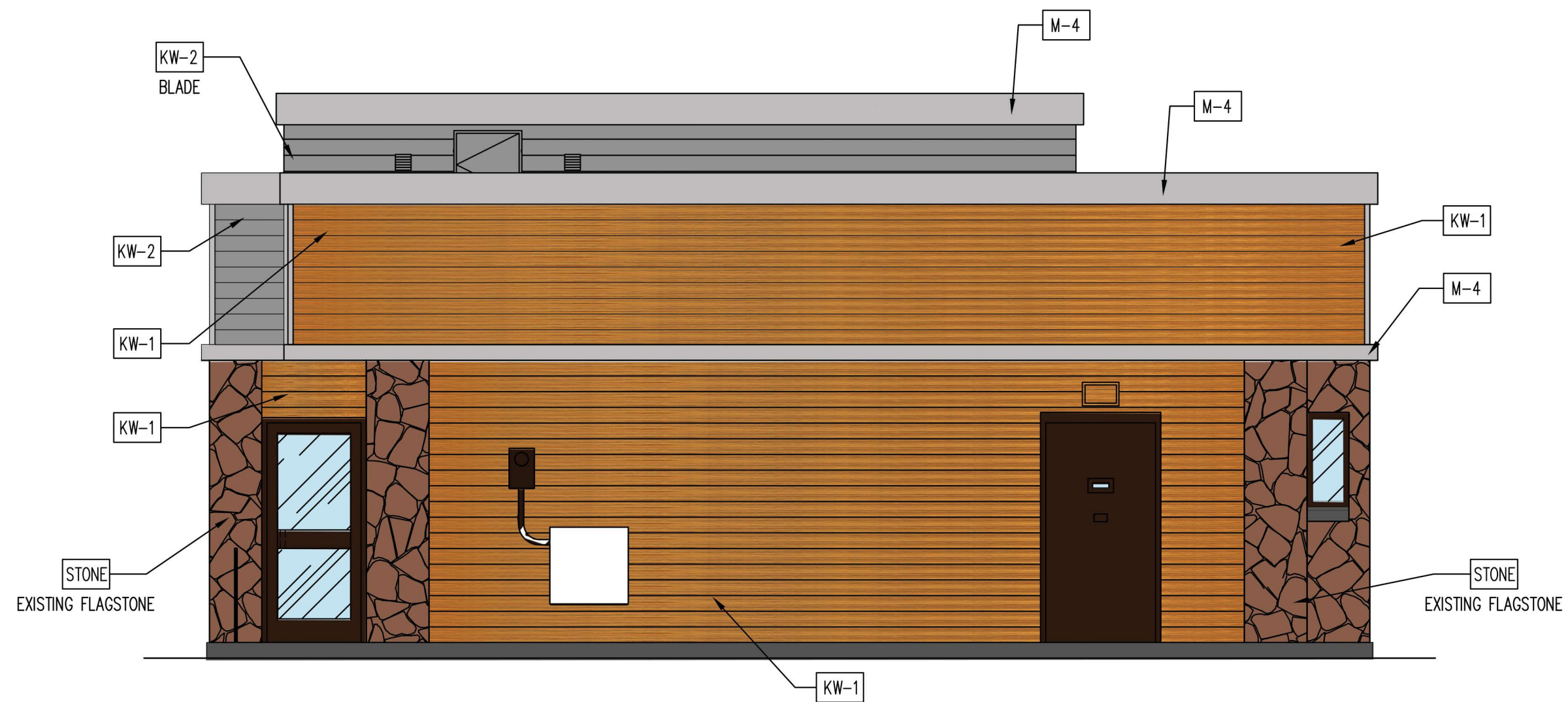
04 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



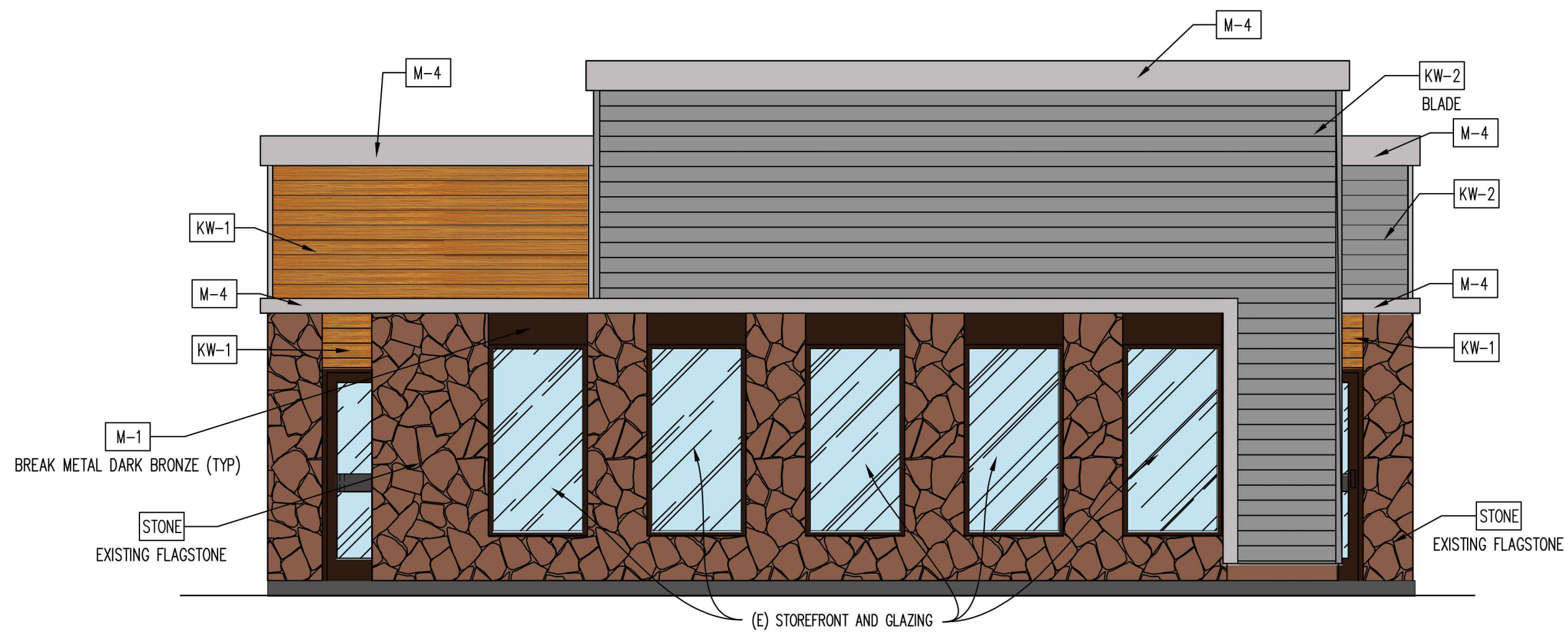
03 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



02 REAR ELEVATION

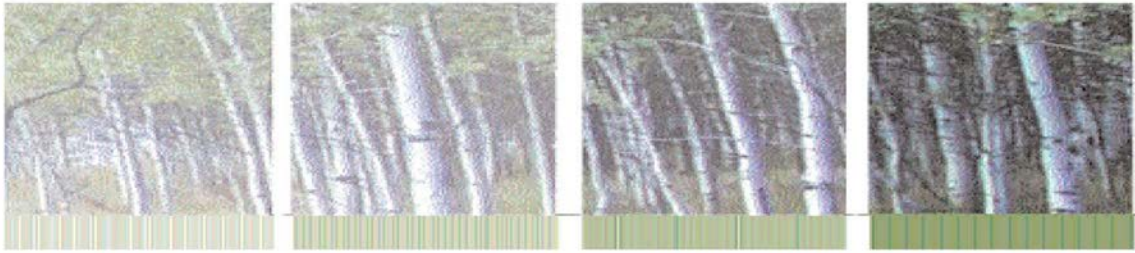
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

11/14/2020, 5:50 PM, C:\Users\angel\Desktop\03_A2 EXTERIOR ELEVATIONS Jackson, WY.dwg, \$(GETVAR,??)



Town of Jackson Design Guidelines Checklist

Meeting Date: November 12, 2020

Item Number: P20-226

Applicant: Zack Zartak for Target

Address: 510 S. Highway 89

Recommendations: Conceptual Review -- recommendations

Project Summary: The applicant is requesting conceptual review of proposed exterior changes to the former K-Mart building, as well as review of some site plan and truck circulation changes. The primary proposed changes to the 70,000sf building include the following:

- Removal of the porte cochere;
- Removal of the two clock tower features on the NW and SW angled corners (adding landscaping in same area);
- Adding extensive windows on both the NW and SW angled corners;
- Adding new materials to the west façade (main facade), including new dark brown wood siding and natural stone near the entrance; and
- Modified covered walkway (shorter than current one).

In addition, the applicant is proposing to add a drive-up/pick-up service and possibly modify some of the landscape islands to better circulate large delivery trucks through the site.

The original K-Mart building and entire plaza was approved in 1991 as a Conditional Use Permit. That CUP included 21 conditions of approval that are still valid and applicable. Relevant to the DRC's review are the following conditions (summarized)

- Condition #18 (all buildings in the plaza must be "architecturally compatible");
- Condition #21 (K-Mart building cannot be rectangular or square);
- Condition #15 (height of freestanding sign is 8 feet. Also, as a clarification, the K-Mart building get a total of 150 sf of overall signage that includes any sign area on the monument sign);
- Condition #16 (wood signs required and not internally lit);
- Condition #20 (allows sign on K-Mart on west elevation only);

The condition that requires “architectural consistency” between all the buildings in the plaza is the most critical for the DRC to consider. The key is to find an appropriate way to “update” the building while making sure that it still blends well with the existing character of the buildings in the plaza.

The applicant is asking for conceptual review only at this point and so is looking for the DRC’s recommendations to improve the concepts presented. The applicant will return to the DRC for final approval based on the DRC’s direction.

Design Guidelines Vision Statement:

“The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership.”

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings’ function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.



B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.
- 3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths
 - ☐ Project should generally be built to the property lines at the sides and along the street frontage.
 - ☐ There should be no voids in the street wall except for the circumstances described below.
 - ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
 - ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
 - ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Target
Physical Address: 510 US 89, Jackson, WY
Lot, Subdivision: Map No. 00673 Lot 1 PIDN: 22-41-16-32-4-10-001

PROPERTY OWNER.

Name: Jackson Shopping Village LLLP - Judd Abrams, Esq. Phone: (818) 880-1800
Mailing Address: 26135 Mureau Road, Suite 200, Calabasas, CA ZIP: 91302
E-mail: jabrams@mallc.com

APPLICANT/AGENT.

Name: Zack Kartak Phone: (612) 761-1664
Mailing Address: 1000 Nicollet Mall, TPN-12H, Minneapolis, MN ZIP: 55403
E-mail: zack.kartak@target.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

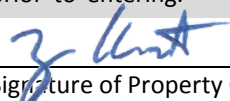
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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



Signature of Property Owner or Authorized Applicant/Agent
Zack Kartak

Name Printed

11/03/2020

Date
Sr. Development Mgr.

Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:

(please check to indicate that each item has been addressed)

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
-
- | | |
|-------------------------------------|--|
| ☒ | <u>Narrative</u> : A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials). |
| ☒ | <u>Elevations</u> : Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Site Plan</u> : A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities. |
| ☐ | <u>Landscape Plan</u> : A landscape plan that shows all proposed landscape areas and vegetation. |
| ☒ | <u>Adjacent Context</u> : Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). |
| ☒ | <u>Materials</u> : A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible. |
| ☒ | <u>OPTIONAL: Conceptual Approval</u> : Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project. |
| ☐ | <u>OPTIONAL: Massing Model</u> : For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent |

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.

LETTER OF AUTHORIZATION

Jackson Shopping Village LLLP, "Owner" whose address is: _____

26135 Mureau Road Suite 200 Calabasas, CA 91302

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jackson Shopping Village LLLP, as the owner of property

more specifically legally described as: 500-530 So. US Hwy. 89 Jackson, WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES Target Corporation

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:

Jackson Shopping Village LLLP

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *GENERAL PARTNER*

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

STATE OF *California*

)

)SS.

COUNTY OF *Los Angeles*

)

The foregoing instrument was acknowledged before me by *JUDD ABRAMS* this *2* day of *November*, 2020.

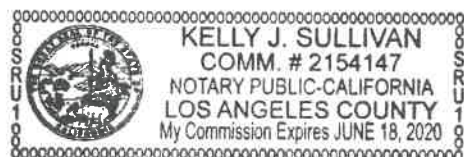
WITNESS my hand and official seal.

Kelly J. Sullivan

(Seal)

(Notary Public)

My commission expires: *June 18, 2020*



The notary commission extended pursuant to executive order N-63-20.

**EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA**

EXECUTIVE ORDER N-63-20

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS the COVID-19 pandemic, as well as physical distancing and other public health measures undertaken in response to it, have affected governmental agencies, workers, private businesses, and California residents, with associated impacts on adherence to certain statutory and regulatory deadlines, as well as to workers' efforts to vindicate their labor and employment rights; and

WHEREAS the COVID-19 pandemic, as well as physical distancing and other public health measures undertaken in response to it, have also had widespread impacts on state and local governments' ability to perform certain functions via in-person interactions, and such functions should be performed via other means to the extent consistent with public safety and other critical public interests; and

WHEREAS under the provisions of Government Code section 8571, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay appropriate actions to prevent and mitigate the effects of the COVID-19 pandemic.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes of the State of California, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately:

IT IS HEREBY ORDERED THAT:

- 1) The time in which to complete the evaluation required under Education Code section 17311(b)(3) (concerning Public School Project Inspectors) is extended to September 1, 2020, as to any inspector who has previously passed an initial evaluation under that subdivision and whose reevaluation would otherwise be due on or before May 6, 2020.
- 2) Notwithstanding the three-year period set forth in Government Code section 4459.8(a), any certification under Government Code section 4459.5 (concerning Certified Access Specialists) that would otherwise have expired between March 19, 2020 and May 31, 2020 is extended for 60 days from the date of this Order. Such certifications may be subject to further renewal as otherwise provided by law.

- 3) The timeframes set forth in Health and Safety Code sections 13144.2, and 13144.3, are suspended for 60 days. As a result, the deadline for submitting applications under Health and Safety Code section 13144.2 is extended to June 30, 2020, and current listings under Health and Safety Code section 13144.3 are extended to August 29, 2020. No penalty shall be imposed for failure to pay a renewal fee under Health and Safety Code section 13144.2, if that fee is received by June 30, 2020.
- 4) The timeframes set forth in Health and Safety Code sections 13127 and 13128 are suspended for 60 days. As a result, the deadline for renewing registrations under Health and Safety Code section 13127 is extended to June 30, 2020, and current registrations under Health and Safety Code section 13128 are extended to August 29, 2020. No penalty shall be imposed for failure to pay a registration fee under Health and Safety Code section 13127, subdivision (c)(1), if that fee is received by June 30, 2020.
- 5) The timeframes set forth in California Code of Regulations, Title 19, sections 938, 939, and 944 are suspended for 60 days. As a result, both current certifications and the deadlines for renewing those certifications under California Code of Regulations, Title 19, sections 938 and 939 are extended to August 29, 2020. In addition, the deadline for filing a notice of renewal under California Code of Regulations, Title 19, sections 944 is extended to June 30, 2020, and no late fee shall be charged if a notice of renewal is received by that date.
- 6) The term of office specified in Government Code section 8204 is extended for a period of 60 days for any notary public whose commission has expired since March 1, 2020 or whose commission is set to expire over the next 60 days, on the conditions that:
 - a) The notary public shall annotate on each notarial act completed during the extension the following: "The notary commission extended pursuant to Executive Order N-63-20."; and
 - b) The notary public shall maintain a valid surety bond pursuant to Government Code section 8212 during the extension.
- 7) The requirement in Civil Code section 1185(b)(3)(A) that an identification card or driver's license issued by the California Department of Motor Vehicles is current or has been issued within the last 5 years in order to serve as satisfactory evidence of identity for an officer or notary public to acknowledge an instrument is, for a period of 60 days, suspended with respect to any identification card or driver's license issued by the California Department of Motor Vehicles showing an expiration date of March 1, 2020 or later.

- 8) The deadlines specified in the following statutes and regulations shall be extended for a period of 60 days:
- a) Labor Code sections 142.2 and 147, related to reports by the Division of Occupational Safety and Health (Cal/OSHA) and the Occupational Safety & Health Standards Board (OSHSB) on proposed standards or variances;
 - b) Labor Code section 99, related to the Labor Commissioner's filing of claims and liens of employees, and Civil Code section 8414 to the extent it governs the deadlines for filing and recording such claims and liens;
 - c) Labor Code sections 4616(b)(1) and California Code of Regulations, Title 8, sections 9767.2(a) and (b) and 9767.8(d), related to the period in which the administrative director must act upon Medical Provider Network applications or requests for modifications or reapprovals;
 - d) California Code of Regulations, Title 8, section 17304, related to the period in which the Return-To-Work Supplement Program must receive an application for a Return-to-Work Supplement;
 - e) California Code of Regulations, title 8, section 17309, related to filing a Return-to Work Supplement appeal and any reply or responsive papers;
 - f) Labor Code section 123.5 and California Code of Regulations, Title 8, sections 9713, 9714, and 9714.5, related to the period in which Workers' Compensation Administrative Law Judges must file decisions;
 - g) Labor Code 5313, related to the period in which the Workers' Compensation Appeals Board must act on any decision submitted by a Workers' Compensation Administrative Law Judge;
 - h) Government Code section 3505.4(a) and California Code of Regulations, Title 8, section 32802(a)(1), related to the period in which a party must request that the parties' differences be submitted to a factfinding panel under Meyers-Milias-Brown Act post-impasse resolution procedures;
 - i) Government Code section 3548.1, related to the period in which a party must request that the parties' differences be submitted to a factfinding panel under Educational Employment Relations Act post-impasse resolution procedures; and
 - j) Government Code section 3591, related to the period in which a party must request that the parties' differences be submitted to a factfinding panel under Educational Employment Relations Act post-impasse resolution procedures.

- 9) The deadlines specified in or that apply to the following statutes and regulations shall be extended for a period of 60 days to the limited extent that the time to issue a citation or file a complaint, claim, or appeal would otherwise elapse in the 60-day period following this Order:
- a) All Labor Code sections and related regulations setting the time for the Labor Commissioner to issue any citation under the Labor Code, including a civil wage and penalty assessment pursuant to Labor Code section 1741;
 - b) All Labor Code sections and related regulations setting deadlines for any employer or other person to appeal or petition for review of any citation issued by the Labor Commissioner;
 - c) Labor Code sections 98, 98.7, 1700.44, and 2673.1, related to workers' rights to file complaints and initiate proceedings with the Labor Commissioner;
 - d) Labor Code section 6317, related to the issuance of Cal/OSHA citations; and
 - e) Labor Code sections 6319, 6600, 6600.5, 6601, and 6601.5, related to the appeal of citations, notices, or orders of Cal/OSHA.
- 10) Any statute or regulation that requires a public employer to post notice on "employee bulletin boards" is suspended, provided that the public employer provides such notice to its employees through electronic means, such as through electronic mail to its employees, posting on an employer-operated website frequented by its employees, or any other electronic means customarily used by the public employer to communicate with its employees.
- 11) Any statute or regulation that permits a party or witness to participate in a hearing in person, a member of the public to be physically present at the place where a presiding officer conducts a hearing, or a party to object to a presiding officer conducting all or part of a hearing by telephone, television, or other electronic means, is suspended, provided that all of the following requirements are satisfied:
- a) Each participant in the hearing has an opportunity to participate in and to hear the entire proceeding while it is taking place and to observe exhibits;
 - b) A member of the public who is otherwise entitled to observe the hearing may observe the hearing using electronic means; and
 - c) The presiding officer satisfies all requirements of the Americans with Disabilities Act and Unruh Civil Rights Act.
- 12) The timeframe in California Code of Regulations, Title 11, section 1950(c)(1)(C), is extended from 180 days to one year for the purpose of authorizing the Executive Director of the Commission on Peace Officer

Standards and Training (POST) to issue discretionary exemptions to individual law enforcement agencies seeking to temporarily reemploy peace officers who retired or separated in good standing from the requesting agency. The term of any such temporary peace officer reemployment shall expire no later than one year from the date of this Order, unless further extended by Executive Order.

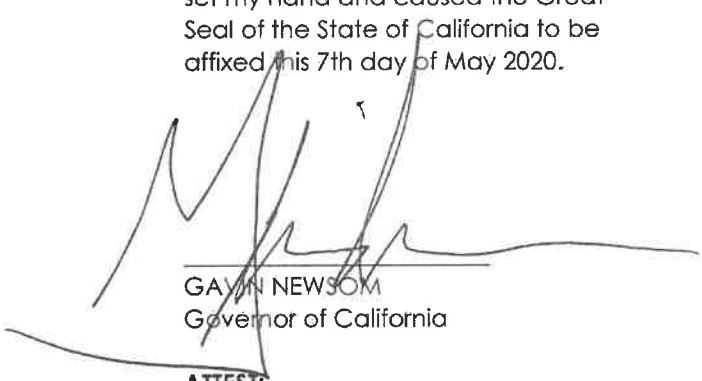
- 13) On a case-by-case basis, POST's Executive Director is authorized to grant individual technical and scheduling waivers or exceptions to address disruptions caused by the COVID-19 pandemic. The Executive Director shall notify the POST Commission of any such waiver or exception and shall rescind the waiver or exception once it is no longer necessary.
- 14) To protect the health, safety, and welfare of students and instructors in Basic Academy training courses, POST temporarily may allow lecture-based Basic Academy instruction to be delivered online in a format POST deems appropriate. For any instruction conducted online, POST shall require that students be closely monitored by instructors to ensure students gain a thorough understanding of the materials. POST shall continue to require in-person instruction for testing and practical skills training. Any prohibitions set forth in POST policies, procedures, or the California Code of Regulations (including but not limited to California Code of Regulations, Title 11, section 1052) that limit the ability to conduct online Basic Academy training for lecture-based courses are temporarily waived.
- 15) Law enforcement agencies are encouraged to adopt telephonic, remote, or other procedures for registration and reporting under the Sex Offender Registration Act that are consistent with State and local public health guidance regarding physical distancing, and to post or publicize such procedures through means calculated to reach any person subject to the Act.
 - a) To the extent that a law enforcement agency institutes telephonic, remote, or other procedures to enable physical distancing, all provisions of the Sex Offender Registration Act (Penal Code sections 290 to 290.024, inclusive) and implementing procedures that require persons subject to the Act to appear in person, and all provisions of the Act and implementing procedures that require such persons to provide a signature, fingerprints, and photograph, are suspended for 60 days.
 - b) To ensure that lack of technology does not prevent any individual from complying with registration and reporting requirements, law enforcement agencies are encouraged to provide alternative means of registration and reporting, including permitting the physical presence of registrants consistent with State and local public health guidance regarding physical distancing.

The requirement to register and all other registration and reporting requirements of the Sex Offender Registration Act remain in place.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 7th day of May 2020.



GAVIN NEWSOM
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

MEMORANDUM

To: Town of Jackson Planning and Building Department

From: Zack Kartak, Target

Date: November 2, 2020

Subject: Preapplication Conference Request - 510 US 89, Jackson, WY

A Preapplication Conference is requested for the proposed façade and tenant improvements of the existing building located at 510 US 89. Please see below for Narrative Project Description and a list of project-specific questions

Narrative Project Description

Existing property conditions (buildings, uses, natural resources, etc):

Existing buildings consist of small retail shops and the major anchor retail tenant building at the east end of the site. The buildings have medium brown wood siding with dark brown trim. Buildings also have partial covered arcade walkways, gable roof elements, and intermittent vertical elements to break up the horizontal parapets.

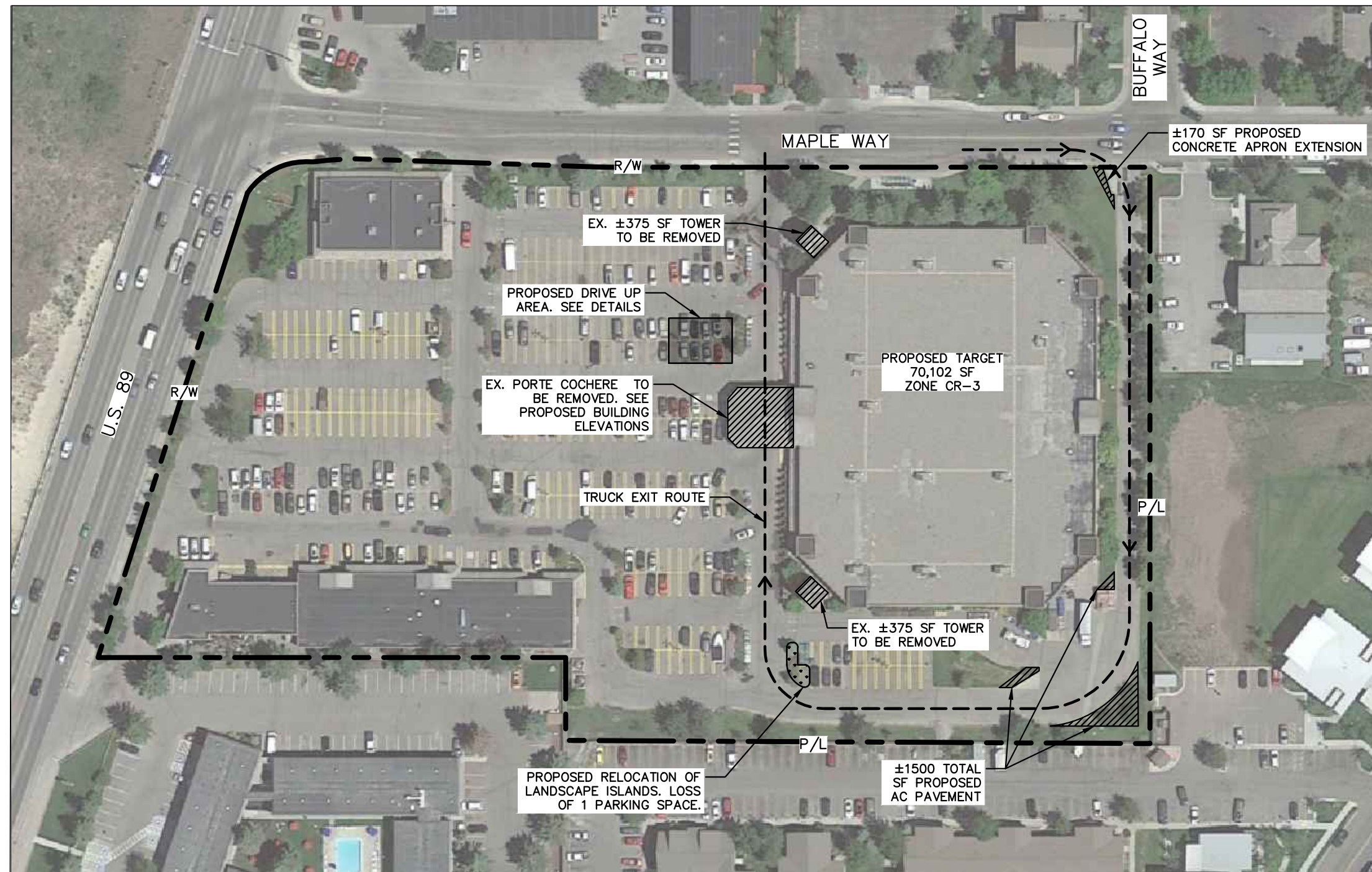
Character and magnitude of proposed physical development or use:

The new retail tenant proposes to update and refresh the character of the major retail tenant building while still relating to the existing outbuildings. The majority of exterior wall material will be replaced with new brown wood siding to complement the existing buildings. The proposed design also includes a covered pedestrian arcade to tie into the other buildings but is constructed in a more modern western timber vocabulary. Corner angled walls currently have no glazing, and tenant proposes to open up the two front angled corners by providing large expanses of glass and modern western timber frames. At the entry, the current dark and heavy porte cochere element is proposed to be removed to open up visibility to the entry. Entry to be clad in natural stone to introduce more natural materials into the center. Corner elements as well as the main entry are proposed to extend beyond the main parapet in order to maintain the vertical breaks in the façade that are currently part of the center. Existing current corner clock tower elements are proposed to be removed and replaced with newly landscaped areas.

Project-Specific Coordination

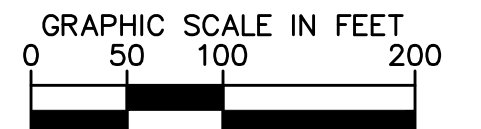
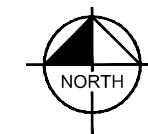
1. **Façade Improvements:** Building elevations are included in the submittal package for review and input by Planning and Design Review Committee.
2. **Drive Up:** A Drive Up service is proposed that will allow customers to shop online and have merchandise delivered to their car. The scope of work consists of converting 12 parking stalls to 8 Drive Up stalls with two (2) walkway aisles for deliveries and one 12' solar powered beacon sign. See striping and signage templates included in this submittal for reference. Town to advise if the proposed use is allowed and what reviews and/or approvals are necessary for the proposed restriping and signage.
3. **Window Signage:** Town Planning to clarify how far back interior signage must be placed to not be considered a Window sign.
4. **Truck Route:** There is currently signage onsite identifying the existing truck movements. An alternate route may be proposed and/or sitework improvements may be required to allow for flexibility in truck sizes. Target and its consultants would like to work with the Town in identifying the proposed truck route and potential changes to parking and landscaping.

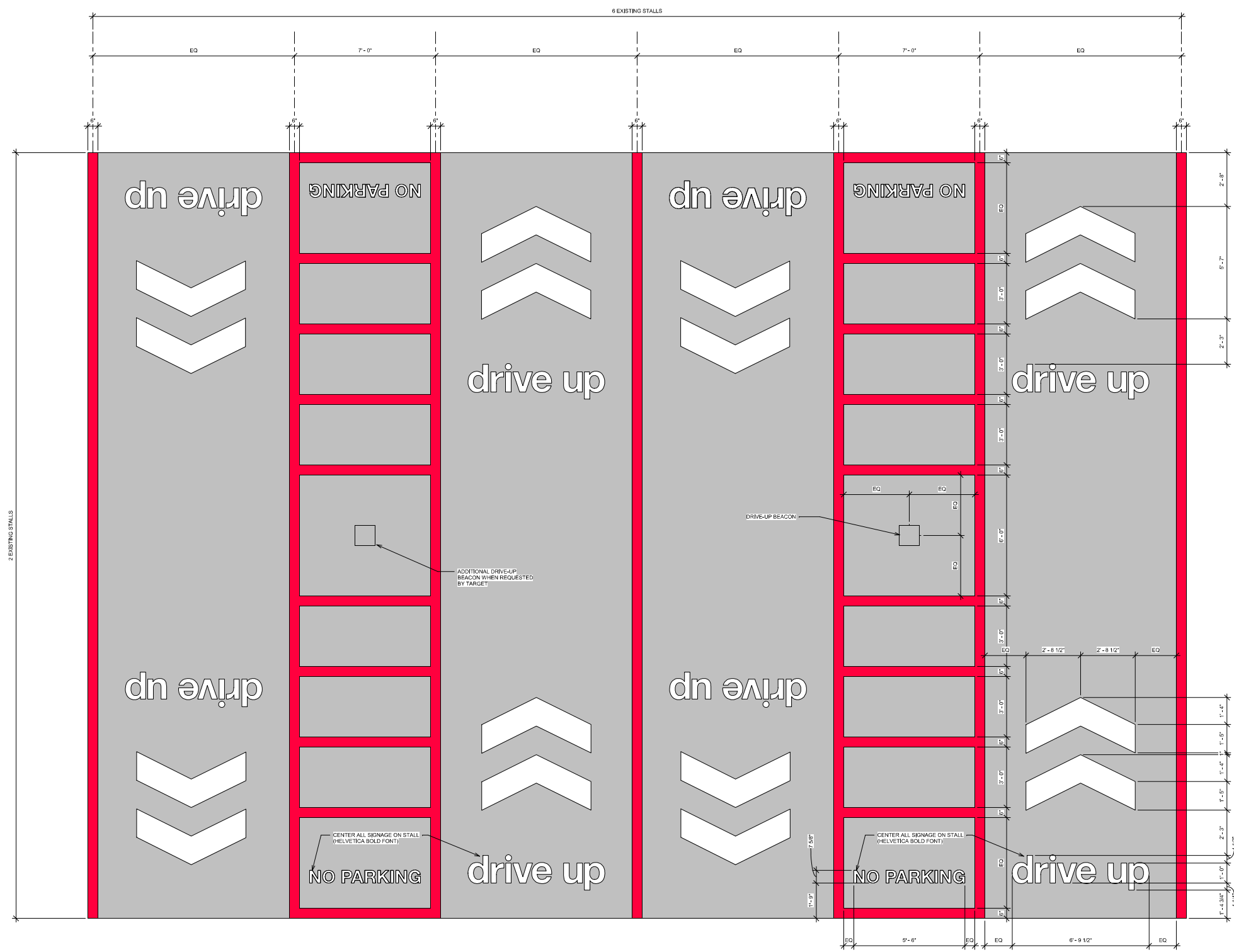
K:\SND_LDEV\TARGET\Target Flex Format\3409 Jackson Hole_WY\Design\Truck Turn Exhibit.dwg 11-02-20-1:55 PM



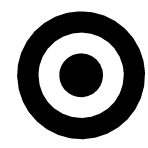
LEGEND

- PROPERTY LINE
- EX. FEATURE TO BE REMOVED
- PROPOSED TRUCK ROUTE





① 12 STANDARD
1/2" = 1'-0"



TARGET®
1000 NICOLLET MALL
MINNEAPOLIS, MN 55403

ORDER PICKUP

12 STANDARD

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A81N

Scale 1/2" = 1'-0"

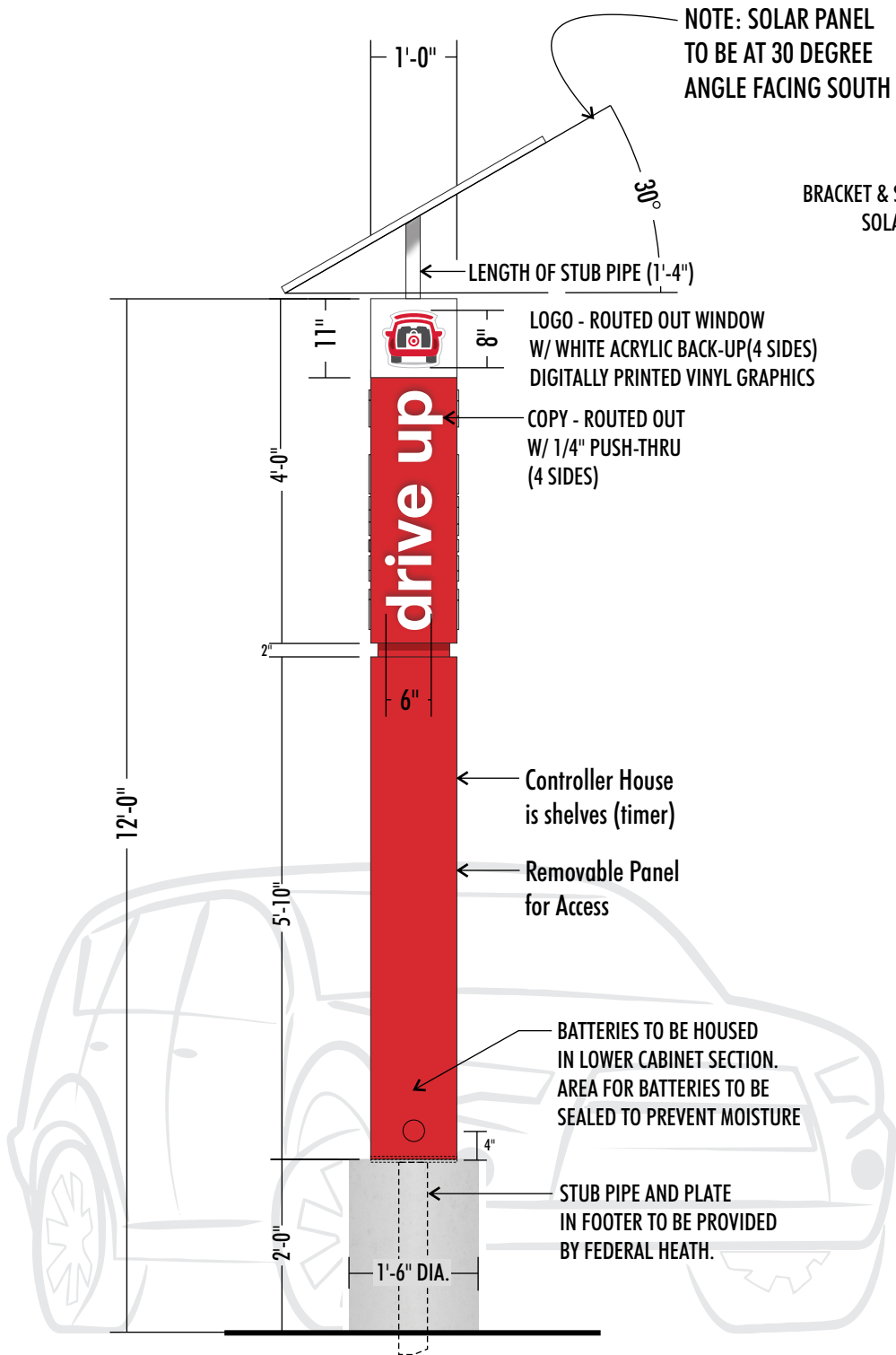
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NOTE:

-FOR SOUTHERN SOLAR ZONES SIGNS TO HAVE 70 WATT SOLAR PANEL (DIMENSIONS 2'3" X 2'6").

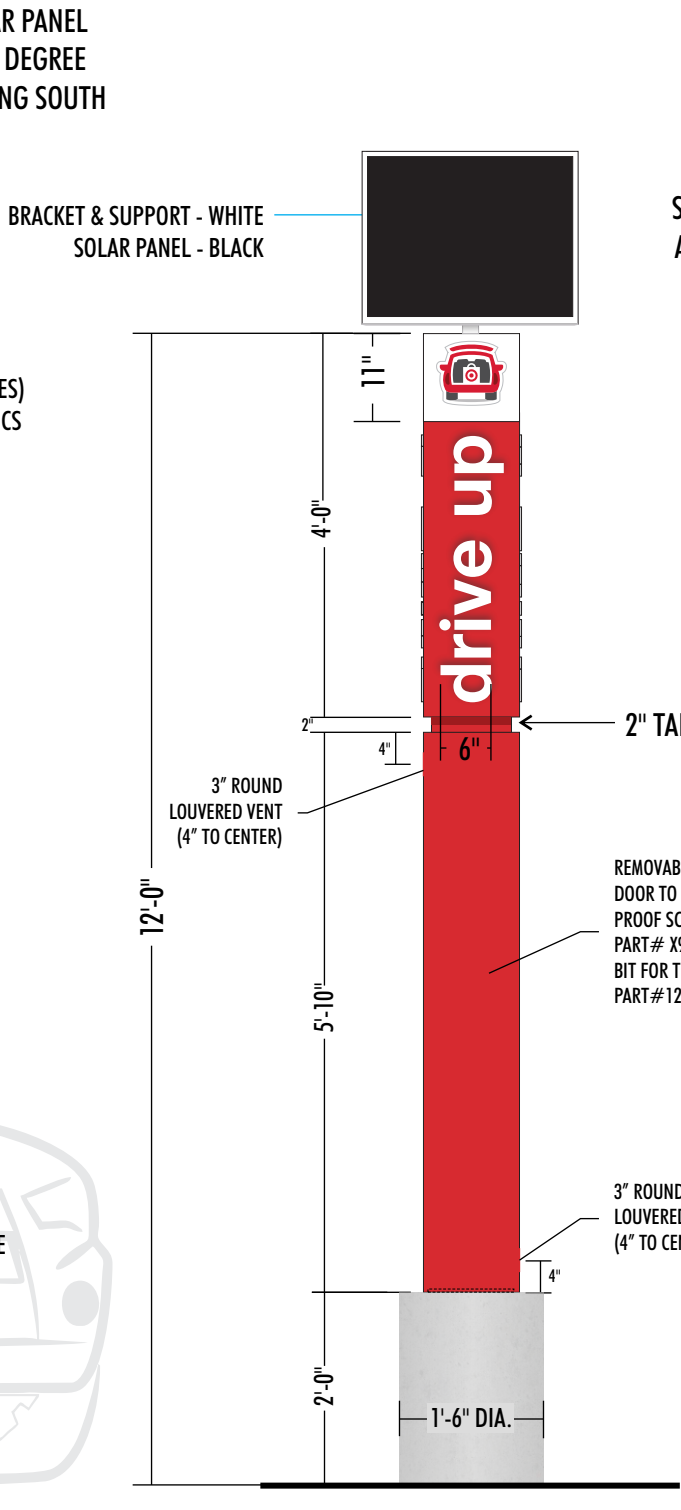
-FOR NORTHERN SOLAR ZONES SIGNS TO HAVE 100 WATT SOLAR PANEL (DIMENSIONS 2'3" X 3'6").

MATERIAL FINISH COLORS			
 Target Red II R139422 AKZO (FULL GLOSS)	 AKZO 100% WHITE (FULL GLOSS)	 7328 WHITE Acrylic	 CLEAR Acrylic W/ DIFFUSER
Cabinets	Header/Supports	Logo Face	Push-Thru Copy



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/4" = 1'-0"



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/4" = 1'-0"

DESCRIPTION OF WORK

MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND NOTED .125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4" PUSH THRU. PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRST SURFACE WHITE VINYL AND DIFFUSER 2ND SURFACE. TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST SURFACE. SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE COUNTER-SUNK SCREWS. FACES AND POLE COVER TO BE PAINTED RED (SEE CHART) WHITE LED ILLUMINATION WITH SOLAR PANELS. BATTERIES SELF CONTAINED AS NOTED.

NOTE
SOLAR PANEL, MOUNTING BRACKET AND BATTERIES TO SHIP DIRECT TO INSTALLER AND BE INSTALLED IN THE FIELD.

NOTE
SIGNS TO BE DESIGNED FOR TWO WIND LOAD ZONES. (120MPH) & (180 MPH) (APPROPRIATE STRUCTURAL DESIGN TO BE USED FOR LOCATION AS REQUIRED)

REMOVABLE SERVICE DOOR TO HAVE TAMPER PROOF SCREWS. PART# X93410024SS9H. BIT FOR THIS FASTENER IS PART#125HT0864A HEX BIT



12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL

FEDERAL HEATH

VISUAL COMMUNICATIONS

www.FederalHeath.com

12704 Dupont Cir.
Tampa, FL 34626
(813) 855-4415 (800) 284-3284
Fax (813) 854-3037

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Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 JG 2.27.18 Add notes about vents and tamper proof screws.

R2 BW 5.29.18 Revise base to 18" diameter.

R3 CHC 11.14.18 Remove engineering dwg# and hemisphere note

Account Rep: BOYD HIPPENSTIEL

Project Manager: CHRISTINE FEENEY

Drawn By: JOE KNESTRICK

Project / Location:



1234 MAIN STREET
ANYWHERE, USA 00000

UL Underwriters Laboratories Inc. ncc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Client Approval/Date:

Landlord Approval/Date:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. © FHSC
Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 23-28134-10

Date: JANUARY 24 2018

Sheet Number: 1 Of 1

Design Number: 23-28134-10R3

Photo Log - Existing Building



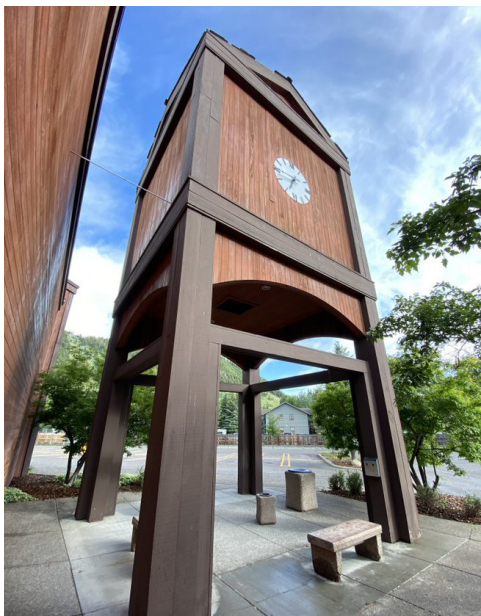


Photo Log - Existing Adjacent Buildings















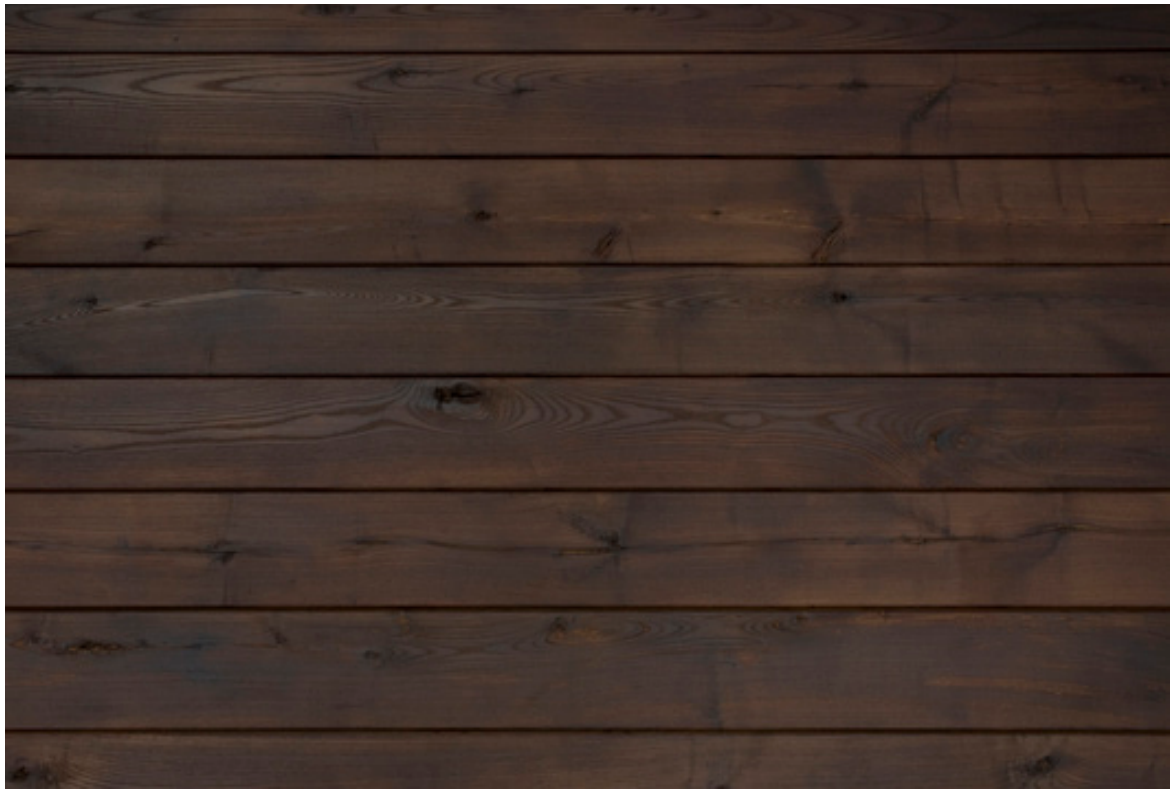
CLEAR STAINED TIMBER



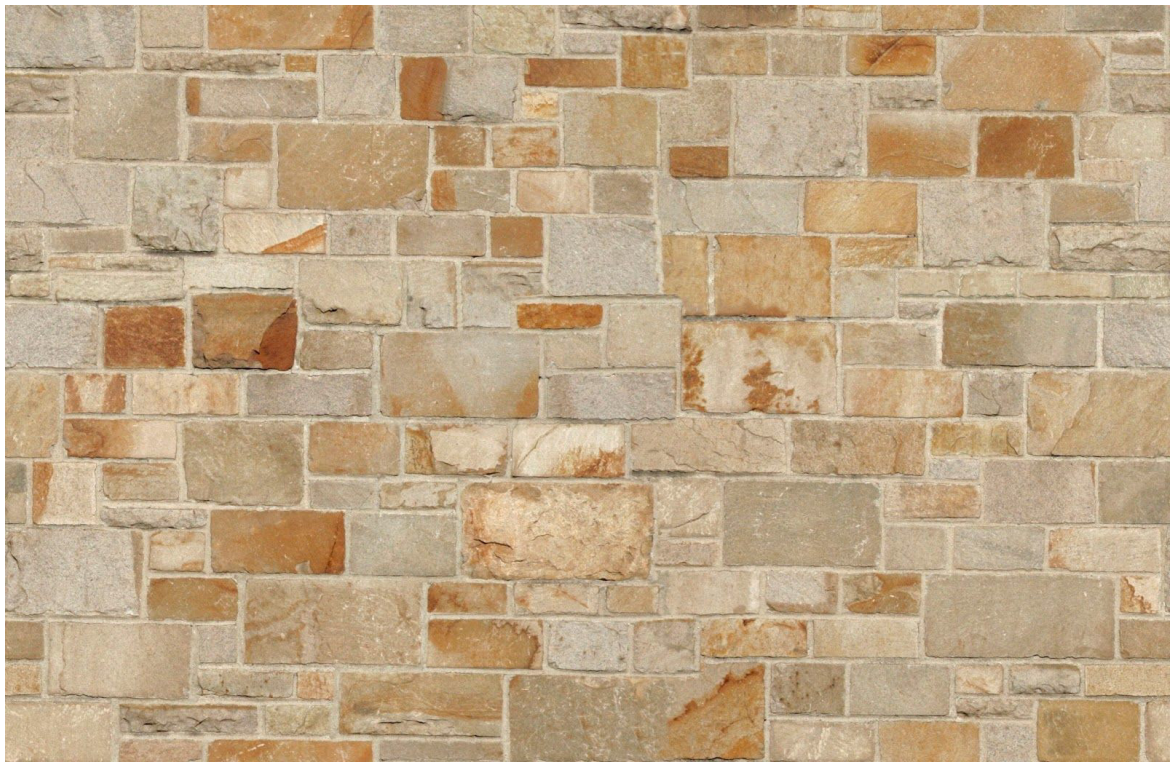
**BLACKENED STEEL
CONNECTORS AND ACCENTS**



**BENJAMIN MOORE RIVER
REFLECTIONS PAINT**



**BROWN STAINED WOOD
SIDING**



NATURAL STONE

