

AGENDA

Planning and Zoning Commission

December 1, 2021 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of December 15, 2021 or to a special meeting scheduled by the Commission.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. NEW PUBLIC COMMENT OPTIONS
 - I. Link to Zoom meeting: <https://us02web.zoom.us/j/87887956108?pwd=c2lZdFVldVdKa3lvTUgyNU1UYUQ3dz09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. October 6, 2021
6. OLD BUSINESS
7. NEW BUSINESS
 - I. P21-268 - 50 S. Cache, 45 & 75 E Pearl - Sketch Plan for new 67,000 sf mixed-use building
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

Due to recommended social distancing practices the public is encouraged to view meetings online and participate remotely. Planning Commissioners, presenters, and staff members will not be physically present at the meeting and will all be participating remotely.

Your options for watching or participating in public meetings:

To just watch a meeting live: www.jacksonwy.gov/live (town's website)

3 Ways to Make Public Comment, either on items that are on the agenda or not on the agenda

1. Public comment can be sent anytime via email to planningcommission@jacksonwy.gov. These emails get sent to each Planning Commissioner and are placed in the public record.
2. Public comment can be made virtually through a Zoom platform in real-time.
 - a. In brief, those wishing to make verbal public comment may do so by joining the meeting via Zoom and using the 'hand raise' feature.
 - b. Instructions are below for using the Zoom platform.

Instructions to join a meeting via Zoom:

This option is intended for those who wish to participate in a meeting as the applicant or a member of the community making public comment.

1. Pull-up the meeting agenda. The Zoom link is provided on the agenda and is shown as the first item.
 2. Click the link or copy the URL to your browser. The Zoom password is "toj"
 - a. Remember, Zoom links will change for each meeting and will be found on the agenda.
 - i. Find meeting agendas here: <http://townofjackson.com/491/Agendas-Minutes>
 - b. Type in your first and last name and your email address as prompted. The password is 232522 Those who do not provide a valid name will not be recognized and will not have the ability to speak in the meeting.
 3. Once you have joined the meeting, familiarize yourself Zoom's tools and options.
 - a. Of particular importance is the "raise hand" feature. Please locate this tool if you desire to make public comment. This is the only way we will know you want to make a comment.
 - b. As you join the meeting, your audio will automatically be muted.
 4. When public comment is open. Town staff will look for those that have "raised their hand." Your name will be announced, and your microphone will be unmuted. At that time, you can state your name and comment.
 - a. You will be heard by all those participating in or watching the meeting. Your video will not be projected, only audio.
 - b. Please be in a place with no background noise and speak in a clear, strong voice.
- Those using only the telephone call-in feature through Zoom telephone will not be recognized.
 - The Zoom chat feature will not be used.
 - We encourage you to log in early for any given meeting. Generally, the Town of Jackson strives to have the Zoom platform ready at least 10 minutes before a listed meeting's start time.
 - If you've not used Zoom before, you may be required to download Zoom's tools and/or software and apps. The Zoom platform, its tools, and apps are provided by Zoom directly. As these services are from

a third party, we aren't able to provide support directly to end users. If you should have trouble with the platform, please reference Zoom's help resources at <https://support.zoom.us/hc/en-us>

Please understand for these virtual Planning Commission meetings, just like any public meeting, uncivil discourse, threatening language, or disruptions will not be allowed from participants.

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
OCTOBER 6, 2021**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 10/06/2021, via ZOOM.

ROLL CALL:

☒ Anne Schuler, ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt,
☐ Thomas Smits, ☒ Rachael Stewart

STAFF: Tyler Sinclair, Kelly Sluder

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

September 15, 2021

A motion was made by: Abby Petri seconded by: Christie Schutt
Motion approved by a 6 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-172 CONTINUATION: As directed by the Town Council the Town of Jackson Planning has drafted an LDR Text Amendment to:

1. Introduction of Occupancy Standards
2. Removal and Replacement of "Family" Definition
3. Replacement of Terms Encompassing "Family"
4. Definition of Adult included
5. Deletion of Dormitory Use and amendment to Group Home Use

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: same

PUBLIC COMMENT: Claire Stumpf brought up kitchen requirements, would like to change maximum with minimum requirements.

-(in response to public comment) Maximum kitchen in the LDR's was a result of code enforcement around illegal apartments and illegal ARU's. This changes residential code to IBC, requiring sprinkling,

fire walls... This topic will be addressed later.

PC DISCUSSION: Commission questions and discussion included:

- The proposal seems inclusive and reasonable, appreciate the changes made from last PC Meeting comments.
- There are concerns for low-density neighborhoods, and a future solution might be to have different occupancy limits by zoning district.
- Will see how this plays out for livability, safety, and rent rates.

MOTION:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a ___ to ___ vote to:

MATTERS FROM COMMISSION: A question was asked on how communities arrive at having rent control. Also, a moratorium on building and hotels was mentioned as a way to address housing situations. Wyoming State law allows a moratorium for an emergency purpose, and it's only put in place in order to make a change.

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

None.

ADJOURN:

A motion was made by: ANNE Schuler seconded by: Abby Petri
Motion approved by a 6 to 0 vote

STAFF REPORT



Meeting Date:	December 1, 2021	Meeting Title:	Planning Commission
Submitting Department:	Planning	Presenter:	Tyler Valentine
Agenda Item:	P21-268 Sketch Plan for a new 67,000 sf mixed-use building at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue	Public Comment:	Yes

Purpose & Policy Considerations.

A Sketch Plan is required in the Downtown Core – 2 (DC-2) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a floor area that exceeds 39,000 sf. The proposed development is approximately 67,000 sf above grade.

Requested Action.

The applicant is requesting approval of a Sketch Plan for a new 67,000 sf mixed-use building on 1.2 acres at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue.

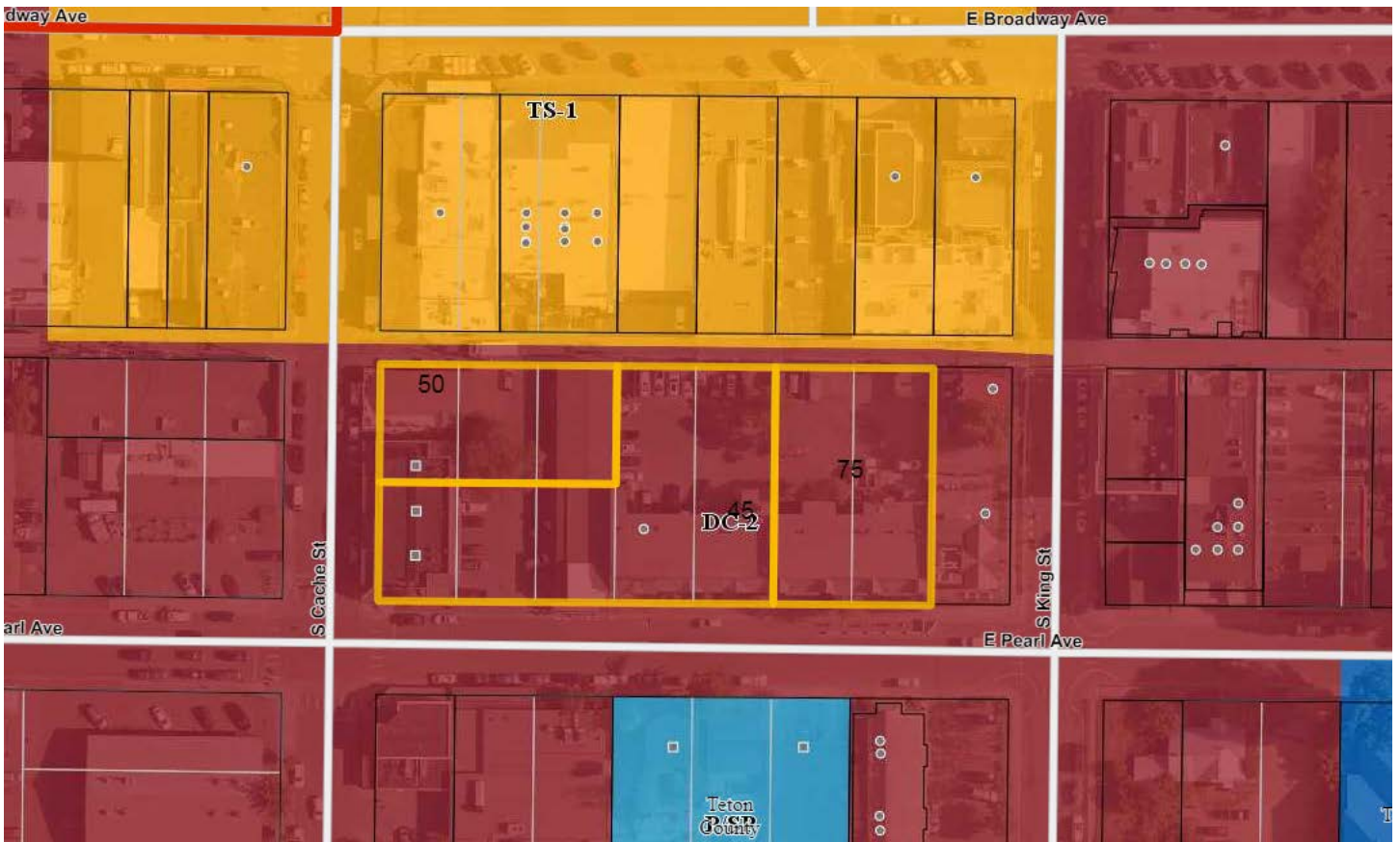
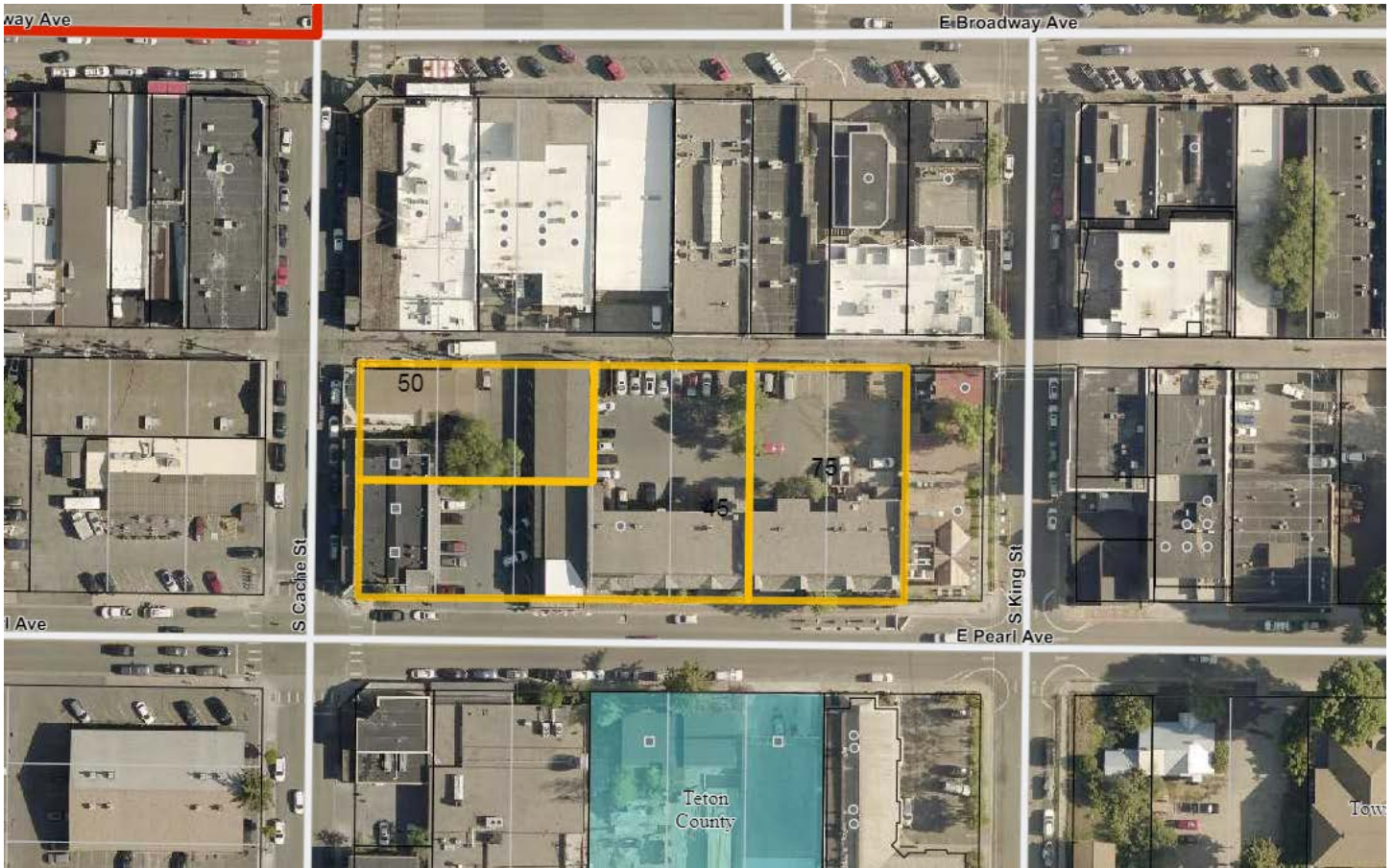
Recommendations.

The Planning Director recommends **approval** of a Sketch Plan for a new 67,000 sf mixed-use building at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue, subject to the departmental reviews attached hereto and following conditions:

1. As part of the Development Plan, the applicant shall identify the location of the trash enclosure, 3 ADA parking spaces, and bike parking consistent with the LDRs.
2. Prior to Development Plan submittal the applicant shall work with Jackson Teton County Fire/EMS to ensure the minimum amount of red curb is provided for Station #1 street parking.
3. As part of the Development Plan, the applicant shall provide details on the final location and operation of the garage door along Pearl Avenue.
4. As part of the Development Plan, the applicant shall provide a landscape plan prepared by a Wyoming Landscape Architect for the street trees and private landscaped courtyard.
5. The applicant shall work with the Engineering Department prior to Development Plan submittal to determine the appropriate amount of alley improvements, if any, potentially including patching areas of disturbance or paving the portions of the alley adjacent to the development.
6. As part of the Development Plan, the applicant shall allocate parking credits to the commercial spaces.

Project Location.

The properties are located at 50 S. Cache Street (N 1/2 LOT 14-16, BLK. 1, CACHE-1), 45 E. Pearl Avenue (LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1) and 75 E. Pearl Avenue (LOT 10-11, BLK. 1, CACHE-1). An aerial photo and zoning map are shown on the following page:



Background/Project Description.

Background:

The applicant's 1.2-acre property (7 lots) covers nearly an entire southern block starting at the corner of Pearl and Cache and extending east to the historic Coe House cabin property (Old Sweetwater). It is zoned Downtown Commercial-2 (DC-2) and located in the Lodging Overlay (LO). The site has several existing structures which include:

- Ranch Inn Hotel (57 lodging units) built from 1974 to 1995 (28,508 sf above grade + 11,558 sf basement) which includes commercial spaces such as Thai Me Up restaurant and Grace Spa
- Retail building adjacent to alley along Cache built in 1935 (2,613 sf above grade + 500 sf basement) (Under the Willow art gallery)
- Retail building at corner of Pearl and Cache built in 1989 (7,584 sf above grade + 3,792 sf basement) (Ranch shops)
- **TOTAL EXISTING FLOOR AREA:** 38,705 sf above grade + 15,850 sf basement = 54,555 sf

Project Description:

The applicant is requesting approval of a Sketch Plan for a 67,000 sf, 3-story, mixed-use building with at-grade covered parking (62 spaces). The project includes a 6,800 sf basement consisting of a gym and storage units for the condos. All existing buildings on the site will be demolished. The proposed ground level includes several commercial spaces (+/-10,700 sf) intended for retail but can be used for other allowed commercial uses (e.g., office, service, restaurant, etc.). Levels two and three include a total of 17 short-term rental condos (seven 2-bedrooms and ten 3-bedrooms). All 17 condos will be allowed to be used for both short-term rental and long-term rental and may be owner-occupied (referred to as "condos" in this report). Two private amenity spaces are proposed: a private courtyard above the parking garage (+/-16,200 sf) and a private amenity deck above the second floor (+/-3,560 sf) above the garage entrance on Pearl Avenue. Although this property abuts an alley to the north, all vehicular access will be from Pearl Avenue.

Analysis.

Sketch Plan Review:

The Sketch Plan is a written and graphic representation of a development concept. The purpose of the Sketch Plan is to represent a proposed development at a preliminary, conceptual level of detail in order to determine general compliance with the Jackson-Teton County Comprehensive Plan and these LDRs. It is through the Sketch Plan process that the Town has the opportunity to identify development-related issues that must be addressed in greater detail during the final Development Plan process. This project requires Sketch Plan because the project's 67,000 sf of qualifying floor area exceeds the 39,000-sf threshold for a Sketch Plan in the DC-2 Zone.

Conformance with the Comprehensive Plan:

This site is located Character District 2: Town Commercial Core and Subarea 2.3: Downtown. This is a *Transitional* area intended for redevelopment with a mixture of 2 to 3-story commercial and residential buildings, a high level of pedestrian and transit connection, high-quality public spaces, and a high concentration of tourist-related accommodations and services. Parking should be hidden or underground and buildings should create an attractive street wall to encourage pedestrian activity. Other than street trees, landscaping and green areas are minimal and largely provided on a voluntary basis. Staff finds that the project is consistent with these goals.

Conformance with Applicable LDRs:

Staff finds that the applicant complies with the dimensional standards in the DC-2 zone as shown in the table below and discussed further in this section.

	DC-2	Proposed	Complies?
FAR	1.3 base max (71,219 sf) (2:1 Workforce Housing Bonus Allowed)	1.29 base (67,000) Basement: 6,800 sf (2:1 Workforce Housing bonus not used)	Yes
LSR	n/a	+/-16,200 sf landscaped courtyard above garage.	Yes
Plant Units	n/a	n/a (8 street trees provided on Pearl)	Yes
Minimum Lot Size	n/a for condo/townhome	n/a for condo/townhome	Yes
Height	42' (< 5:12 roof pitch) 46' (≥ 5:12 roof pitch)	42' (stepped) (< 5:12 roof pitch)	Yes
Parking	<u>DC-2 Standard:</u> Retail: 2.25 per 1,000 sf Condos: 1.5 per DU <u>Parking Credits:</u> Historical Parking Credits = 21.38* Street Parking Credits = 12 TOTAL CREDITS = 33.38 spaces (credits can only be used to mitigate the commercial/retail. Cannot be used for lodging/residential condos)	<u>Requirement:</u> 9,665 sf (retail) @ 2.25 = 21.7 - 33.38 (credits) = 11.68 (surplus) 17 (condos) @ 1.5 = 25.5 TOTAL REQUIRED = 25.5 spaces for condos rounded up to 26 spaces. TOTAL PROPOSED = 62 spaces	Yes
Primary Street Setback (Cache)	0' – 5'	0' – 5'	Yes
Secondary Street Setback (Pearl)	0' – 5'	0' – 5'	Yes
Side Interior Setback (east)	0' or 5'	0'	Yes

Rear Setback (north)	0' or 5'	0'	Yes
Street Façade Width (min)	80% of primary and secondary street	100% for primary and 100% for secondary	Yes
3rd Story Step-back	20' with 40% encroachment allowed	20' and 40% encroachment	Yes
Pedestrian Frontage	13'6" for Trees in Grate 13' for Covered Boardwalk	13'6" (Pearl) Trees in Grate 13' (Cache) Covered Boardwalk	Yes

*Historical parking credits were established in a 2005 downtown parking analysis that was based on the amount of parking provided on a site in 1988. These historical parking credits run the with land and can be used to mitigate all commercial uses but cannot be used to mitigate lodging, short-term rental or any long-term residential uses.

Site Design:

The proposed site plan is consistent with the goals of the DC-2 zone by creating a strong street wall and holding the corner, providing multiple residential unit entrances, including active and engaging uses on the ground level, breaking up the commercial into smaller spaces, providing private open spaces for the condo tenants, and covering the parking garage hiding it from public view. The new and expanded sidewalks on both streets will significantly improve pedestrian safety and function along the frontage of this project. The new sidewalk on Cache will be covered boardwalk due to its close proximity to the Town Square and the new sidewalk on Pearl will be concrete with pavers and street trees (Trees in Grates) which will improve the street experience for residents and visitors alike. At this time no major improvements are proposed for the alley since all vehicular access will be taken from Pearl Avenue. However, the applicant will be making some utility-related improvements in the alley which will require appropriate patching. Since projects of this size typically require improvements to the alley, staff has added a condition of approval requiring the applicant to work with Engineering Department prior to Development Plan submittal to determine the appropriate amount of alley improvements, if any, that may include patching areas of disturbance or paving the portions of the alley adjacent to the development.

Building Design & Size:

As shown above in the LDR compliance table, the building and site comply with all relevant dimensional standards for the DC-2 zone. The building is mostly 3-stories with a flat roof design and is a maximum of 42' in height at each stepped section. The building has one 2-story section along Pearl Avenue which helps break up the mass along the longest portion of the building. The ground level commercial is broken up into several spaces ranging in size from 488 sf – 2,943 sf and each space has its own street entry. The eastern-most space along Pearl is currently a flex space that may be used for a condo unit. The applicant will decide the final use of this space at Development Plan submittal.

The ground level also includes 4 private entry doors (1 on Cache and 3 on Pearl) that lead to the condos on the 2nd and 3rd level. The condos can also be accessed directly from the covered parking garage. Units range in size from 2,014 sf to 3,885 sf. Ten of the units are 3-bedrooms and 7 are 2-bedrooms. The LDRs require a 20-foot 3rd-story step-back and design has provided this, including a larger step-back in places. In addition, other additive and subtractive architectural elements are provided on the first two levels to vary the façade and roof lines to create interest and shadow lines. Additionally, the portions of the 3rd level that are not required to be stepped-back have been willfully stepped-back 3' from the 2nd level façade to further help reduce the perceived mass.

The primary material palette for the building includes stone veneer, clay tiles, stained wood siding and soffits, dark metal accents, and burnished block for structured parking along the alley.

With regard to the building size, the building is larger than typical downtown developments as it spans nearly 500 linear feet along both Cache and Pearl frontages (7 town lots). The 350' long façade on Pearl Avenue would be the longest building façade in downtown Jackson, nearly twice the length of The Cloudveil hotel on Center Street. However, in terms of total floor area, the proposed development would be about 20,000 sf larger than the existing development on the site. It should be noted that the DC-2 zone does not regulate maximum building size cap the number of adjacent lots that can be developed, or cap the number of lodging/short-term units per development or in the community. In contrast, the DC-2 zone does limit the individual use size for retail, service and restaurant to more than 12,500 sf per tenant space, which this proposal complies with. The previous zoning (Urban Commercial) also did not have a maximum building size but did cap lodging uses to no more than 90,000 sf per development. Even if the previous lodging cap was still in place this proposal would comply. The only zones that have a maximum building size cap is Town Square-1 (TS-1) and Town Square-2 (TS-2) which limit buildings to 15,000 sf. Ultimately, the Town's Design Guidelines and Downtown Design Overlay Design Guidelines play a major role in addressing the bulk, scale and mass of developments and the section below provides an in-depth summary of the design review process (see section immediately below).

Design Review Committee (DRC):

The Town adopted the Downtown Design Overlay (DDO) in February of 2021. The DDO includes additional design guidelines to ensure that all structures within its boundary (generally the Town Square area) incorporate and address "western character" in their final design. These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of "western character" design and Area 2 with a lesser level. The applicant's property is located in Area 2.

The applicant's Sketch Plan design was first reviewed on September 8, 2021, by the DRC and was continued for several reasons related to the Town Design Guidelines and newly adopted DDO Design Guidelines for western character. After considering the extensive feedback from the DRC's first review, the applicant significantly revised the design and went back to the DRC on October 13, 2021. The revised design was well received and the DRC unanimously recommended approval to Town Council with 2 conditions:

1. The approved design is the design depicted in the 3D renderings. The applicant shall revise the floor plans to match the renderings to ensure consistency with all plans.
2. Final material samples of all materials shall be provided to the planning department prior to issuance of a building permit.

Now that the design is being publicly viewed for the first time as part of an official LDR review (i.e., Sketch Plan), staff finds it appropriate to provide some context on the evolution of the design by summarizing the comments/concerns from both staff and the DRC at the first review. Below are two sections summarizing the extensive concerns expressed by staff and the DRC related to both sets of design guidelines.

Comments from staff at the first DRC review - Because the proposed development spans over 7 lots (500' of combined frontage along Cache and Pearl) and is designed as a single building that is much larger than typical downtown development, staff finds that compliance with the Town's design guidelines,

especially the DDO, is critically important. Specifically, staff identified the following design guidelines that we strongly encouraged the DRC to address and applicant to further clarify.

Town Design Guidelines

- Composition: The Design Guidelines call for the use of composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place
- Connections: The Design Guidelines call for consideration on how the proposed development connects with the street and other development on the same block.
- Massing: Volume Complexity:
 - o The Design Guidelines call for avoiding large monolithic buildings
 - o The Design Guidelines state that projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development
- Street Wall: The Design Guidelines state that at the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas

Downtown Design Overlay Guidelines

- 1.6: In Area 2, develop the street level to provide visual interest to pedestrians and shelter - provide a clearly defined primary entrance(s).
- 1.16: Express a traditional base, middle and cap composition with well-defined ground or lower floors and a distinctive but not overly ornate “cap” element framing middle building floors.
- 1.21: In Area 2, use a transparency-to-wall ratio similar to that found on traditional buildings in the area; however, using an accent feature with more transparency is appropriate.
- 1.22: Use vertical and horizontal articulation techniques to convey a sense of human scale in a building façade

Comments from the DRC at first review – Below is a summary of the comments raised by the DRC which were all addressed satisfactorily by the applicant:

At the first DRC review (September 8, 2021), the DRC provided numerous significant concerns over the design. The overarching conclusion by the DRC was that the building failed to meet several Town Design Guidelines and lacked a sense of western character according to the DDO Area 2. Among the numerous comments from the DRC, the notable comments critiqued the lack of variation in the building, specifically how the lower floor lacked differentiation from the upper floors, how the design had a “factory-like” or “industrial-like” feel that was inappropriate for this part of Town, that the windows were too large and modern in character, the misuse of historical buildings as models, and failing to address the massing of a large monotonous building through additive and subtractive techniques.

After making several major revisions to their original design and meeting with staff on multiple occasions, the applicant presented the redesigned building at the October 13, 2021, DRC meeting. The revised design was well received by the DRC and it provided a unanimous recommendation of approval, indicating that the current design adequately addressed their concerns and met the Town Design Guidelines and those for Area 2 in the DDO.

While staff still has questions about whether buildings this large are consistent the type of western character we want for the redevelopment of downtown, we do note that this building appears to meet

all applicable LDRs, including those addressing (or not) maximum building size. Staff finds that applying the western character design guidelines in the DDO to a building of this size is an immense challenge, especially because the DDO guidelines are new, still largely untested, and that defining western character continues to be a challenge with a certain level of unavoidable subjectivity. This challenge applies not only to the DRC but to staff, the Planning Commission, and the Council. Staff encourages the Planning Commission to weigh in on the issue of western character, per the DDO design guidelines, if they feel additional comment is warranted. If there are issues the Planning Commission would like the DRC to revisit in the Development Plan, it can add a condition of approval to that effect.

The DRC acknowledged that this project is only at Sketch Plan and will be reviewed again as part of the Development Plan. Nevertheless, they were complementary of the evolution of the project and the applicant's willingness to make changes to address the concerns of the DRC.

Vehicular Access/Circulation/Parking:

Vehicular access to the project will be provided via a 24'-wide, two-way driveway off Pearl Avenue that leads to the covered parking garage that serves the entire project. Although the site is adjacent to an alley, the applicant is not proposing to use it due to strong recommendations from Public Works regarding the alley's substandard width, its use as a one-way alley, existing utilities, heavy commercial delivery use, and cluttered trash enclosures. Once inside the parking garage, the circulation is one-way counterclockwise with 62 parking spaces. Any additional overflow or guest parking will be provided by on-street parking as is typical in the downtown area. However, due to Fire Station #1 being located across the street on Pearl Avenue, the amount of on-street parking will be limited due to the red curbs designated for Fire/EMS. Staff has added a condition of approval requiring that prior to Development Plan submittal the applicant work with Jackson Teton County Fire/EMS to ensure the minimum amount of red curb is provided as part of the redevelopment.

As stated above, 62 spaces are provided to meet the 26-space requirement. Each condo unit will be designated 2 spaces and the remaining spaces will be shared amongst the commercial spaces. As mentioned above in the LDR Compliance table, the property has 33.38 parking credits which were used to reduce the on-site parking requirement for the ground level commercial. At the time of Development Plan submittal, the applicant will need to clarify how the 33.38 parking credits will be allocated amongst the commercial spaces. This is needed so that when uses change, the record is clear on credit allocation in the event a new use has a higher parking demand. Comparing the parking intensity from the existing uses to the proposed, the new development is less intense. The existing development generates a requirement for 57 on-site parking spaces based on the existing hotel and commercial uses (requirement after the 33.38 space credit is applied). Thus, the proposed development requires 31 less spaces than the existing development.

Affordable/Employee/Workforce Housing:

Sec. 6.3.2.A.1 in the LDRs gives an affordable housing "credit" for any uses on the site established from December 19, 1995, to the present. Essentially, whichever uses generate the highest mitigation requirement during this period create a credit of equal value that can be used to offset the housing requirement of new development or redevelopment on the same site. Based on this methodology for assessing housing credits and requirements, the proposed development requires less housing mitigation than the existing mitigation credit so no additional deed-restricted housing is required or proposed. In fact, a housing credit of 3.86 units would remain on the site even after the proposed project is completed.

The below table provides a summary of the affordable housing mitigation plan.

Mitigation Requirement (Base 1.3 FAR)
Proposed: 67,000 (above grade) + 6,800 sf (basement) = 73,800 sf (total gross) (7) 2-bedroom short-term rental condos = 1.428 units (10) 3-bedroom short-term rental condos = 3.06 units - Retail (9,665 sf) = 3.86 units Requirement: 6.57 deed-restricted units Credit for existing/historical uses: 38,705 sf above grade + 15,850 sf basement = 54,555 sf (total gross) 57 lodging units = 5.82 units - Retail (13,022 sf) = 2.81 units - Restaurant/bar (3,000 sf) = 1.796 units - Apartments = no credit - Assembly = no credit Total Credits: 10.43 units Complies: 3.86 units of credit remaining

Development Exactions:

The proposed project includes 17 condominium units. Each unit, therefore, will generate demand for schools and parks that must be mitigated according to Division 7.5: Development Exactions Standards. The final school and park exactions will be calculated as part of the Development Plan approval and will be due at the time of subdivision plat approval.

Construction Staging:

According to Title 12 of the Municipal Code, the proposed project is located within an area that requires Town Council approval of a construction staging plan. Construction staging information is not a requirement of Sketch Plan submittal. For a project of this size, construction staging plans are typically submitted towards the end of Development Plan review or sometime closely after Development Plan approval. In order to ensure the construction staging plan is successfully planned and executed, the Engineering Department is requiring that a construction staging plan and narrative be provided with the Development Plan per the department reviews.

Public Comment

None

Comprehensive Plan & Priority Alignment.

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

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

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

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

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

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

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

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

Not applicable.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review, meet with the applicant, research and write this report including future work to send final letters is roughly 40 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Sketch Plan P21-268 for a 67,000 sf mixed-use building for the properties located at 50 S. Cache Street and 45 & 75 E. Pearl Avenue based upon the findings presented in the staff report, the departmental reviews, and subject to the six conditions of approval recommended in this staff report dated December 1, 2021.

PLANNING

Project Number	P21-268	Applied	10/18/2021	AL
Project Name	Sketch Plan - 50 S Cache, 45 & 75 E Pearl		Approved	
Type	SKETCH PLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant	Owner	CCC'S RANCH INN, LLC
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Site Address	City	State	Zip
50 S CACHE STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CACHE CREEK	22411634205006	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	10/18/2021	11/9/2021	10/19/2021	
Kelly Sluder					
(10/19/2021 2:33 PM KS)					
Structure must meet the current adopted Building Codes					
Fire	APPROVED W/CONDITI	10/18/2021	11/9/2021	10/25/2021	
Kathy Clay					
(10/25/2021 11:29 AM CLAY)					
Structure will be held to the most current edition of the International Fire Code. Mixed use occupancy will require full life safety protection as described in the code and appropriate standards. NFPA 13 will be required due to mixed use. Construction documents will require detail drawings of concealed spaces and how they will meet NFPA 13 from concealed space compliance.					
Joint Housing Dept		10/18/2021	11/9/2021		
Stacy Stoker					
Legal	NO COMMENT	10/18/2021	11/9/2021	10/25/2021	
Lea Colasuonno					
Parks and Rec		10/18/2021	11/9/2021	10/29/2021	See comments
Steve Ashworth					

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes (10/29/2021 11:04 AM AL) Comments from P&R on P21-268.					
- Recommend no detached sidewalk. No other detached sidewalks with planter strips on Pearl on this block. With exception of a couple of spots there are no detached sidewalks on Pearl from Willow to Broadway. Incredibly difficult to "pull curbs" in the winter for snow removal. Recommend "furnishing strip" rather than landscape strip with no trees, or flipping sidewalk to attached and allow trees on property as current on Pearl Ave. - Trees will effectively pinch in pedestrian access and snow removal efforts along Pearl. Maintain 8' pedestrian access, as proposed on Cache, based on volume of foot traffic in the downtown core. Leaves 5' 8" zone for plantings/furnishings immediately adjacent to the building. - Clarification on type of sidewalks...Boardwalk on Cache, replace boardwalk with cement on Pearl? - Corner curb cut to remain intact or re-alignment necessary?					
Andy Erskine, CPSI Parks Manager, Teton County/Jackson Parks & Recreation Department 300 W Snow King Avenue PO Box 811 Jackson, WY 83001 Office: 307-732-5793					
Pathways	APPROVED W/CONDITI	10/18/2021	11/9/2021	11/10/2021	
Brian Schilling					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes (11/10/2021 3:48 PM AL) P21-268 – 50 S. Cache and 45 E. Pearl – Sketch Plan Comments from Teton County/TOJ Pathways Department Status: approved w/conditions - Streetscapes - The frontage along Willow St. shall meet TOJ LDRs for sidewalk width and planter strip. - The sidewalk along Cache will need to extend across the alley to meet up with the sidewalk on the north side of the alley. The sidewalk shall be constructed as a continuous sidewalk at a consistent elevation above the street and at the same level as the connecting sidewalks to the north and south (i.e. the sidewalk shall not dip down at the alley crossing). - The driveway crossing on Pearl shall be constructed as a continuous sidewalk, with no change in elevation from the sidewalks on either approaching leg. The driveway shall ramp up to the level of the sidewalk a minimum of 2’ either side of the clear sidewalk width. (Staff can provide additional guidance and design details for this if needed). - The Cache/Pearl intersection corner should have a curb extension/bulbout to provide improved safety for pedestrians and increase space for parking. The existing parking spaces immediately adjacent to the crosswalk appear to be closer to the crosswalk than is legally allowed. A bulbout will actually increase the amount of legal parking space on both Cache and Pearl. - There are sightline concerns at the driveway entrance on Pearl. The corner of the building on either side of the driveway creates a hazardous situation where a driver crossing the sidewalk while exiting the property cannot see a pedestrian on the sidewalk. The corner of the building needs to be cut back or angled to provide adequate sight distance at the driveway. The same situation also applies to the alley on Cache and will need to be changed here as well. - Bicycle Parking - Given the location and type of use of the proposed development, staff expects that there will be a high demand for bicycle parking. - Staff supports crediting the bike parking toward the development’s overall parking requirement. - The bike parking should ideally be a mix of short-term (for visitors, frequent/regular use) and long-term (for employees, residents, infrequent use/storage). ? Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more “single inverted-U” racks. “Wave,” “ribbon,” and “toaster” style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. The rack area should be as close as or closer to the front entrance than the nearest car parking space, visible from the front entrance, hardscaped, and should not obstruct pedestrian flow. Three to four u-racks in the streetscape buffer on Cache St. and six to eight racks on Pearl Ave. may be sufficient for short-term parking. ? Long-term parking (for employees/residents parking for more than a few hours—i.e. all-day or overnight): the recommendations for long-term parking include providing a secure, conveniently-accessed, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the residence, but should be located in a secure or monitored location or in a locked enclosure. Clustered inverted-U bike racks, wall racks, or external bike lockers are appropriate. - The bike parking should be constructed on a concrete pad. Grass surfaces will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant’s landscape requirements. Conversion of one or more car parking spots to bike parking would also be supported. - Rack details and locations should be shown on site plans. - Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack specification, and rack installation.					
Planning Tyler Valentine (11/24/2021 9:11 AM TV) Please see staff report.	APPROVED W/CONDITIONS	10/18/2021	11/9/2021	11/24/2021	
Police Michelle Weber		10/18/2021	11/9/2021		
Public Works Scott Mohror	APPROVED W/CONDITIONS	10/18/2021	11/9/2021	11/9/2021	See Notes

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes (11/9/2021 4:35 PM SM) SKETCH PLAN Comments – Approved with Conditions					
P21-268 Sketch Plan ADDRESS: 50 S Cache Street OWNER: CCC's Ranch Inn, LLC APPLICANT: Northworks Architects					
11/9/2021 Scott Mohror, (307) 733-3079					
DATE OF SUBMITTAL: 10/18/2021 DATE OF MATERIALS: Report 10/18/2021; Utility Plan 11/3/2021 REVISION NO.: 00					

The engineering division has reviewed your application for a SKETCH PLAN submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency .

PROJECT SPECIFIC COMMENTS

1. A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance.
2. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.
3. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
4. Show that all walking surfaces behind the back of curb are ADA compliant and in the same plane, i.e., no breaks in grade in the cross slope and following the curb profile. All adjustments for changes in grade along the street shall be accommodated within the property and beyond the pedestrian way.
5. For awnings or canopies that are proposed within the right-of-way, dimensional and drainage information shall be included on the plans.
6. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, awnings, canopies, balconies, roofs, shoring, etc.
7. Provide a complete and detailed landscaping plan that identifies the street trees and irrigation proposed within the right-of-way.
8. Provide information on how the application will comply with plan level grading. If applicable, include a Geotechnical Report to support shoring design.
9. Provide a grading plan that includes existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. If applicable, provide easements for grading proposed on adjacent properties.
10. Provide an erosion control plan using Best Management Practices (BMP's) that complies with Section 5.7.3 of the LDR's.
11. Parking Layout – Sand/Oil separator required. Provide sizing calculations for the sand/oil separator that includes parking area drainage inlets entering the separator.
12. A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's. Calculations shall be provided for sizing storm pipe. Provide size and material type on the plans.
13. A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.
14. Provide a parking plan in compliance with this Section 6.2.5. Include surface materials and drainage plans, access and circulation, and snow storage. Explain how and where commercial deliveries will be made.
15. Provide a plan for permanent reference monuments, property corners, etc.
16. Permits are required prior to construction of development improvements.
17. The Town Council may require installation and construction of utilities, pavement, and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
18. Include the water services to be abandoned on the demolition plan. Coordinate with Town of Jackson on locations of existing water services, Town records vary from the survey provided.
19. A detailed potable water system plan shall be provided on the plans consistent with the LDR's. The plan shall show the calculations for domestic and fire water demands. This plan shall include all backflow device and meter locations.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
20. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.					
21. All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.					
22. Include the sanitary sewer services to be abandoned on the demolition plan. Coordinate with Town of Jackson on locations of existing sanitary sewer services, Town records vary from the survey provided.					
23. Any retail/commercial business that could potentially introduce fats, oils, and greases (FOG's) to the Town's wastewater collection system will be required to pretreat utilizing a grease trap/interceptor prior to discharging to the Town's system.					
24. Provide a detailed sanitary sewer system on the plans consistent with the LDR's. Existing manholes in suitable condition shall be used for connection to the main, replacement of unsuitable manholes may be required.					
25. Provide analysis that shows the net impacts of the development considering that the existing uses will be replaced by the proposed development. In addition, this information shall include a review of downstream impacts, if any, created from the additional flows being delivered.					
26. Provide a preliminary irrigation system design (if applicable) with backflow protection system on the plans.					
27. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g., transformers.					
28. Code required clear space for utilities adjacent to the public right-of-way shall be contained wholly within the property, e.g., power services in the alley.					
29. Provide information or agreements regarding the shared parking on the northeast corner and/or along the alley.					
30. Provide a Striping and Signage Plan for the improvements within the right-of-way. Coordinate with Fire EMS on extent of the red curb required for Fire Station #1.					
31. A construction-staging narrative and plan shall be submitted for review and approval with the Development Plan application. A Checklist for Construction Management planning can be found on the Town's website.					
32. Address impact and steady-state vibrations in the Construction Management plan narrative that complies with 6.4.4 Vibrations of the LDR's.					
33. A demolition permit is required for each existing structure to be removed from the site. Water and sanitary sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.					
34. The applicant is required to notify the State of Wyoming Asbestos Program for demolition of commercial properties and demolition or complete remodel of residential projects for commercial purposes. WYDEQ Memorandum regarding "Asbestos Inspection and Notification Requirements" is attached to the Demolition Permit Application.					
35. Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.					
START		10/18/2021	11/9/2021		
Darren Brugmann					

CONDOS AT CACHE + PEARL

SKETCH PLAN SUBMITTAL

OCTOBER 18, 2021



NORTHWORKS



TABLE OF CONTENTS

- LETTER OF JUSTIFICATION
- APPLICATION
- PROJECT NARRATIVE
- DRAWINGS
- HOUSING MITIGATION PLAN
- PARKING CALCULATIONS
- LDR COMPLIANCE
- FINDINGS FOR APPROVAL
- RESPONSES TO THE TOWN OF JACKSON
PLANNING DEPARTMENT PRE-APPLICATION
CONFERENCE (30 JUNE 2021)

LETTER OF JUSTIFICATION

Crystal Creek Capital Real Estate Advisors, LLC

P.O. Box 844 | 25 S. Willow Street, Ste 200 | Jackson, Wyoming 83001 | Telephone 307-733-4733

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

Re: Sketch Plan: 50 S. Cache Street; 45 E. Pearl Avenue; 75 E Pearl Avenue

Dear Mr. Anthony,

Please accept this Sketch Plan application for the redevelopment of the properties located at 50 S. Cache Street; 45 E. Pearl Avenue and 75 E Pearl Avenue. Included in this application are the following items:

1. application;
2. project narrative;
3. drawings;
4. housing mitigation plan;
5. parking calculations;
6. LDR compliance
7. findings for approval; and
8. responses to the Town of Jackson pre-application conference.

The proposed project implements the goals noted in the Jackson/Teton County Comprehensive Plan. It fully conforms with the Town of Jackson land development regulations and the design was unanimously approved by the Design Review Committee on October 13, 2021.

The project is a mixed-use building totaling approximately 67,000 square feet that includes commercial space at the street level and two additional levels of residential units. Upon completion, the project will add vibrancy to the southern edge of the downtown core while significantly improving the pedestrian walkways.

No variances or administrative adjustments are proposed in this submittal.

Please notify me with any questions you may have. We look forward to working with you on this project.

Sincerely,



James D Walter,
Founder & President

APPLICATION



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Cache / Pearl Redevelopment
Physical Address: 50 S. Cache; 45 E. Pearl; 75 E. Pearl
Lot, Subdivision: 10-16 Block 1 Cache 1 PIDN: _____

PROPERTY OWNER.

Name: CCC's Ranch Inn, LLC Phone: 307-733-4733
Mailing Address: P.O. Box 844 Jackson, WY ZIP: 83001
E-mail: jim@crystalcreekcapital.com ; jeanne@crystalcreekcapital.com ; nick@crystalcreekcapital.com

APPLICANT/AGENT.

Name: Northworks Architects and Planners Phone: 307-201-5324
Mailing Address: P.O. Box 4027 ZIP: 83001
E-mail: adeepree@nwks.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 #: P21-062 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 8/10/21

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

Have you attached the following?

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

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

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Nicholas Fouts

Name Printed

7/12/2021

Date
Partner

Title

PROJECT NARRATIVE

PROJECT NARRATIVE

The proposed project will re-develop a 1.29 acre seven lot parcel within the DC-2 zoning district located in the Town of Jackson. The site is bordered on the west by Cache Street, on the south by Pearl Avenue, on the east by a previously developed 0.17 acre DC-2 zoned site, and on the north by an alley which connects Cache Street and King Street.

Since the proposed development exceeds 39,000 square feet, a development permit is required. The proposed development received unanimous approval from the Design Review Committee on 10/13/2021. The Sketch Plan Review will be followed by a Development Plan Review, Grading Permit Pre-Application, and ultimately a Building Permit Application.

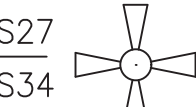
Currently, there are three major structures that exist on the site. These include the Ranch Inn, the Ranch Square Building and the Under the Willow Building. All above grade structures will be demolished. The new development will utilize approximately 67,000 square feet of the total 71,219 square feet allowable within the 1.29 acre site. Some of the existing basements will remain in order to minimize earth work and shoring.

The 67,000 square foot redevelopment will include commercial space at the street level, and 17 two and three bedroom condominium units on the second and third levels. 62 parking spaces will be located in a covered garage located at grade level directly behind (north of) the redevelopment. To access the garage, one will drive through a curb cut located on Pearl Avenue. To note, we will be eliminating one large existing curb cut on Pearl Avenue and relocating the smaller existing curb cut that is currently located within the fire lane approximately 10 feet west to serve as the access point for the proposed parking garage. Nonetheless, our proposed curb cut will be closely coordinated with Teton County Fire/EMS to ensure that the access and use of the fire station across Pearl Avenue is not impeded whatsoever.

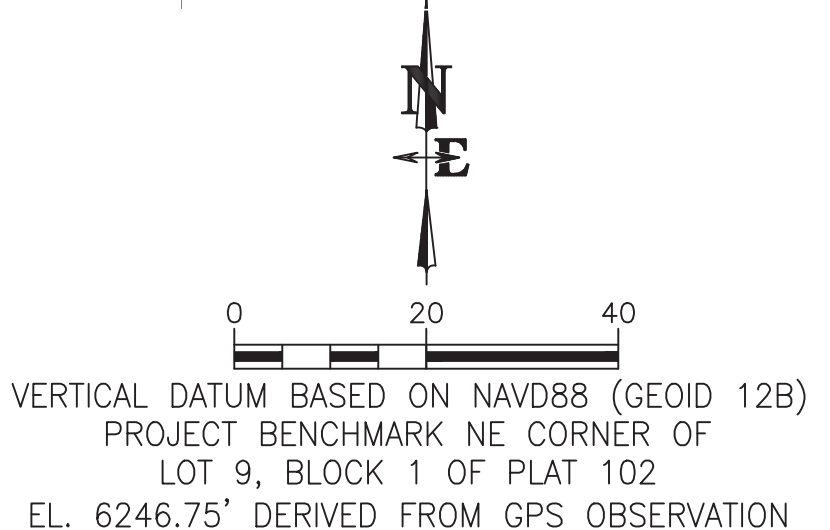
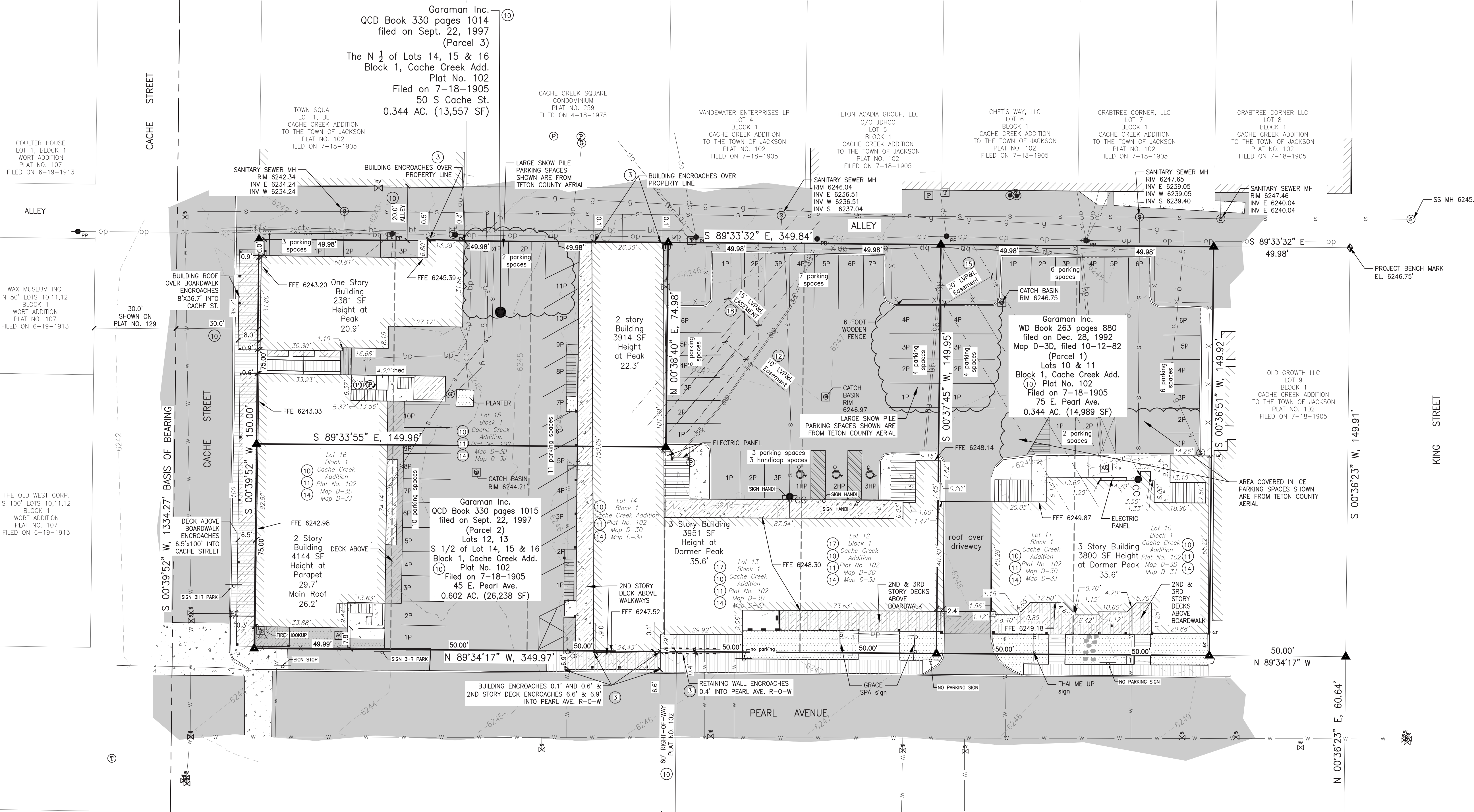
DRAWINGS

S:\proj\2021\076-01 09 S. Cache St., 45 E. Pearl St., and 75 E. Pearl St. - Nels Faults - Survey\14 Drawing\01-76-01 Existing A\Title.dwg
Mar 31 2021 09:27:43 pm PLOTTED BY: vortchmer DWG FORMAT: 210

S28|S27
S33|S34



1/16th CORNER
S33|S34



DRAFT

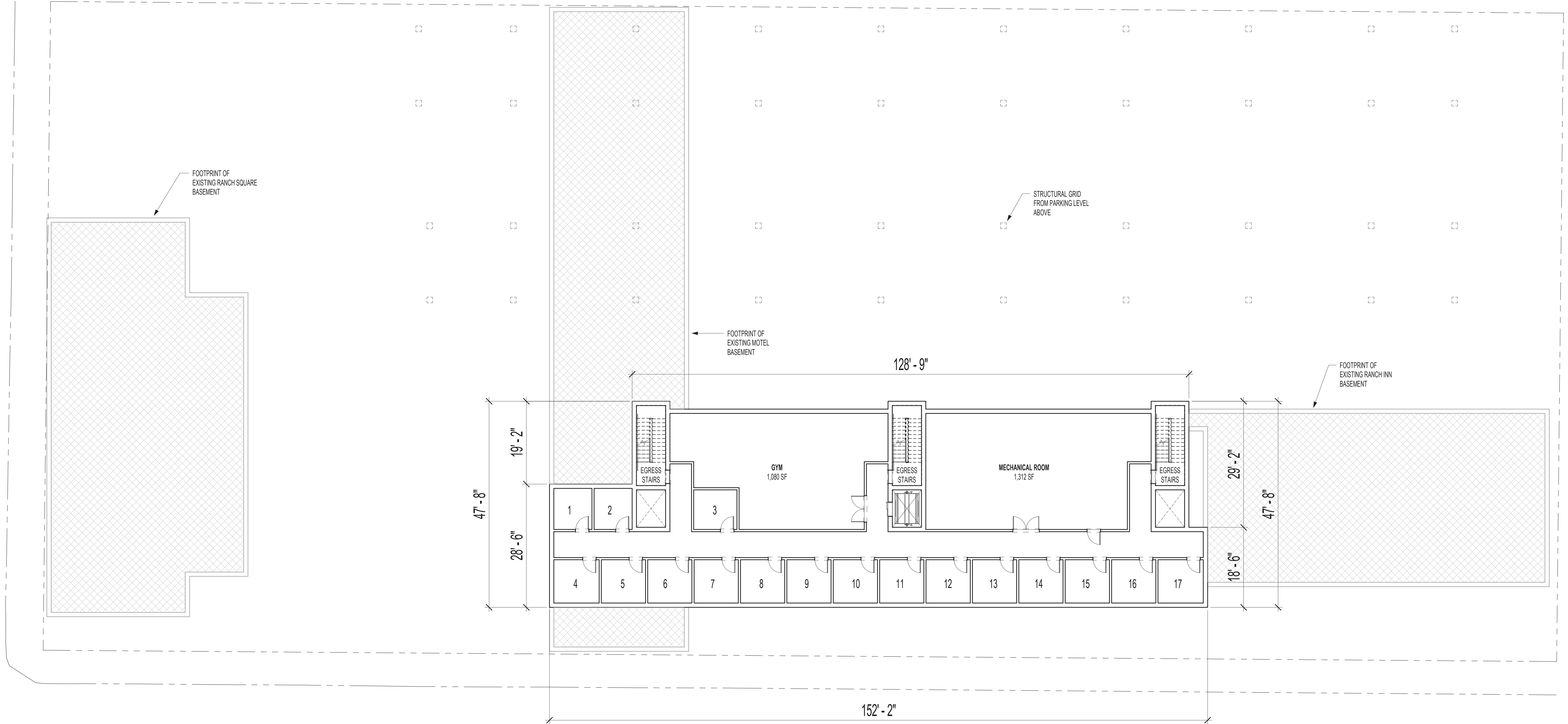
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
Tracts of land located within
NW1/4 NW1/4, Section 34
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

DRAWING NO		JOB TITLE	DRAWING TITLE	REV.					
2 OF 2		A.L.T.A./N.S.P.S. LAND TITLE SURVEY	SITE PLAN	DATE		3/31/2021			
		CRYSTAL CREEK CAPITAL REAL		SURVEYED	WV DK DS				
		ESTATES ADVISORS		ENGINEERED					
JOB NO				DRAWN	DS/SK				
21-076-01				CHECKED	LR				
				APPROVED	LR				



LEGEND	
(A)	EXISTING ASPHALT PAVING
(B)	PARALLEL PARKING
(C)	BOARDWALK
(D)	ARCHITECTURAL CANOPY
(E)	BENCHES
(F)	TRASH
(G)	BIKE RACK
(H)	PEDESTRIAN RAMP
(I)	PAVERS WITH TREES IN GRATES
(J)	PEDESTRIAN SIDEWALK
(K)	DRIVEWAY
(L)	COVERED PARKING

SITE PLAN

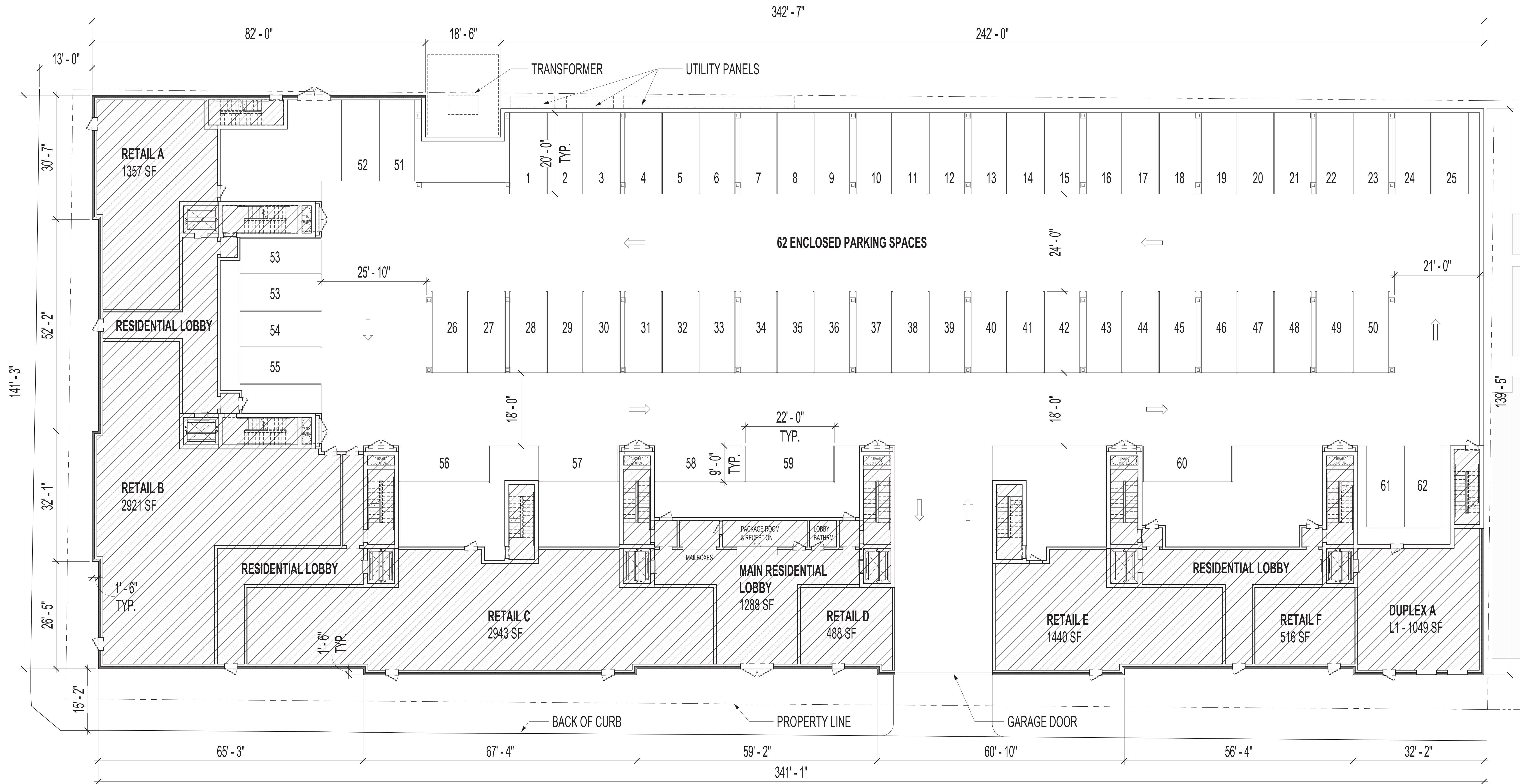


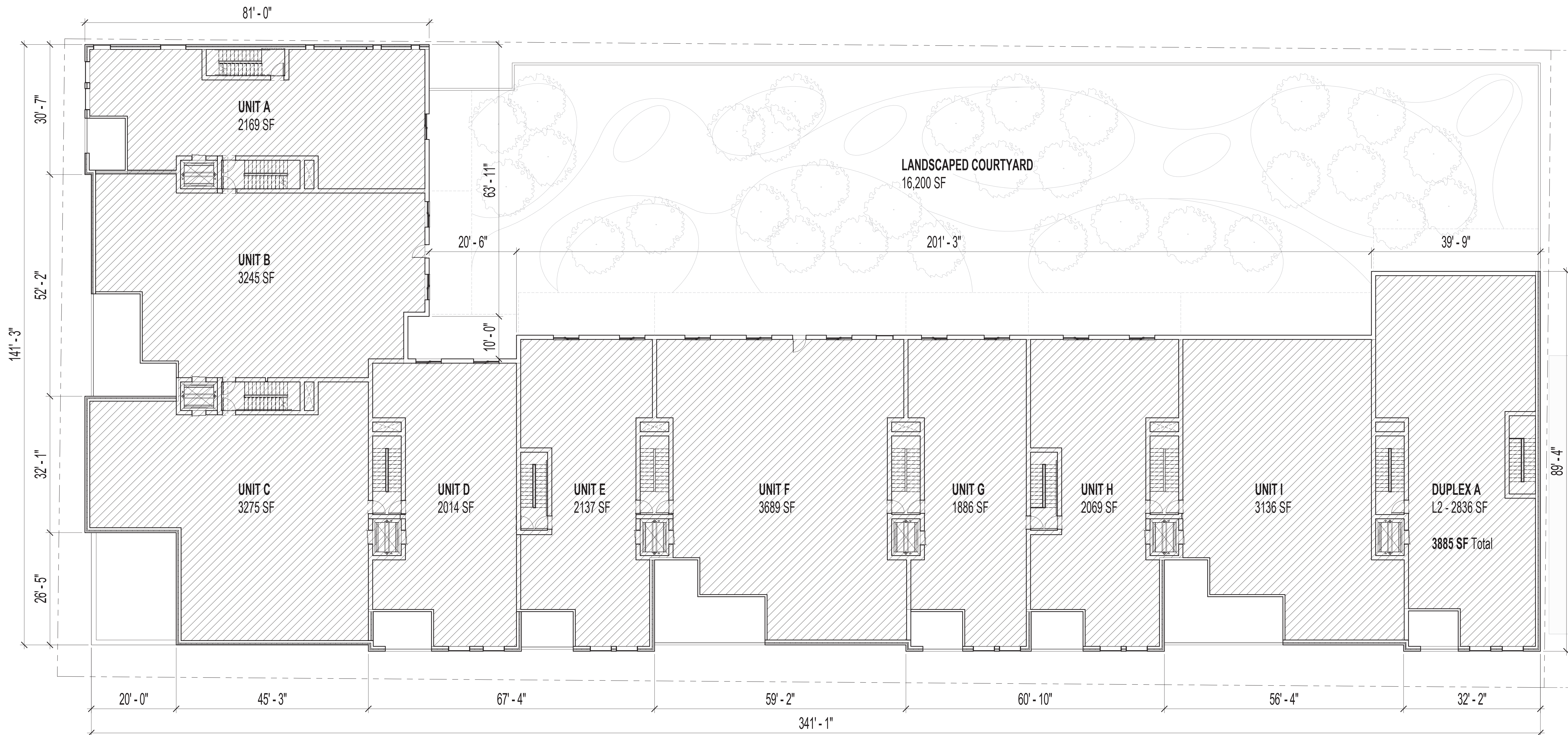
1 BASEMENT PLAN
3/32" = 1'-0"

BASEMENT LEVEL

TOTAL SF - 6,572 SF

- (17) 100 SF STORAGE UNIT FOR EACH RESIDENTIAL UNIT
- (1) ELEVATOR HAS BASEMENT LEVEL ACCESS
- (3) EGRESS STAIRS HAVE BASEMENT LEVEL ACCESS





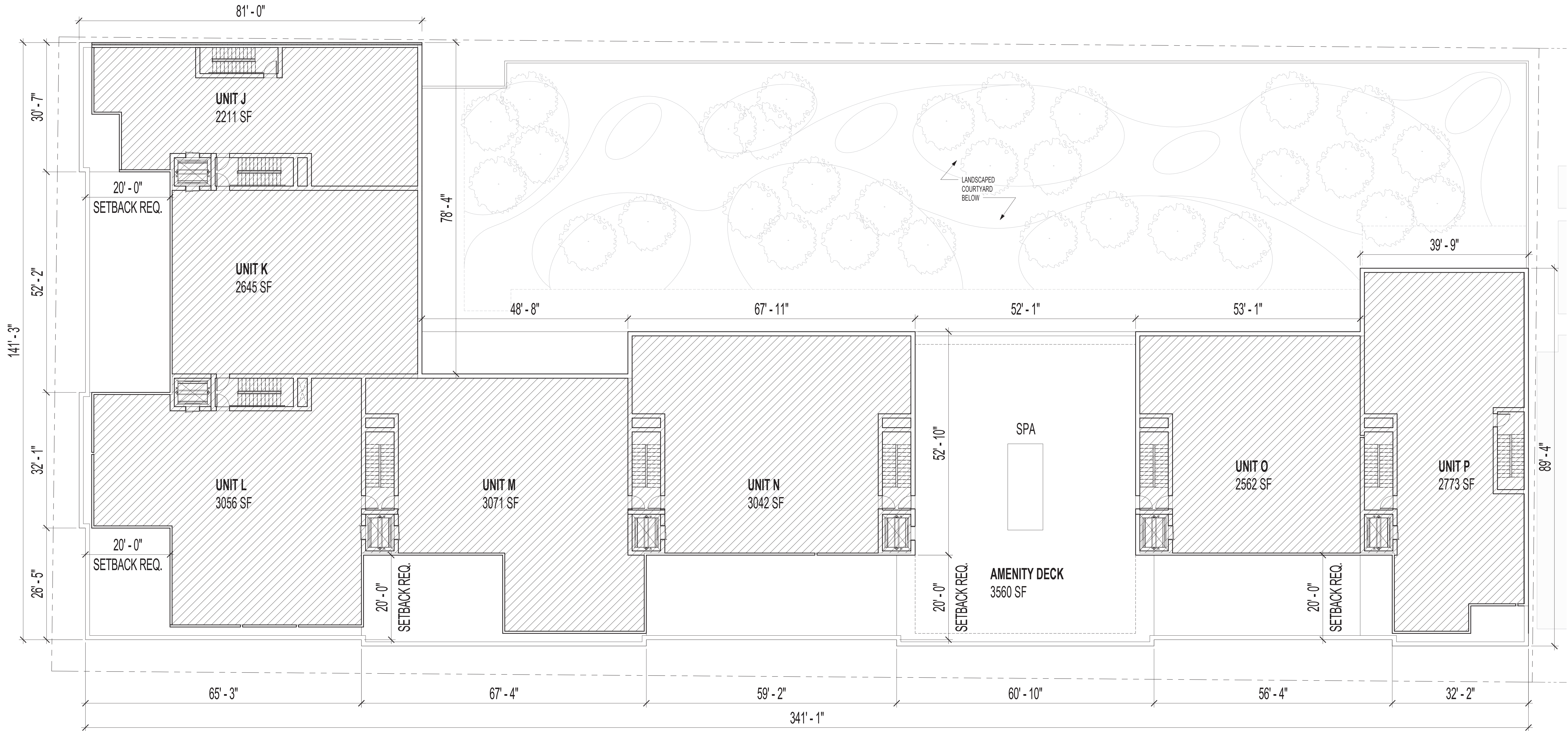
① 2ND FLOOR PLAN
3/32" = 1'-0"

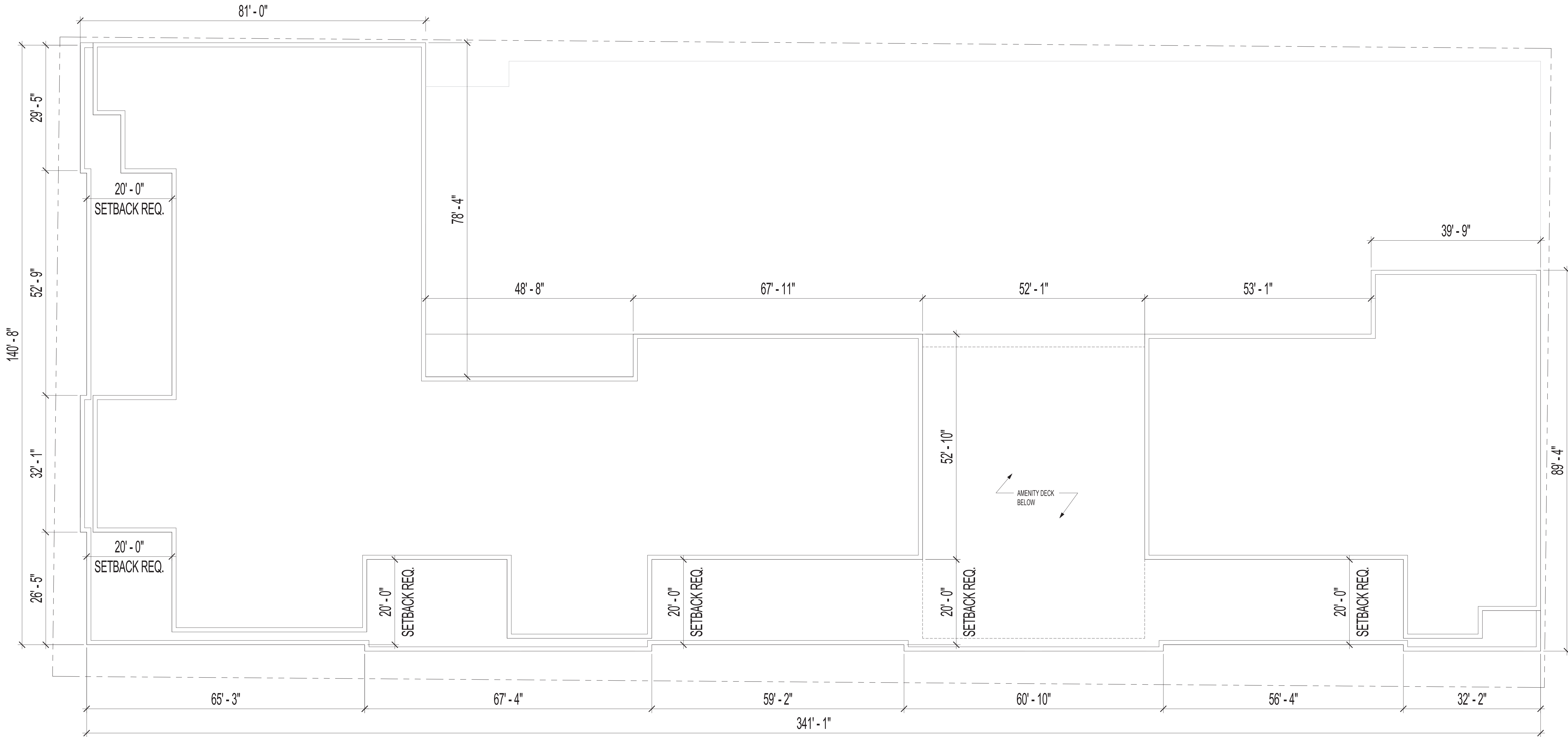
BUILDING TOTALS

GROSS SF - 66,862
SELLABLE SF - 56,519
EFFICIENCY - 84.5%

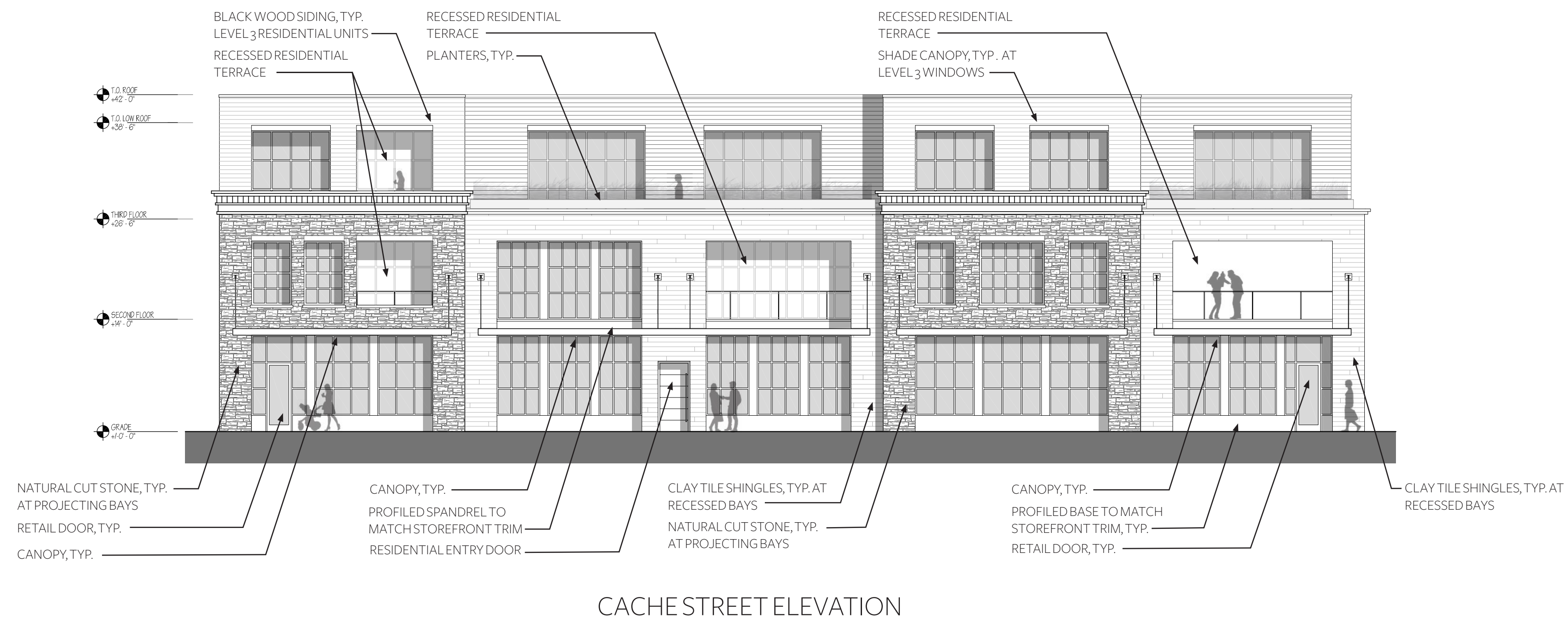
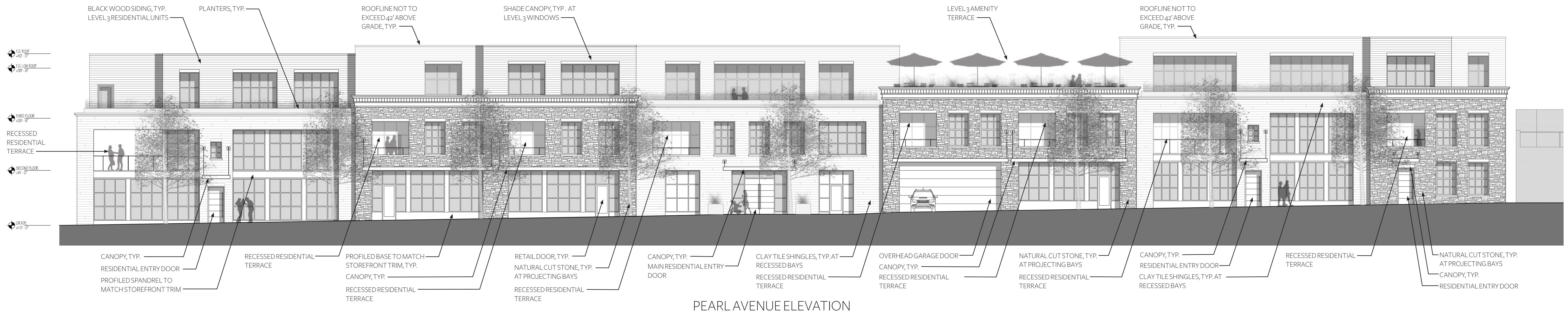
LEVEL 2

GROSS SF - 28,795
SELLABLE SF - 26,445





① ROOF PLAN
3/32" = 1'-0"

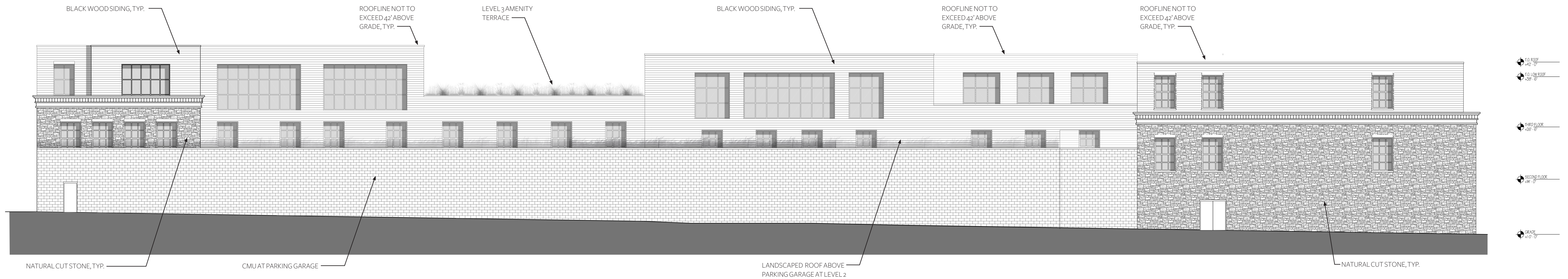


BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

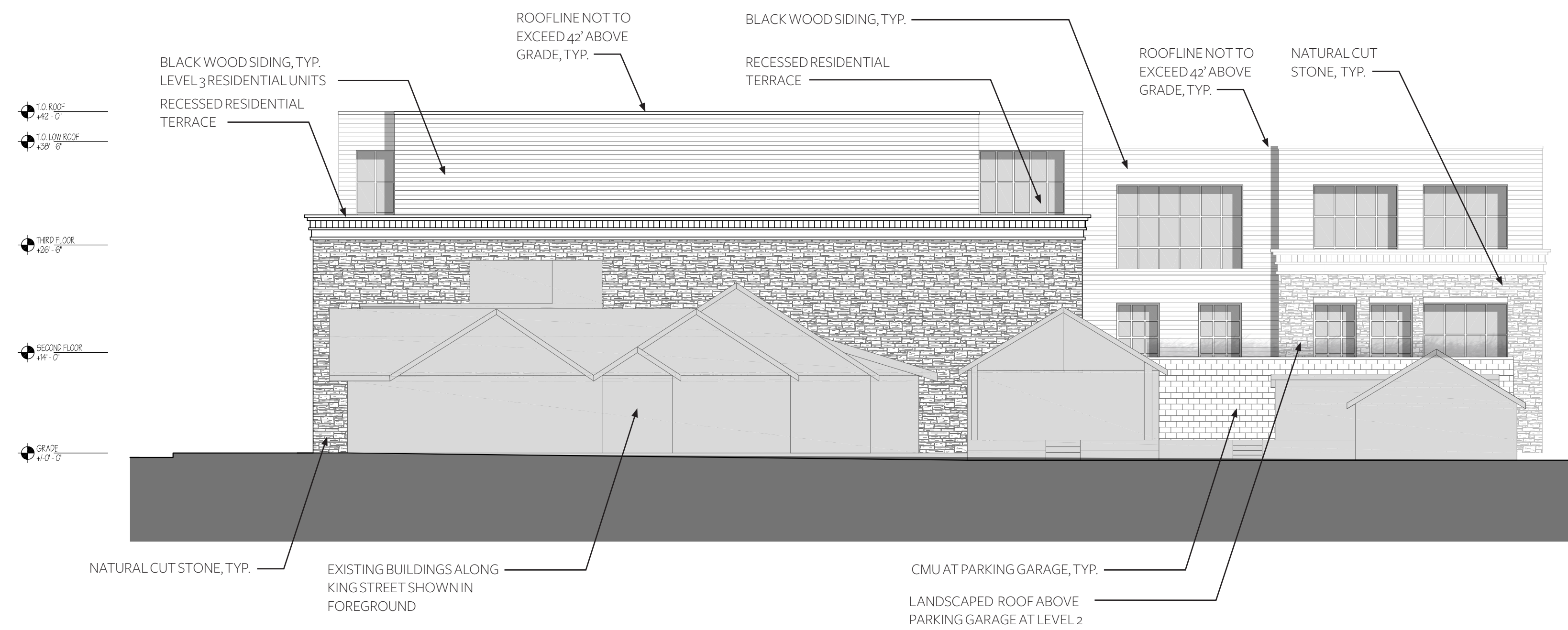
NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING



NORTH (ALLEY) ELEVATION



EAST (KING STREET) ELEVATION



PEARL AVENUE ELEVATION



CACHE STREET ELEVATION

RENDERED ELEVATIONS
NOT TO SCALE

NORTHWORKS



CONDOS AT CACHE & PEARL
JACKSON, WYOMING



EXTERIOR RENDERING



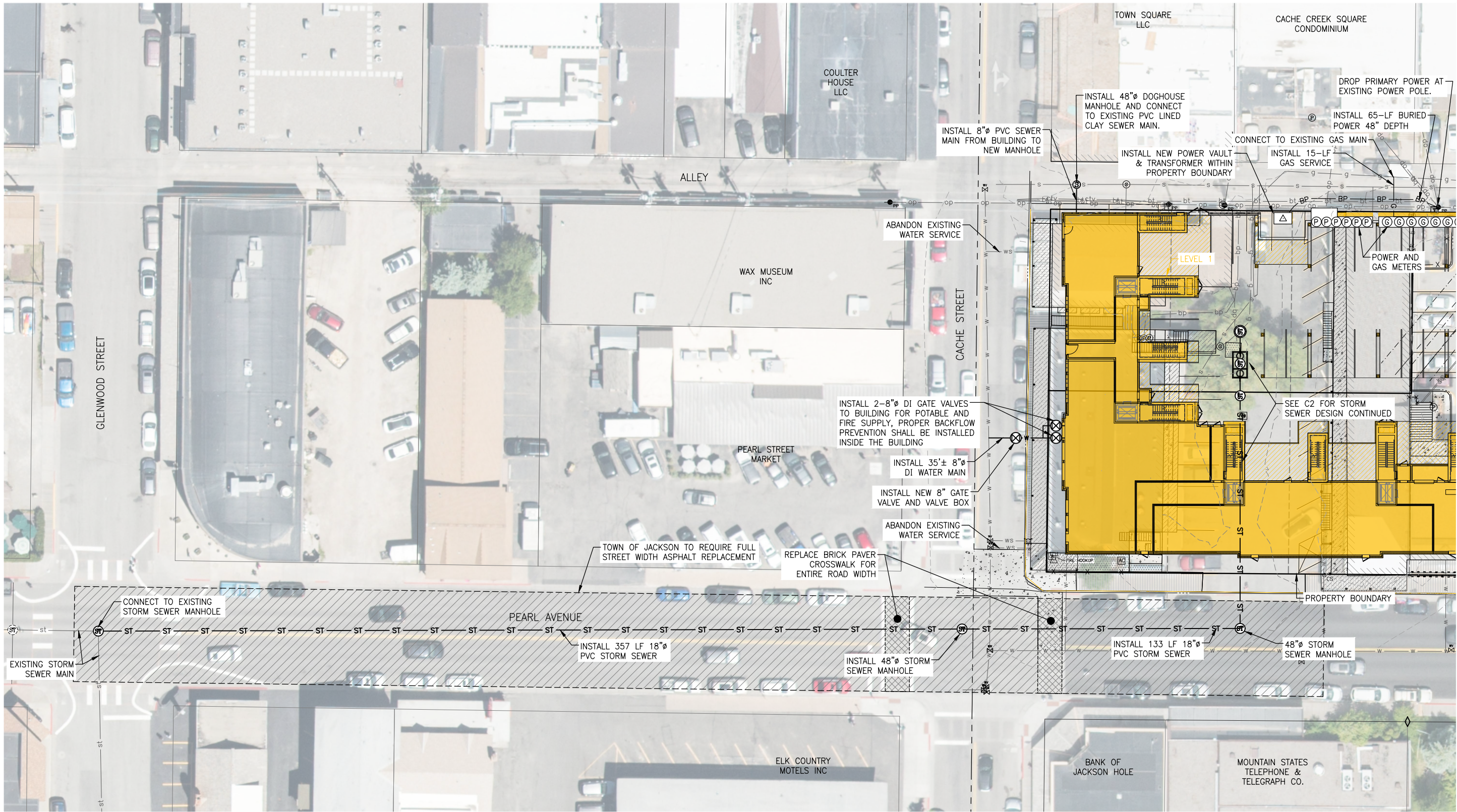
EXTERIOR RENDERING

NORTHWORKS

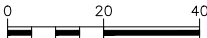


CONDOS AT CACHE & PEARL
JACKSON, WYOMING

S:\p\2021\076-03 Gorch Inn Hotel, Cache and Pearl - NWKS - Civil\4 Drawings\JASON\UTILITY_PLANNING\WEST UTILITY SITE PLAN.dwg 3 Nov 2021 03:30:55 pm PLUTED BY: olsen DWG FORMAT: E30



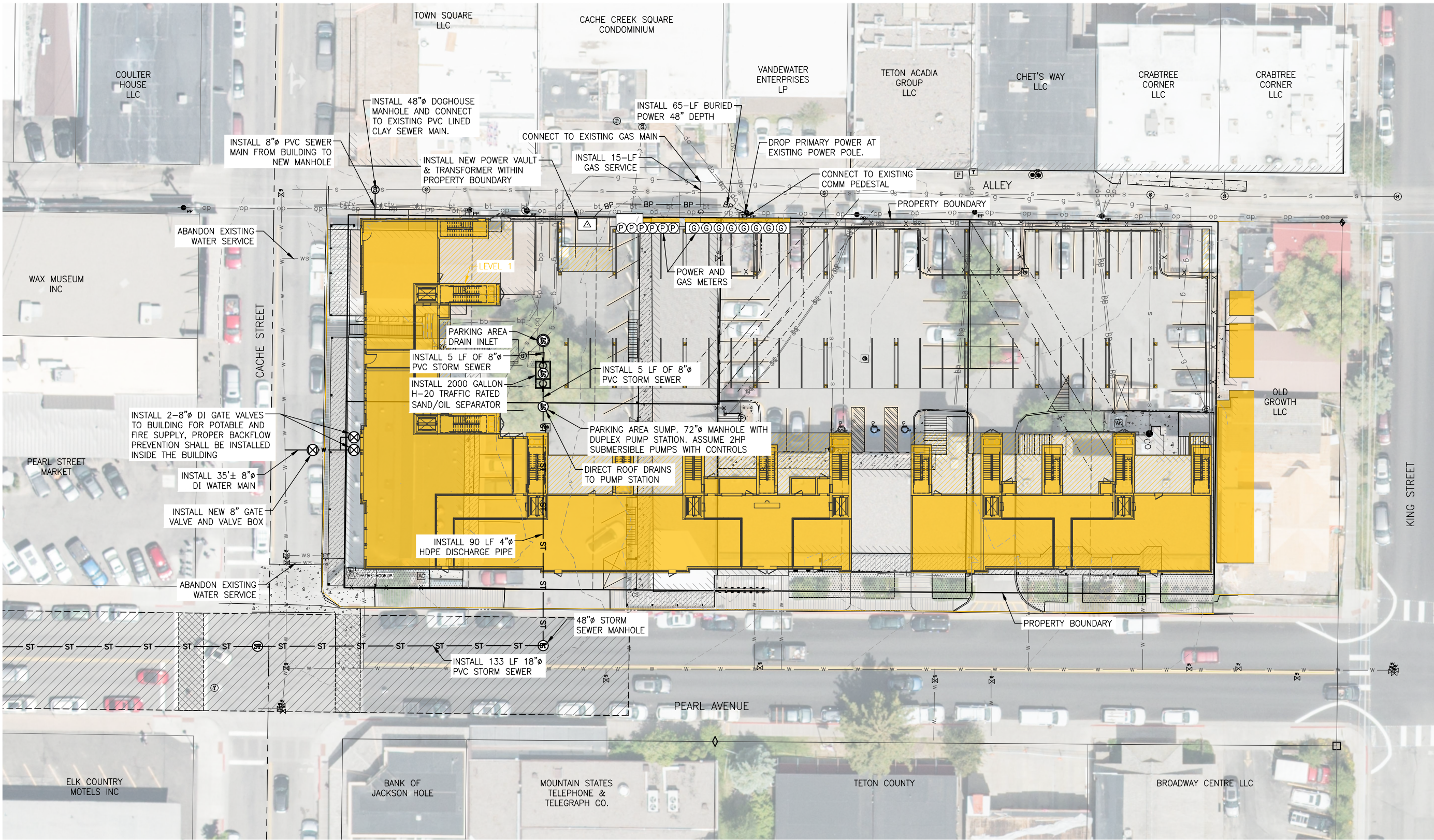
WEST UTILITY SITE PLAN
SCALE: 1" = 40' (11X17)



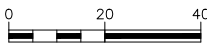
NOT FOR CONSTRUCTION

DRAWING NO		JOB TITLE	DRAWING TITLE	DATE					REV.	
C1	JOB NO	CACHE & PEARL PROJECT SCHEMATIC DESIGN JACKSON, WYOMING	WEST UTILITY SITE PLAN	SURVEYED	ENGINEERED	BO	BO	3 NOV 2021		
				DRAWN	CHECKED	MB	MB			
				APPROVED	MB					
21-076-03					NELSON ENGINEERING					
					P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					

S:\projects\2021\03\0302\030200\030200.dwg - Nov 03 2021 03:02 pm PLOTTED BY: alson DWG FIRM: 230



EAST UTILITY SITE PLAN
SCALE: 1" = 40' (11X17)



NOT FOR CONSTRUCTION

DRAWING NO	JOB NO	JOB TITLE	DRAWING TITLE	DATE						REV.
				3	NOV	2021	NE	BO	BO	
C2	21-076-03	CACHE & PEARL PROJECT SCHEMATIC DESIGN JACKSON, WYOMING	EAST UTILITY SITE PLAN	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED		MB

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

HOUSING MITIGATION PLAN



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

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

Applicability (LDR 6.3.6.A.3.a)

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

2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____
There are currently 9.523 housing credits associated with existing development on site. Proposed use for the re-development requires 6.579 credits. There are 2+ credits remaining after the redevelopment. No units shall be required. See attached AFH Calculator Worksheet.

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

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

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

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

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

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

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

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

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

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

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

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

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

Method for Providing Required Housing (LDR 6.3.5):

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

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

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

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

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

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	
Conventional Lodging	0.102*bedrooms	1	0	49	5.005	Ranch Inn
Conventional Lodging	0.102*bedrooms	1	0	8	0.817	Ranch Square Building
Retail	0.000216*sf		3113	1	0.672	Under the Willow Building Per TC GIS, including basement
Retail	0.000216*sf		7584	1	1.636	Ranch Square Building Per TC GIS, including basement
Retail	0.000216*sf		2325	1	0.502	Grace Spa per ZCV
Restaurant/Bar	0.000599*sf		3000	1	1.796	Thai Me Up per ZCV
Assembly	Independent Calculation		3000	1		Conference Center per ZCV
Apartment (Unrestricted)	0.000017*sf*(Exp(-14.17+1.59*Ln(sf)))/2.176	2	820	1	0.000	Deed Restricted Unit per ZCV
Apartment (Unrestricted)	0.000017*sf*(Exp(-14.17+1.59*Ln(sf)))/2.176	1	518	1	0.000	Apartment Per ZCV
Apartment (Unrestricted)	0.000017*sf*(Exp(-14.17+1.59*Ln(sf)))/2.176	2	752	1	0.000	Apartment Per ZCV
Existing Workforce Housing Credit					10.428	

change to unrestricted or something that. SHOULD NOT PROVIDE CREDIT

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	0.000216*sf		1410	1	0.304	Retail Unit A
Retail	0.000216*sf		2895	1	0.624	Retail Unit B
Retail	0.000216*sf		2992	1	0.645	Retail Unit C
Retail	0.000216*sf		489	1	0.105	Retail Unit D
Retail	0.000216*sf		1496	1	0.323	Retail Unit E
Retail	0.000216*sf		1510	1	0.326	Retail Unit F
Assembly			1190	1		Lobby
Short-Term Rental Unit	0.102*bedrooms	2	2067	1	0.204	Unit A
Short-Term Rental Unit	0.102*bedrooms	2	1798	1	0.204	Unit B.1
Short-Term Rental Unit	0.102*bedrooms	1	1628	1	0.102	Unit B.2
Short-Term Rental Unit	0.102*bedrooms	3	3353	1	0.306	Unit C
Short-Term Rental Unit	0.102*bedrooms	2	1942	1	0.204	Unit D
Short-Term Rental Unit	0.102*bedrooms	2	1945	1	0.204	Unit E
Short-Term Rental Unit	0.102*bedrooms	2	1879	1	0.204	Unit F.1
Short-Term Rental Unit	0.102*bedrooms	2	1845		0.000	Unit F.2
Short-Term Rental Unit	0.102*bedrooms	2	1894	1	0.204	Unit G
Short-Term Rental Unit	0.102*bedrooms	2	1946	1	0.204	Unit H
Short-Term Rental Unit	0.102*bedrooms	1	1602	1	0.102	Unit I.1
Short-Term Rental Unit	0.102*bedrooms	2	1826		0.000	Unit I.2
Short-Term Rental Unit	0.102*bedrooms	2	2077	1	0.204	Unit J
Short-Term Rental Unit	0.102*bedrooms	2	2116	1	0.204	Unit K
Short-Term Rental Unit	0.102*bedrooms	3	2645	1	0.306	Unit L
Short-Term Rental Unit	0.102*bedrooms	3	3110	1	0.306	Unit M
Short-Term Rental Unit	0.102*bedrooms	3	3039	1	0.306	Unit N
Short-Term Rental Unit	0.102*bedrooms	3	3032	1	0.306	Unit O
Short-Term Rental Unit	0.102*bedrooms	3	2716	1	0.306	Unit P
Short-Term Rental Unit	0.102*bedrooms	2	1982	1	0.204	Unit Q
Circulation or Nonhabitable Space	exempt		6572	1	0.000	Basement (Short Term Rental)
Affordable Workforce Housing Required:					6.414	
Fee-in-Lieu Amount:					\$ 1,981.68	

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](#).

PARKING CALCULATIONS

PARKING CALCULATIONS

Commercial Use	Square Footage	Parking Required	Number of Spaces	Notes
Retail A	1357	2.25 spaces per 1,000 sf	3.05325	
Retail B	2921	2.25 spaces per 1,000 sf	6.57225	
Retail C	2943	2.25 spaces per 1,000 sf	6.62175	
Retail D	488	2.25 spaces per 1,000 sf	1.098	
Retail E	1440	2.25 spaces per 1,000 sf	3.24	
Retail F	516	2.25 spaces per 1,000 sf	1.161	
TOTAL	9665		21.74625	

Residential Use	Square Footage	Parking Required	Number of Spaces	Notes
Unit A	2169	1.5 Per DU	1.5	*Short term rental not eligible to share parking with other uses
Unit B	3245	1.5 Per DU	1.5	
Unit C	3275	1.5 Per DU	1.5	
Unit D	2014	1.5 Per DU	1.5	
Unit E	2137	1.5 Per DU	1.5	
Unit F	3689	1.5 Per DU	1.5	
Unit G	1886	1.5 Per DU	1.5	
Unit H	2069	1.5 Per DU	1.5	
Unit I	3126	1.5 Per DU	1.5	
Unit J	2211	1.5 Per DU	1.5	
Unit K	2645	1.5 Per DU	1.5	
Unit L	3056	1.5 Per DU	1.5	
Unit M	3071	1.5 Per DU	1.5	
Unit N	3042	1.5 Per DU	1.5	
Unit O	2562	1.5 Per DU	1.5	
Unit P	2773	1.5 Per DU	1.5	
Duplex A	3885	1.5 Per DU	1.5	
TOTAL	46855		25.5	

Parking Type	Quantity	Notes
Total Parking Spaces Required (From Above By Use)	47.24625	26 spaces associated with short term rental cannot be offset with parking credits
On-Street Availability	14	22' linear feet per space
Parking Credit	TBD	
Required On-Site Parking	33.24625	34 Spaces Required

LDR COMPLIANCE

LDR COMPLIANCE

PROJECT INFORMATION

N 1/2 LOT 14-16, BLK. 1, CACHE-1
 50 S Cache Street
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-006
 Lot Size: 0.344 Acres (13,557 sf)

LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1
 45 East Pearl Avenue
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-007
 Lot Size: 0.602 Acres (26,238 sf)

LOT 10-11, BLK. 1, CACHE-1
 75 East Pearl Avenue
 Jackson, WY 83001
 PIDN: 22-41-16-34-2-05-008
 Lot Size: 0.344 Acres (14,989 sf)

2.2.15. DC-2: Downtown Core -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Side interior (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Rear (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Abutting protected zone	ToJ LDR Section 2.2.15.B.1	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plan units (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4'		n/a

Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.15.B.1	1'		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.15.B.1	0'	0'	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.15.B.1	0'	40'	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.15.B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch $\geq 5/12$	ToJ LDR Section 2.2.15.B.2	46'		n/a

Height (max) if roof pitch <5/12	ToJ LDR Section 2.2.15.B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.15.B.2	16'	16'	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.15.B.2	1.3	GSA (1.29 Acres) 54,784 * 1.3 = 71,219.2 sf	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.15.B.2			n/a
3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Sec 2.2.1.C.1	Cache Street	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.C.2	Pearl Ave.	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.2	Shopfront	Yes
Residential	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.4.		n/a
Lodging	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.5.		n/a

Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.2.		n/a
Tuck-under parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.4		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.5.	Yes	Yes
Underground parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20'		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.15.B.4	25'		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.15.B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15'		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.15.B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		100,000		Yes

Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.15.B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.15.B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business year	TBD	TBD
Background color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.15.B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR Section 2.2.15.B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.15.B.7			TBD
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Freestanding sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	6'		

Setback (min)	ToJ LDR Section 2.2.15.B.7	5'		
Projecting sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.15.B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.15.B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.15.B.7	(sec 5.6.1.)		
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.15.B.8			Yes
Stormwater Management (sec.5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.15.B.8			Yes

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>39,000 sf	X	X	X	X		Sec.5.7.2.	n/a
Sign					X		

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)

Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B(LO)	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B(LO)		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B(LO)		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf

FINDINGS FOR APPROVAL

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1. "Consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan"

The proposed project is consistent with the desired future character for District 2: Town Commercial Core as it supports commercial use, employment opportunities, and lodging capacity. The site is located more specifically in subarea 2.3 Downtown, a subarea that is very important to downtown as demonstrated by the large number of detailed goal statements for this area in the Comprehensive Plan, including providing a vibrant pedestrian-oriented mixed use district with a variety of non-residential and residential uses. This proposal achieves these goals in exemplary manner in the following ways:

- A mixed-use development will be created with a variety of commercial uses on the ground level and residential units on the two upper floors.
- The upper floor residential units will be available for short-term rental, adding another potential use.
- The public realm along Pearl Avenue will be greatly enhanced with an active new building wall, a wider sidewalk and an attractive overhead canopy.
- A consistent size and building form will be created across seven existing town lots in an area that currently contains inconsistent building forms and sizes.
- This consistent building form will be accomplished with exemplary urban design principles that create a warm pedestrian scale along the sidewalk, contains numerous additive and subtractive building elements, includes a desirable range of building materials, and sets back the third building level.
- This urban design received unanimous approval from the Design Review Committee.

2. Is not subject to the finding of "Achieve the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable."

The proposed development is not within either of the aforementioned zoning overlays.

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

All Town departments reviewed this proposed development during the pre-application phase, and they will continue reviewing the plans as they become more detailed. Their comments on infrastructure and facilities will be incorporated throughout the planning process. Because this proposal redevelops seven currently developed lots, the existing public services, utilities and infrastructure are expected to support this proposal without needed expansions.

4. "Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a Sketch Plan."

The proposed project complies with or exceeds LDR standards and Town Ordinances. No variances or administrative adjustments are being proposed at this time.

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

The proposed project is in conformance and will remain in conformance with all TOJ departments having jurisdiction over the project. The submittal documents include responses to comments from the Pre-Application review.

RESPONSES TO THE
TOWN OF JACKSON
PLANNING DEPARTMENT
PRE-APPLICATION
CONFERENCE
(30 JUNE 2021)

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT PRE-APPLICATION CONFERENCE (30 JUNE 2021)

1. Massing: The general subtractive/additive massing looks very good. On the Cache frontage, staff recommends stepping the building down from 3 stories to 2 stories so that it transitions well with the property to the north (10 E Broadway) which is in the TS-1 zone allowing a max of 2 stories. If project extends all the way to Sweetwater block, staff strongly recommends that the building step down to 2 stories if possible here too.

Since the comment was made, the applicant has refined the building design, setbacks, and overall massing. The design contained within this sketch plan submittal was unanimously approved by the Design Review Committee ("DRC") on October 13, 2021. The proposed building design includes a setback at the third level across 100% of the Cache Street and Pearl Avenue frontages. The setbacks range from 3 feet to 20 feet which exceed the land development regulations requirements.

2. Single project massing: In addition to the subtractive/additive massing, the project will need to address its massing using horizontal and/or vertical techniques (see Sec. 1.16/1.22) to meet the Design Guidelines (both regular and DDO – see below). This is because the project is being proposed as a very large, unified project (approx. 350' of frontage on Pearl if carried to the Sweetwater property), which means that perhaps the key issue for this project will be finding creative ways to break up the massing into much smaller modules (see Sec. 1.13.a, b & c). For example, a monolithic building designed like the Marriott on Simpson Avenue will not be acceptable in this location in the DDO.

Since the comment was made, the applicant has refined the building design and overall massing. The design contained within this sketch plan submittal was unanimously approved by the Design Review Committee ("DRC") on October 13, 2021. Smaller modules and variability in the materiality of the exterior are included as part of the design strategy to address the design guidelines. The proposed building design includes projected and recessed modules of different materials which breaks the scale of the building into smaller sections. These modules have also been organized to provide a hierarchy and order between the retail and residential entrances.

3. Downtown Design Overlay ("DDO"): There are a number of elements of the DDO and Area 2 that will need to be incorporated into the design.

Since the comment was made, the applicant has refined the building design and has incorporated the Downtown Design Overlay/Area 2 standards. The submittal was unanimously approved by the DRC on October 13, 2021.

4. First story windows/transparency: The amount of glazing should be similar to traditional Jackson buildings (see Sec. 1.21). Concept drawings show street level floor to ceiling windows which is too much, might try a kick plate or some other techniques to reduce glazing. The second story windows also show more transparency than traditional structures.

Since the comment was made, the applicant has significantly reduced glazing at both street level and upper stories using a variety of techniques that more closely align with traditional structures. The proposed building design was unanimously approved by the DRC on October 13, 2021, and features kick plates below the street level storefront glazing, and a variety of punched window types on the second floor.

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5. Materials: The variable brick is very good per Sec. 1.23/1/24/1.27, however, using only one type of brick for a building this size may not meet all the DDO guidelines, especially the goals of breaking the building into modules. Perhaps consider the use of different colors/textures of bricks in clean logical manner.

Since the comment was made, the applicant has refined the building design to incorporate additional materials to the exterior facades that align with the DDO guidelines. The submittal was unanimously approved by the DRC on October 13, 2021. The proposed building design has eliminated brick as a building material and now features a material palette of stone and clay tile shingles at Levels 1-2, black cedar siding at Level 3, stained cedar plank exterior ceilings and canopies, black aluminum windows, and black metal and wood detailing at the canopy structures and cornices, respectively. These material changes are a direct response to the comments received and further support the project's compliance with the Design Guidelines.

6. Pedestrian frontage: The direction from staff is that the Cache Frontage should be covered boardwalk (with continuous canopy with no gaps) and the Pearl frontage should be Trees in Grates (concrete sidewalk with pavers and trees). This appears to be what is generally shown in concept drawings. Depending on the location of the curb in relation to the property lines, the required 13.5 pedestrian frontage may not fit entirely within the public ROW. Pedestrian frontages sometimes overlap onto private property, but the Town tries to limit unreasonable encroachments when necessary. In such cases, an Administrative Adjustment may be used but in no case will the pedestrian frontage be reduced below 11' in width and preferably not below 12". On some streets, the existing curb can be moved away from the property line to provide additional pedestrian width.

Final site plan, pedestrian frontages, and required public right of way improvements will be developed prior to submitting for the Development Plan. No unnecessary encroachment agreements are anticipated.

7. Should consider cutting building corner on first floor for entrance and additional pedestrian space. However, if curb extensions are included then cutting the corner may not be necessary.

Since the comment was made, the applicant has adjusted the plan so that corner "module" is recessed from the adjacent modules to help break down the scale of the facades and provide additional pedestrian space at the corner. This design was unanimously approved by the DRC on October 13, 2021.

8. Uses: Is the intent to have on 8,000 sf retail space on the Cache frontage? If so, would be nice to break this into at least two smaller spaces. More variety at ground level better activates the street. If project ends including the entire Pearl frontage, the goal would be to include a number of individual commercial spaces along the street and to avoid first level condos. Outdoor dining and public amenity space should be considered in overall program if possible.

Since the comment was made, the applicant has revised the ground level plans to provide a clear hierarchy between the residential lobby entrances and the retail entrances. This design was unanimously approved by the DRC on October 13, 2021. The intention of the proposed plan is to have multiple, individual, smaller commercial spaces.

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT PRE-APPLICATION CONFERENCE (30 JUNE 2021)

9. Sec. 1.7; 1.8; 1.9;1.12;1.13 (1.13.b & c smaller modules);

Since the comment was made, the applicant has significantly revised the building design to better address and comply with previous review comments and the Design Guidelines. This design was unanimously approved by the DRC on October 13, 2021.

10. The construction management plan will go before the Town Council. Considerations on staging should be considered as soon as possible to get ahead of potential issues.

The applicant will submit a construction management plan to the Town Council along with the Development Plan application.

11. Provide turning movements for the underground parking.

Underground parking is not being considered at this time.

12. Pathways will be recommending a bulb-out or curb extension at Cache and Pearl.

If required by Pathways, bulb-out or curb extensions will be implemented.

13. If the plan is to only develop the western 3 lots: The western 3 lots total 2,500 sf and allow a 1.3 FAR of 29,250 sf. The plans show an above-ground floor area of 51,144 sf which far exceeds the allowed FAR. Staff is assuming the use of the 2:1 bonus, but the housing calculator says otherwise and describes all unit's short-term rental. FAR can be transferred from the other 4 eastern lots, but the total FAR for all 7 lots is 68,250 sf. Essentially this would be a 17,106 sf transfer from the eastern 4 lots. Please explain how this will work with the existing Ranch Inn Hotel.

The proposed development will demolish all above ground structures. According to the Alta Survey provided by Nelson Engineering, the Gross Surface Area of the seven lots is 1.29 Acres (54,784 square feet). Using a 1.3 FAR ratio, the resulting available square footage permissible to build (assuming existing structures will be demolished) is 71,219.2 square feet.

14. Please describe the phasing plan, if any.

Phasing is not being proposed at this time.

15. The Fire Department may add, keep, or reduce the amount of re-curb along Pearl Ave as a result of the new Fire Station. This may impact the amount of on-street parking credits for this development. At this time the Fire Department has not yet indicated a change to the red curb but may do so as part of the Sketch Plan and/or Development Plan.

The applicant will be in close contact with Jackson Hole Fire/EMS and will coordinate the design of the proposed development with the needs of the fire station. The viability of on street parking will be finalized prior to submitting the Development Plan.

RESPONSES TO THE TOWN OF JACKSON PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
(30 JUNE 2021)

16. Staff needs a detailed breakdown of how housing credits and parking credits will be applied to all ownership spaces, specifically the ground-level commercial. In the future if uses change, how will parking be designated since there appears to be a surplus of parking.

Housing and parking credits will be finalized prior to the submittal of the Development plan dependent upon the final use allocation of the ground-level commercial spaces.

17. Updates needed on the parking sheet and housing calculator:

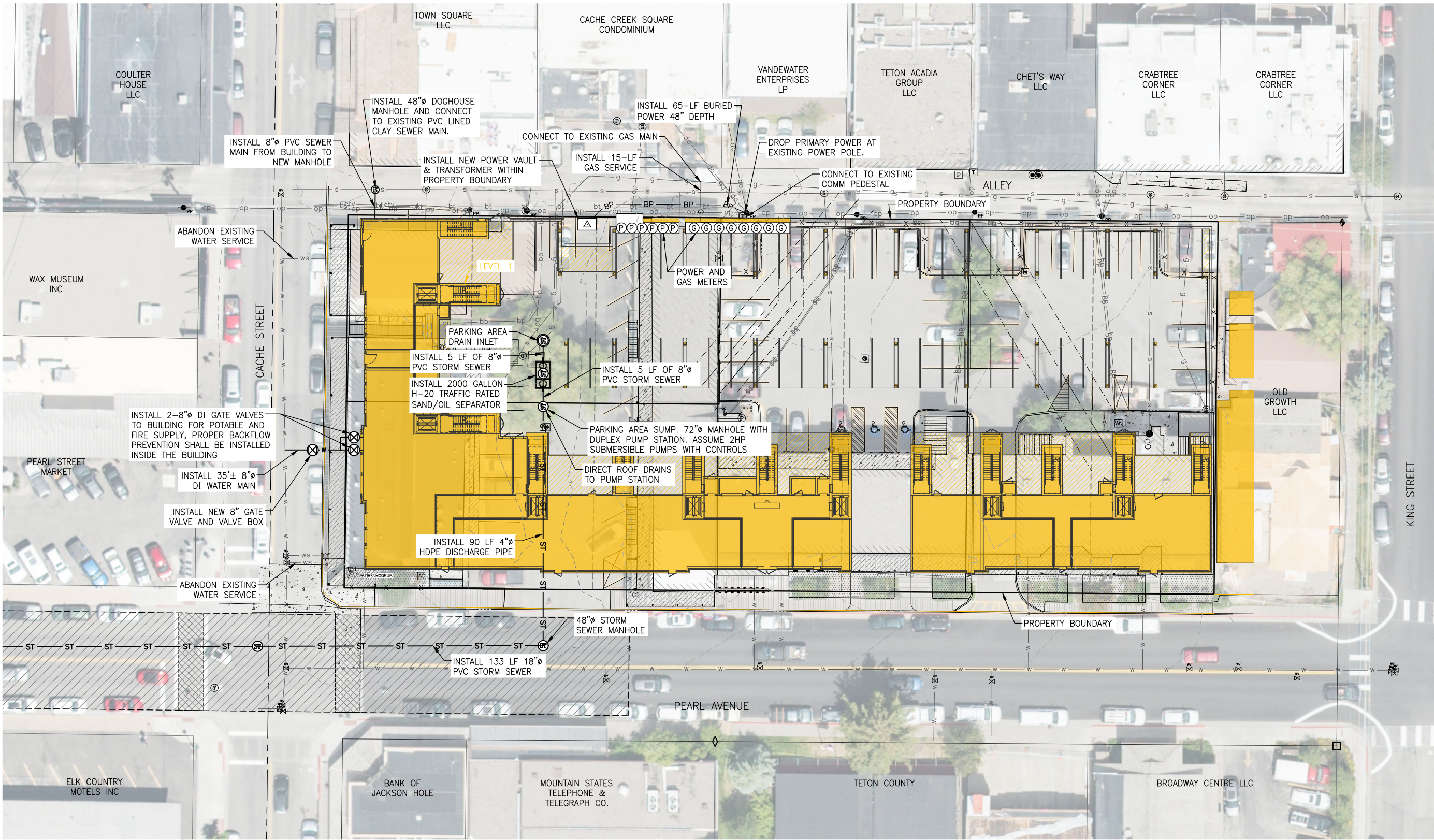
- **16 units are shown in the parking chart, yet the floor plans indicate 18 units. Please update the parking chart to reflect the correct amount of parking per unit.**

17 units are currently being proposed. The parking chart is updated to reflect this quantity.

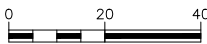
- **the housing calculator shows 3 units as conventional lodging, please confirm these are the efficiency units shown on the floor plans? Also, there are 2 other efficiency units shown on the floor plans, are these also conventional lodging?**

The housing calculator has been updated to reflect current and proposed uses.

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EAST UTILITY SITE PLAN
SCALE: 1" = 40' (11X17)



NOT FOR CONSTRUCTION

DRAWING NO C2		JOB TITLE CACHE & PEARL PROJECT SCHEMATIC DESIGN JACKSON, WYOMING	DRAWING TITLE EAST UTILITY SITE PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					DATE 3 NOV 2021	REV.				
JOB NO 21-076-03					SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	NE	BO	BO	MB	MB

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087