

AGENDA
Planning and Zoning Commission
August 3, 2022 – REGULAR MEETING

5:30 PM

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 August 17, 2022 or to a special meeting scheduled by the Commission. This Planning Commission meeting will be held in the Town Hall Chambers and via ZOOM.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO PC/BOA MEETING
 - I. Link to ZOOM:
<https://us02web.zoom.us/j/82007567825?pwd=NDBNZXNqMTErL3JGUWMreUIxbE9lZz09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. June 15, 2022 Minutes
 - II. July 20, 2022 Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
 - I. P22-134: 305 W. Snow King Ave. - Conditional Use Permit
 - II. P22-144: 80 E. Karns - Development Plan
 - III. P22-158: 400 W. Snow King Ave. - Zoning Map Amendment - Withdrawn
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 15, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 06/15/2022, via ZOOM.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: A motion was made by: Schuler seconded by: Martinez

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-332: Land Development Regulation Text Amendment to Article 2: Complete Neighborhood Zones, Article 5: Physical Development Standards Applicable in all Zones, Article 6: Use Standards Applicable in all Zones, and Article 9: Definitions, to amend various standards in residential zones related to the mass, scale, and character of residential development.

Motion: I move to **continue** item P21-332 to the July 6, 2022, Planning Commission meeting.

A motion was made by: Schuler seconded by: Martinez

Motion approved by a 5 to 0 vote

ITEM P22-071: Development Plan for a new 3-story, mixed-use building at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Jim Walter

PUBLIC COMMENT:

None

COMMISSION DISCUSSION: None

MOTION:

Motion: I move to recommend **approval** of Development Plan **P22-071** for a new 3-story, mixed use building at the properties located at 50 S. Cache St. and 45 & 75 E. Pearl Ave. based upon the findings presented in the staff report, the departmental reviews, and subject to the conditional of approval recommended in this staff report dated June 15, 2022

A motion was made by: Schuler seconded by: Watts

Motion approved by a 4 to 0 vote

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: None

Adjourn: A motion was made by: Schuler seconded by: Watts

Motion approved by a 5 to 0 vote at 5:41.

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
July 20, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 07/20/2022, via ZOOM.

ROLL CALL:

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

STAFF: Paul Anthony

MATTERS FROM THE PUBLIC: None

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-332: Land Development Regulation Text Amendment to Article 2: Complete Neighborhood Zones, Article 5: Physical Development Standards Applicable in all Zones, Article 6: Use Standards Applicable in all Zones, and Article 9: Definitions, to amend various standards in residential zones related to the mass, scale, and character of residential development.

Motion: I move to **continue** item P21-332 to the August 17, 2022, Planning Commission meeting.

A motion was made by: Schuler seconded by: Smits

Motion approved by a 5 to 0 vote

ITEM P22-134: Conditional Use Permit – Fairgrounds Community Center located at 305 W. Snow King Ave.

Motion: I move to **continue** item P22-134 to the August 03, 2022, Planning Commission meeting.

A motion was made by: Schuler seconded by: Smits

Motion approved by a 5 to 0 vote

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: None

Adjourn: A motion was made by: Smits seconded by: Schuler

Motion approved by a 5 to 0 vote at 5:35 PM.

STAFF REPORT



Meeting Date:	August 3, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-134 Conditional Use Permit for the Fairgrounds Community Center at the property addressed at 305 W. Snow King Avenue	Public Comment:	Yes

Purpose & Policy Considerations.

A Conditional Use Permit (CUP) is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for “Assembly” uses. The proposed Community Center is considered an Assembly use.

Requested Action.

The applicant, Teton County, is requesting approval of a CUP for the Fairgrounds Community Center at the property addressed at 305 W. Snow King Ave.

Recommendations.

The Planning Director recommends **approval** of a CUP for the Fairgrounds Community Center at the property addressed at 305 W. Snow King Ave, subject to the departmental reviews attached hereto and the following conditions:

1. Concurrent with the building permit, a signage plan shall be submitted for review and approval.
2. Concurrent with the building permit, the applicant shall provide at least 7 bike racks.

Project Location.

The subject property is addressed as 305 W. Snow King Ave and legally described as PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 (RODEO GROUNDS INCLUDES MATEOSKY PARK). An aerial photo is shown on the following page showing the general location of the proposed site (please see the applicant submission for a detailed site plan):



Background/Project Description.

Background: The subject site is approximately 18 acres in size, zoned P/SP, and is currently the location of the Teton County Fairgrounds. The property is owned by the Town of Jackson but leased to Teton County. The Fairgrounds contain the rodeo grounds, Heritage Arena, a Pavilion building with ancillary offices (recently used by Fire/EMS), 2 tennis courts and Mateosky Ballpark. Below are the main Fairground-related approvals & leases:

- Sketch Plan - On February 20, 1996, the Town Council voted to approve a Sketch Plan for the Teton County Fairgrounds consisting of a new livestock building (i.e., stall barn or Pavilion Building), restrooms, and ancillary office space.
- CUP/FDP - On June 6, 2005, the Town Council voted to approve a CUP and FDP (P05-023) for a 50,000-sf indoor riding arena (i.e., Heritage Arena).
- CUP - On December 18, 2017, the Town Council voted to approve a CUP (P17-169) for a temporary fire station for Jackson Hole Fire/EMS in the existing Pavilion building. Fire/EMS then utilized this building as a temporary base of operations while Fire Station #1 on Pearl Avenue received a major remodel. Fire Station #1 was recently completed in 2022 and the existing Pavilion building with its improvements remains unused.
- Lease #1 - Ground lease between the Town of Jackson and Teton County which terminates in 2030. This lease establishes that Teton County is responsible for maintaining all infrastructure and pays for daily operations, including staffing.

- Lease #2 - Rodeo Grounds Management Agreement (RGMA) which is a 4-year lease. This lease outlines how Teton County will maintain all rodeo-associated facilities including the Rodeo Arena which accommodates the Town's rodeo concessionaire.
- Lease #3 - Rodeo Concessionaire Agreement (RCA) which is a 4-year lease. This lease is between the Town and the rodeo concessionaire and outlines the parameters for rodeo operations throughout the summer season. The rodeo concessionaire gets exclusive use of all Fairgrounds facilities on rodeo days 2-3 days nights per week from Memorial to Labor Day.
- Lease #4 - Exhibit Hall lease between the Town and County to use the existing building (400 W. Snow King) which expires on December 21, 2023.

Project Description:

The existing Community Center building (commonly referred to as the Exhibit Hall) is approximately 3,500 sf and is located at 400 W. Snow King Avenue. It is set to be demolished sometime in Fall 2022 to make room for the Flat Creek Apartments affordable housing development. As a result, the applicant is seeking to relocate the Community Center north across the street at the Fairgrounds site, specifically within the existing Pavilion building. The Pavilion building, which was recently occupied by Fire/EMS, is located in the northeastern corner of the site adjacent to Mateosky Ballpark. It is a single-story building approximately 15,000 sf in size.

The Community Center, categorized as an Assembly use, is essentially a multi-purpose building rented out for private parties and has hosted a variety of events including wedding receptions, trade shows, community events, and birthdays (see application submittal for a full list of anticipated users). As proposed, the Community Center will continue to operate in the same fashion however the new space within the Pavilion building is much larger. Currently, the southern portion (2,565 sf) of the Pavilion building consists of offices and will continue to be used by the Fairgrounds staff. The northern portion (12,635 sf) of the Pavilion building is where the Community Center will operate and the space will consist of 2 exhibit halls, storage areas, a commercial kitchen, and bathrooms. The actual amount of gathering space is 9,691 sf. As a result of the various upgrades made to the building prior to Fire/EMS occupying it, minimal exterior and interior changes are needed allowing a smooth transition into the space.

The existing Community Center operates 365 days a year with most events occurring in the evening. However, the space is available during the mornings and afternoons as well. The proposed Community Center will operate the same as the existing one. For the vast majority of events, which involve seating and tables, the maximum occupancy is around 450 people. However, most events are less than the occupancy limits. For events that are standing or seating only, the occupancy increases to allow around 1100 people. Based on conversations with Teton County, standing or seating-only events would be rare but the building has the potential for them.

To ensure that noise impacts are minimized, the current rules for renting the space require that all amplified music and sound be extinguished by 9 PM and that no event goes past 10 PM. In addition, any event with amplified music or sound requires a noise permit from the Town of Jackson Police Department to ensure that contact information is provided to local authorities in the event of a curfew or noise violation.

There are four existing vehicular entrances to the Fairgrounds site: two on Snow King Ave, one on Flat Creek Dr and one on Karns Ave. The applicant is proposing its primary access off Karns Ave since it is the closest entrance to the Community Center. Secondary access, depending upon whether it conflicts with a separate special event, is proposed from the southeastern corner off Snow King Ave.

Since the parking standard for Assembly uses is an independent calculation, the applicant is proposing to designate 128 parking spaces which is based on comparing the use to restaurant/dining. Ninety-nine (99) spaces are proposed to the north of the building/grassy arena and 29 spaces are proposed to the south and east of the building. Jersey barriers are available to be used to segregate the 99 northern spaces from the rest of the site to ensure ample parking when other special events overlap. The other 29 spaces will be available for the Community Center or for other events such as the rodeo. Because it is highly unlikely that both event spaces within the Community Center will be filled to capacity at the same time, the applicant finds that 128 spaces are more than enough parking for future events. At this time the applicant is not proposing to pave the parking areas since these areas are heavily used and compacted.

Analysis.

Staff has reviewed the proposed use for the subject property and have found it to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. The Fairgrounds and rodeo site is a large site that currently operates around several yearly special events that vary in intensity, operation, and use. The Fairgrounds is also a Public/Semi-Public zoned property and should be continually used in a manner that serves the community. With that, staff finds that a community center is compatible with the nature of the existing uses on the site and will provide services to the community.

Parking

The project's main regulatory issue is determining the proper parking requirement for this unique use and its proper management. The Fairgrounds hosts a variety of events year-round with varying parking demands, all of which operate through a form of shared parking. Staff agrees with the applicant's overall conclusion that the vast majority of events proposed within the Community Center will have minimal impact on the available parking, but that the only potential conflict is during the 3 summer months of rodeo, specifically Wednesday, Friday, and Saturday nights. However, through proper management of the Community Center events and surrounding parking, potential conflicts can be reduced to negligible levels.

As stated above the applicant is proposing to designate 128 of the +/-320 spaces located within the immediate area around the Community Center. Unlike most uses which have a specific requirement, typically based on square feet, parking requirements for an 'Assembly' use is determined by an independent calculation. In the case of the Community Center, staff agrees with the applicant in that the space is used most similarly to restaurant/dining as nearly all events are set up with tables and chairs. If staff used the most common restaurant/dining parking requirement of 1 space/110 sf, it would require 88 parking spaces. If staff compared how the current +/-3,500 sf facility operates, it operates on 18-20 spaces which have proven to be sufficient for their gatherings which peak at around 100 people during the busier events. Given that the proposed space is nearly tripling in size, 60 spaces would be sufficient for the new Community Center. Staff finds that basing the new parking requirement on the existing facility is the most accurate method and considering that it is unlikely that both new event spaces will be filled to their capacity at the same time, only 60-70 spaces would be needed. With that being said, the applicant has demonstrated that 128 spaces can be provided, and the Fairgrounds are free to use them on a case-by-case basis.

The only potential parking conflict is during the 3 months of the summer rodeo, specifically Wednesday, Friday, and Saturday nights. These nights are likely to be popular for private parties and banquets, which generally demand the most parking. To help with potential conflicts, the applicant has offered to use jersey barriers to segregate the northern 99 spaces so that during rodeo nights there are guaranteed spaces for the Community Center. Although jersey barriers would help segregate parking, staff does not find they are necessary and the use of temporary barriers (i.e., cones, moveable bollards, etc.) would be as effective while providing flexibility to segregate the amount of parking needed for a particular event and allow circulation through the site when events are not occurring. Also, the areas north of the Community Center and grassy arena are currently not used for rodeo trailers or spectator parking, but the area north of the grassy arena is used for horse stalls in association with the rodeo. Those stalls will need to be moved to the west of the grassy arena to accommodate Community Center parking which will take up some available trailer parking. Although a small amount of trailer parking will be reduced, the rodeo concessionaire lease does not grant them exclusive rights to all Fairgrounds parking. Ultimately Teton County will be responsible for working with the rodeo concessionaire to properly manage event parking and staff finds that the applicant has demonstrated the provision of enough parking during the busier summer months.

To help clarify the location of Community Center parking during times when other events are occurring, staff is requiring that a signage plan be submitted with the building permit which includes signage off Karns Ave. In addition, bike parking needs to be added to encourage alternative modes of transportation. Based on the 128 spaces, staff will use the LDR standard of 1 bike rack/10 parking spaces, or a requirement to provide 13 bike spaces (i.e., 7 bike racks). At this time the applicant is not proposing to pave the parking area since it is a heavily used and compacted area, however if needed, additional packed gravel will be provided during wet/muddy seasons. Teton County will also be responsible for any/all tracking of materials onto Karns Ave.

Ultimately, successful management of the summer rodeo and Community Center will be the responsibility of Teton County which from time to time may require limiting the time/capacity/hour of events at the Community Center. Because Teton County will be managing all events and parking on the entire site, it is in their best interest and the general public, to properly manage event parking. Knowing that most events are usually below capacity and that many of the private party and banquet users carpool to events, staff further finds that the parking provided for the proposed Community Center is sufficient.

Vehicular Access

Primary vehicular access will be taken directly from Karns Ave leading to the northern 99 spaces. Depending on whether it conflicts with other special events, secondary access will be taken from the southeastern entrance off Snow King Ave. Staff finds that the proposed access plan is suitable for the proposed use and is helpful to delineate the 99 spaces from the rest of the site, especially during the summer rodeo months.

Affordable / Employee Housing

No housing is proposed as part of this application. Section 6.3.1.C.13 Exemptions of the LDRs states that uses in the P/SP zone are exempt from the standards of Division 6.3 Affordable Workforce Housing Standards.

Lighting

At this time no new lighting is proposed. The Town of Jackson recently approved new light regulations (Section 5.3.1) that will likely be applicable to this request depending on when the new changes are finalized through 3 ordinance readings. Regardless, all proposed lighting for the Community Center will be dark sky compliant.

Trash / Snow Storage / Landscaping

Snow plowing is currently done by Public Works (Streets Department) and will continue to operate this way. Snow will continue to be stored in the northwest corner of the Fairgrounds lot. A trash enclosure will be provided east of the Pavilion building. The LDRs have no landscaping requirements for uses within the P/SP zoning district and at this time the applicants have not proposed landscaping. It should be noted that several trees have been installed in recent years along the northern property line on Karns Avenue which helps with screening.

Noise / Visual

Staff finds that from a noise and visual standpoint, there will not be any significant impacts beyond what typically occurs at the Fairgrounds. During the various year-round events, it is common to see parking throughout the site and staff does not find there to be a visual nuisance. Staff finds that the proposed parking barriers help formalize and organize vehicular access and staff/volunteer parking. As it relates to noise, all events will be held within the Community Center and are not anticipated to be any noisier than events that occur at the Fairgrounds. Below are the current bylaws for renting the existing Community Center which addresses noise and nuisances and that will also apply to the new Community Center:

Current Exhibit Hall rules:

- *Amplified music and sound is permitted in the building at 80 decibels or less, as per the Town of Jackson's municipal code, until 9:00 pm. After 9:00 pm, all amplified music and sound must cease.*
- *Any noise complaints that are called into the Jackson Police Department and require action will result in a citation, a \$500 fine, and loss of future privilege to rent the building.*
- *You will be permitted to be in the building until midnight for clean-up; midnight is the latest that any persons maybe in or around the building.*
- *You are responsible for the complete cleanup of the Exhibit Hall according to the list provided.*
- *Exhibit Hall must be clean by midnight the day of rental, unless otherwise agreed upon with Fair Office.*
- *You are responsible for any damages to the building, surrounding area, and fixtures on the premises while the building is rented to you.*

In conclusion, staff finds that the applicant's request meets the standards of the LDRs and Comprehensive Plan.

Public Comment

None.

Comprehensive Plan & Priority Alignment.

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. *Compatibility with Future Character. The proposed Conditional Use shall be compatible with the desired future character of the area.*

Complies. The desired future character of this area is characterized by the Public Works facility and the rodeo grounds. The Comprehensive Plan states that the subarea should maintain similar community uses and characteristics into the future, although the actual users may change. Staff finds that the proposed Community Center is an appropriate use as it serves the community similar to the rodeo grounds.

2. *Use Standards. The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Assembly use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. *Visual Impacts. The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed operation will minimize the visual impact on adjacent lands. Although a new use will be more intense compared to Fire/EMS from a parking standpoint, events will be within the building and not visible from the outside. In addition, the design will also include a delineated parking area and entrance off Karns Ave. which is helpful in keeping the use contained to a certain area. Furthermore, the Fairgrounds host yearly events (Fair, Rodeo, etc.) that generate far more visual impacts on adjacent owners and staff finds that the proposed use is consistent with the existing uses within the site.

4. *Minimizes adverse environmental impact. The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is also not located within the NRO and SRO, and all proposed use and operations will be conducted within previously disturbed areas.

5. *Minimizes adverse impacts from nuisances. The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. The Fairgrounds currently regulates noise through the bylaws that were mentioned above. These bylaws require amplified noise to be shut off by 9 pm, limit events to no later than 10 pm, and have strict fines for violations. Staff finds that the proposed use minimizes adverse impacts on nuisances.

6. *Impact on Public Facilities. The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff the proposed change in use will not have significant impacts on public facilities and services. Since the building was recently upgraded prior to Fire/EMS occupying it, minimal upgrades are needed for the Community Center. There are no proposed changes to the existing water/sewer lines.

7. *Other Relevant Standards/LDRs. The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use and building improvements comply with the provisions of the LDRs and with all other Town Ordinances.

8. *Previous Approvals. The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Not applicable to this proposal.

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 30 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Conditional Use Permit P22-134 for the Fairgrounds Community Center at the property located at 305 W. Snow King Ave based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated August 3, 2022.

Town of Jackson
Project Plan Review History
PLANNING

Project Number	P22-134	Applied	5/24/2022	AL
Project Name	CUP - 305 W Snow King Ave. Fairgrounds	Approved		
Type	CUP Community Center	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant	Ward + Blake Architects	Owner	Town of Jackson
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Site Address	City	State	Zip
305 W SNOW KING AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22411633100024	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	5/24/2022	6/14/2022	5/25/2022	
Kelly Sluder					
(5/25/2022 6:53 AM KS)					
Codes that are referenced are not correct. We are on the 2021 I-Codes and the IRC is not the correct code for this project. When submitting for Building Permits please make the proper corrections.					
Fire		5/24/2022	6/14/2022		
Kathy Clay					
Joint Housing Dept		5/24/2022	6/14/2022		
Stacy Stoker					
Legal		5/24/2022	6/14/2022		
Lea Colasuonno					
Parks and Rec	APPROVED W/CONDITI	5/24/2022	6/14/2022	6/3/2022	
Steve Ashworth					
(6/3/2022 4:12 PM AL)					
from P&R: consider signage for parking slots up against the outfield fence about "not responsible for damage" from potential balls hit over the fence or consider adding netting. Appears no landscaping will be added based on the drawings but would like to confirm.					
Thanks,					
Rachel					
Pathways	APPROVED W/CONDITI	5/24/2022	6/14/2022	6/3/2022	
Brian Schilling					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (6/3/2022 4:13 PM AL) P22-134 – 305 W Snow King Ave – Fairgrounds – Conditional Use Permit Comments from Teton County/TOJ Pathways Department Status: approved w/conditions • Bicycle Parking - o Given the location and type of use of the proposed development, staff expects that there will be, on average, a low demand for bicycle parking (i.e. a few spaces for daily use), but there may be high demand for shorter periods during selected events (20+ or even more spaces during large events like the Fair). - o Staff recommends providing the following: ? Parking for employees and visitors at the building main entrance: start with one 4-loop rack and add more as needed. ? Parking for event attendees at Grassy Arena: two to four 4-loop racks at the entrance gates to the arena. ? Note: the gates that provide access to the Grassy Arena fence must be kept free of parked cars so that people can enter and exit the arena. A car parked in front of the gates will block the area that people need to actually walk in and out of the arena and will block the view of the gate preventing people from being able to see where to enter the arena. The area will likely need to be barricaded to make it impossible to park here—in my experience, if there is any space available—even if it's signed "No Parking"—people will simply ignore the signs and will still park here. ? Parking at Mateosky Park: one or two 4-loop racks to start ? Parking at Tennis Courts: one 4-loop rack - o Staff also recommends that the Fair purchase additional racks for use during the Fair, which is the highest use event of the year. The racks could be placed in storage when not needed. - o Staff supports crediting the bike parking toward the development's overall parking requirement. - o For this application, the bike parking can be entirely comprised of short-term racks (for visitors, some employee use, frequent/regular use). However, if the applicant feels there is a need, they could also provide long-term parking (for employees and infrequent use/storage). ? Short-term parking (for visitors or employees 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. For gravel parking lot areas, the rack could simply be a 3 or 4-loop "rack on rails" placed on the gravel and would not need to be on a concrete pad. ? 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. - o 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. (See note above in short-term parking allowing placing racks on gravel surfaces in the gravel parking lot). - o 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. - o Rack details and locations should be shown on site plans. - o Jackson Hole Community Pathways can provide additional background information and guidance on site selection, layout, rack specification, and rack installation.					
Planning Tyler Valentine (7/29/2022 10:15 AM TV) Please see staff report	APPROVED W/CONDITIONS	5/24/2022	6/14/2022	7/29/2022	
Police Michelle Weber		5/24/2022	6/14/2022		
Public Works Matthew Doyle	APPROVED W/CONDITIONS	5/24/2022	6/14/2022	6/14/2022	



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: Fairgrounds Community Center
Physical Address: 305 W. Snow King Avenue, Jackson, WY
Lot, Subdivision: _____ PIDN: 22-41-16-33-1-00-024

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: P.O. Box 1687, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Mitch Blake, Ward + Blake Architects Phone: 307-733-6867
Mailing Address: P.O. Box 10399, Jackson, WY ZIP: 83002
E-mail: mitchblake@wardblake.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 #: P22-044 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

X **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>.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Mitch Blake

Name Printed

04-18-22

Date

Principal

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : _____

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 305 W Snow King Avenue

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 (RODEO GROUNDS INCLUDES MATEOSKY PARK)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mitch Blake/ Ward + Blake Architects

Mailing address of Applicant/agent: P.O. Box 10399, Jackson, WY 83002

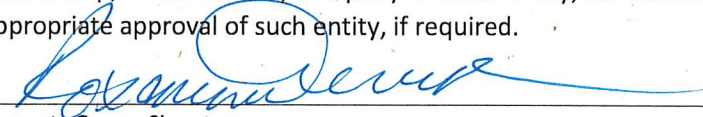
Email address of Applicant/agent: mitchblake@wardblake.com

Phone Number of Applicant/agent: 307-733-6867

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☒ Other (describe) Pre-App. Conf. & Conditional Use Permit

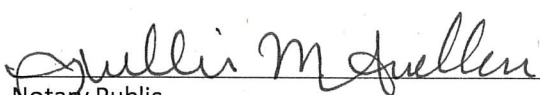
Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.


Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Roxanne Robinson this 17th day of February 2022. WITNESS my hand and official seal.


Notary Public

My commission expires: \$ 234



Fairgrounds Community Center Narrative

Conditional Use Permit (CUP) Submittal
May 23, 2022



Project

Fairgrounds Community Center
RE: Change of Use
305 W. Snow King Ave
Jackson, WY 83001

Conditional Use Permit Requested

Teton County Fairgrounds, in conjunction with Teton County Facilities Management, would like to apply for a CUP for the Fairgrounds Community Center (presently identified as Temporary Fire Station No. 1), located on the Fairgrounds property. The Conditional Use Permit request is to change the existing Fire Station area of the building into Exhibit/ Assembly space to replace the loss of the Existing Exhibit Hall on the Fairgrounds property in the near future. The existing Fair Offices and Restrooms on the south end of the Fairgrounds Community Center will remain unchanged.

Pertinent Fairgrounds Leases

Teton County Fairgrounds operates under multiple lease agreements. The foundational ground lease, between the Town of Jackson and Teton County, terminates in 2030. The Town owns the land on which the Fairgrounds resides. The County leases the land from the Town, maintains all infrastructure, and pays for daily operations, including Fairgrounds staffing.

The second lease is the Rodeo Grounds Management Agreement (RGMA). The RGMA is a 4-year lease and outlines how the County will maintain all Fairgrounds facilities, and more specifically, the Rodeo Arena, to accommodate the Town's rodeo concessionaire. As such, the Town of Jackson pays Teton County \$80,000 per year to keep Fairgrounds facilities in working order to host rodeos.

The third lease is the Rodeo Concessionaire Agreement (RCA). The RCA is a 4-year lease between the Town and their rodeo concessionaire, which outlines the parameters under which the rodeo concessionaire may operate throughout their summer season and the money they owe the Town for this concession. The rodeo concessionaire gets exclusive use of all Fairgrounds facilities (including Heritage Arena) on rodeo days 2-3 nights per week from Memorial to Labor Day.

The fourth lease encompasses the existing Exhibit Hall and Grassy Arena, south of Snow King Ave. Both the Town and County approved a 2-year extension on this ground lease in December 2021, with a new termination date of December 31, 2023. However, the Town is actively seeking to develop this property, which may happen as soon as this Fall of 2022. Upon approval of this change of use application, the Pavilion will then undergo some construction to become the new Fairgrounds Exhibit Hall/Community Center. Ideally, the 2-year extension on this lease will allow plenty of time for the Pavilion transition, ensuring that the Fairgrounds will not be without a rentable "Assembly" space for any period of time.

Background

In 2018, Teton County began the process to utilize the Fairgrounds stall barn as a temporary fire station while Fire Station 1 was rebuilt. The building was originally an outdoor covered stall barn with the Fairgrounds Offices on the south end. The stall barn portion of the building was converted to a Fire Station with a Conditional Use Permit issued by the Town of Jackson for Heavy Service. Now that Fire Station 1 is completed, Teton County is in the process of converting the services of Temporary Fire Station No. 1 into the Fairgrounds Community Center.

With the Temporary Fire Station use no longer needed, Teton County Fair & Fairgrounds Division desires to change the use of the building from a mixed-use fire station (Heavy Service) and Business Group B occupancy to a mixed-use Assembly Group A-3 (without fixed seats) and Business Group B. The Business Group B will remain as-is, but the fire station section will transition to Assembly Group A-3. With these changes the facility would become the Fairgrounds Community Center.

Presently, the Fairgrounds Offices are primarily accessed from Snow King Avenue at the southeast corner of the Fairgrounds property and the Fire Station is primarily accessed from W. Karns Avenue at the northeast corner of the property. These two access points will continue unchanged with the new assembly portion of the building being primarily accessed from the W. Karns entrance.

The building is surrounded by other developments on the Fairgrounds property (i.e., Rodeo Grounds, Grassy Arena, Mateosky Park, tennis courts and common parking for the use of all the facilities. The site is zoned Public/ Semi-Public and is flanked by Neighborhood High Density – 1 on the north and east, Public/ Semi-Public & Neighborhood Medium Density -1 on the south, and Karn's Meadow (NL-1) on the west. The adjacent areas on the site at the perimeter of the building are used for multiple events and are flexible in nature. Various pen components, sheds, equipment, etc. used for the Fair, Rodeo, and other functions are frequently set up, taken down, and stored on the site in a variety of locations.

Physical Facilities and Use

The new Fairgrounds Community Center will leave the existing building intact with minimal, if any, changes to the exterior of the existing building and relatively minor revisions to the interior of the building. The basic components needed for the change of use are already in place and only require simple modifications to provide the required restroom facilities and storage for the Exhibit Hall/ Assembly uses that will be served.

The existing office space and restrooms at the south end of the building will continue to be used as they are, and the Fire Station portion will be remodeled for Exhibit/ Assembly space that will be used as a venue for the same functions previously allowed in the existing Exhibit Hall at the southeast corner of the Fairgrounds property. The kitchen function will not be changed and will be used to service some of the events. However, the kitchen will primarily be a serving and reheating kitchen as most of the food will be prepared off site and brought to the facility. The kitchen area will be used during Fair Week in some capacity i.e. Lion's Club Breakfast. The sleeping quarters and restroom on the east side of the kitchen will be

remodeled into storage space and the sleeping quarters on the west side of the kitchen will be remodeled into restroom space. The remodeled spaces will not require any of the existing utilities to be modified.

There will be some outdoor activities that will happen in the Grassy Arena in addition to the assembly uses inside the building. These activities will be coordinated so that there will not be conflicts and or confusion to any of the events that may possibly happen at the same time.

The following is a list of general dates and types of functions that will be utilizing the Fairgrounds Community Center:

Month	Indoor Events	Attendance
Jan.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - JH Roller Derby Practice on Tues. 6:00-8:00 p.m. & Sun. 10 a.m.-noon - Parks & Rec Cornhole League on Thurs. & Sun. nights 6:00-8:00 p.m. - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 20 – 40 20 – 40 100 – 1150
Feb.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - JH Roller Derby Practice on Tues. 6:00-8:00 p.m. & Sun. 10 a.m.-noon - Parks & Rec Cornhole League on Thurs. & Sun. nights - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 20 – 40 20 – 40 100 – 1150
Mar.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - JH Roller Derby Practice on Tue. 6:00-8:00 p.m. & Sun. 10 a.m.-noon - JHTRA Tack Swap & Fundraiser (new in 2022) - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 20 – 40 200- 300 100 – 1150
Apr.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 100 – 1150
May	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 100 – 1150
Jun.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - Presbyterian Church Rummage Sale - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 150 – 300 100 – 1150
Jul.	- Various 4-H Club Meetings on Mon., Tues. & Wed. nights 5:30-9:00 p.m. - Teton County Fair – 4-H & Open Class static exhibits - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 300 – 500 100 – 1150
Aug.	- Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	100 – 1150
Sept.	- Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m. - Trout Unlimited Banquet 6:00-10:00 p.m. - Ducks Unlimited Banquet 6:00-10:00 p.m.	100 – 1150 300 – 500 300 – 500
Oct.	- 4-H Achievement Night - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	300 – 500 100 – 1150
Nov.	- JH Roller Derby Practice on Tuesday's 6:00-8:00 p.m. & Sunday's 10 a.m.-noon - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m.	20 – 40 100 – 1150
Dec.	- Private & Corporate Christmas Parties - JH Roller Derby Practice on Tue. 6:00-8:00 p.m. & Sun. 10 a.m.-noon - Private Parties almost every weekend & sometimes mid-week 6:00-10:00 p.m. - The Santa Fund	100 – 1150 20 – 40 100 – 1150 300 – 500

*Events that currently are or used to be held in the Heritage Arena that could be held in the new space include: the Ski Swap (October – 900 to 1100 people), the Fireman's Ball (November – 1000 to 1190 people), the Rocky Mountain Elk Foundation Banquet (May - 300 to 400 people).

Month	Outdoor Events	Attendance
May	- Mountain Man Rendezvous, 2 weeks all day - J.H. Moose Rugby Practice weeknights 6:00 – 8:00 p.m.	80 – 200 30 - 40
Jun.	- 4-H Horse Club practice, Mon. nights 5:30-9:00 p.m. - J.H. Moose Rugby Practice weeknights 6:00 – 8:00 p.m. - Dog Agility Groups, Tues. nights 5:30 – 9:00 p.m.	10 – 20 30 - 40 10 – 20
Jul.	- 4-H Horse Club practice, Mon. nights 5:30-9:00 p.m. - J.H. Moose Rugby Practice weeknights 6:00 – 8:00 p.m. - Dog Agility Groups, Tues. nights 5:30 – 9:00 p.m.	10 – 20 30 - 40 10 – 20
Aug.	- J.H. Moose Rugby Practice weeknights 6:00 – 8:00 p.m. - Dog Agility Groups, Tues. nights 6:00 – 8:00 p.m.	30 - 40 10 – 20
Sept.	- RV camping during Wyoming High School Rodeo	50 - 100

Parking

The shared nature of the site with the Rodeo Grounds, Fair activities, the tennis courts and baseball field at periodic times during the year create varying demands for parking at the facility. Based on the list above, the vast majority of the functions throughout the year will have a minimal impact on the available parking at the Fairgrounds site. The private parties and banquets will require the most parking and will be easily accommodated most of the year. The potential conflicts only occur during the 3 months of summer rodeo. During Fair Week the building will be used and scheduled as part of the Fair and will not create any additional parking demand on the site.

Events at the Heritage Arena and Rodeo Grounds use parking throughout the entirety of the Fairgrounds. Typically, during winter months, users pulling horse trailers park to north of the Heritage Arena. During summer months and rodeo season, contestants/horse trailers park to the west and the north of the Heritage Arena, while spectator parking is reserved on the east side of the Fairgrounds, near the Fair Office and tennis courts. Parking for special events usually occurs nearest and around the facility, specifically west and north of the Heritage Arena. In the past, both Snow King and Flat Creek Drive have been closed on occasion to accommodate additional parking i.e., in 2019, for the World Series of Team Roping, Flat Creek Drive had a soft closure to accommodate additional horse trailer parking. While the west side of the Fairgrounds (west of the Heritage Arena more specifically) is not actually included in the lease between the Town and the County, the Town recognizes the need for that space to be utilized by day-to-day Fairgrounds operations outside of winter months especially, special events, and JH Rodeo contestants during summer months.

The parking for the Fairgrounds Community Center will primarily be dedicated to the areas directly around the perimeter of the building and along the north side of the building extending to the area north of the Grassy Arena. The immediate area around the building can support 320 parking spaces based on the layout indicated on our drawings. The maximum parking for the building change of use (based on a Restaurant/ Dining designation for a banquet or similar function of 1 space/ 55 s.f.) would be 172 parking spaces. This amounts to approximately 54% of the parking spaces immediately adjacent to the building and is based on both assembly areas being at maximum occupancy simultaneously. Since it would be rare to have both

assembly spaces filled to capacity at the same time, we anticipate that the parking required will be much less than 172 spaces.

The intention is to identify the parking along the north side of the building and the Grassy arena (99 parking spaces) plus the parking at the perimeter of the building (29 parking spaces) to the primary use of the Fairgrounds Community Center. In addition, some of the parking at the north end of the baseball field would be dedicated for the Fairgrounds Community Center. This would amount to about 128 parking spaces or 74% of the total Fairgrounds Community Center parking requirements at capacity. We anticipate this amount of parking as adequate for the vast majority of events to be accommodated. On the occasions that the Fairgrounds Community Center would have functions that coincide with the rodeo or other large events at the Heritage Arena, we anticipate that the parking needs for the Fairgrounds Community Center can be primarily satisfied with the 97 spaces at the northern parking areas and some shared parking along the perimeter of the building and other parking areas of the site. The County will need to manage some of the larger events that will be in the Fairgrounds Community Center in order to mitigate parking conflicts. For instance, the assembly spaces will not be rented out when the Fair is happening, or other special events like the WY High School Rodeo. Parking can be shared during events that coincide with the rodeo and jersey barriers can be utilized as indicated on the site plan to block off some of the dedicated parking at the north end of the property.

Conclusion

We believe this facility will provide an important resource for the Fairgrounds and the community, in general, to provide much needed assembly spaces that can be shared by many different entities. In addition, the power generator and components that are part of the existing building may allow the community to utilize the facility as a possible emergency shelter.

Fairgrounds Community Center **Response to Submittal Requirements**



Conditional Use Permit (CUP) Submittal
May 23 , 2022

Project

Fairgrounds Community Center
RE: Change of Use
305 W. Snow King Ave
Jackson, WY 83001

Findings for Approval

1. Is compatible with desired future character of the area.

The Fairgrounds Community Center is compatible with the area since it is basically a continuation of the same functions/ services that have been occurring at the Exhibit Hall on the east end of the Town property at 400 W. Snow King Avenue directly across Snow King Avenue south of the Fairgrounds. The County is proposing to move these functions/ services presently provided in the existing Exhibit Hall and relocating them to the Temporary Fire Station No.1 building. The Temporary Fire Station will be transformed on the interior to provide exhibit space as well as assembly area for performances presently needing tents during Fair Week. It will be used for 4H meeting, other club meetings, and as venue for a variety of private and or community parties. The services provided and times of facility operation are identified in the accompanying narrative. Many of the services are directly related to the Fairgrounds

2. Complies with the use specific standards of Division 6.1

The A3 (without fixed seating) assembly use being asked for in this application has been traditionally allowed on the Fairgrounds property and is allowed by Division 6.1 as an allowed use that requires a Conditional Use Permit. The use is defined under 6.1.8 Institutional Uses. The accompanying drawings and narrative indicate the use, scale, appearance, access, available parking, and other characteristics of the existing building to show its compliance with these standards. We feel that the functions listed in the accompanying narrative are compatible with the functions that have been allowed on the Fairgrounds property in the past and that the existing parking, utilities, and access to the building will adequately support the change in use requested. The accompanying drawings indicate a graphic representation of the compliance to Division 6.1 of the LDR's.

3. Minimizes adverse visual impacts.

The change in use for this project will have no visual impact because it will not be making any changes to the exterior of the existing building (including lighting) or the site conditions. Any new signage for the exterior of the facility will be submitted for Town review and approval if the County decides to add any. Presently there are no plans for new signage.

4. Minimizes adverse environmental impacts.

The change of use for this facility minimizes adverse environmental impacts by preserving the existing character of the building and the site. The required parking on the site will be compatible with the existing parking area presently available. Adjusted practices in the management of on-site storage and

parking arrangements will allow the Fairgrounds Community Center to function without modifying the existing site or exterior of the building and thus reducing its environmental impact. For instance, the demountable pens presently stored on the north end of the Grassy Arena can be relocated to the west side of the Grassy Arena and allow parking to occur on the north which will allow parking on the north that is closer to the building and more easily dedicated to the Fairgrounds Community Center as shown on the accompanying site plan. This will leave the parking directly adjacent to the Rodeo Grounds and Heritage Arena dedicated to those purposes.

5. Minimizes adverse impacts on nuisances.

The management and times of operation of this facility will have the biggest impact in reducing any nuisances which may possibly occur at this facility. Teton County has successfully managed the Exhibit Hall over the years and will continue to impose the following rules.

- Amplified music and sound are permitted in the building at 80 decibels or less, as per the Town of Jackson's municipal code, until 9:00 pm. After 9:00 pm, all amplified music and sound must cease.
- Any noise complaints that are called into the Jackson Police Department and require action will result in a citation, a \$500 fine, and loss of future privilege to rent the building.

6. Minimizes adverse impacts on public facilities.

We believe this change in use minimizes adverse impacts on public facilities in the following ways.

- We will only be adding one additional sink, toilet, and shower (shower will rarely be used) to the existing facility which will not require any revisions to the existing water or sewer utilities.
- The existing electrical service will not need to be modified.
- The existing site access, landscaping, and site surfaces will not be modified.
- The existing gravel parking lot will remain unchanged, and the County will work to manage the parking arrangements according to the events being held. The parking is sufficient for the vast majority of functions. Potential overflow parking on adjacent streets will be required on rare occasions when large events occur, similar to what has happened historically at the Fairgrounds site. The County will coordinate with the Town to help minimize the impacts of these events.
- Snow removal will be done by Fairgrounds staff w/ assistance from TOJ Public Works. They typically push snow into the Town's big pile on the west side of the Fairgrounds site. At a minimum, Fairgrounds staff will pile it where TOJ Public Works can get to it and push it into the big pile on the west. Fairgrounds staff have a skid steer and a pickup with a plow on it to assist with snow removal.
- There will be an 8-yard dumpster placed near the building and or on site somewhere (depending on the needed parking requirements) for waste. It will be dumped 2x per week during the summer and once per week in the winter. Fairgrounds staff can always call their service provider for an extra dump each week as needed.

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

The change of use for this building will not affect any of the existing physical characteristics of the building or the site. This means that it is unchanged from the previous approvals granted by the authorities having jurisdiction from the CUP and other permits granted for the remodel of this building into Temporary Fire Station No. 1. The access points will remain the same as well as the parking areas and landscaping. The change in use requested will result in more required parking than the Fire Station but with some reasonable management of the facility there should be enough parking available to accommodate the functions that will be happening in the building.

The building will be occupied according to the schedule identified in the accompanying narrative. When the Fair is happening, or other special events like the WY high school rodeo, the County will not rent out the Community Center. Basically, during those times, every square inch of space is utilized by the Fair or special event and will not have enough room or parking to have other events going on during these times.

The greatest impacts foreseen are renting the Community Center out on JH Rodeo nights (Wed, Fri, Sat) from Memorial Day Weekend through Labor Day Weekend. In which case, the County will use jersey barriers and other things (our storage barns, stacks of panels etc.) to block off designated rodeo parking and community center event parking. The Rodeo Concession does not have exclusive rights to the parking, so the County will work to designate parking for both Community Center use (access from Karns Ave at the north end of the Fairgrounds Community Center) and JH Rodeo spectators (along the tennis courts and the rest of the east side of the Fairgrounds).

8. Is in substantial conformance with all standards or conditions of any prior applicable permits.

Since the building recently went through the CUP and Building Permit process to allow the Temporary Fire Station No.1 to modify and utilize the facility, we believe it is in conformance with all of the standards and conditions of prior permits relating to this building and property.

GENERAL NOTES
1) THIS PROJECT SHALL COMPLY WITH THE CURRENT VERSION OF THE INTERNATIONAL RESIDENTIAL CODE, AND / OR THE INTERNATIONAL BUILDING CODE. THE CURRENT VERSION OF THE TOWN OR COUNTY COMPREHENSIVE PLAN, AND ANY OTHER AUTHORITY HAVING JURISDICTION. THE CONTRACTOR, SUBCONTRACTOR, OR TRADES PERSON SHALL NOTIFY THE ARCHITECT (IN WRITTEN FORM) SEVEN DAYS PRIOR TO BID OF ANY CODE VIOLATIONS. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES.
2) CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY THE BUILDING AND FIRE DEPARTMENTS AND ANY OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
3) CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION AND TEMPORARY SEPTIC FACILITIES, WHICH SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
4) ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY. NO DEBRIS ARE TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES. PUBLIC ROADS SHALL BE MAINTAINED AND REMAIN FREE OF MUD OR DUST, EQUIPMENT AND MATERIAL.
5) CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGE OR DIRECTIVES FOLLOWING OWNER (OR OWNERS REPRESENTATIVE) / CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH OWNER (OR OWNERS REPRESENTATIVE) REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR REVIEW FROM THE ARCHITECT.
6) GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION AND REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION. ALL DRAWINGS ARE THE CONTRACT DOCUMENTS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES PRIOR TO BID.
7) CONTRACTOR SHALL STORE ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8) CONTRACTOR SHALL CONTROL DUST AND NOISE DURING CONSTRUCTION TO GREATEST EXTENT POSSIBLE.
9) EXAMINATION OF BIDDING CONTRACT A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND EACH BIDDER TO THOROUGHLY EXAMINE ALL OF THE BIDDING DOCUMENTS, AND NOT LATER THAN SEVEN DAYS PRIOR TO THE BID DATE, SHALL MAKE A WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS THEREIN. THE ARCHITECT WILL ISSUE AN INTERPRETATION OR CORRECTION AS AN ADDENDUM OR WRITTEN DIRECTIVE. ONLY A WRITTEN INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. IF DISCREPANCIES, AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE, CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR MATERIALS AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COSTS. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE ON BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE. B. FAILURE TO REQUEST CLARIFICATION DURING THE BID PERIOD OF ANY INADEQUACY, OMISSION, DISCREPANCY, OR CONFLICT DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE BIDDING CONTRACT.
10) ALIGN ALL VISIBLE EQUIPMENT (WHICH INCLUDES BUT IS NOT LIMITED TO, DIFFUSERS, OUTLETS, LIGHTS, SWITCHES, SMOKE DETECTORS, THERMOSTATS, FIRE PROTECTION, ETC.) EQUALLY BETWEEN OR DIRECTLY WITH ARCHITECTURAL FEATURES (WINDOWS, DOORS, ETC.) AND OTHER VISIBLE EQUIPMENT. REFRAME OR ADJUST STRUCTURAL FRAMING AS REQUIRED (CONTACT ARCHITECT PRIOR TO ADJUSTING FRAMING) (FOR POSSIBLE ADDITIONAL STRUCTURAL REQUIREMENTS). VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN INSTALLATIONS OF ANY SYSTEM OR EQUIPMENT. ANY ADJUSTMENTS IN THE FIELD PER ARCHITECT'S DIRECTION MAY BE REQUIRED AND SHALL BE INCLUDED IN THE BID.
11) ALL SUBMITTAL AND SHOP DRAWINGS SHALL BE 11" X 17" OR SMALLER FORMAT.
12) THE CONTRACTOR SHALL CONDUCT PRE-CONSTRUCTION AND/OR PRE-INSTALLATION MEETINGS BASED ON THE CONSTRUCTION SCHEDULE TO REVIEW THE REQUIREMENTS OF THE CONTRACT, DETERMINE (AND POSSIBLY ADJUST) TRADE LOCATIONS AND TO RESOLVE ANY CONFLICTS OR CODE ISSUES. IT IS THE RESPONSIBILITY OF ALL TRADES INVOLVED TO HAVE KEY PERSONNEL PRESENT AT THESE MEETINGS. IF A TRADE IS NOT PRESENT AND ADDITIONAL WORK AND MATERIAL IS REQ'D OF THE TRADE, BASED ON INFORMATION DISCUSSED (THAT WAS UNFORESEEN BY THOSE PRESENT), THE TRADE WILL BEAR THESE COSTS WITHIN THEIR BID.

2018 INTERNATIONAL RESIDENTIAL CODE NOTES

THE BUILDING SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE (WHEN APPLICABLE). THE GENERAL CONTRACTOR SHALL VERIFY THE BUILDING CONSTRUCTION CONFORMS TO CODE. IN PARTICULAR, THE FOLLOWING ITEMS SHALL CONFORM TO THE REFERRED SECTION OF THE CODE.
1) ALL OUTDOOR INTAKE & EXHAUST OPENINGS SHALL CONFORM TO SECTION R303.5
2) ALL STAIRWAY (INTERIOR & EXTERIOR) ILLUMINATION SHALL CONFORM TO SECTION R303.7-R303.8
3) ALL GLAZING SHALL CONFORM TO SECTION R308
4) ALL BASEMENT (WITH HABITABLE SPACE) & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING CONFORMING TO SECTION R310
5) ALL STAIR RISER SHALL NOT EXCEED 7 3/4" AND ALL TREADS SHALL NOT BE LESS THAN 10". REFER TO SECTION R311.7 FOR ALL STAIRWAY REQUIREMENTS.
6) ALL HANDRAILS SHALL CONFORM TO SECTION R311.7.8
7) ALL GUARDS (GUARD RAILS) SHALL BE MIN. 36" REFER TO SECTIONS R312
8) SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS. - IN EACH SLEEPING ROOM - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWL SPACES & UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS W/OUT LEVELS & W/O AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJ. LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW UPPER LEVEL. - ALL ALARMS SHALL BE INTERCONNECTED (WHEN ONE ALARMS THEY ALL ALARM). REFER TO SECTION R314.
9) ALL FOAM PLASTIC AND ALL INSULATION SHALL CONFORM TO SECTIONS R316. REFER AND CONFORM TO APPENDIX F FOR RADON CONTROL METHODS AND REQUIREMENTS

SITE SPECIFICATIONS

- 1) FINAL BUILDING STAKING AND ALL REQUIRED SURVEYING TO BE PERFORMED BY COMPETENT SURVEYOR AT CONTRACTOR'S EXPENSE.
- 2) CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY PROBLEMS WITH EXISTING SOIL CONDITIONS AS MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROJECT (PRIMARILY DURING EXCAVATION).
- 3) CONTRACTOR SHALL RESTORE ALL EXISTING LANDSCAPING WHICH IS DAMAGED DUE TO CONSTRUCTION.
- 4) CONTRACTOR SHALL COORDINATE AND SUPERVISE TRENCHING AND INSTALLATION OF ALL UTILITIES AND SERVICES TO AND FROM BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, INSTALLATION, AND BACK FILLING OF EACH UTILITY AS APPLICABLE TO PROJECT. SUCH COORDINATION SHALL INCLUDE GENERAL CONTRACTOR'S REASONABLE EFFORTS TO COMBINE AS MANY DIFFERENT UTILITIES IN COMMON TRENCHES AS PRACTICALITIES AND GOOD PRACTICE PERMIT.
- 5) EXCAVATION SHALL REVIEW & COMPLY TO ALL REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY ENGINEER
- 6) REMOVAL OF EXISTING TREES & BUSHES ON SITE, AND ANY OTHER ORGANIC MATERIAL CLEARED FOR PURPOSES OF CONSTRUCTION, IS THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL GET OWNER'S APPROVAL BEFORE REMOVING TREES, BUSHES OR ANY OTHER VEGETATION.
- 7) ALL EXCAVATED FILL AND DEMOLITION DEBRIS IS TO BE STOCKPILED IN THE CONSTRUCTION STAGING AREA ONLY.



VICINITY MAP

Fair Grounds Community Center

305 WEST SNOW KING AVENUE,
JACKSON WYOMING

OWNER: TOWN OF JACKSON

ZONING DISTRICT	P/SP
BUILDING OCCUPANCY/USE	A-3 & B
LOT AREA	545806.8 SQ. FT - 12.53 AC.
TYPE	ASSEMBLY WITHOUT FIXED SEATS & OFFICES
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	YES
EXISTING NO. OF STORIES	1
PROPOSED NO. OF STORIES	1
ALLOWABLE BUILDING HEIGHT	30'
ACTUAL BUILDING HEIGHT	22'-5 1/2"

NEW BUILDING AREA CALCULATIONS

EXISTING FLOOR AREA:	15,306 SF
PROPOSED FLOOR AREA:	15,306 SF
TOTAL AREA:	15,306 SF

SITE AREA:

TOTAL = 544806.8 SQ. FT.

TOTAL SITE DEVELOPMENT:

DEVELOPED:	
BUILDING:	15,306 SF
TOTAL = 15,306 SF	

CODES UTILIZED

2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL ENERGY CODE
TETON COUNTY LAND DEVELOPMENT REGULATIONS

LANDSCAPING CONFORMING TO DIVISION 4100 OF THE TETON COUNTY LDR's

EXTERIOR & SITE LIGHTING

SEE ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS
SEE FLOOR PLAN FOR LOCATIONS
SEE LIGHT SCHEDULE FOR FIXTURE DESCRIPTIONS



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JACKSON WYOMING

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

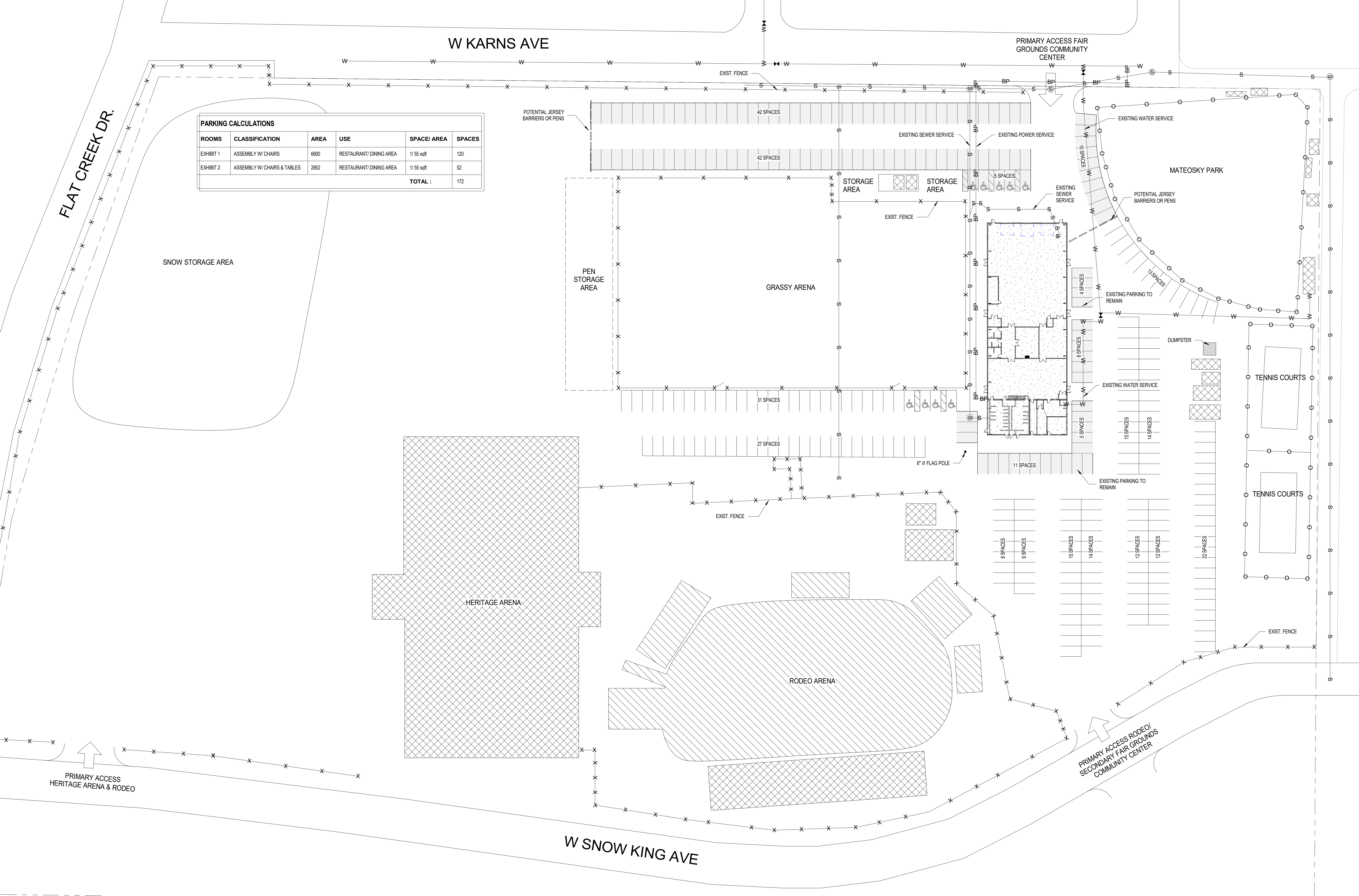
+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 1/21/22
PROJECT NO: Project
Number

CS

COVER SHEET



PARKING CALCULATIONS					
ROOMS	CLASSIFICATION	AREA	USE	SPACE/ AREA	SPACES
EXHIBIT 1	ASSEMBLY W/ CHAIRS	6600	RESTAURANT/ DINING AREA	1/ 55 sqft	120
EXHIBIT 2	ASSEMBLY W/ CHAIRS & TABLES	2852	RESTAURANT/ DINING AREA	1/ 55 sqft	52
TOTAL :					172



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ARCHITECTS

REVISIONS:

DATE: 1/21/22
PROJECT NOProject
Number

SP1.1

SITE PLAN



SITE PLAN

1" = 40'-0"



PARKING CALCULATIONS					
ROOMS	CLASSIFICATION	AREA	USE	SPACE/ AREA	SPACES
EXHIBIT 1	ASSEMBLY W/ CHAIRS	6600	RESTAURANT/ DINING AREA	1/ 55 sqft	120
EXHIBIT 2	ASSEMBLY W/ CHAIRS & TABLES	2852	RESTAURANT/ DINING AREA	1/ 55 sqft	52
TOTAL :					172

Fair Grounds Community Center

305 WEST SNOW KING AVENUE,
JACKSON WYOMING

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
ARCHITECTS

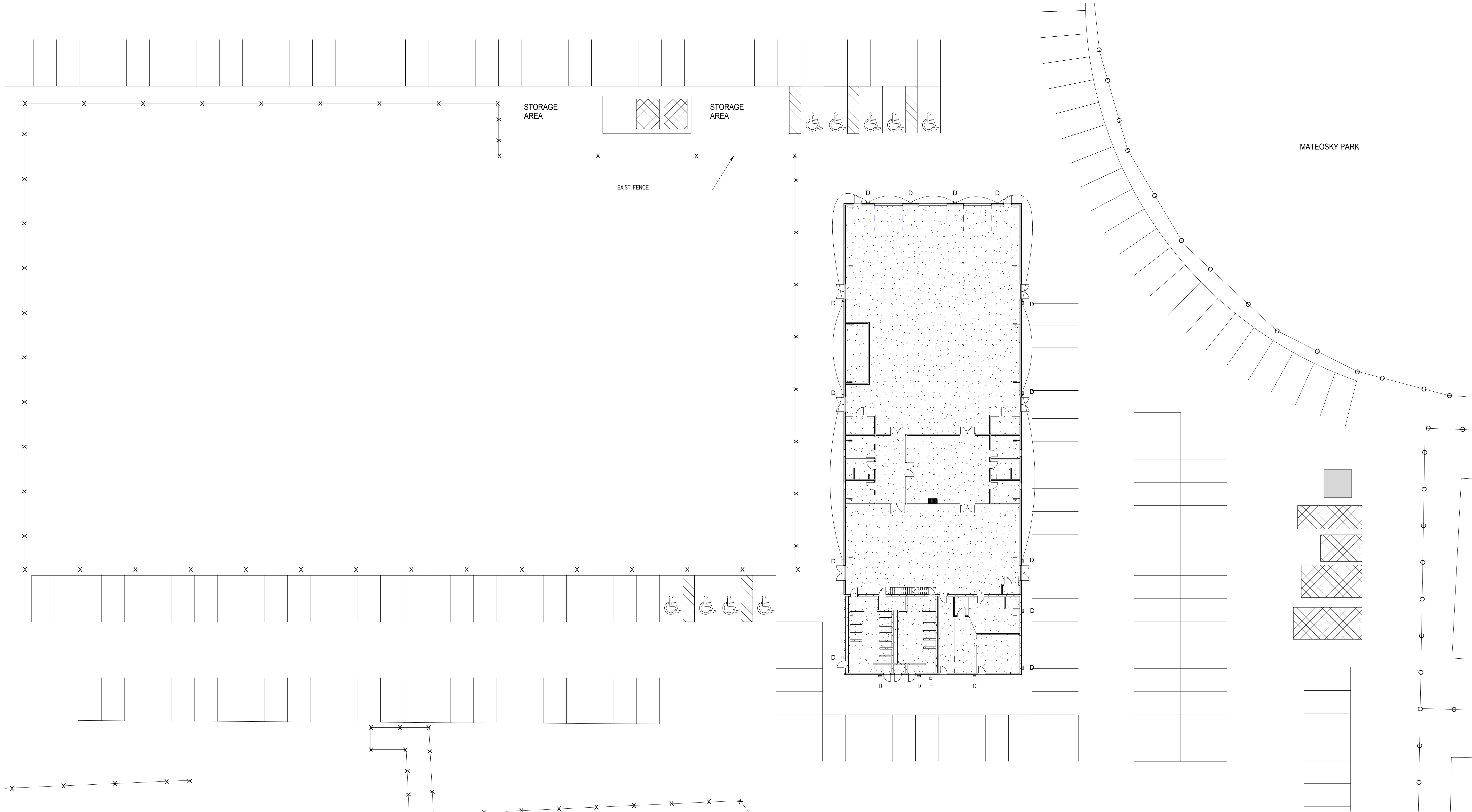
REVISIONS:

DATE: 1/21/22
PROJECT NOProject
Number

SP1.2

SITE PLAN

LIGHT FIXTURE SCHEDULE										
TYPE	FIXTURE TYPE	MANUF.	MODEL	VOLTS	LAMP	LAMPS		FINISH	NOTES	
						No.	TYPE			
D	EXT. WALL MOUNT LIGHT	LITHONIA	OSXW1-10C-700-40 K-WVOLT ELEC ODBX		LED				EXISTING FIXTURE	



SITE PLAN

1" = 20'-0"



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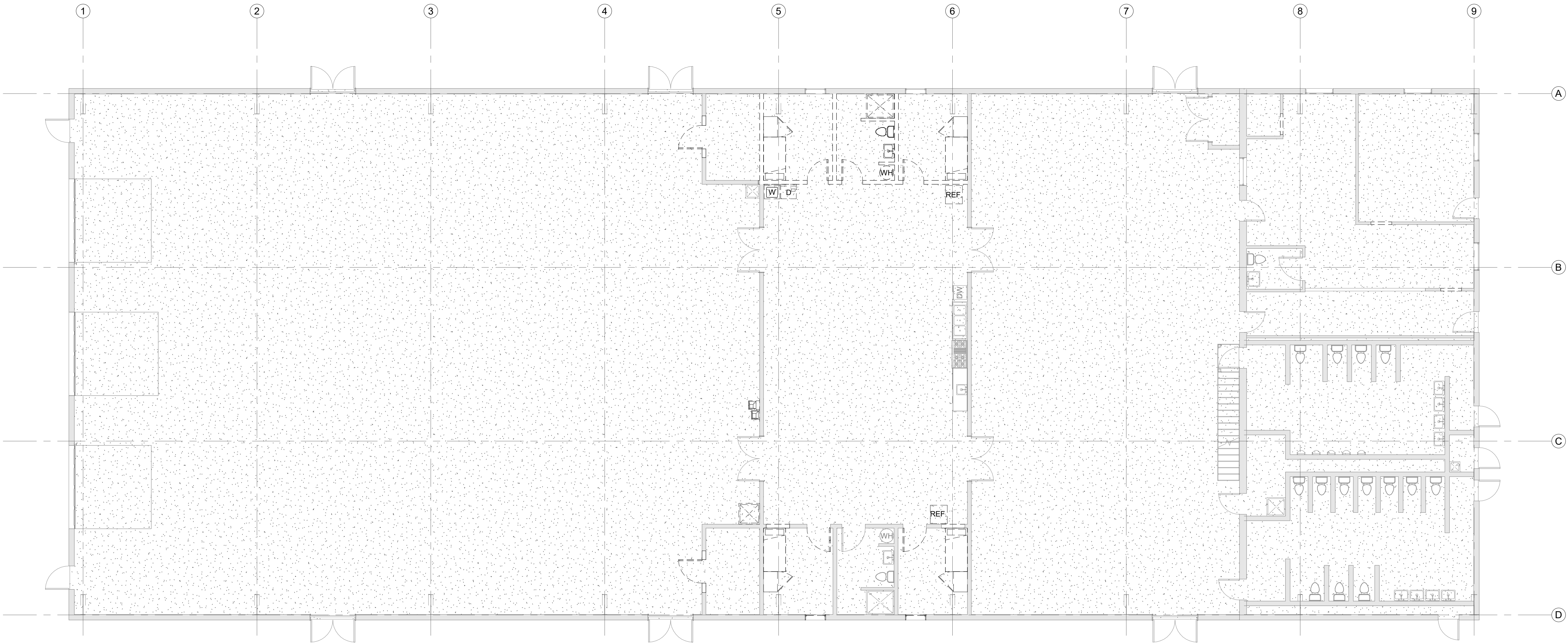
+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 1/21/22
PROJECT NOProject
Number

E2.0

EXTERIOR LIGHTING



DEMO FLOOR PLAN

1/8" = 1'-0"

Fair Grounds Community Center

395 WEST SNOW KING AVENUE,
JACKSON WYOMING

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

+ LANDSCAPE
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Number

A0.1

DEMO FLOOR PLAN

Fair Grounds Community Center

305 WEST SNOW KING AVENUE,
JACKSON WYOMING

+ STRUCTURAL
ENGINEERS

+ MECHANICAL
ENGINEERS

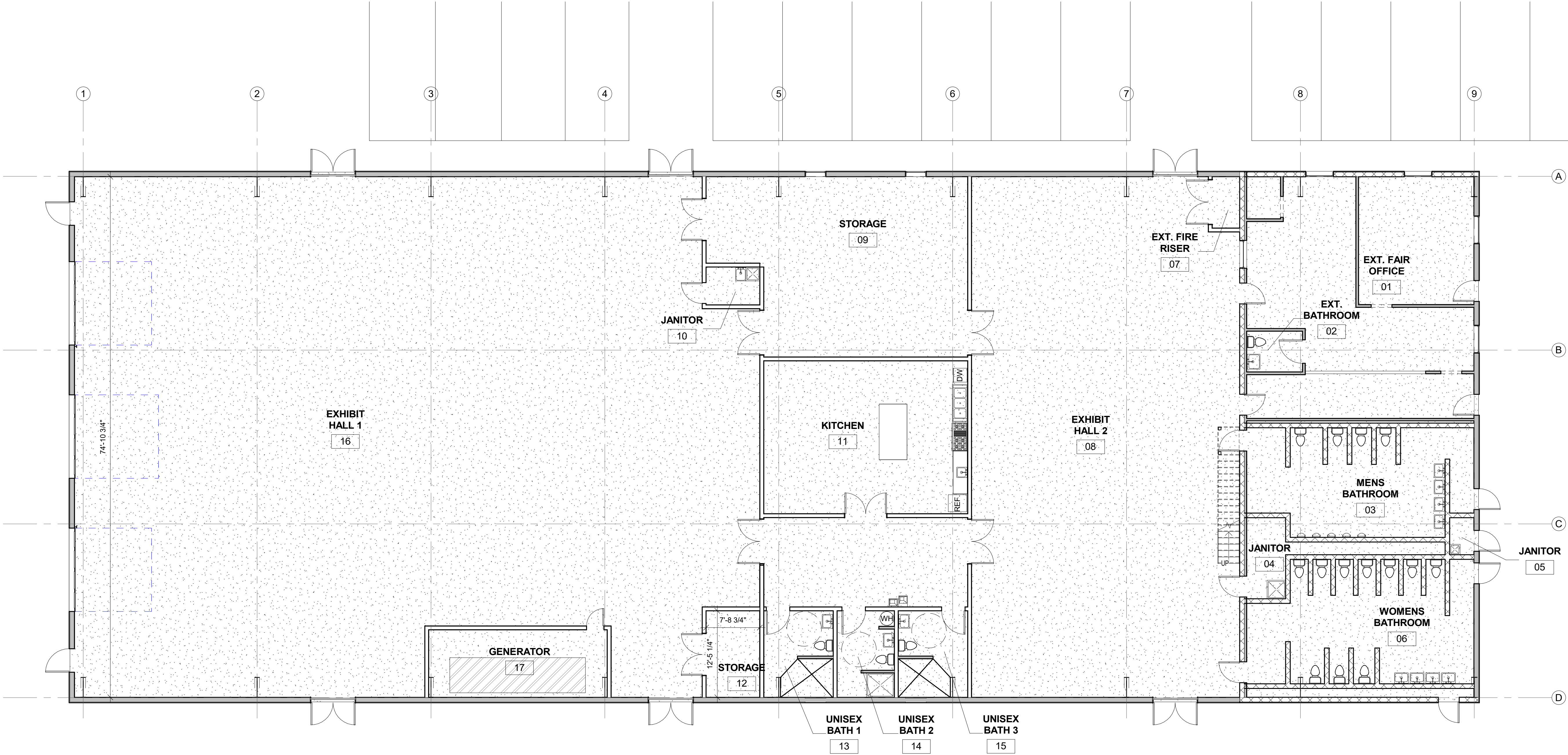
+ LANDSCAPE
ARCHITECTS

REVISIONS:

DATE: 1/21/22
PROJECT NOProject
Number

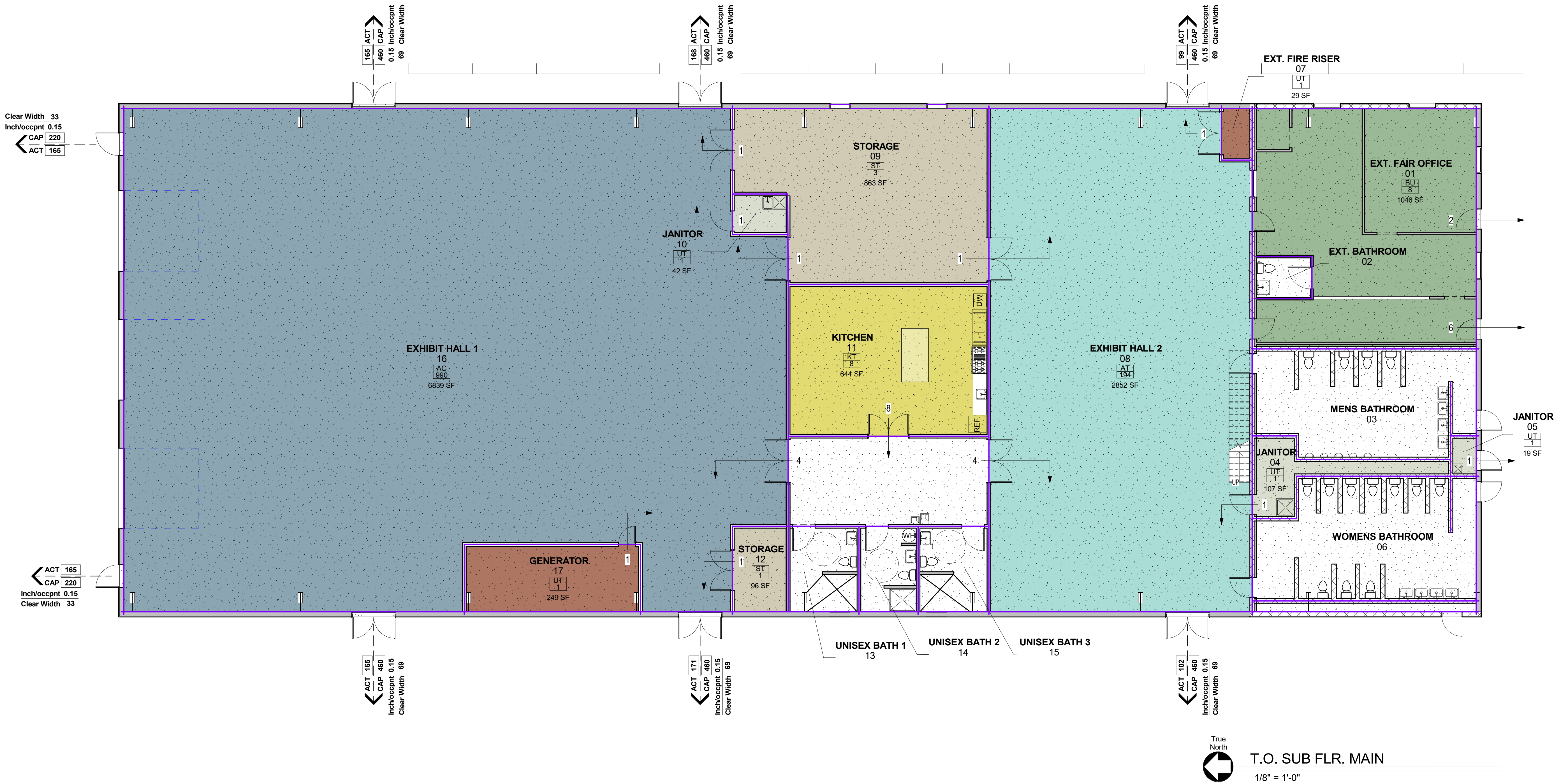
A1.1

FIRST FLOOR PLAN



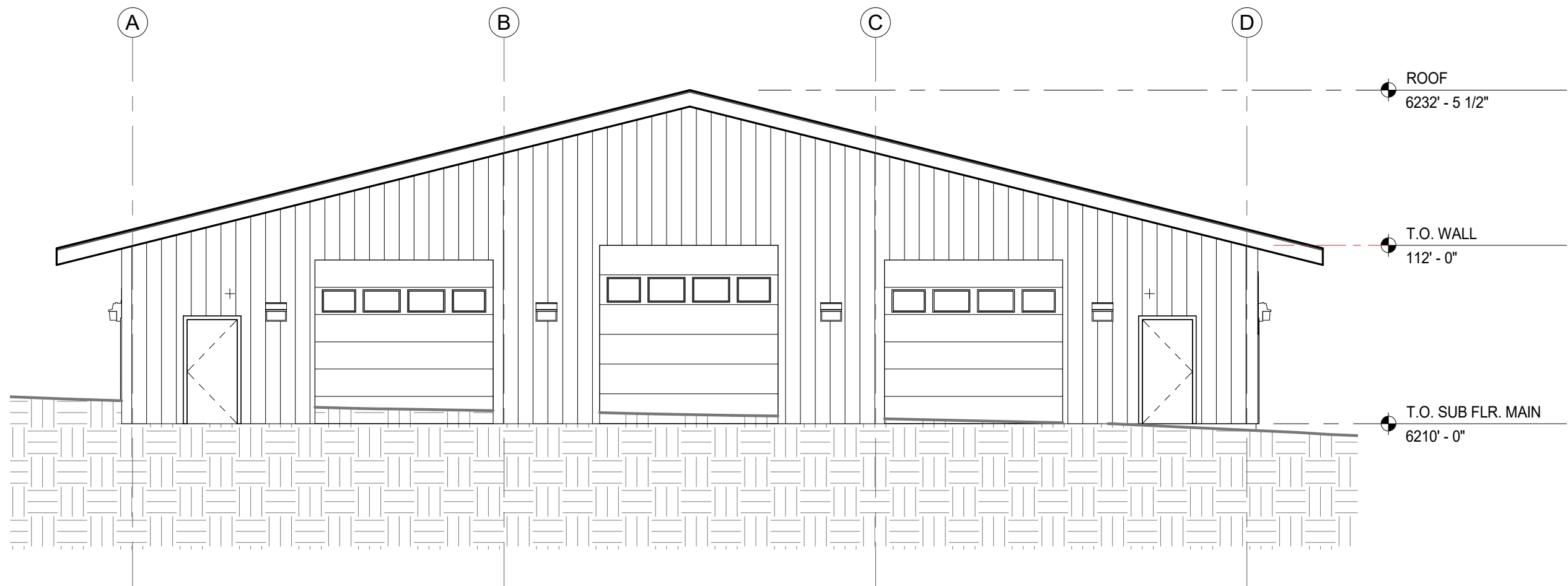
FIRST FLOOR PLAN

1/8" = 1'-0"



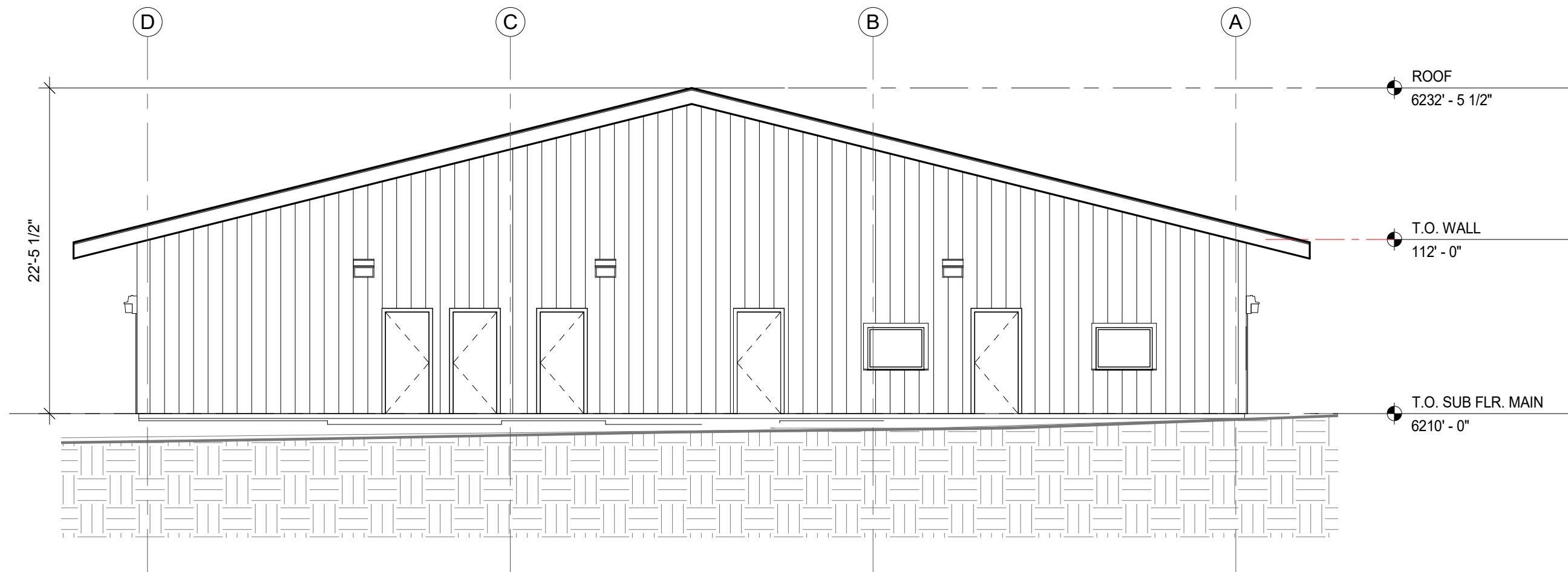
ROOM OCCUPANT LOADS		
AC	ASSEMBLY CHAIRS ONLY - NOT FIXED	7 S.F. NET
AT	ASSEMBLY WITH TABLES AND CHAIRS	15 S.F. NET
BU	BUSINESS AREAS	100 S.F. GROSS
KT	KITCHEN	200 S.F. GROSS
ST	STORAGE	300 S.F. GROSS
UT	UTILITY (MECH/ELEC/TECH)	300 S.F. GROSS
XX	FUNCTION OF SPACE (REFER TO ROOM OCCUPANT LOADS ABOVE)	
XX	OCCUPANT LOAD PER FLOOR AREA (FOR EXIT & PLUMBING FIXTURE CALC.)	
XX	GROSS SF	

PLUMBING FIXTURE COUNTS												
USER GROUP	NUMBER OF USERS	USER PER GENDER	WATER CLOSETS		LAVATORIES		SHOWERS		DRINKING FTNS.		SERVICE SINKS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
ASSEMBLY (TYPE A-3)	1184 (BASED ON CODE OCCUPANCY)	592 M	5 (1 PER 125)	2 W.C. 4 UR	4 (1 PER 200)	4	NA	NA	3 (1 PER 500)	3	1	3
		592 F	10 (1 PER 65)	10 W.C.	4 (1 PER 200)	4	NA	NA				
BUSINESS USE	8 (BASED ON CODE OCCUPANCY)	4 M	1 (1 PER 50)	1 W.C. 1 UR	1 (1 PER 40)	1	NA	NA				
		4 F	1 (1 PER 50)	1 W.C.	1 (1 PER 40)	1	NA	NA				
KITCHEN USE	8 (BASED ON CODE OCCUPANCY)	4 M	1 (1 PER 75)	1 W.C.	1 (1 PER 200)	1	NA	NA				
		4 F	1 (1 PER 75)	1 W.C.	1 (1 PER 200)	1	NA	NA				
STORAGE USE	5 (BASED ON CODE OCCUPANCY)	3 M	1 (1 PER 100)	1 W.C.	1 (1 PER 100)	1	NA	NA				
		3 F	1 (1 PER 100)	1 W.C.	1 (1 PER 100)	1	NA	NA				
FAMILY TOILET ROOM/ UNISEX: ASSEMBLY AREAS - 1 REQUIRED, 3 PROVIDED												



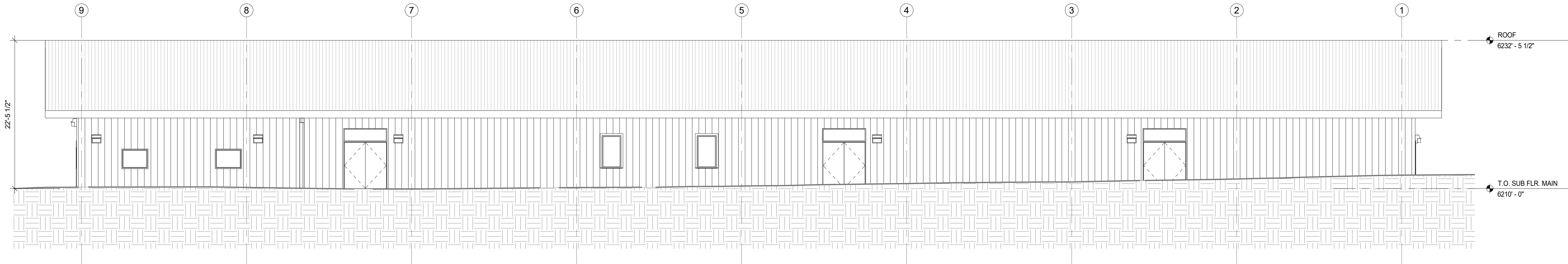
NORTH ELEVATION

1/8" = 1'-0"



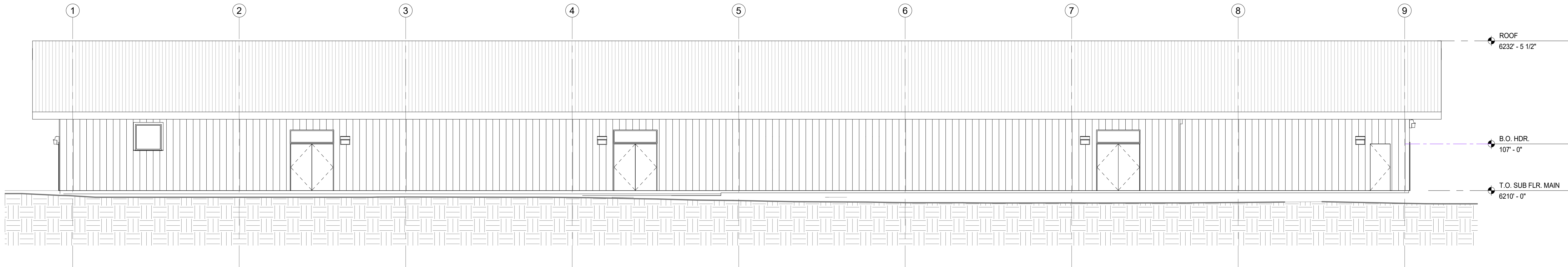
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

Fair Grounds Community Center

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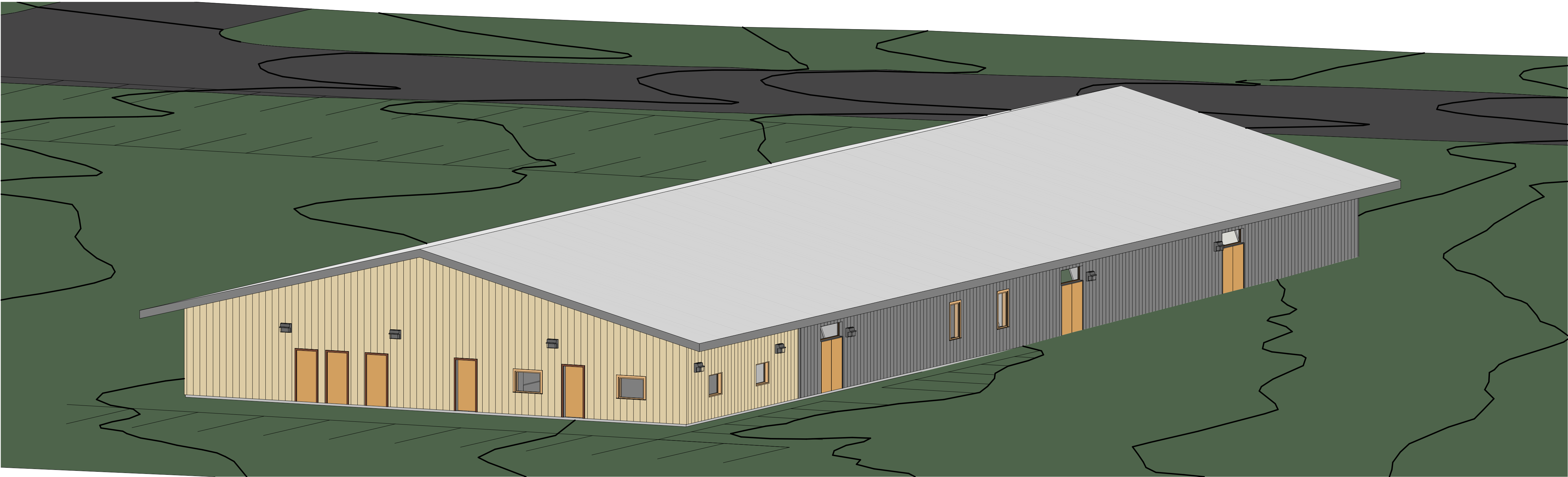
DATE: 1/21/22
PROJECT NOProject
Number

A3.1

PERSPECTIVES



NORTHWEST 3D VIEW



SOUTHEAST 3D VIEW

STAFF REPORT



Meeting Date:	August 3, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P22-144 Development Plan for a new 3-story, residential building at the property addressed 80 E. Karns Avenue	Public Comment:	No

Purpose & Policy Considerations.

A Development Plan is required in the Neighborhood High Density – 1 (NH-1) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with 5-15 units. The proposed development has 15 units – 12 market rate and 3 deed restricted.

Requested Action.

The applicant is requesting approval of a Development Plan for a new 3-story, residential building at the property addressed 80 E. Karns Avenue.

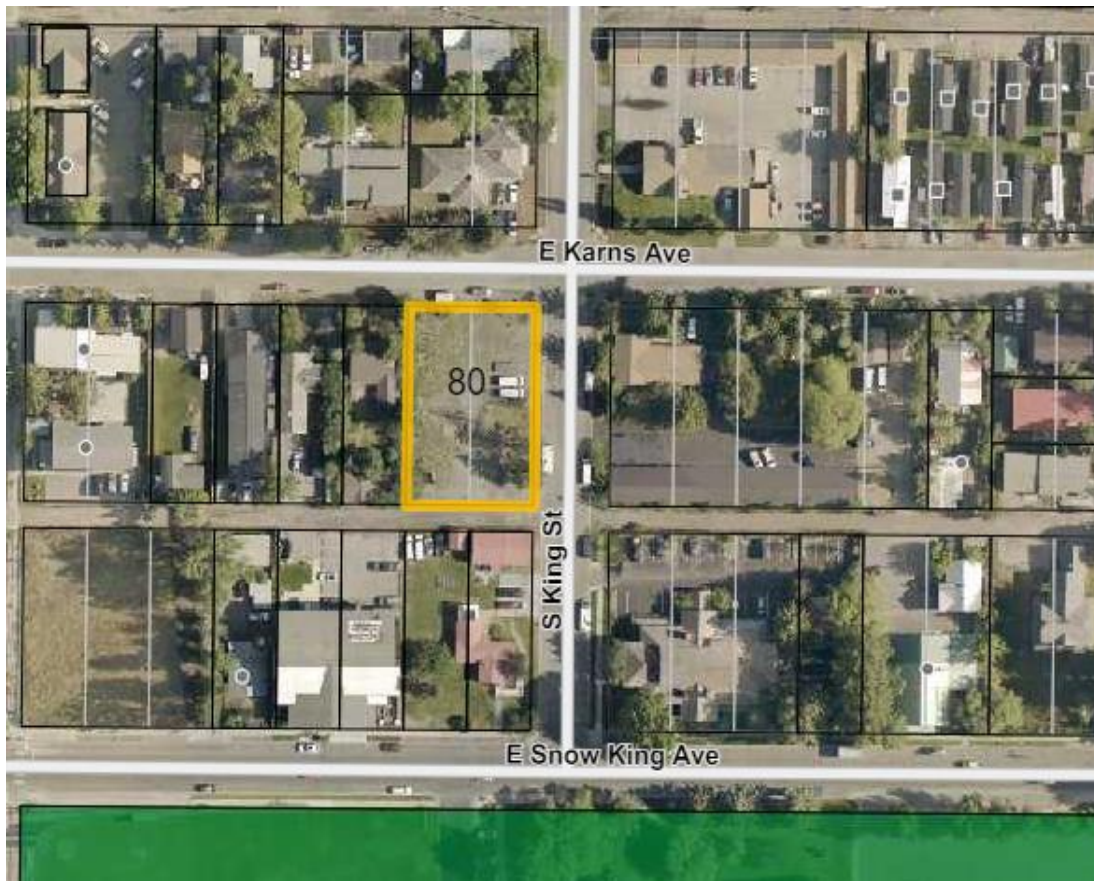
Recommendations.

The Planning Director recommends **approval** of a Development Plan for a new 3-story, residential building at the property addressed 80 E. Karns Avenue, subject to the departmental reviews attached hereto and the following conditions:

1. Prior to submittal of a building permit, applicant shall revise site plan to show covered parking places as 18' deep with wheel stops 2' before covered sidewalk and uncovered parking places as 20' deep with wheel stops 2' before landscape strip.
2. Prior to submittal of a building permit, applicant shall revise site plan to show drive aisle width of 21'.
3. Prior to the project appearing before Town Council, applicant shall meet minimum parking requirement through building design or Administrative Adjustment.

Project Location.

The property is located at 80 E. Karns Ave legally known as LOTS 1 & 2, BLK. 6, MEADOWLAND PIDN: 22-41-16-34-2-38-001. An aerial photo and zoning map are shown on the following page:



Background/Project Description.

The property at 80 E. Karns is a vacant lot of approximately 0.34 acres (15,000 SF) on the corner of E. Karns and S. King Street with alley accessibility. The property is zoned NH-1 with neighboring properties zoned NH-1 to the immediate east and west, NL-5 to the immediate north, and CR-1 to the immediate south. Surrounding uses include a mix of Office, Lodging, , Restaurant/Bar, and Residential (Single and Multi-Family). The property is not within an Overlay Zone.

The applicant is requesting approval of a Development Plan for a 16,792 gross SF, 3-story, residential building with basement and at-grade surface parking (10 spaces including 1 ADA) and tuck-under parking (10 spaces) totaling 20 spaces for the property. The 16,792 SF gross floor area includes 13,912 SF of above ground habitable floor area, and a 2,880 SF basement floor area.

Analysis.

The proposed project is consistent with the general intent of the NH-1 zone in creating high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment.

During Staff review of project, it was discovered that floor area had been defined incorrectly. Staff directed design team to recalculate how floor area was defined on plans based on the Town's LDR definition of floor area as measured to the exterior face of the structural members of the wall rather than to the interior face of the wall. While this has not impacted the gross SF of the overall building, this recalculation impacts final calculations for habitable floor area, application of the Workforce Housing Floor Area Bonus, and parking requirements. Staff has noted these impacts in the below sections and an updated FAR exhibit has been included in meeting packet.

Development Plan Review Applicability:

This project requires Development Plan review because its qualifying unit count meets the Development Plan threshold of 5-15 units. Deed restricted units are exempt from that unit count for purposes of Physical Development permit thresholds. The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to the preparation of final construction or plat documents. The project does not meet the requirements for Sketch Plan review.

Conformance with Applicable LDRs:

Staff finds that the applicant complies with the dimensional standards in the NH-1 zone as shown in the table below and discussed further in this section.

LDR Compliance Table			
Requirements	Required	Proposed	Compliance
<i>Building Setbacks (Sec. 9.4.8) (9.4.10.B)</i>			
Primary Street (min)	20'-0"	20'-3"	Complies
Secondary Street (min)	10'-0"	11'-1"	Complies
Side Interior (min)	10'-0"	37'-0"	Complies
Alley (min)	10'-0"	13'-2"	Complies
<i>Landscaping (Div. 5.5)</i>			
Landscape surface ratio (min)	.21 (3,150 sf) & 70% in front 1/3 of lot (2,205 sf)	.28 (4,305 sf) & 2,255sqft in front 1/3	Complies – Front Orientation is E. Karns
Plant units (min)	1/1,000 sf of landscape area + 1/12 parking spaces	174 plant units (meets and exceeds min.)	Complies
<i>Driveway Setbacks</i>			
Primary Street (min)	20'-0"	21'-9"	Complies
Secondary Street (min)	10'-0"	37'-6"	Complies
Side Interior (min)	1'-0"	2'-5"	Complies
Rear (min)	5'-0"	N/A	N/A
<i>Primary Building Height (Sec. 9.4.9)</i>			
Height (max): roof pitch < 3/12	3 stories, not to exceed 35'	35'-0"	Complies
<i>Scale of Development (Sec. 9.4.13)</i>			
Floor area ratio (FAR max)	0.4	.37 (restricted) + 0.49 (unrestricted)	Complies via workforce housing bonus (Sec. 7.8.4)
<i>Parking (Div. 6.2)</i>			
Parking (1/DU 0-1 bedrooms (500 sf max); otherwise 1.5/DU)	23 spaces	20 spaces	Will require administrative adjustment or redesign

Design Review Committee (DRC):

The DRC reviewed this project (P22-091) on May 11, 2022, and recommended approval to the Town Council with a condition that the applicant shall explore ideas on how to provide better privacy screening for the ground level units along King Street. The applicant has addressed this condition by incorporating landscaping around each patio. The landscaping serves to delineate private patios from the S. King Street pedestrian frontage and shared landscape area on the property and helps convey that primary entrance to units is taken from the interior of property rather than from the exterior patios.

Site Design:

The proposed site design is consistent with the general intent of the NH-1 zone by incorporating high density residential use in a pedestrian oriented environment. The site maintains continuous pedestrian frontages without the interruption of a curb cut because parking area is accessible only from the alley.

The new detached sidewalks along both street frontages (S. King St. and E. Karns Ave.) will significantly improve pedestrian safety and the property's connection to the Town's Public Right of Way. The sidewalks on both frontages include a 5' wide sidewalk with 5' landscape buffer with trees proposed for the landscape buffer in the Public Right of Way. A pedestrian frontage, as established under Sec. 2.2.1.C, is not required for this site.

Vehicular Access/Circulation/Parking:

Vehicular access will be taken from the alley to the southern side of the property which ultimately exits onto S. King Street. The proposed site design includes 20 onsite parking spaces (including 1 ADA space) – Ten (10) uncovered spaces and ten (10) covered spaces.

After Staff directed design team to recalculate how floor area was represented on plans, the parking requirement changed from 20 spaces to 23 spaces (rounded from 22.5) because the floor area of the ground floor studio apartments increased from +/- 466 SF to +/- 527 SF based on the correct calculation of floor area as measured to the exterior face of the structural members of the wall. To accommodate this change in required parking, Staff has communicated to the design team that an Administrative Adjustment will be required to allow a reduced parking requirement for the building. The alternative is submitting a redesign for studio units 500 SF or less.

The LDRs require a 24' (min) width for uncovered drive aisles servicing two-way travel and 90-degree angle spaces, or 18' width (min) for covered drive aisles width servicing two-way travel and 90-degree angle spaces. Because the parking plan utilizes a combination of covered and uncovered spaces and a partially covered drive aisle, Staff has determined that a compromise drive aisle width of 21' is acceptable for the site design. Twenty-one feet is the average of the two minimum requirements. This determination will help accommodate the required parking space and aisle dimensions.

Approval of parking site design includes a condition that curb stops are installed at each space. Curb stops will limit vehicles in covered parking spaces from encroaching over the 4' wide covered sidewalk and limit vehicles in uncovered parking spaces from encroaching on the required side setback for parking. Provision of covered sidewalk wider than 4' will not be required with the installation of curb stops.

Building Design & Size:

As shown above in the LDR compliance table, the building and site comply with all relevant dimensional standards for the NH-1 zone. The building is 3-stories with a flat roof design with a maximum of 35' in height.

Gross building floor area is 16,792 SF, including 13,912 SF of above ground habitable floor area and a 2,880 SF basement with storage lockers for each unit. The building has a base FAR of 5,653 SF where 6,000 SF (0.40 FAR) is allowed under the NH-1 zone for the site. Six (6) market units will be built with the base FAR. The Workforce Floor Area Bonus (LDR Sec. 7.8.4) is utilized to allow the project to exceed

the base FAR by 8,259 SF and to construct six (6) market units and three (3) deed restricted units for a total of fifteen 15 units for the project.

The proposed ground level includes five (5) studio units (+/- 527 SF each) consisting of four (4) market rate units and one (1) workforce deed restricted unit. First level units have private, at grade patios facing S. King Street.

The remaining ten (10) units (+/- 1083 SF each) are two (2) stories each and accessible from a common hallway on the second level. These units are each two (2) bedrooms and include eight (8) market rate units and two (2) workforce deed restricted units. Upper floor units have private balconies on the second level with views of S. King Street (east) and the parking lot (west).

Affordable/Employee/Workforce Housing:

As proposed, project generates an estimated Affordable Workforce Housing Mitigation fee of \$40,335.81 (0.148 units). Staff received updated SF calculations for the building after the Housing Department review of floor plans was submitted. Because of this, there is a slight difference in the calculated fee estimated for this Staff report versus that included in Housing Department review notes. However, final required mitigation fee will be calculated off plans submitted for building permit and not current Staff estimations. Sec. 6.3.2.A.1 in the LDRs grants an affordable housing “credit” for any uses on the site established from December 19, 1995, to the present. Draft Affordable Workforce Housing Mitigation Plan included with this Development Plan application references housing “credit” of 0.044 units for an 1,800 SF Detached Single-Family Unit built prior to December 19, 1995 that has since been removed from the property. Verification of the proposed credit will be required prior to payment of Affordable Workforce Housing Mitigation fee.

Deed restricted units used as part of the Workforce Floor Area Bonus (2:1 bonus) may not be used to satisfy this mitigation requirement and are exempt from the mitigation calculation. Deed restricted units used for the 2:1 bonus are required to record deed restrictions with the County Clerk prior to certificate of occupancy and shall be approved by the Jackson/Teton County Housing Department for livability standards. A compliance checklist for the project’s required livability standards is included with the applicant’s submittal accompanying this Staff report.

Construction Management Plan:

A Construction Management (CM) plan is required to be submitted with a building permit for the project. The applicant has included a draft version of that requirement with their Development Plan application including narrative addressing scope, impact, parking, site logistics, encroachments, stormwater management, and snow removal.

The intended outcome of CM plan review as part of this Development Plan is for Council, Engineering, and the applicant to have the opportunity to address any construction staging or management concerns and incorporate in final CM plan. The Engineering Department has reviewed the proposed CM plan and addressed concerns in department reviews. Any additional CM plan concerns shall be addressed prior to building permit submittal.

Development Exactions:

At this time, because the project does not propose condominium units, it will not require a subdivision plat or development exactions according to Division 7.5: Development Exactions Standards.

Public Comment

Staff received one public comment submission from an adjacent neighbor. That neighbor expressed desire for the project to maximize internal property line screening through landscaping or fencing and expressed concern that, in their opinion, similar projects do not have adequate on-site parking. Staff finds proposed screening meets the LDR requirements. Please see parking section for information regarding parking calculations.

Comprehensive Plan & Priority Alignment.

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

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

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 the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed this Development Plan on May 11, 2022, and recommended approval to Town Council as conditioned.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

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

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

Complies. Staff finds the project complies with DRC approval which is the only previously applicable permit or approval.

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 20 hours.

Attachments or Links.

Department Reviews
Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Development Plan P22-144 for a new 3-story, residential building at the property located at 80 E. Karns Avenue based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated August 3, 2022.

7/29/2022

Town of Jackson Project Reviews

Project Number	P22-144	Applied	6/6/2022	AL
Project Name	Dev. Plan - 80 E Karns	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant		Owner	TETON COUNTY HOSPITAL DISTRICT	
Site Address		City	State	Zip
80 E KARNS AVENUE		JACKSON	WY	83001
Subdivision		Parcel No		
MEADOWLAND		22411634238001		

Type of Review Notes		Dates			Remarks
		Sent	Due	Received	
Building	APPROVED W/CONDITI	6/6/2022	6/27/2022	6/23/2022	
(6/23/2022 11:49 AM KS) Structure must meet the current adopted Codes at the time of permit submittal.					
Joint Housing Dept	APPROVED W/CONDITI	6/6/2022	6/27/2022	7/26/2022	See attached Memo
Parks and Rec	APPROVED W/CONDITI	6/6/2022	6/27/2022	6/21/2022	
(6/21/2022 2:21 PM AL) Comments on P22-144 from P&R: Request ensured adequate corner/site line clearance (20 ft from corner - 12.24.040 Distance from Street Corners and Fireplugs). At 25' off center and corner clearance this would reduce tree numbers. Sidewalk will be a sidewalk to nowhere with nothing on either side. Remind property owner of sidewalk clearing requirements for snow removal. Would like to see the stormwater calculations for the sizing of the stormwater detention area for the treatment of additional impervious surface runoff. Thanks, Rachel					
Pathways	APPROVED W/CONDITI	6/6/2022	6/27/2022	6/28/2022	

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
(6/28/2022 3:00 PM AL) P22-144 – 80 E. Karns – SJMC Housing – Development Plan Comments from Teton County/TOJ Pathways Department June 28, 2022 Status: approved w/conditions • Bicycle Parking - o Staff appreciates the applicant including bike parking on the plan set. - o Based on the location and type of use of the proposed development, staff expects that there will be substantial demand for bicycle parking. - o The main condition is to either: ? A) Move the bike parking underneath the roof overhang. This will provide protection from rain and snow and will comply with guidelines for resident long term parking. This covered parking area could also serve as short-term parking for visitors with additional racks. ? Or B) (Preferred Option) Supplement the currently proposed short-term bike parking with long-term covered parking underneath the roof overhang. The proposed short-term parking could be scaled down to three or four racks if it is supplemented with covered long-term parking. - o Staff supports crediting the bike parking toward the development’s overall parking requirement. - o The bike parking should be a mix of short-term (for visitors, frequent/regular use) and long-term (for residents, employees, infrequent use/storage). ? Long-term parking (for residents or employees 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. ? Short-term parking (for visitors or guests parking for a few hours or less): the short-term bike parking should consist of 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. - o Outdoor 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. - o 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 car parking spots to bike parking would also be supported. - o Rack details and locations should be shown on site plans. - o Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack specification, and rack installation.					
Planning	APPROVED W/CONDITI	6/6/2022	6/27/2022	7/14/2022	

Page 3 of 4

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	
(7/22/2022 3:58 PM KP)					
Prior to submittal of a building permit, applicant shall revise site plan to show covered parking places as 18 ' deep with wheel stops 2' before covered sidewalk and uncovered parking places as 20' deep with wheel stops 2' before landscape strip.					
Prior to submittal of a building permit, applicant shall revise site plan to show drive aisle width of 21 feet.					
Prior to issuance of building permit, applicant shall remit Affordable Workforce Housing Mitigation					
Prior to the project appearing before Town Council, applicant shall meet minimum parking requirement through building design or an approved administrative adjustment.					
Because the parking plan utilizes a combination of covered and uncovered spaces and drive aisle, Staff has determined that a drive aisle width of 21 ' is acceptable for the site design. This interpretation averages the standards for covered and uncovered parking aisle widths.					
Landscape plan shall show street trees spaced 30-40 feet on center for area in the Public Right of Way Landscape plan shall not include plant unit types which impede uncovered parking spaces.					
Affordable Workforce Housing Mitigation information (required prior to issuance of building permit) shall Include documentation confirming habitable SF of previously demo Single Family Dwelling as 1,800 SF.					
For puposes of calculation of the 2:1 bonus and exempt vs non-exempt floor area, as the hallway serves both base and bonus floor area, the circulation space may be separated proportionally to the unrestriced vs restricted floor area it services.					
Public Works	APPROVED W/CONDITI	6/6/2022	6/27/2022	7/14/2022	

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

(7/14/2022 2:01 PM MD)

Development Plan – APPROVED w Conditions

P22-144

ADDRESS: 80 E Karns – St. John’s Employee Housing Building

OWNER: Teton County Hospital District DBA St. John’s Medical Center – John Kren CFO

APPLICANT: Aaron Cleveland, Dynia Architects

7/13/2022

Matt Doyle and Brian Lenz, 733-3079

DATE OF SUBMITTAL: 6/6/2022

DATE OF MATERIALS: 5/27/2022

REVISION NO.: 00

The engineering division has reviewed your application for a DEVELOPMENT 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. Provide minimum six feet wide sidewalks in front of 18-foot deep parking spaces.
2. Provide ramps and accessible routes compliant with the LDRs and IBC.
3. Street trees shall be spaced 30-40 feet on center per LDRs 2.2.C.3 on pedestrian frontage.
4. Project shall provide accessible parking, parking and traffic control signage and curb markings. Provide a striping and signage plan with permit application.
5. Cranes swinging over or placed on the Town’s right-of-way shall be by agreement with the Town. Show crane swing on future permit CM plans.
6. Water and Sewer Utilities shall be privately owned from the outside of the Town’s mains per Town municipal code.
7. The power transformer and any other utility pedestals appurtenant to the project shall be located within the property.
8. All existing water and sewer services to be abandoned shall be abandoned at the main.
9. The proposed 6X8 clamp saddle is not a typical part and shall be supplied and installed by the developer with Town inspection. Note, the provided wastewater peak flow estimate is 10 gpm that could be handled with a 4-inch line.
10. Provide Town of Jackson standard details in the permit drawings.

5.5 LANDSCAPING STANDARDS

Provide a plan that complies with the LDRs and addresses erosion control



MEMORANDUM

To: Katelyn Page
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: P22-144 Development Plan for 15-unit Housing Complex
80 E Karns Avenue

Date: July 26, 2022

The applicant is requesting to redevelop two lots in the Town of Jackson (totaling 15,000sf) in the Neighborhood High Density 1 zone with fifteen attached single dwelling units or apartments. The Housing Department has reviewed the materials provided in this application and provides the following comments.

This Development Plan proposes use of the Workforce Housing Bonus to achieve a greater allowed floor area maximum in exchange for restriction of a portion of the bonus floor area. Three restricted Workforce Units are proposed to satisfy the requirements of this development tool: one 1-bedroom and two 2-bedroom dwelling units for a total of 2,501 sf. The remaining 4,967 bonus square footage is allocated to six unrestricted dwelling units and are exempt from generating a housing mitigation requirement per LDR Div. 6.3.

The remaining six dwelling units comprising the 15-unit complex are proposed to be unrestricted and unrelated to use of the Workforce Housing Floor Area Bonus. According to the Town of Jackson Housing Mitigation Calculator, development of these units generates a requirement to mitigate 0.131 Affordable Workforce Housing Units or pay a fee-in-lieu of \$35,608.01. It is not clear whether the applicant intends to restrict a unit or pay the fee to satisfy this mitigation requirement because the Housing Mitigation Plan included in the application is incomplete and does not present a method for providing required housing or a phasing plan.

The Housing Department recommends that the following conditions are included if this Development Plan application is approved:

The following shall occur prior to submittal for Building Permit:

1. All restricted units are required to comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The completed Livability Standards Questionnaires included in this Development Plan application shall be updated for consistency with building plans and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
2. A letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes. A Livability Standards Approval Letter is required to be submitted to the Planning Department along with submittal for Building Permit.

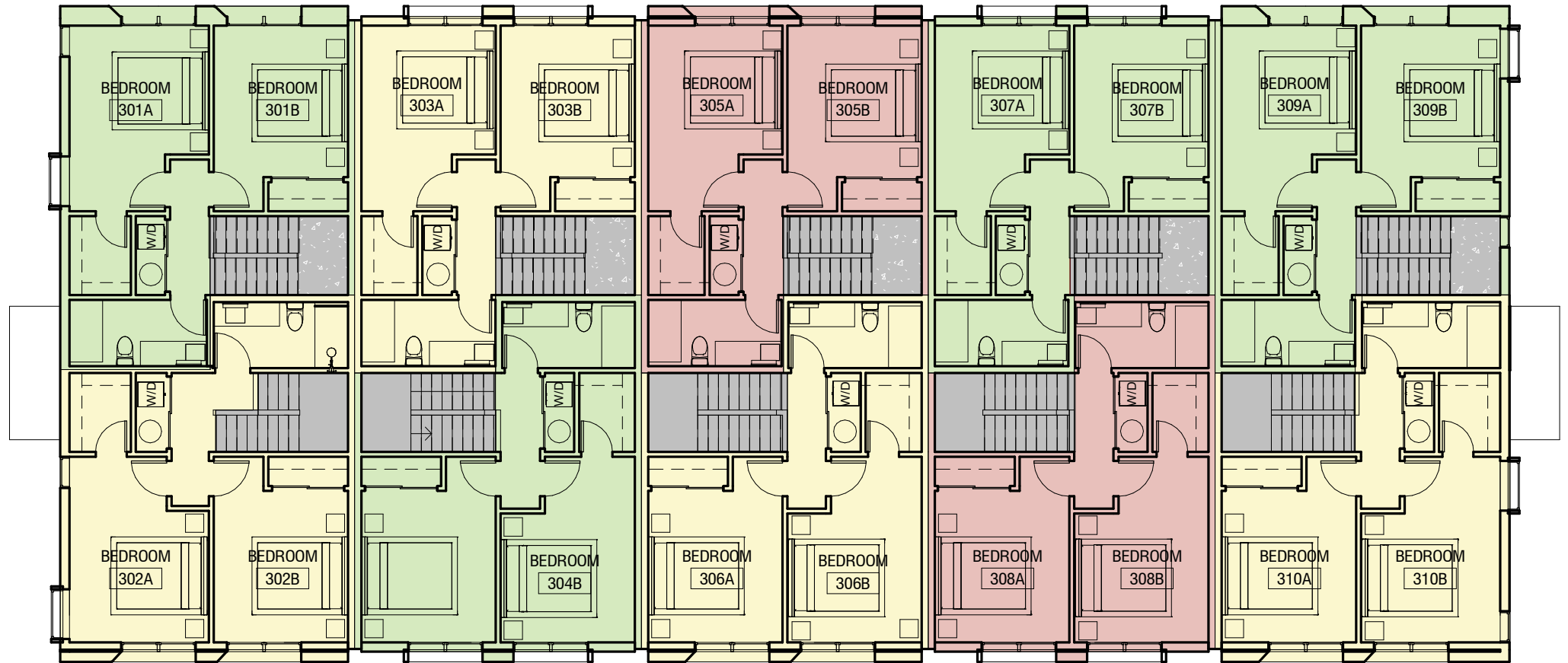
The following shall occur prior to issuance of Certificate of Occupancy:

1. The applicant or applicant's agent(s) shall attend a Compliance Conference with the Housing Department.
2. The Housing Department shall inspect the unit.
3. A restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the required units and property. The applicant will be responsible for payment of recording fees.

Thank you for the opportunity to review this application. Please contact me with any questions.

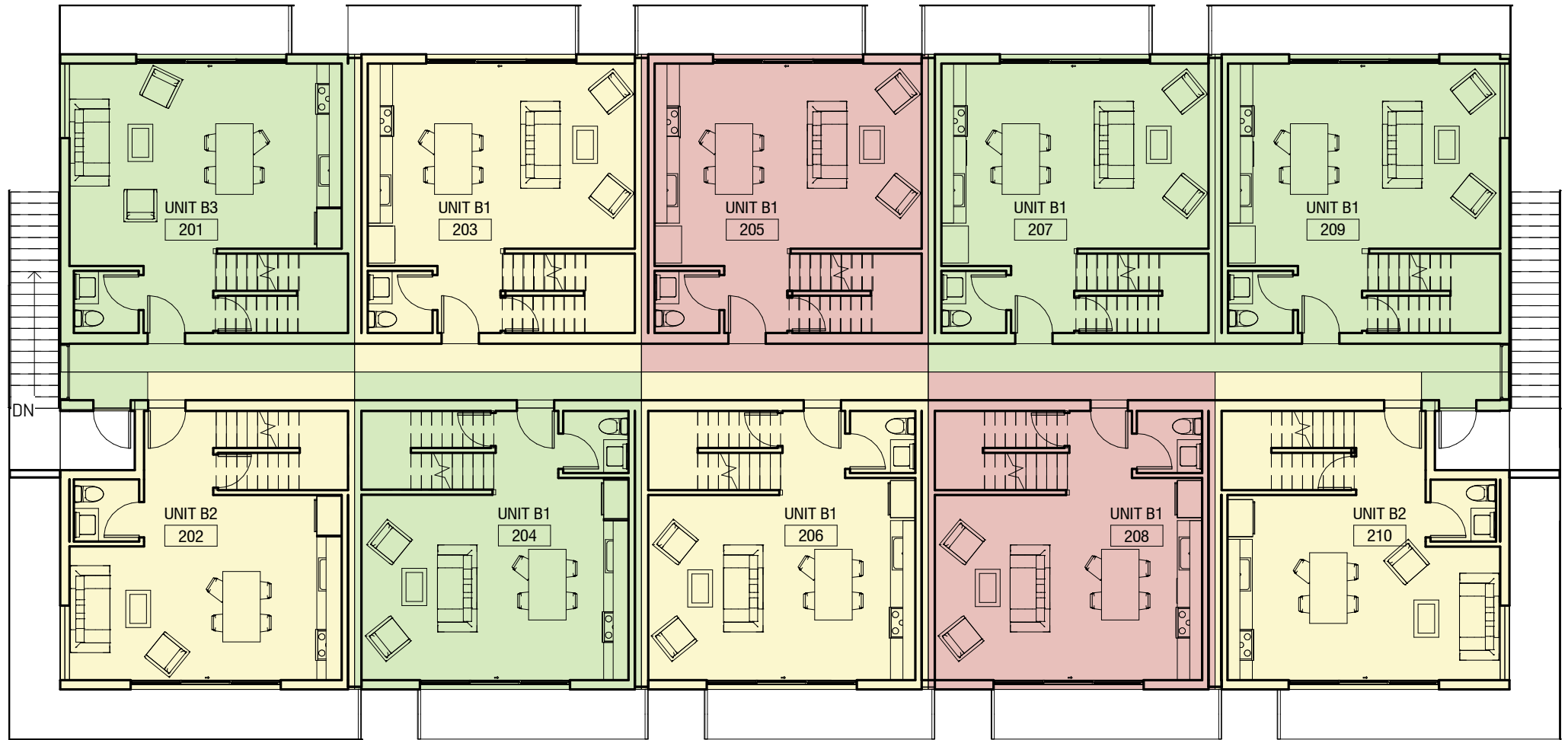
UNIT MATRIX		
UNIT	COUNT	PERCENTAGE
1 BEDROOM	4	27
2 BEDROOM	8	53
WORKFORCE RESTRICTED	3	20
	15	

TOTAL FAR BREAKDOWN
BASE FAR - 6,000 SF ALLOWED
GREEN - BASE FAR
(2) 1-BEDROOM UNITS (1,054 SF)
(4) 2-BEDROOM UNITS (4,334 SF)
CIRCULATION - 2ND FLOOR CORRIDOR (265 SF)
TOTAL BASE FLOOR AREA = 5,653 SF PROVIDED
TOTAL BONUS FAR - 12,000 SF ALLOWED
YELLOW - 2:1 WORKFORCE MARKET
(2) 1-BEDROOM UNITS (1,054 SF)
(4) 2-BEDROOM UNITS (4,287 SF)
CIRCULATION - 2ND FLOOR CORRIDOR (165 SF)
TOTAL FLOOR AREA = 5,506 SF
RED - 2:1 WORKFORCE RESTRICTED
(1) 1-BEDROOM UNIT (521 SF)
(2) 2-BEDROOM UNITS (2,128 SF)
CIRCULATION - 2ND FLOOR CORRIDOR (104 SF)
TOTAL FLOOR AREA 2,753 SF
TOTAL BONUS FAR PROVIDED = 8,299 SF
TOTAL FAR PROVIDED = 13,912 SF
(18,000 ALLOWED BETWEEN BASE AND BONUS)



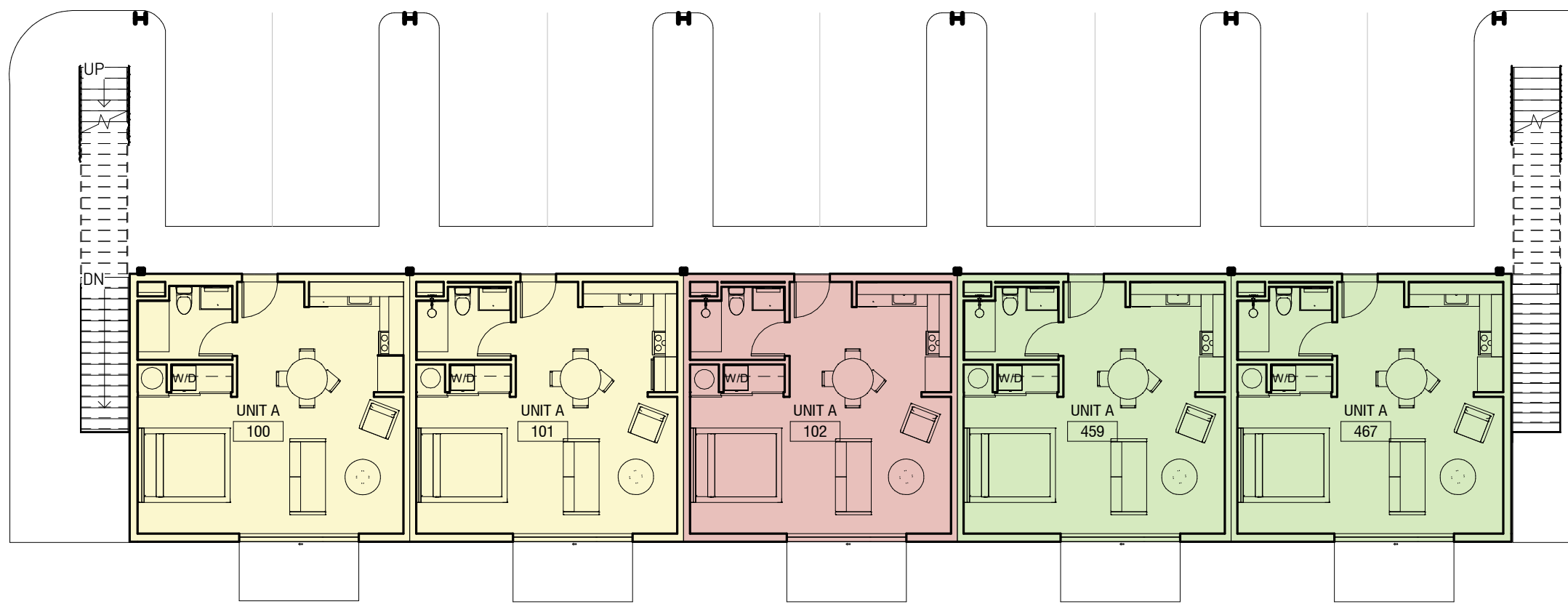
3 Level 03
3/32" = 1'-0"

FAR - LEVEL 2 + 3				
FAR	LEVEL	AREA TYPE	NAME	TOTAL AREA
BASE				
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1104 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1062 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1062 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1106 SF
2 BEDROOM : TOTAL				4334 SF
CIRCULATION	LEVEL 2	CIRCULATION	CORRIDOR	265 SF
BASE FAR TOTAL				4599 SF
WORKFORCE MARKET				
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B2	1085 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B3	1056 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	1073 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	1073 SF
2 BEDROOM : TOTAL				4287 SF
CIRCULATION	LEVEL 2	CIRCULATION	CORRIDOR	165 SF
WORKFORCE MARKET TOTAL				4452 SF
WORKFORCE RESTRICTED				
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1073 SF
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1055 SF
2 BEDROOM : 2				2128 SF
CIRCULATION	LEVEL 2	CIRCULATION	CORRIDOR	104 SF
WORKFORCE RESTRICTED TOTAL				2232 SF



2 Level 02
3/32" = 1'-0"

FAR - LEVEL 1				
FAR	LEVEL	AREA TYPE	NAME	TOTAL AREA
BASE				
BASE	LEVEL 1	1 BEDROOM	UNIT A	521 SF
BASE	LEVEL 1	1 BEDROOM	UNIT A	533 SF
1 BEDROOM: 2				1054 SF
BASE FAR TOTAL				1054 SF
WORKFORCE MARKET				
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	521 SF
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	533 SF
1 BEDROOM: 2				1054 SF
WORKFORCE MARKET TOTAL				1054 SF
WORKFORCE RESTRICTED				
WORKFORCE RESTRICTED	LEVEL 1	1 BEDROOM	UNIT A	521 SF
1 BEDROOM: 1				521 SF
WORKFORCE RESTRICTED TOTAL				521 SF



1 Level 01
3/32" = 1'-0"

DYNIA

www.dynia.com

3501 Wazee St Ste. 212
Denver CO, 80216

Karns Apartment Building

80 E KARNIS AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: 100% DD Set
Date: 06/24/2022
Drawn By: AJC
Checked By: AJC

Revisions:
Rev. Date:

Sheet title:
FAR BREAKDOWN

A-01

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Development Plan Application

80 E Karns Ave St. John's Medical Center Employee Housing



Contact List:

Owner

Teton County Hospital District
St. John's Medical Center
PO Box 428
Jackson, WY 83001
307.739.4996

Architect

Dynia Architects
PO Box 4356
Jackson, WY 83001
307.733.3766

Civil Engineer

Summit Consulting Group
PO Box 6482
Jackson, WY 83002
307.413.4399

Landscape Architect

Cairn Landscape Architects
PO Box 8281
Jackson, WY 83002
307.264.0939

Mechanical Engineer

JTEC, Inc.
PO Box 4594
Jackson, WY 83001
307.699.1110

Contractor

Shaw Construction
460 South Cache
Jackson, WY 83001
307.733.8401



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: 80 E. Karns - St. John's employee housing building
Physical Address: 80 E. Karns
Lot, Subdivision: LOTS 1 & 2, BLK 6, MEADOWLAND PIDN: 22-41-16-34-2-38-001

PROPERTY OWNER.

Name: Teton County Hospital District DBA St. John's Medical Center - John Kren CFO Phone: 307.739.4996
Mailing Address: PO Box 428, Jackson, WY ZIP: 83001-0428
E-mail: jkren@stjohns.health

APPLICANT/AGENT.

Name: Aaron Cleveland, Dynia Architects Phone: 307.733.3766
Mailing Address: PO Box 4356, Jackson, WY ZIP: 83001
E-mail: info@dynia.com; aaron@dynia.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 #: P21-026 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Aaron Cleveland
Signature of Property Owner or Authorized Applicant/Agent
Aaron Cleveland (representing Dynia Architects)
Name Printed

05/27/2022
Date
Architect
Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: April 15, 2022

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : John Kren, CFO, COO - St. John's Medical Center

Being duly sworn, deposes and says that St. John's Medical Center is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 80 E. Karns Avenue

Legal Description: Lots 1& 2, Blk 6, Meadowland - PN 22-41-16-34-2-38-001

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Dynia Architects - Aaron Cleveland, aia

Mailing address of Applicant/agent: PO Box 4356, Jackson, WY 83002

Email address of Applicant/agent: info@dynia.com, aaron@dynia.com

Phone Number of Applicant/agent: 307-733-3766

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☐ Other (describe) _____

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

Property Owner Signature

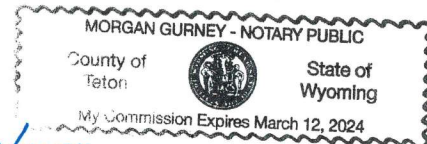
CFO/COO
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
COUNTY OF Teton) SS.

The foregoing instrument was acknowledged before me by John Kren this 15th day of April, 2022. WITNESS my hand and official seal.

Morgan Gurney
Notary Public

My commission expires: 3/12/2024



Project Overview

Background & Context

The proposed project is a 15-unit, residential complex located at 80 E Karns Ave, which is the corner of E Karns Ave and S King Street, Lot 1 & 2. The site is currently owned by Teton County Hospital District (DBA St. John's Medical Center). There are no buildings or structures currently on the site. Prior to the site being empty, a single-family home and mobile home occupied Lot 1 & 2. The empty lot is 100 feet by 150 feet and is relatively flat with alley access. The gross site area is 15,000 square feet and is zoned as NH-1 (Neighborhood High Density).

Proposed Project

The proposed building is 3 stories with an overall building height of 35'-0". The project includes a basement level that consists of additional storage space for tenant use. There will be 20 parking spaces available on the lot including one ADA accessible space and ten "tuck under" parking spaces. This provides one space for every studio unit and 1.5 spaces for every two-bedroom unit, meeting the town's parking requirements. The project consists of two different unit types, (5) studios (~465 sf) and (10) two bedrooms (~1,015 sf). Each unit includes large sliding glass doors and access to private outdoor space through either a balcony or ground floor patio.

The exterior landscape softens the building's relationship with the adjacent streets through the deliberate placement of trees and greenery. The scale of the project is articulated through the façade. Alternating units slightly project from the facade, differentiating them from the overall form to convey a series of smaller rowhouses as opposed to a single monolithic scheme. The building features exterior materials that are contextual to urban Jackson. The upper massing is clad in charcoal corrugated metal and silver aluminum accents meant to reflect the sky. These materials sit over a base of vertical cedar siding. This vertical cedar helps relate to the landscaping and incorporate natural materials into the pedestrian experience.

Access to the site is via an alley off S. King St. That alley spans from S. King St. to S. Cache St and provides access from the south end of the site. The proposed project includes adding sidewalks to the site that help connect it to the urban context of the area. This also includes adding driveway crossings to driveways and alleys.

Findings for Approval

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

This project falls within the Comprehensive Plan District 3: Town Residential Core – 3.2 Core Residential which is a transitional subarea. Per the Comprehensive Plan, "redevelopment, revitalization and reinvestment are highly desired in this subarea...the future character of this subarea will include some increased density and larger buildings..." The 80 E Karns Ave proposed project brings a reinvestment in the area via new development and incorporates increased density through the development of 15 residential units on a site that previously only had a single-family home and mobile home. Additionally, per the Comprehensive Plan, "the dominant building mass

should be located near the street...parking should be minimized and screened from view as much as possible." This proposed development fronts King St. and creates a pedestrian street wall that currently does not exist. This helps to strengthen the urban corridor of this subarea. Parking is located on the opposite side of the building and is partially located under the cantilevered building mass. This minimizes the appearance of the parking from the street, and any exposed parking is then screened with trees and plantings. Through these design moves our project **complies** with the desired future character described in the Jackson/Teton County Comprehensive Plan.

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

The proposed project falls outside of the Natural Resource Overlay and Scenic Resource Overlay making these standards and objectives **not applicable** to this project.

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.*

This project brings much needed workforce housing to the town for St. John's Medical Center. The water and wastewater systems have been designed to not overburden Town of Jackson utilities. Flow calculations can be found in this package. This project brings a modest number of units that will not overstress parks, schools, police, fire, and EMS facilities. In fact, the project brings staff to the town to help support the EMS facilities. Through these means the project **complies** with this approval point.

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

This project received formal approval from the Design Review Committee (DRC) and the design package in this Development Plan incorporates the recommendation of "privacy screening for the ground level units along King Street." The project **complies** with the Town Design Guidelines as supported by the DRC.

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

This project **complies** with all applicable Land Development Regulations. The project conforms to all the required building setbacks in NH-1 (Neighborhood High Density 1), as well as meeting the required overall building height (35'-0") and landscape surface ratio. Our landscape plan and site plan included in this package graphically illustrate the project's conformance to these LDR requirements.

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

The project **complies** and is in substantial conformance with all standards or conditions of prior permits and approvals. Care has been taken to incorporate the DRC's recommendation that was included in their approval.

DEVELOPMENT DIMENSIONAL LIMITATIONS			
Requirements	Required	Proposed	Compliance
Building Setbacks (Sec. 9.4.8)(9.4.10.B)			
Primary Street (min)	20'-0"	20'-0"	Complies
Secondary Street (min)	10'-0"	11'-1"	Complies
Side Interior (min)	10'-0"	13'-1"	Complies
Rear (min)	0'-0"	13'-0"	Complies
Landscaping (Div. 5.5)			
Landscape surface ratio (min)	.21(3,150sqft) & 70% in front 1/3 of lot (2,205 sqft)	.28(4,305 sqft) & 2,255 sqft in front 1/3	Complies
Plant units (min)	1/1,000 sf of landscape area + 1/12 parking spaces	174 plant units (meets and exceeds min.)	Complies
Driveway Setbacks			
Primary Street (min)	20'-0"	21'-9"	Complies
Secondary Steet (min)	10'-0"	37'-6"	Complies
Side Interior (min)	1'-0"	2'-5"	Complies
Rear (min)	5'-0"	N/A	N/A
Rear alley (min)	0'-0"	0'-0"	Complies
Primary Building Height (Sec. 9.4.9)			
Height (max): roof pitch < 3/12	3 stories, not to exceed 35'	35'-0"	Complies
Scale of Development (Sec. 9.4.13)			
Floor area ratio (FAR max)	.40	.37(restricted)+ .49(unrestricted)	Complies via workforce housing bonus (Sec. 7.8.4)
Parking (Div. 6.2)			
Parking (1/DU 0-1 bedrooms(500 sf max); otherwise 1.5/DU)	20 spaces	20 spaces	Complies

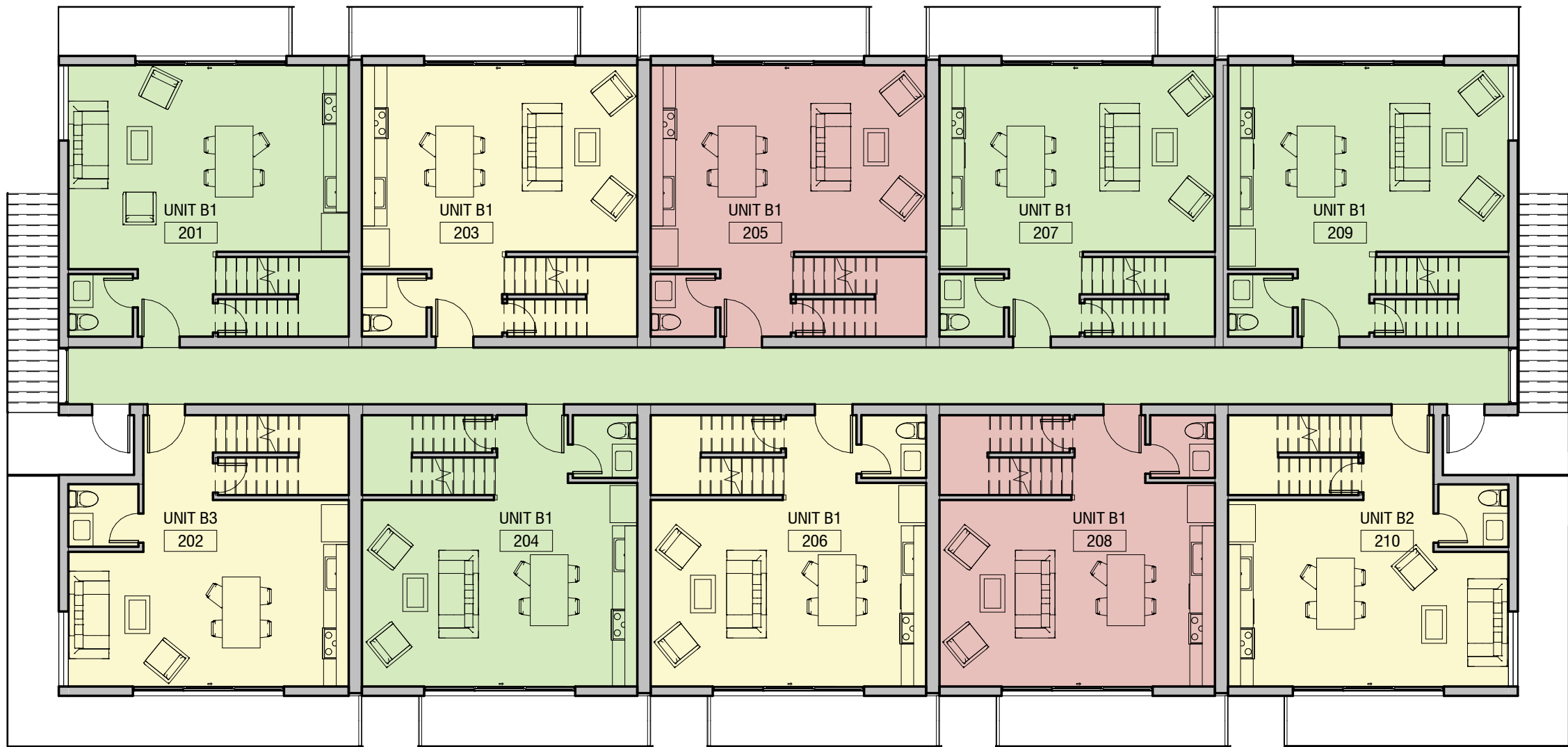
UNIT MATRIX		
UNIT	COUNT	PERCENTAGE
1 BEDROOM	4	27
2 BEDROOM	8	53
WORKFORCE RESTRICTED	3	20
	15	

FINAL FAR BREAKDOWN	
GREEN = BASE FAR 6,000 SF ALLOWED	
(2) 1-BEDROOM UNITS (934 SF)	
(4) 2-BEDROOM UNITS (4,064 SF)	
CIRCULATION - 2ND FLOOR CORRIDOR (625 SF)	
TOTAL BASE FLOOR AREA = 5,623 SF PROVIDED	
TOTAL BONUS FAR PROVIDED = 7,468 SF	
YELLOW = 2:1 WORKFORCE MARKET	
(2) 1-BEDROOM UNITS (934 SF)	
(4) 2-BEDROOM UNITS (4,033 SF)	
TOTAL FLOOR AREA = 4,967 SF	
RED = 2:1 WORKFORCE RESTRICTED	
(1) 1-BEDROOM UNIT (465 SF)	
(2) 2-BEDROOM UNITS (2,036 SF)	
TOTAL FLOOR AREA: 2,501 SF	
TOTAL FAR PROVIDED = 13,091 SF	



③ Level 03
3/32" = 1'-0"

FAR - LEVEL 2 + 3						
FAR	LEVEL	AREA TYPE	NAME	AREA	MULTIPLIER	TOTAL AREA
BASE						
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1017 SF	1	1017 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1016 SF	1	1016 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1016 SF	1	1016 SF
BASE	LEVEL 2+3	2 BEDROOM	UNIT B1	1015 SF	1	1015 SF
2 BEDROOM : 4						4064 SF
BASE	LEVEL 2	CIRCULATION	CORRIDOR	625 SF	1	625 SF
CIRCULATION: 1						625 SF
BASE						4689 SF
WORKFORCE MARKET						
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B2	1007 SF	1	1007 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B3	1015 SF	1	1015 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	1018 SF	1	1018 SF
WORKFORCE MARKET	LEVEL 2+3	2 BEDROOM	UNIT B1	993 SF	1	993 SF
2 BEDROOM : 4						4033 SF
WORKFORCE MARKET						4033 SF
WORKFORCE RESTRICTED						
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1017 SF	1	1017 SF
WORKFORCE RESTRICTED	LEVEL 2+3	2 BEDROOM	UNIT B1	1019 SF	1	1019 SF
2 BEDROOM : 2						2036 SF
WORKFORCE RESTRICTED						2036 SF



② LEVEL 2
3/32" = 1'-0"

FAR - LEVEL 1						
FAR	LEVEL	AREA TYPE	NAME	AREA	MULTIPLIER	TOTAL AREA
BASE						
BASE	LEVEL 1	1 BEDROOM	UNIT A	466 SF	1	466 SF
BASE	LEVEL 1	1 BEDROOM	UNIT A	468 SF	1	468 SF
1 BEDROOM: 2						934 SF
BASE						934 SF
WORKFORCE MARKET						
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	468 SF	1	468 SF
WORKFORCE MARKET	LEVEL 1	1 BEDROOM	UNIT A	466 SF	1	466 SF
1 BEDROOM: 2						934 SF
WORKFORCE MARKET						934 SF
WORKFORCE RESTRICTED						
WORKFORCE RESTRICTED	LEVEL 1	1 BEDROOM	UNIT A	465 SF	1	465 SF
1 BEDROOM: 1						465 SF
WORKFORCE RESTRICTED						465 SF



① Level 01
3/32" = 1'-0"

DYNIA

www.dynia.com

3501 Wazee St Ste. 212
Denver CO, 80216

Karns Apartment Building

80 E KARNS AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: DRC Submittal
Date: 04/15/2022
Drawn By: AJC
Checked By: AJC

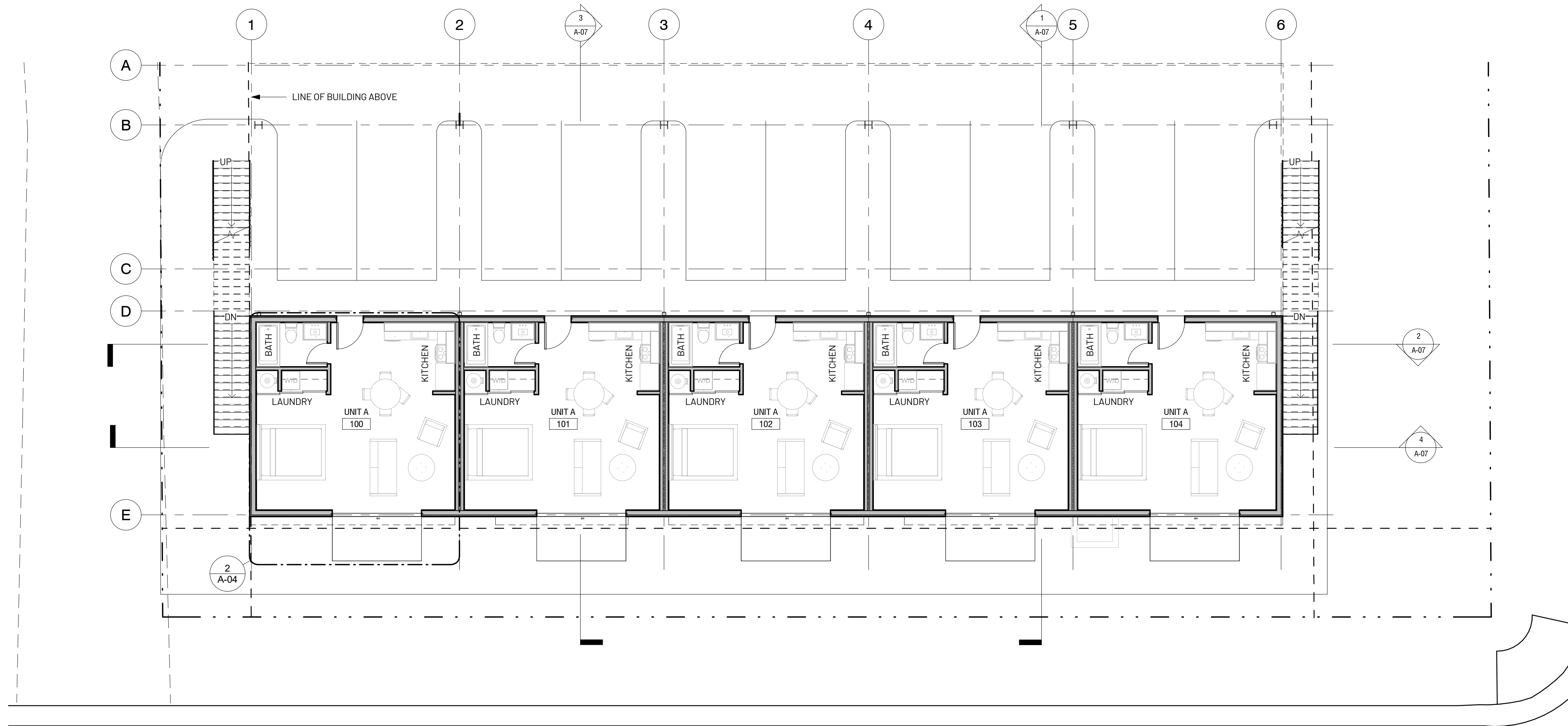
Revisions:
Rev. Date:

Sheet title:
FAR BREAKDOWN

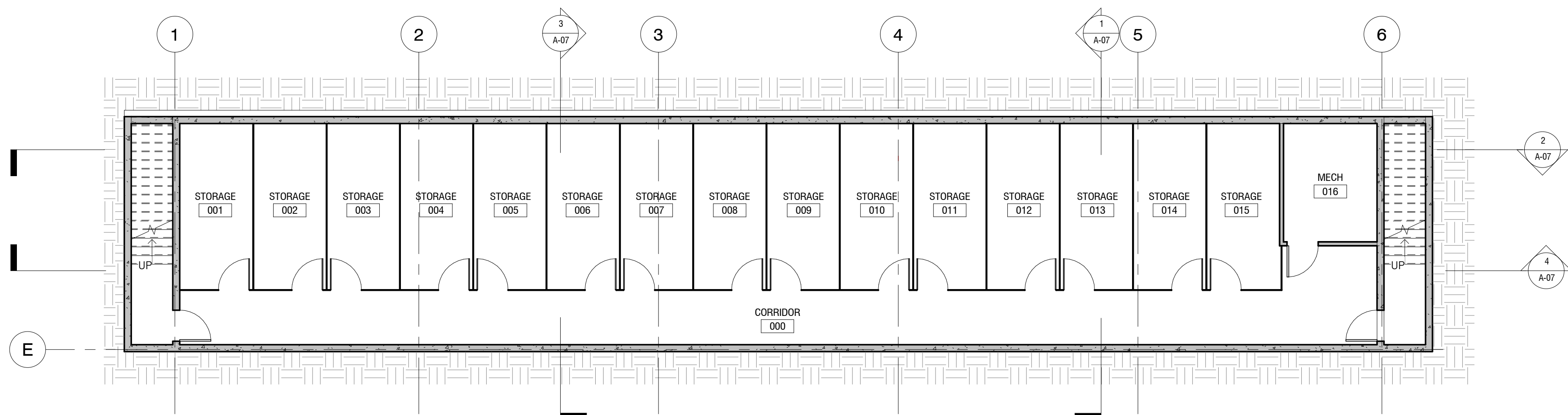
A-01

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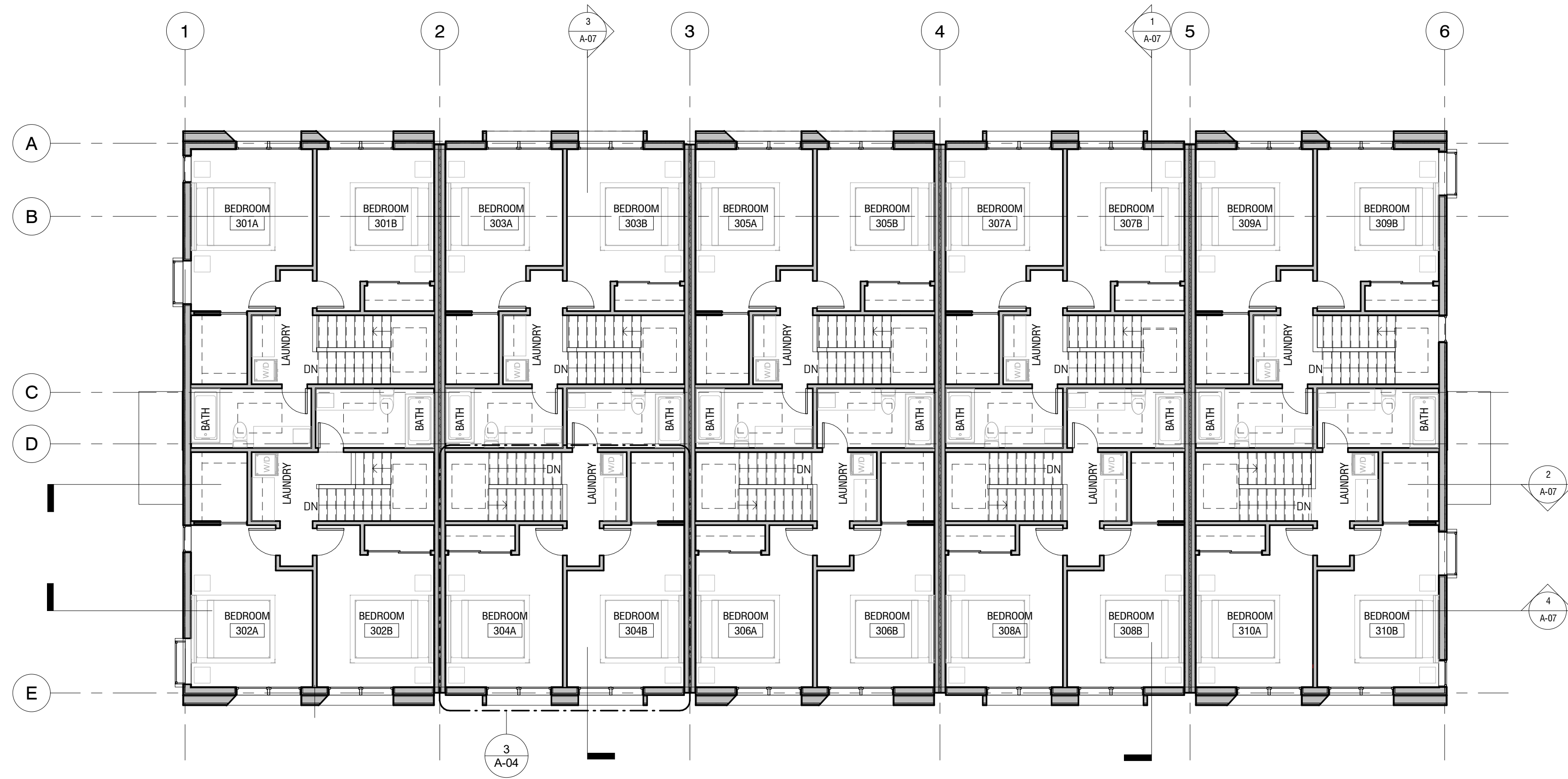
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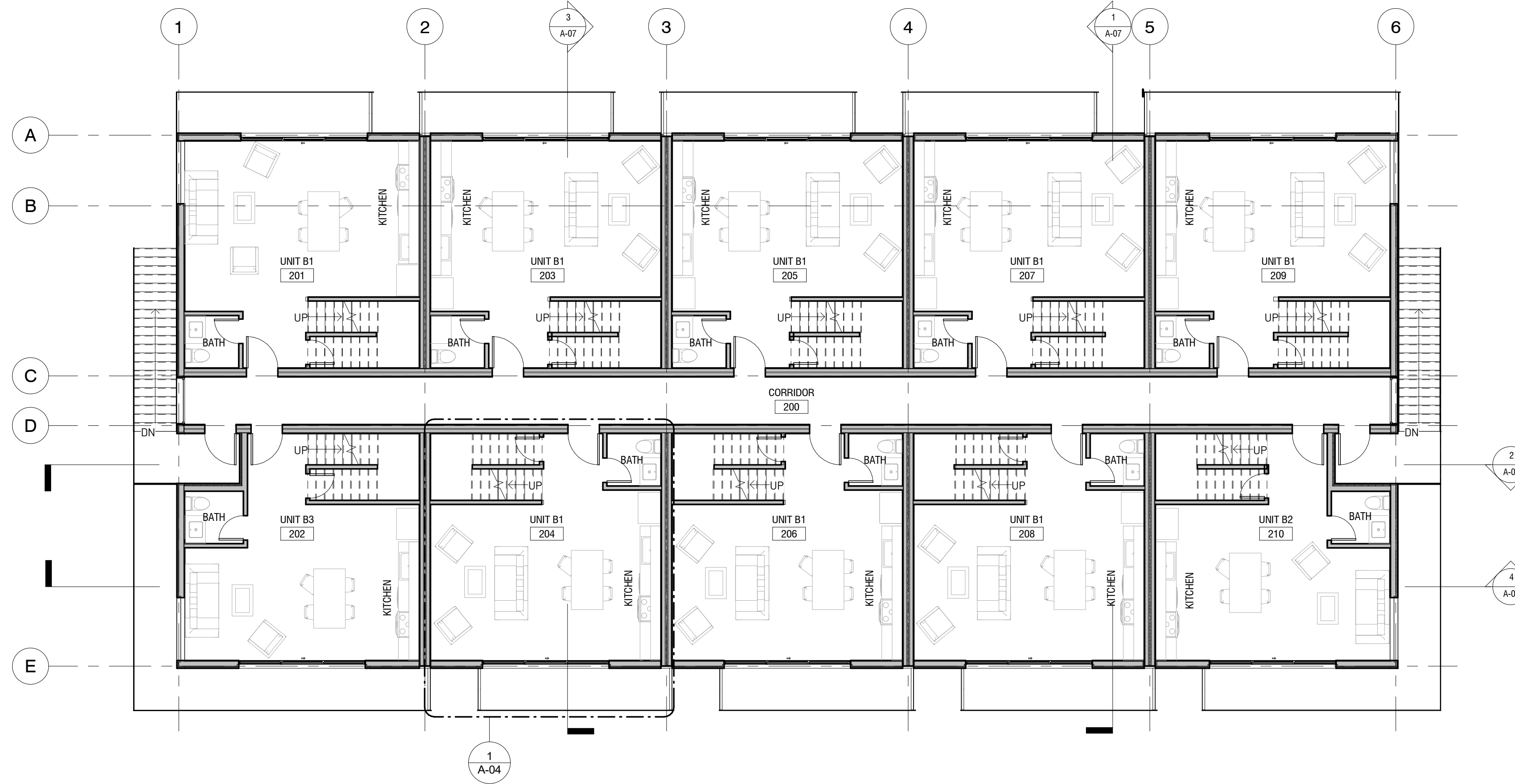
② DP Level 01
1/8" = 1'-0"



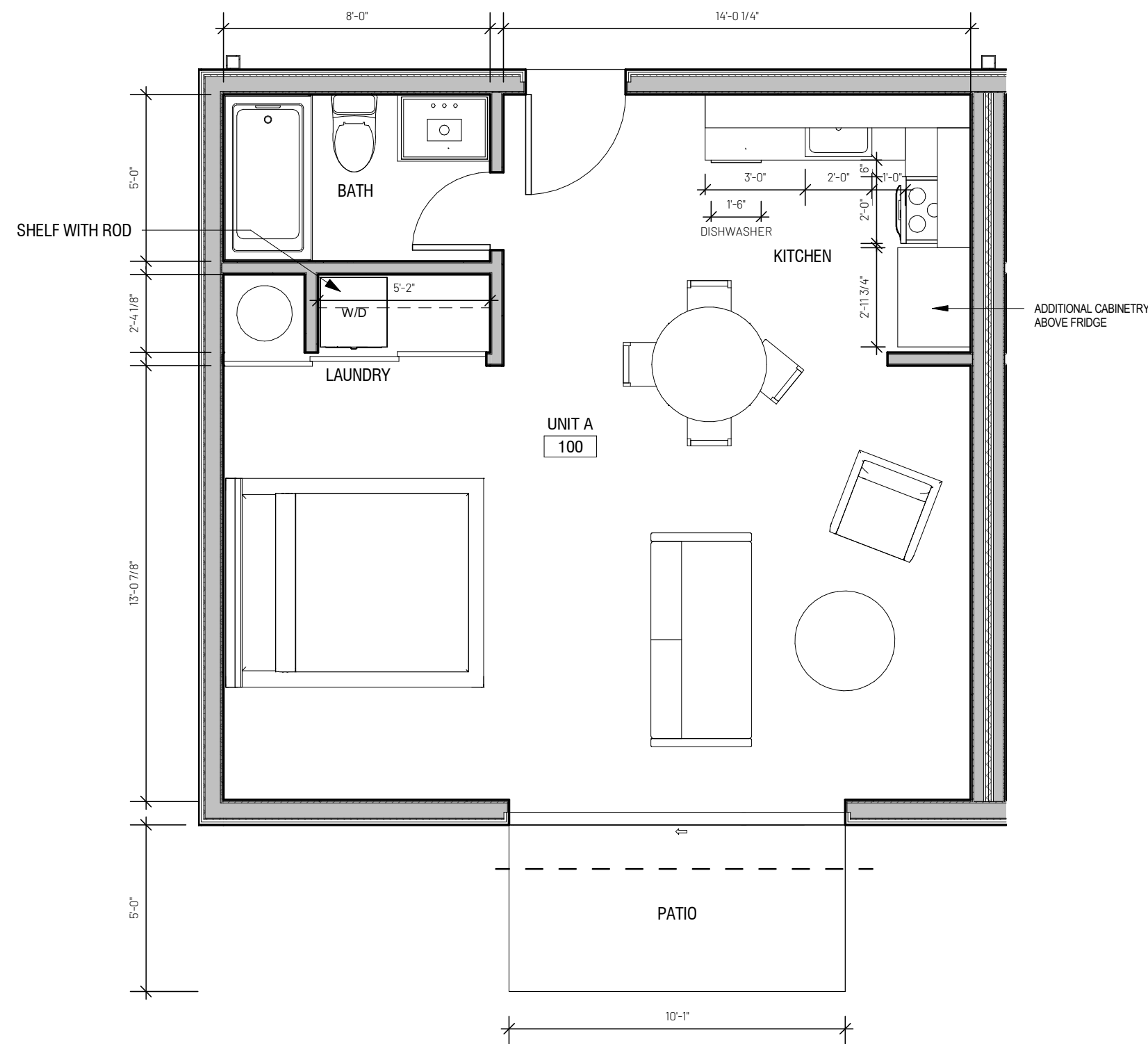
① DP BASEMENT
1/8" = 1'-0"



2 DP Level 03
1/8" = 1'-0"

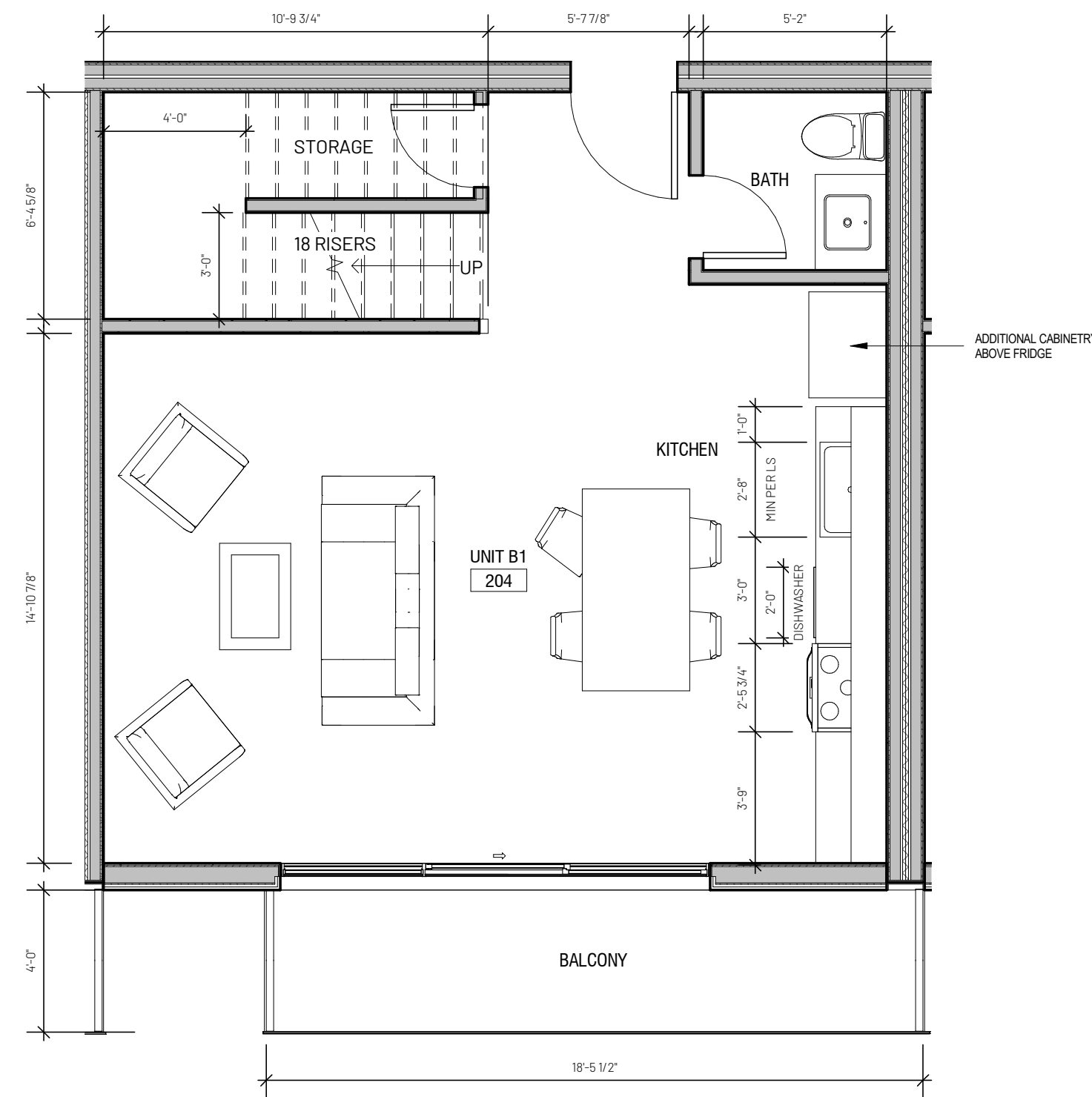


1 DP Level 02
1/8" = 1'-0"



② UNIT TYPE 'A'
1/4" = 1'-0"

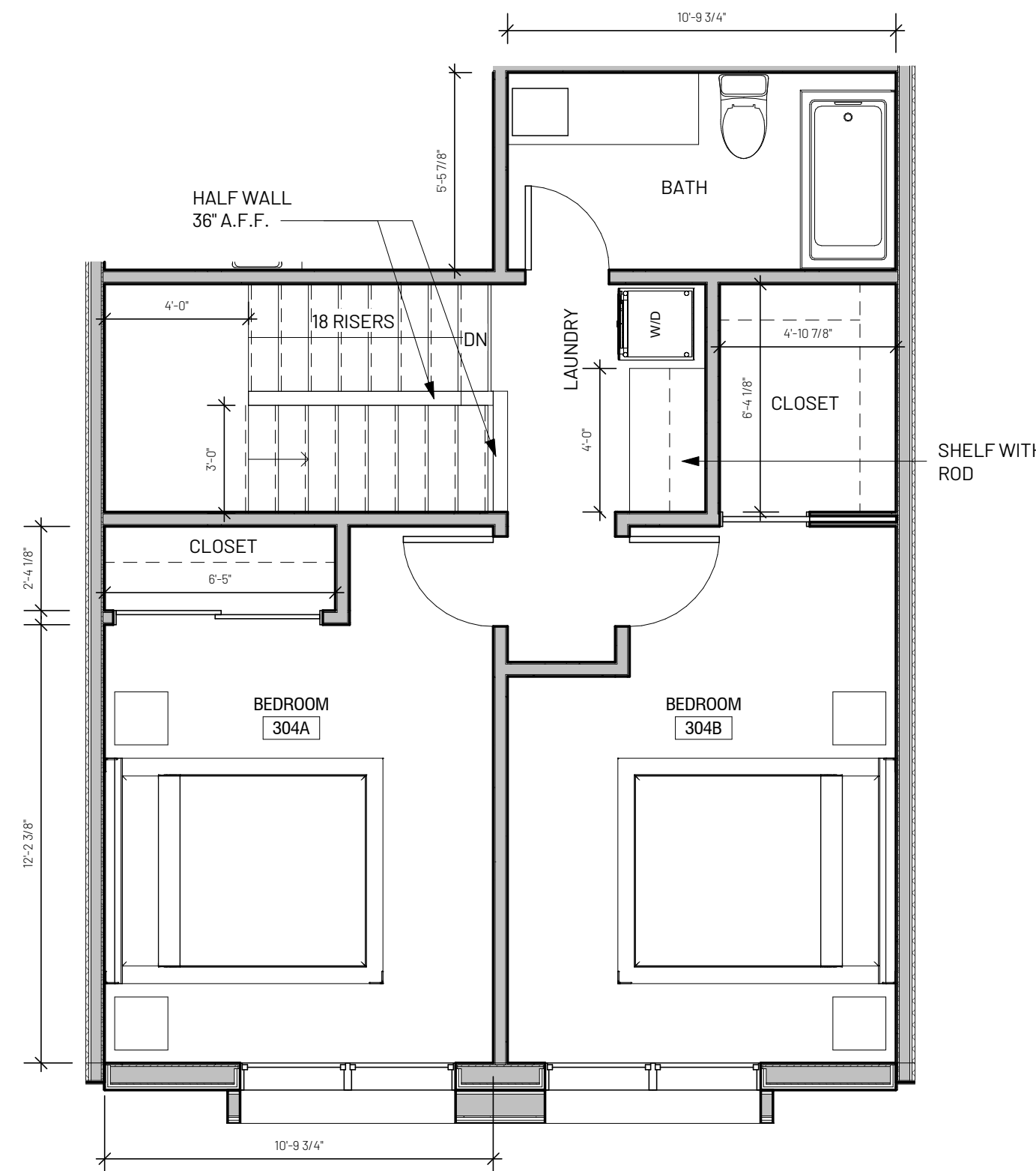
STUDIO UNIT FIRST LEVEL



① UNIT TYPE 'B2' SECOND FLOOR
1/4" = 1'-0"

TWO BR UNIT SECOND AND THIRD LEVEL

NOTE: BALCONY SIZE CAN VARY BASED ON UNIT LOCATION IN BUILDING. REFER TO PLANS



③ UNIT TYPE 'B1' THIRD FLOOR
1/4" = 1'-0"

DYNIA

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3501 Wazee St Ste. 212
Denver CO, 80216

Karns Apartment Building

80 E KARNs AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: DRC Submittal
Date: 04/15/2022
Drawn By: SRN
Checked By: AJC

Revisions:
Rev. Date:

Sheet title:

UNIT PLANS

A-04

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Karns Apartment Building

80 E KARNS AVE.
JACKSON, WY 83001

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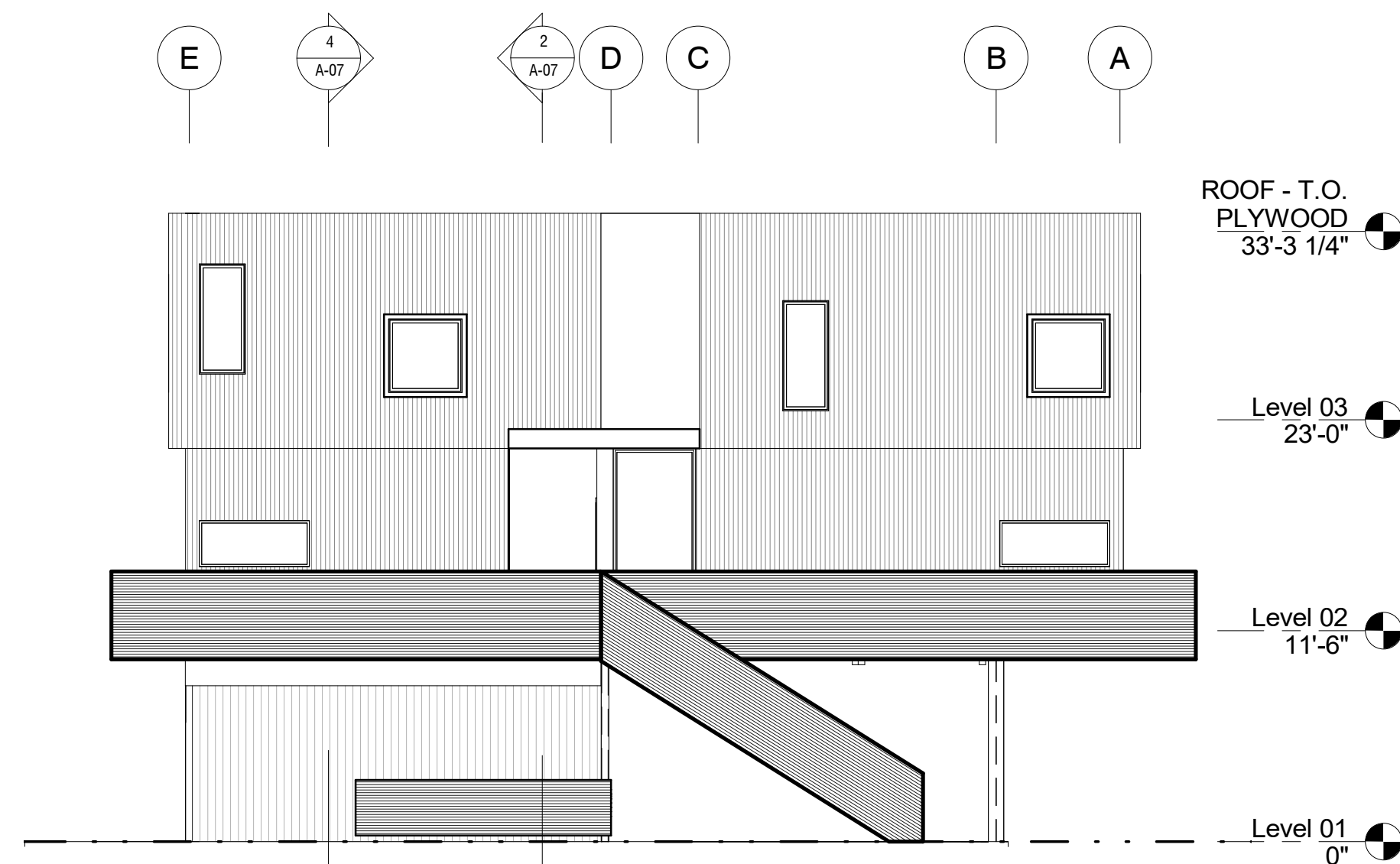
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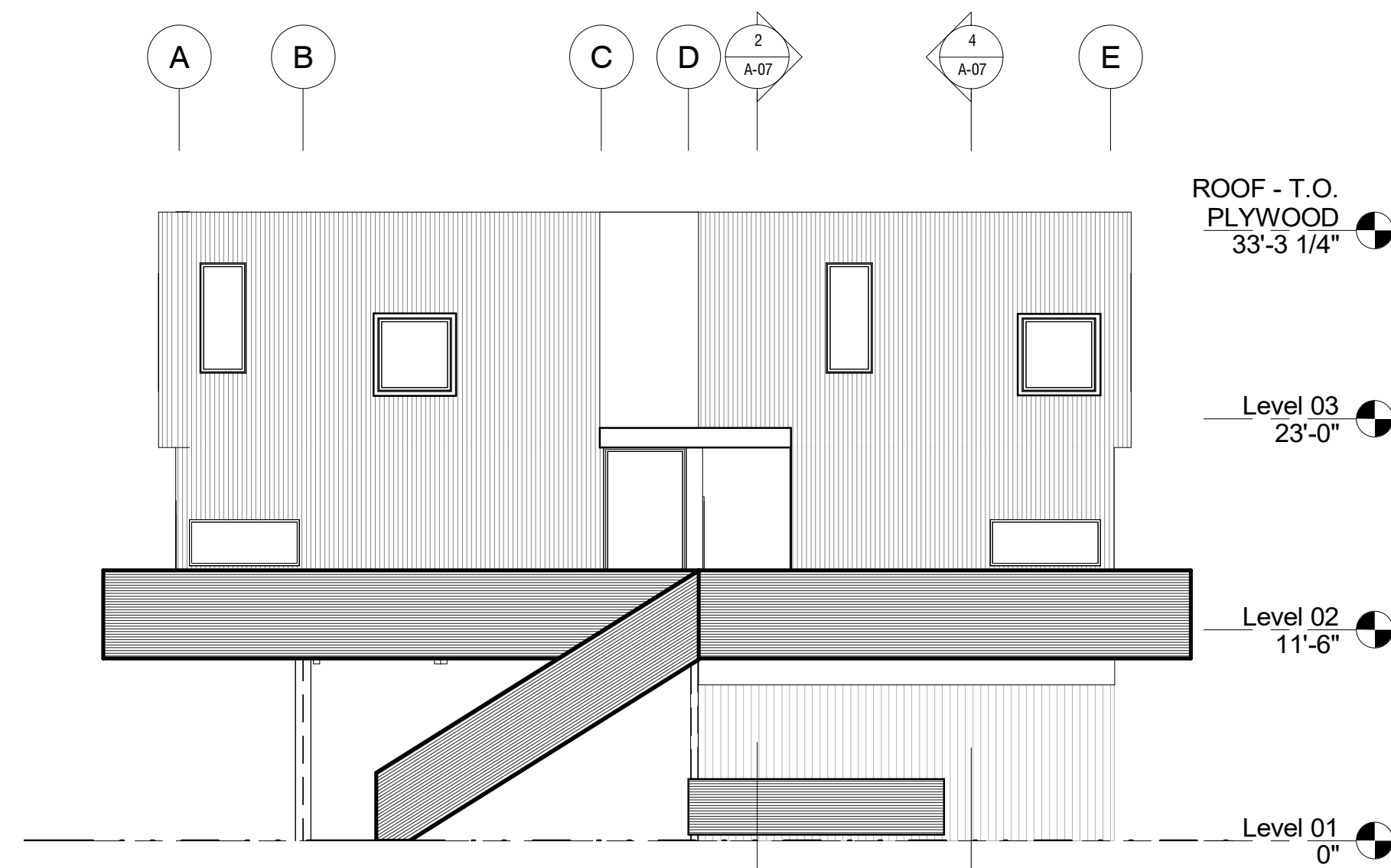
ELEVATIONS

A-05

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① N Elevation
1/8" = 1'-0"



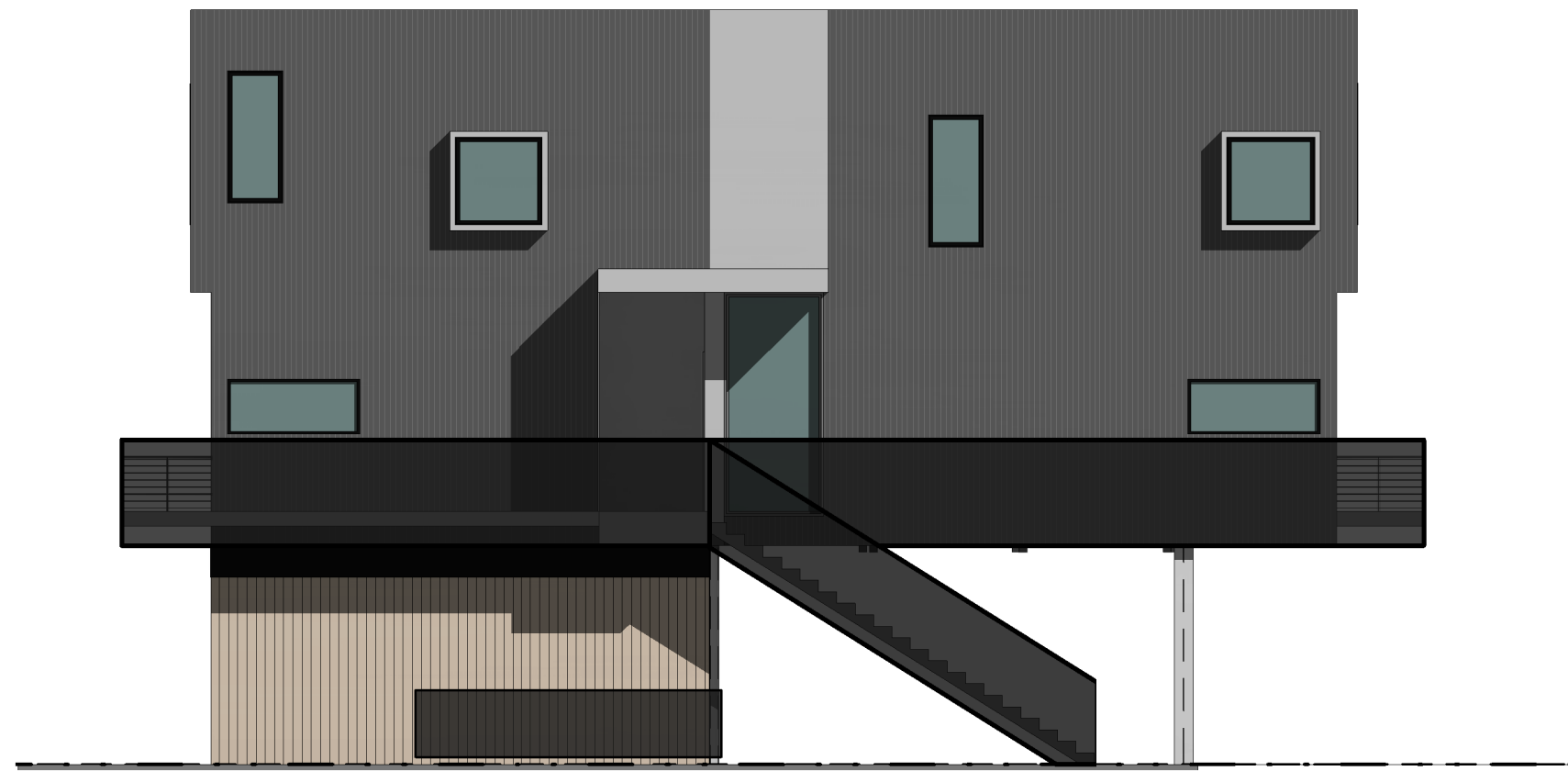
② S Elevation
1/8" = 1'-0"



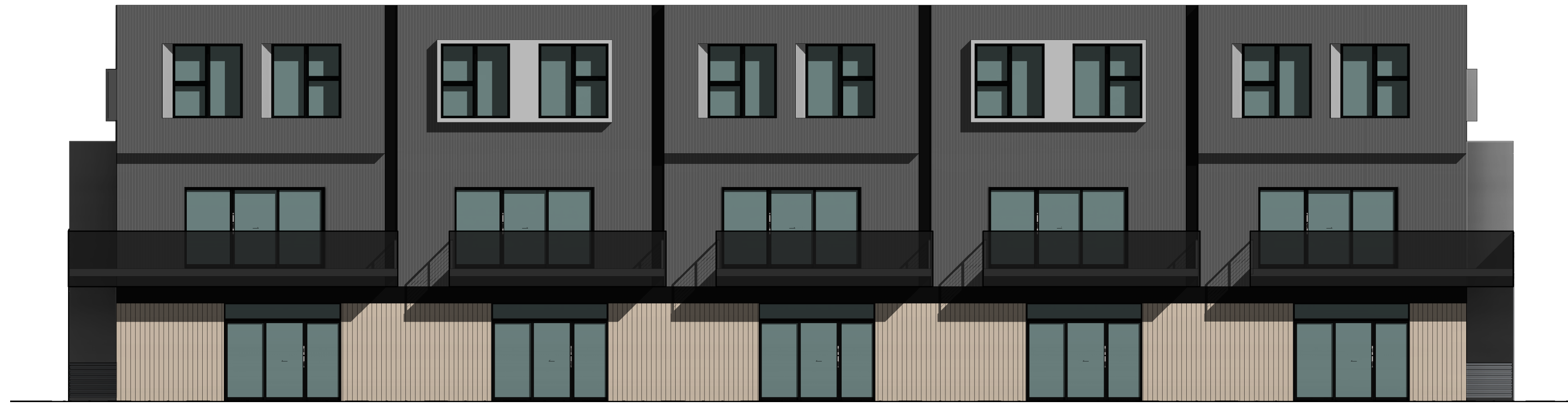
③ E Elevation
1/8" = 1'-0"



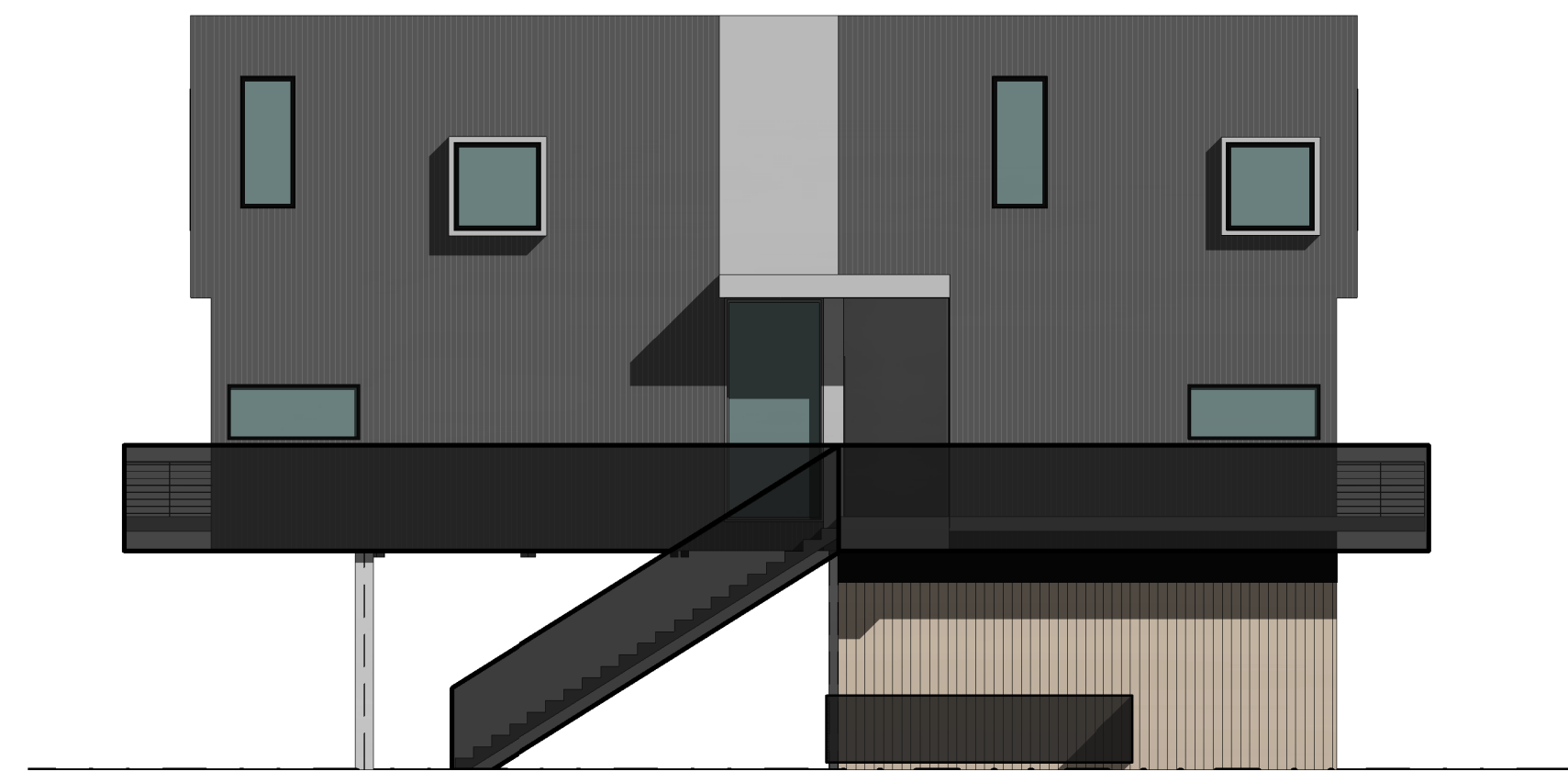
④ W Elevation
1/8" = 1'-0"



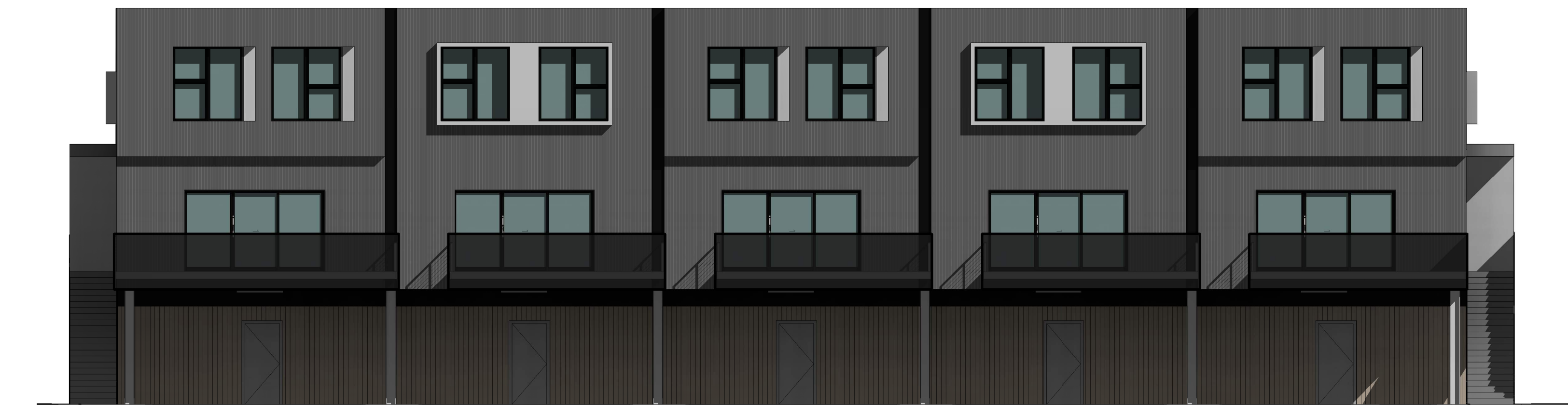
④ DP ELEVATION NORTH
1/8" = 1'-0"



③ DP ELEVATION EAST
1/8" = 1'-0"



② DP ELEVATION SOUTH
1/8" = 1'-0"



① DP ELEVATION WEST
1/8" = 1'-0"

Karns Apartment Building

80 E KARNS AVE.
JACKSON, WY 83001

Project Number: 2023
Issue: DRC Submittal
Date: 04/15/2022
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Revisions:
Rev. Date:

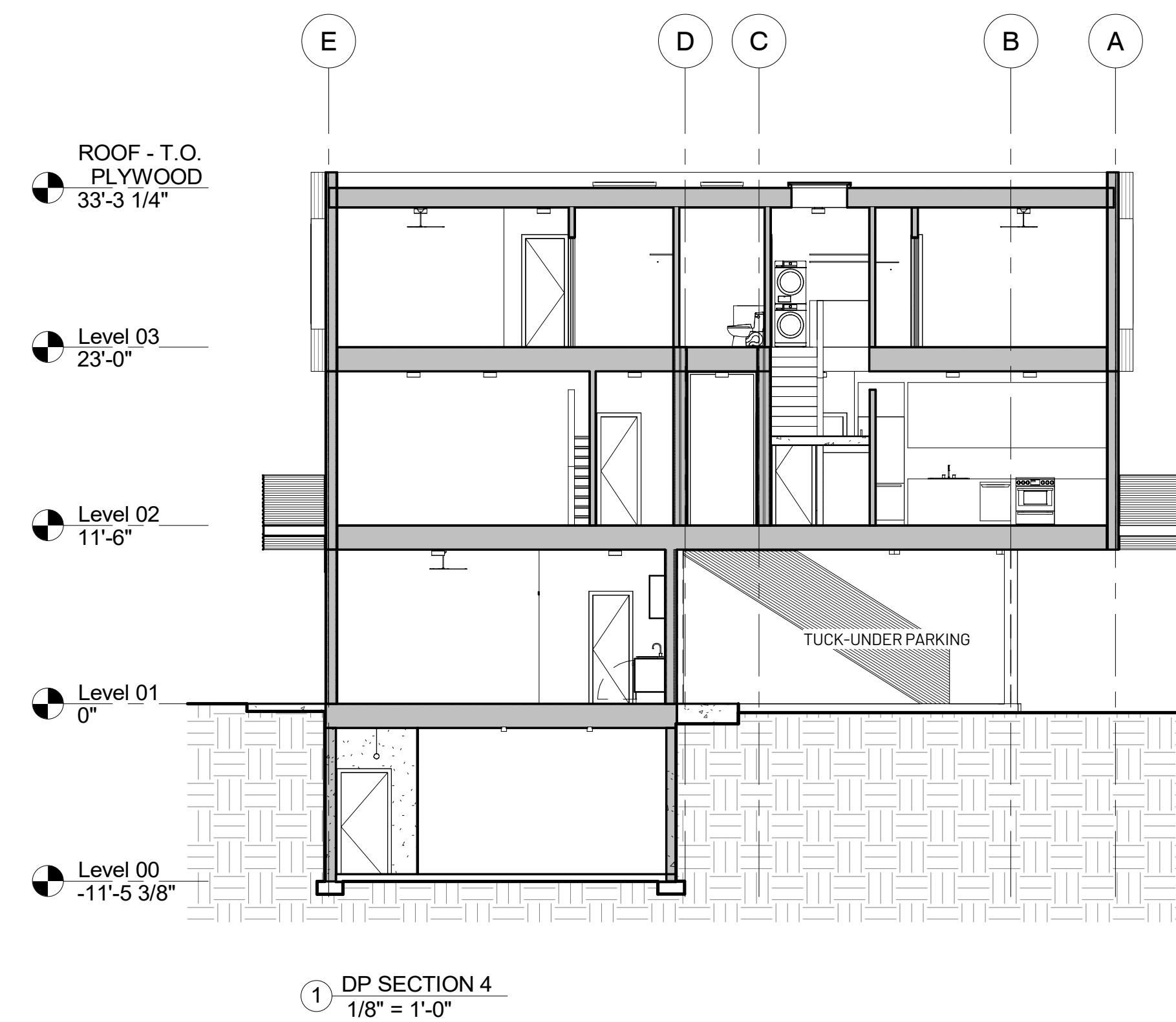
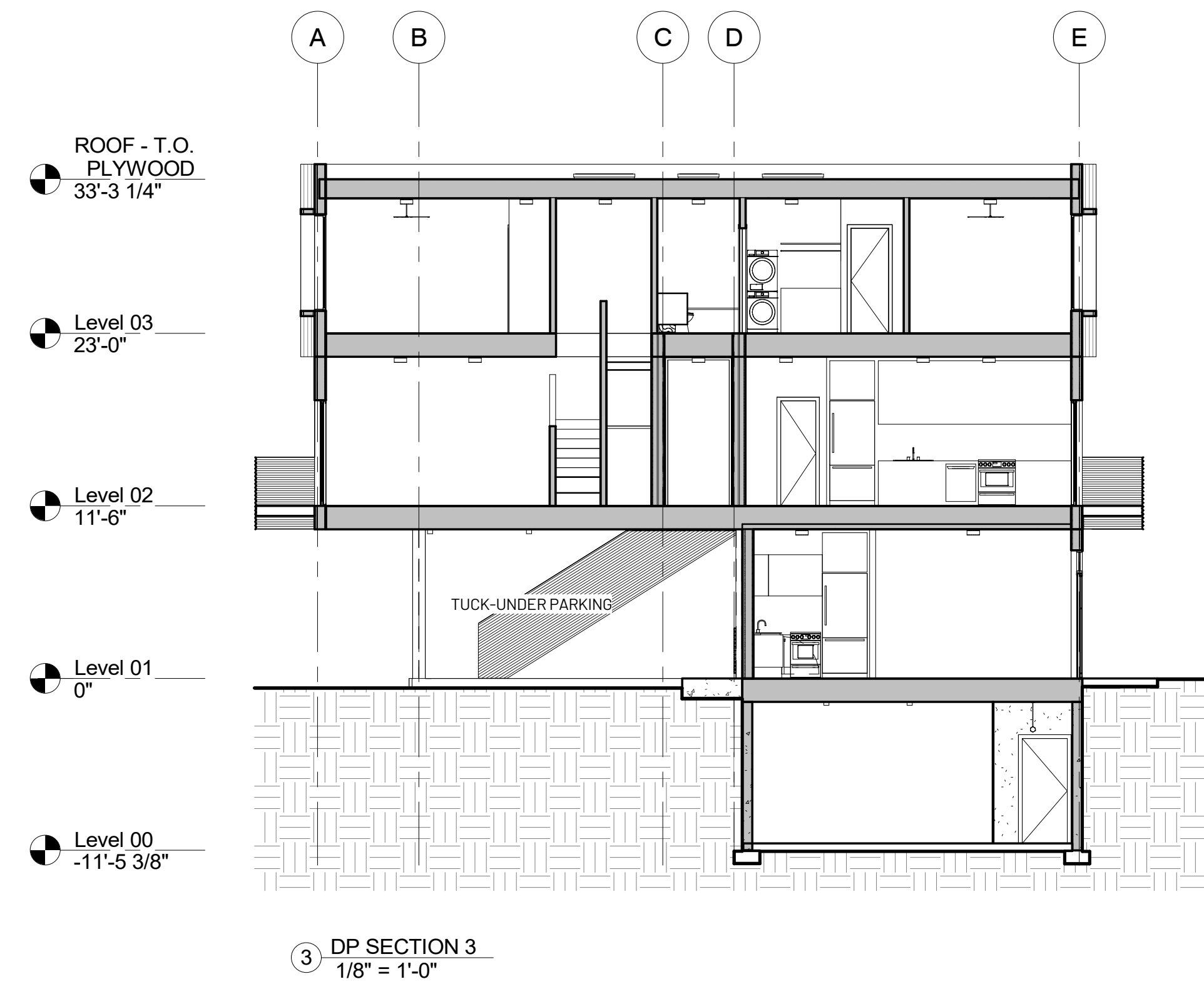
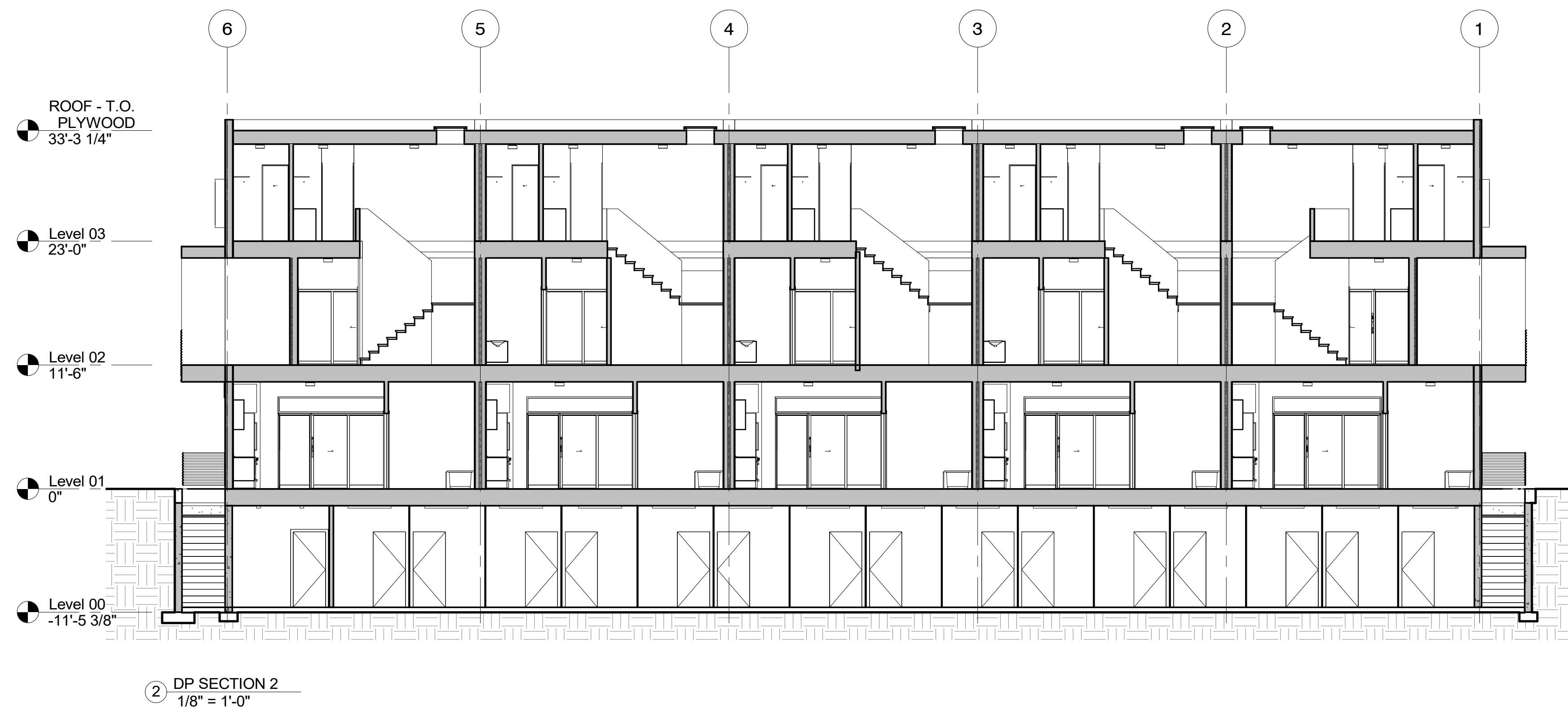
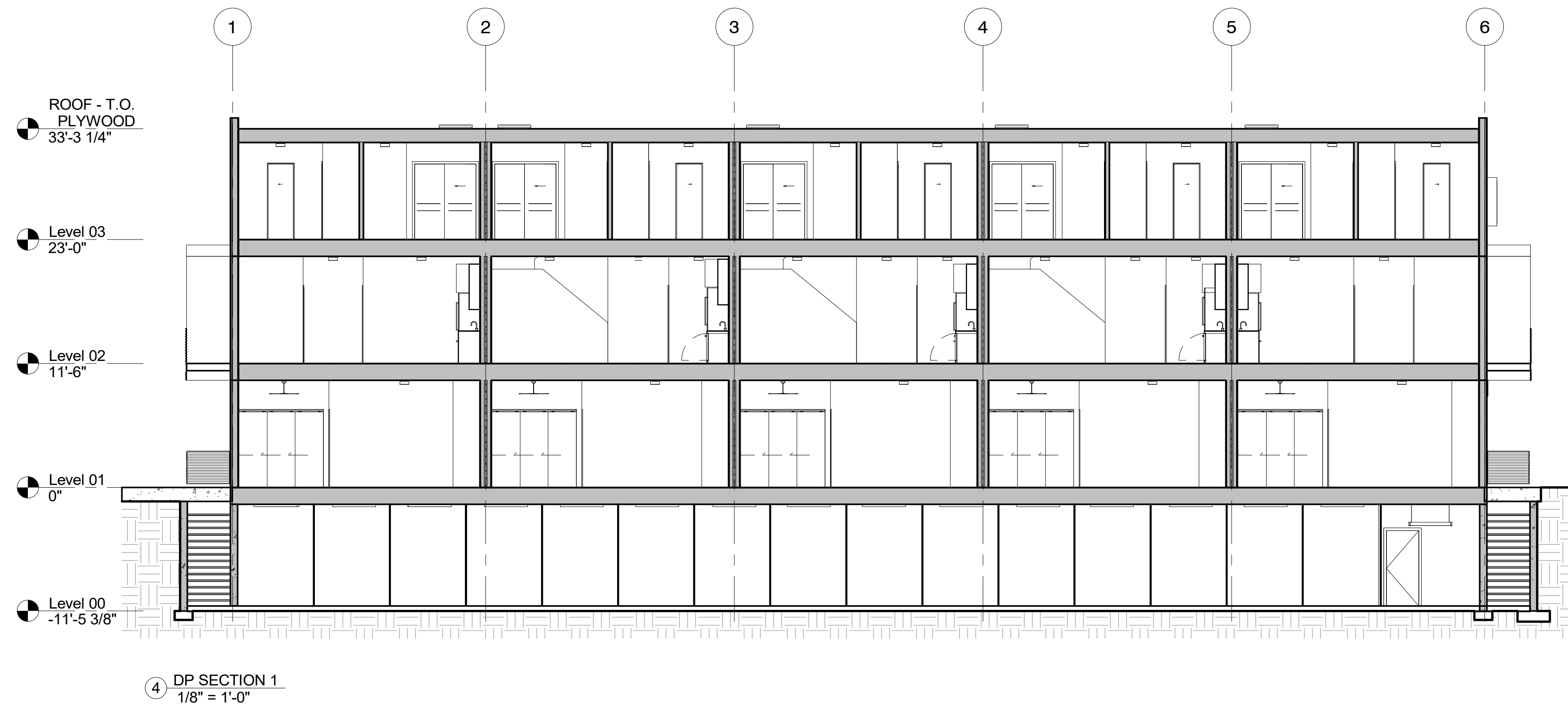
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SECTIONS

A-07

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View from E Karns Ave (parking side)



View from E Karns Ave and S King St.



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. _____
Existing credits came from the single family home previously on the site.

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				3	2
2-bedroom				6	4
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
Detached Single-Family Unit (Unrestricted)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		1800	1	0.044
Mobile Home	exempt				0.000

Existing Workforce Housing Credit0.044

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
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	1	468	2	0.027
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$	2	1016	4	0.147
Workforce Housing Bonus Unit	exempt			9	0.000

Affordable Workforce Housing Required:0.131 unitsFee-in-Lieu Amount:\$35,608.01

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](#).



Livability Standards Questionnaire

Housing Mitigation Plan

Development Name Karns Apartment Building
Physical Address 80 E. Karns
Owner Name Teton County Hospital District DBA St. John's Medical Center - John Kren CFO
Owner Phone 307.739.4996 E-mail _____
Applicant/Agent Name Dynia Architects
Applicant/Agent Phone 303-339-9910 E-mail shannon@dynia.com
Primary Contact: _____ Owner _____ Applicant/Agent _____

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

Unit Type:

Number of bedrooms 1 Square Feet 480 Ownership ☐ Rental ☒

Kitchen

Lineal feet of base cabinets 4'-10" Lineal Feet of upper cabinets 10'-6"
Continuous Lineal feet of countertops 4'-6" Countertop Material MSI QUARTZ
Sink width 24" Range/Oven width 24" Refrigerator cubic feet _____
Dishwasher width 18" Garbage Disposal? Yes ☐ No ☐
List other appliances provided Washer / Dryer
List Warranties on appliances (years): Range/Oven TBD Refrigerator TBD Dishwasher TBD
Garbage Disposal ☒ Other _____

Bathrooms

Number of bathrooms _____ Does at least one bathroom contain the following?

Toilet ☒ Bathtub ☒ Shower ☒ Sink ☒

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Under sink cabinetry. Approximately 5.5 sf of storage

Closets and Storage Areas

Does each bedroom have a closet? Yes ☒ No ☐

Does each bedroom closet contain a shelf and rod? Yes ☒ No ☐

Bedroom closet width: bedroom 1 5'-2" bedroom 2 N/A bedroom 3 N/A

Bedroom closet height: bedroom 1 7'-0" bedroom 2 N/A bedroom 3 N/A

Does the entryway have a closet? Yes ☐ No ☒ If no, describe how adequate storage for coats, shoes/boots is being provided N/A

Linen closet width: Linen closet 1 5'-2" Linen closet 2 N/A

Additional storage square feet 127 SF

Describe how additional storage requirement is being met Each unit has additional storage in the lower level of the building.
Each storage space is 127 SF.

Closet door type (doors not required on interior storage) (3) 2'-6" Telescoping wood panels

Are all closets a minimum of 26 inches deep? Yes ☒ No ☐

Floor Coverings

Describe floor covering material:

Living room Shaw Vinyl Tile Bedroom(s) Carpet

Kitchen Shaw Vinyl Tile Bathroom(s) Shaw Vinyl Tile

Warranty for each flooring type Shaw Industries, Inc (Shaw) warrants the Shaw LVP / LVT floor products to be free from manufacturing defects for a specified length of time from the date of purchase.

Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 7'-8" Dining 11'-2"

Bedroom 1 9'-4" Bedroom 2 N/A Bedroom 3 N/A

Functional Furniture Placement diagram attached? Yes ☒ No ☐

Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes ☒ No ☐

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Each unit is divided by a double framed interior party wall packed with wool insulation.

What is the Sound Transmission Class (STC) rating on all windows? STC Rating will meet or exceed industry standards

Are blinds being provided? Yes ☒ No ☐ If yes, on which windows and what type? All windows will have window coverings

Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes ☒ No ☐

Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) will meet or exceed minimum

Size of hot water heater 40 gallon

Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. There will be additional storage space provided in the lower basement level of the building

Describe creative shelving N/A

Describe laundry area Each laundry area consists of a vertically stacked washer and dryer with an 18" depth wall mounted shelf and rod underneath. Laundry for the studio units is located within the linen closet. Laundry for the two bedroom units is located in a shared space on the upper level.

Describe extra storage for recreational equipment The additional storage space in the lower level provides ample amount of storage for recreational equipment along with other items. Each unit enjoys a 127 SF storage space.

Describe extra cabinetry N/A

Describe extra closets N/A

Please attach additional pages if needed.



Livability Standards Questionnaire

Housing Mitigation Plan

Development Name Karns Apartment Building

Physical Address 80 E Karns Ave. Jackson, Wy 83001

Owner Name _____

Owner Phone _____ E-mail _____

Applicant/Agent Name Dynia Architects

Applicant/Agent Phone 303-339-9910 E-mail shannon@dynia.com

Primary Contact: _____ Owner X Applicant/Agent

Please complete this form for each unit type. Complete each question that applies to your application. If it doesn't apply mark N/A in the blank.

Unit Type:

Number of bedrooms 2 Square Feet 972 Ownership ☐ Rental ☒

Kitchen

Lineal feet of base cabinets 6'-10" Lineal Feet of upper cabinets 11'-8"

Continuous Lineal feet of countertops 6'-5" Countertop Material MSI QUARTZ

Sink width 26" Range/Oven width 30" Refrigerator cubic feet _____

Dishwasher width 24" Garbage Disposal? Yes ☒ No ☐

List other appliances provided Washer / Dryer

List Warranties on appliances (years): Range/Oven TBD Refrigerator TBD Dishwasher TBD

Garbage Disposal ☒ Other _____

Bathrooms

Number of bathrooms _____ Does at least one bathroom contain the following?

Toilet ☒ Bathtub ☒ Shower ☒ Sink ☒

Bathroom must contain a minimum of four square feet of storage. Describe how bathroom storage is being provided Under sink cabinetry. Approximately 5.5 sf of storage

Closets and Storage Areas

Does each bedroom have a closet? Yes ☒ No ☐

Does each bedroom closet contain a shelf and rod? Yes ☒ No ☐

Bedroom closet width: bedroom 1 6'-6" bedroom 2 6'-5" bedroom 3 N/A

Bedroom closet height: bedroom 1 7'-0" bedroom 2 7'-0" bedroom 3 N/A

Does the entryway have a closet? Yes ☒ No ☐ If no, describe how adequate storage for coats, shoes/boots is being provided There is under stair storage right at the entry that can be used to store coats, boots, and other things.

There is also additional storage by the laundry on the top floor between bedrooms.

Linen closet width: Linen closet 1 3'-0" Linen closet 2 3'-10"

Additional storage square feet 127 SF

Describe how additional storage requirement is being met Each unit has additional storage in the lower level of the building.

Each storage space is 127 SF. In addition to the storage mentioned above, each bedroom has a spacious closet. One bedroom has a walk in closet that is 34 SF.

Closet door type (doors not required on interior storage) Under stair storage is closed off by a typical swing door.

The walk in closet has a pocket door and the other bedroom has a double sliding 2 panel wood door.

Are all closets a minimum of 26 inches deep? Yes ☒ No ☐

Floor Coverings

Describe floor covering material:

Living room Shaw Vinyl Tile Bedroom(s) Carpet

Kitchen Shaw Vinyl Tile Bathroom(s) Shaw Vinyl Tile

Warranty for each flooring type Shaw Industries, Inc (Shaw) warrants the Shaw LVP / LVT floor products to be free from manufacturing defects for a specified length of time from the date of purchase.

Room Sizes and Shape

Provide Measurement from the narrowest part of the room; length x width.

Kitchen 10'-10" Dining 14'-5"

Bedroom 1 11'-2" Bedroom 2 10'-9" Bedroom 3 N/A

Functional Furniture Placement diagram attached? Yes ☒ No ☐

Windows/Noise Mitigation

Does each living area and bedroom have a window that can be opened? Yes ☒ No ☐

For units that share walls with other residential or non-residential spaces, please describe noise mitigation being provided. Each unit is divided by a double framed interior party wall packed with wool insulation.

What is the Sound Transmission Class (STC) rating on all windows? STC Rating will meet or exceed industry standards

Are blinds being provided? Yes ☒ No ☐ If yes, on which windows and what type? All windows will have window coverings

Laundry

Are washer/dryer hookups being provided (required in ownership units)? Yes ☒ No ☐

Heating and Hot Water

Warranty on furnace, boiler, or hot water heater (5 year minimum) will meet or exceed minimum

Size of hot water heater 40 gallon

Other Design Features

The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:

Describe any built in storage such as drawers under beds, stairs, etc. There will be additional storage space provided in the lower basement level of the building. The two bedroom units also have additional storage under the stairs.

Describe creative shelving N/A

Describe laundry area Each laundry area consists of a vertically stacked washer and dryer with an 18" depth wall mounted shelf and rod underneath. The laundry for the two bedroom units is located just outside of the bedrooms in a shared space.

Describe extra storage for recreational equipment The additional storage space in the lower level provides ample amount of storage for recreational equipment along with other items. Each unit enjoys a 127 SF storage space.

Describe extra cabinetry N/A

Describe extra closets N/A

Please attach additional pages if needed.

May 19, 2022

Construction Management Plan: 80 E. Karns, WY 83001

Project Scope:

The 80 E. Karns project will consist of building a three-story 13,000 square foot 15-unit apartment complex. Apartments will consist of both 1- and 2-bedroom residences, final height of building will be 35' 0". The estimated start of construction activities is October 2022 with an anticipated project duration of 15 months, and an expected completion in December of 2023. This construction management and staging plan will cover the project from mobilization to Certificate of Occupancy. All of the construction activities will be delegated to the site only apart from the domestic water tie-in at E. Karns Av., and the Sanitary Sewer tie-in at the alley. Both of these activities are expected to take a total of 3 days each.

Public Impact:

Shaw will coordinate with Town of Jackson (TOJ) to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division. Shaw will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. The owner and Shaw are aware that the right-of-way (R.O.W.) is a shared public use area, including community special events, town capital improvement projects, and will coordinate with TOJ and neighbors to accommodate these events. During domestic water tie-in along E. Karns Ave., pedestrian traffic will be rerouted to opposite side of street with temporary signage at intersections and property boundaries. The inconvenience to pedestrian traffic will be minimal as these areas already lack proper sidewalks. Building lot size is anticipated to handle construction parking without encroachment onto the surrounding streets.

Construction Parking:

Shaw shall implement a clear and self-enforcing construction parking plan that does not use/or encumber downtown on-street and/or public parking lot parking spaces. Employee or Contractor parking within the time restricted parking zones, the Home Ranch, East Deloney, Miller Park and/or the Parking Garage lots is not allowed. The lot at 80 E. Karns will be utilized for parking of Contractors and Shaw Employees. Contractor will encourage carpooling and bus riding, and when possible, provide shuttles into the project. See attached site logistics plan for subcontractor parking availability and lay-down/staging locations.

Site Logistics, General Staging Plan:

The attached site logistics plan indicates the location of the site office, construction parking and staging as well as concrete washout and restrooms. Throughout the entirety of the project, lay-down and staging as well as construction parking will be maintained on site. Enclosed containers may be utilized to store construction materials on site.

The entire site will be surrounded by temporary metal construction fence with fabric screen. The fence will be placed at the edge of the curb and gutter on Karns and King Streets and the south and west property lines of the site. Construction vehicle access will be provided on the south side from the alley with a locked gate. All vehicle gates will include vehicle tracking control pads as needed and a skid steer with sweeper attachment will be utilized to maintain clean roads. Throughout all stages, trucks arriving or leaving site will utilize the town truck route.

Construction work hours, unless by special exception, will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

Stages of Construction:

1. *Site Prep:* This stage includes the rough lot grading, foundation, and stormwater excavation as well as any required utility trenching to bring utilities to the site or exposure of existing utilities. The stabilized construction entrance to site will be on the south side of the lot from the alley.
2. *Concrete & Vertical Construction Stage:* This stage includes the cast-in-place concrete foundation and vertical framing and construction. During this stage, a mobile crane will be utilized to place roof trusses. Picks are not allowed adjacent to areas open to public unless they are within a fenced construction area. Cranes will be operated by certified operator and follow industry and OSHA standards. Vehicle entrance will be from the south at the alley.
3. *Site Work & Finishes Stage:* This stage includes the site work (sidewalk, curb, and gutter, asphalt paving and landscaping) as well as exterior and interior finishes.

Parking, Street, and Alley Encroachments:

Due to the lot size and lay of the building, it is anticipated that site logistics for this project will not require portions of the adjacent street travel lanes, public alley, and parking spaces to be occupied by construction equipment or staging at different times during the project. During the intermittent alley encroachment Shaw will coordinate with Town officials and adjacent property owners to minimize the impact for any of these encroachment activities and will ensure all Town rules and permitting procedures are properly followed. All staging and storing of materials on site, will be located free and clear of all public utility fixtures with clear and unobstructed access to all public fire & life safety systems. All necessary permits will be obtained prior to any closures, including a traffic control plan.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



Stormwater Management:

All on site stormwater will be routed to the stormwater detention area/Sediment Basin (SB) as shown on the Site Logistics Plan. Stormwater inlets in the streets will be protected with Wattle Dikes (WD). BMPs such as silt fence (SF), Vehicle Tracking Control Pad (VTC), and Concrete Washout Area (CWA) will be implemented. All stormwater will be contained to the site with no runoff or outfalls. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels.

Snow Removal:

Snow removal within the property will be collected and relocated to the storm water detention basin. Any snow that accumulates along property margins, will be removed after city plows have been through and the snow has accumulated enough to restrict the site access. Shaw will have the snow removed as needed in the alley as it is plowed in coordination with the TOJ plowing efforts to keep our fencing areas clear and accessible for either on street parking or access to the job site. Site barriers shall not interfere with Town snow removal.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



Neighborhood Contact List

Business/Property Name

Contact Name

Phone

Email

67 Snow King Ave.

60 E. Karns Ave.

65 E. Karns Ave.

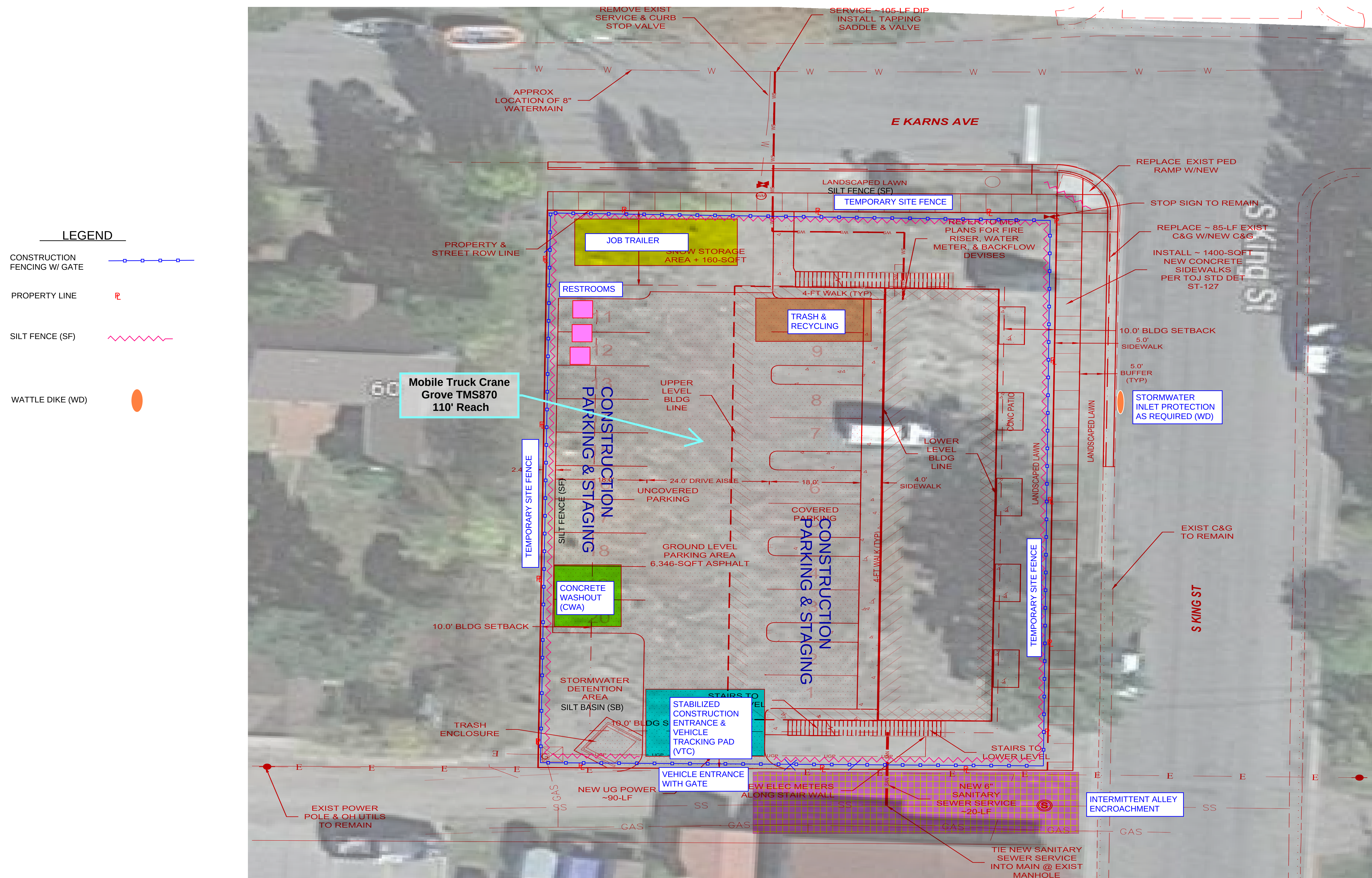
75 E. Karns Ave.

110 E. Karns Ave.

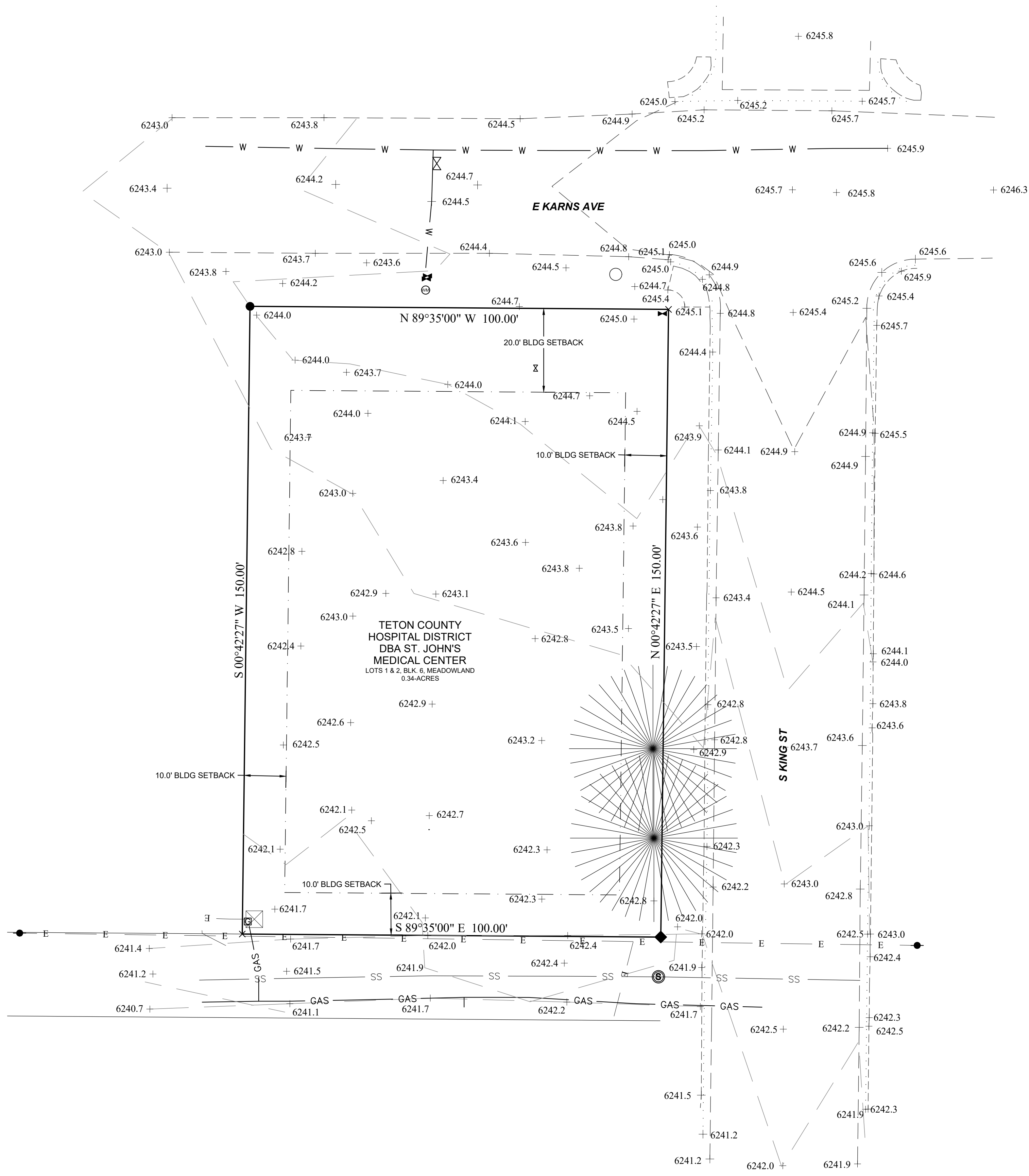
Snow King Motel

Town of Jackson

townengineering@jacksonwy.gov



SITE LOGISTICS PLAN



GENERAL NOTES:

- PARCELS CONTAIN 0.34 ACRES+/- AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBER 22-41-16-34-2-38-001.
- SITE DATA:
 - GROSS SITE AREA = 0.34 AC
 - PRIMARY BUILDING SETBACKS:
 - STREET: 20-FT
 - SIDE INTERIOR: 10-FT
 - REAR: 10-FT
 - FLOOR AREA PER NEIGHBORHOOD HIGH DENSITY 1 (NH-1) ZONE:
 - MAX ALLOWED FLOOR AREA: REF LDR SECTION 7.8.4
 - SITE DEVELOPMENT:
 - MAX ALLOWED SITE DEVELOPMENT: 0.21 OR 3,150-SQFT OF WHICH 70% MUST OCCUR WITHIN FRONT $\frac{1}{3}$ OF THE LOT
- REFER TO GEOTECHNICAL ENGINEERING REPORT FROM SCG, DATED 8/12/20 FOR EXISTING SUBSURFACE CONDITIONS, FOUNDATION DESIGN CRITERIA AND CONSTRUCTION RECOMMENDATIONS. TEST PIT LOCATIONS ARE SHOWN ON THIS SHEET.

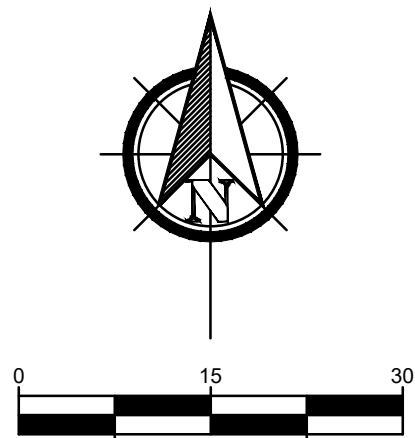
LEGEND

SOME LINE TYPES MAY NOT APPEAR ON MAP

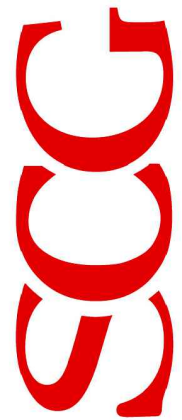
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- E OVERHEAD POWER LINE
- PWR UNDERGROUND POWER LINE
- GAS UNDERGROUND GAS
- COMM UNDERGROUND TELECOMMUNICATIONS
- W UNDERGROUND WATER
- SS SANITARY SEWER LINE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF WATER
- FLOW LINE
- MAJOR CONTOUR 5-FT
- MINOR CONTOUR 1-FT

SURVEY NOTES

- FIELD WORK WAS PERFORMED ON OCTOBER 24, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
- UNDERGROUND UTILITIES MAPPED AS SHOWN HEREON WERE MARKED BY WYOMING DIG LINE 811. BADGER AERIAL MAPPING AND SURVEYING DOES NOT ASSUME LIABILITY FOR MARKING BY OTHERS.
- BOUNDARY INFORMATION SHOWN IS TAKEN FROM MEADOWLAND ADDITION TO THE TOWN OF JACKSON, PLAT NO. 127 RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY WYOMING.
- THE BASIS OF BEARING IS GRIND NORTH WYOMING WEST STATE PLANE NAD 83 SCALED TO GROUND.
- VERTICAL DATUM IS NAVD88.



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PROJECT TITLE:
80 E KARNIS HOUSING
LOT 1&2 BLK 6 MEADOWLAND
80 E KARNIS AVE
TOWN OF JACKSON, WY

DRAWING TITLE:
EXISTING CONDITIONS
SITE PLAN

REV.	DESCRIPTION:	BY:	DATE:
A	FOR DEVELOPMENT PLAN	RS	5/26/22

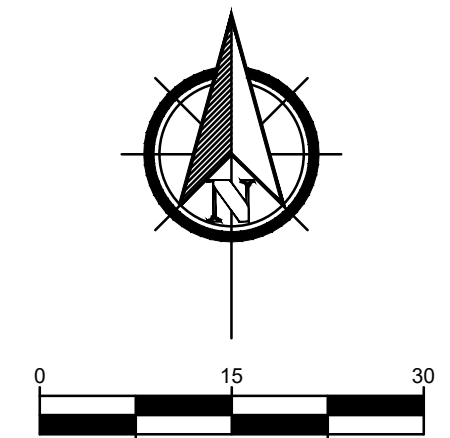
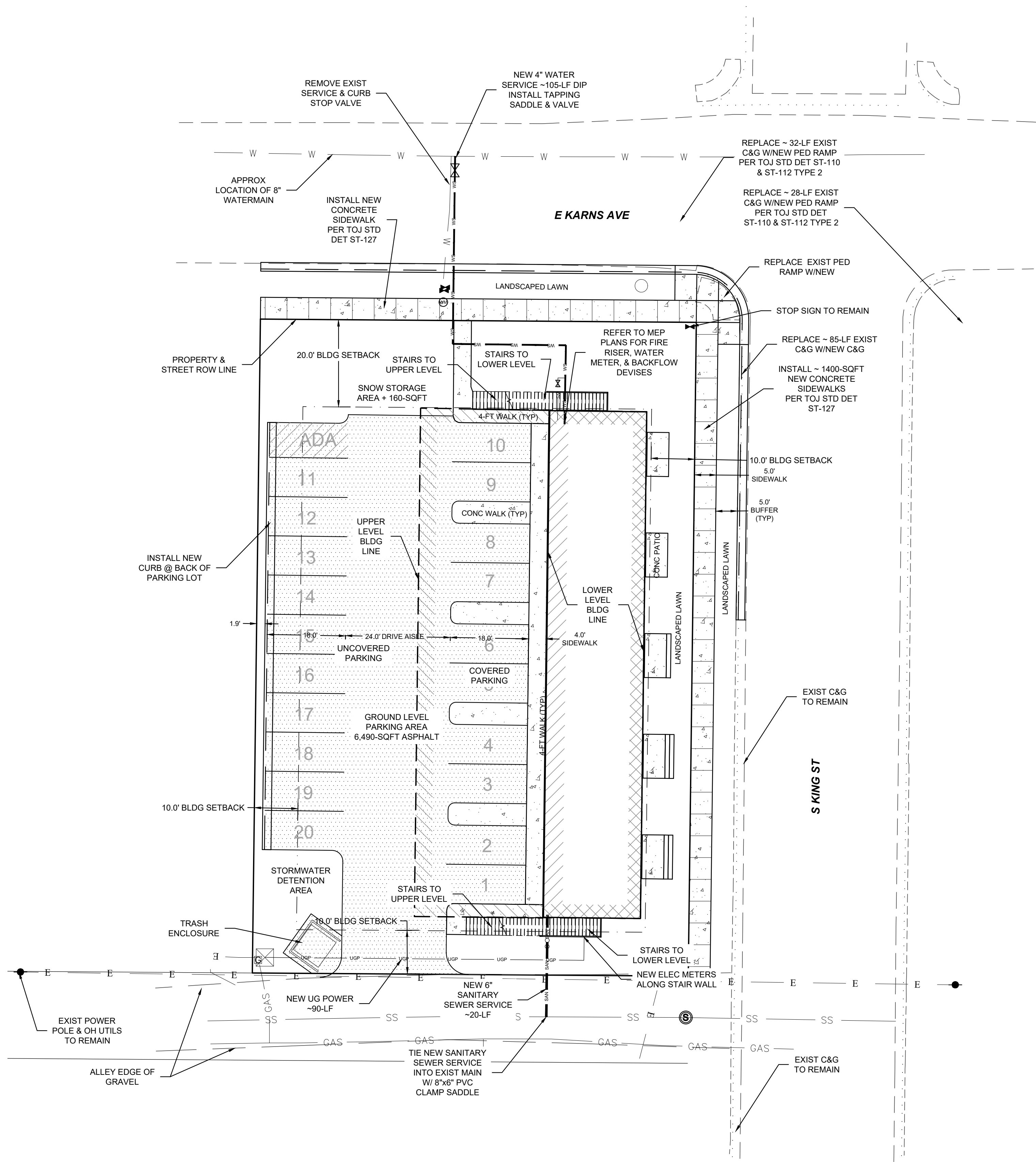
CHECKED BY: RS
PROJECT NO. 245-20-1

SCALE:
1"=15'
(24"x36" SHEET)

SHEET NO.
C1

GENERAL PROJECT NOTES:

1. THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS.
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
5. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
9. THE CONTRACTOR IS RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS.
11. REFER TO ARCHITECTURAL PLANS AND DETAILS BY DYNIA ARCHITECTS.
12. FINAL LANDSCAPE AND IRRIGATION PLAN BY CAIRN LANDSCAPE ARCHITECTS.
13. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
14. CONTRACTOR SHALL PREVENT TRACKING OF DIRT/MUD ONTO THE STREET.
15. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY SCG, 8/12/2020.
16. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
17. REFER TO CONSTRUCTION MANAGEMENT PLAN BY SHAW CONSTRUCTION FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.
18. CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
19. SITE DEVELOPMENT:
 - 19.1. ALLOWABLE = 3,150-SQFT
 - 19.1.1. 70% IN FRONT $\frac{1}{3}$ OF LOT = 2,205-SQFT
 - 19.2. PROPOSED = 4,305-SQFT > 3,150-SQFT
 - 19.2.1. IN FRONT $\frac{1}{3}$ OF LOT = 2,255-SQFT > 2,205-SQFT
20. SCHEDULE OF LAND DISTURBING ACTIVITIES:
 - 20.1. EXCAVATE BUILDING FOUNDATION & INSTALL UTILITIES: AUGUST 2022
 - 20.2. CONSTRUCT BUILDING: : SEPT2022 - OCTOBER 2023
 - 20.3. FINAL SITE LANDSCAPING AND STABILIZATION: APRIL 2024



Summit Consulting Group

SCG

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and Construction Administration
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www.scgengineering.com • 307.413.4399

PROJECT TITLE:
80 E KARN'S HOUSING
LOT 1&2 BLK 6 MEADOWLAND
80 E KARN'S AVE
TOWN OF JACKSON, WY

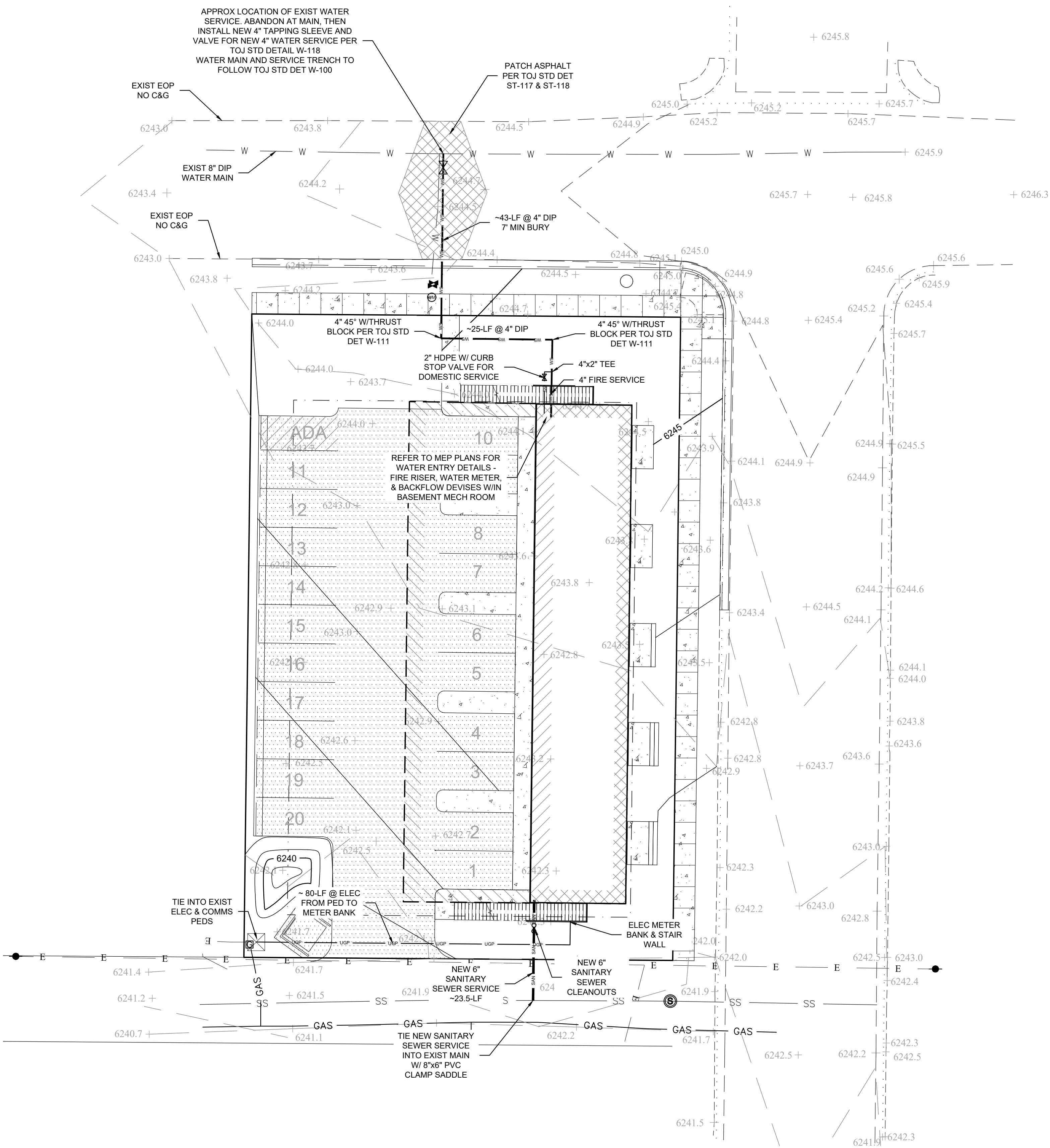
DRAWING TITLE:
PROPOSED CONDITIONS
SITE PLAN

REV.	DESCRIPTION:	DATE:	BY:
A	FOR DEVELOPMENT PERMIT	5/26/22	RS

CHECKED BY: RS
PROJECT NO. 245-20-1

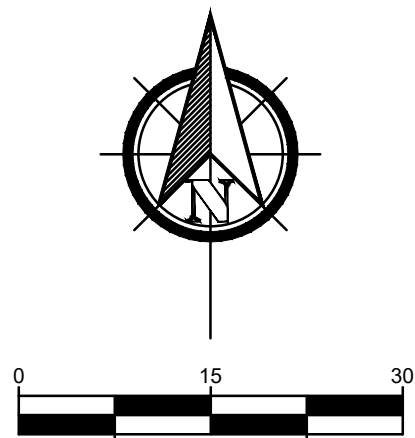
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C2



UTILITY NOTES:

- ALL PROPOSED UTILITIES SHOW WITHIN THE PROPERTY BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE WATER AND SEWER UTILITY WORK SHALL COMPLY WITH APPLICABLE TOJ UTILITY STANDARDS AND MATERIAL AND INSTALLATION SPECIFICATIONS. TOWN OF JACKSON UTILITY STANDARDS ARE AVAILABLE AT:
<https://www.jacksonwy.gov/DocumentCenter/View/82/Construction-Standards-PDF?bidId=>
- TRENCHING:
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND EXISTING ASPHALT SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS ST-117 & ST-118.
- WATER SERVICE:
 - EXISTING WATER SERVICE MUST BE REMOVED AND CAPPED AT THE MAIN AT TIME OF SITE DEMOLITION AND DURING INSTALL OF NEW SERVICE.
 - 4-INCH DIAMETER DUCTILE IRON PIPE SHALL CONFORM TO THE PROVISIONS OF AWWA SPECIFICATIONS C-151PRESSURE CLASS 350. PIPE JOINTS SHALL BE "PUSH-ON" JOINTS CONFORMING TO AWWA SPECIFICATIONS C-111
 - 2-INCH DOMESTIC WATER SERVICE LINE SHALL BE 250 PSI(MIN) POLY PIPE, MUST BE COPPER PIPE SIZE.
 - 2-INCH CURB STOP VALVE SHALL BE A MUELLER MINNEAPOLIS PATTERN H-10287 OR APPROVED EQUAL.
 - BUILDING SHALL HAVE A SINGLE 2-INCH WATER METER.
 - PROPOSED SERVICES TO EACH UNIT AS SHOWN ON MEP PLANS
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS W-100, W-106, W-110, W-111, W-113, W-116 & W-118.
 - INSTALL BACKFLOW PREVENTION DEVICES OF DOMESTIC, FIRE AND IRRIGATION SERVICES PER DETAIL PROVIDED BY MEP.
 - REFER TO MEP FOR WATER ENTRY AND METER DETAILS
- SANITARY SEWER SERVICE:
 - SHALL BE 6-INCH DIAMETER SDR35 PIPE AND FITTINGS
 - ALL WORK AND MATERIALS SHALL CONFORM TO APPLICABLE TOJ SPECIFICATIONS AND STANDARD DETAILS SUCH AS SS-100, SS-111 & SS-114.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, SPECIFICALLY THE LOCATION OF THE EXISTING SEWER SERVICE CONNECTION WITHIN THE ALLEY.
- CONTRACTOR TO OBTAIN PERMIT FROM THE TOWN OF JACKSON PRIOR TO COMMENCEMENT OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.**
<https://www.jacksonwy.gov/DocumentCenter/View/156/Public-Right-of-Way-Permit-PDF>
- INSTALL COMMUNICATION UTILITIES IN JOINT TRENCH WITH POWER PER PROVIDER INSTRUCTIONS.
- SCG TO INSPECT THE WATER AND SEWER SERVICES PRIOR TO BACKFILLING.



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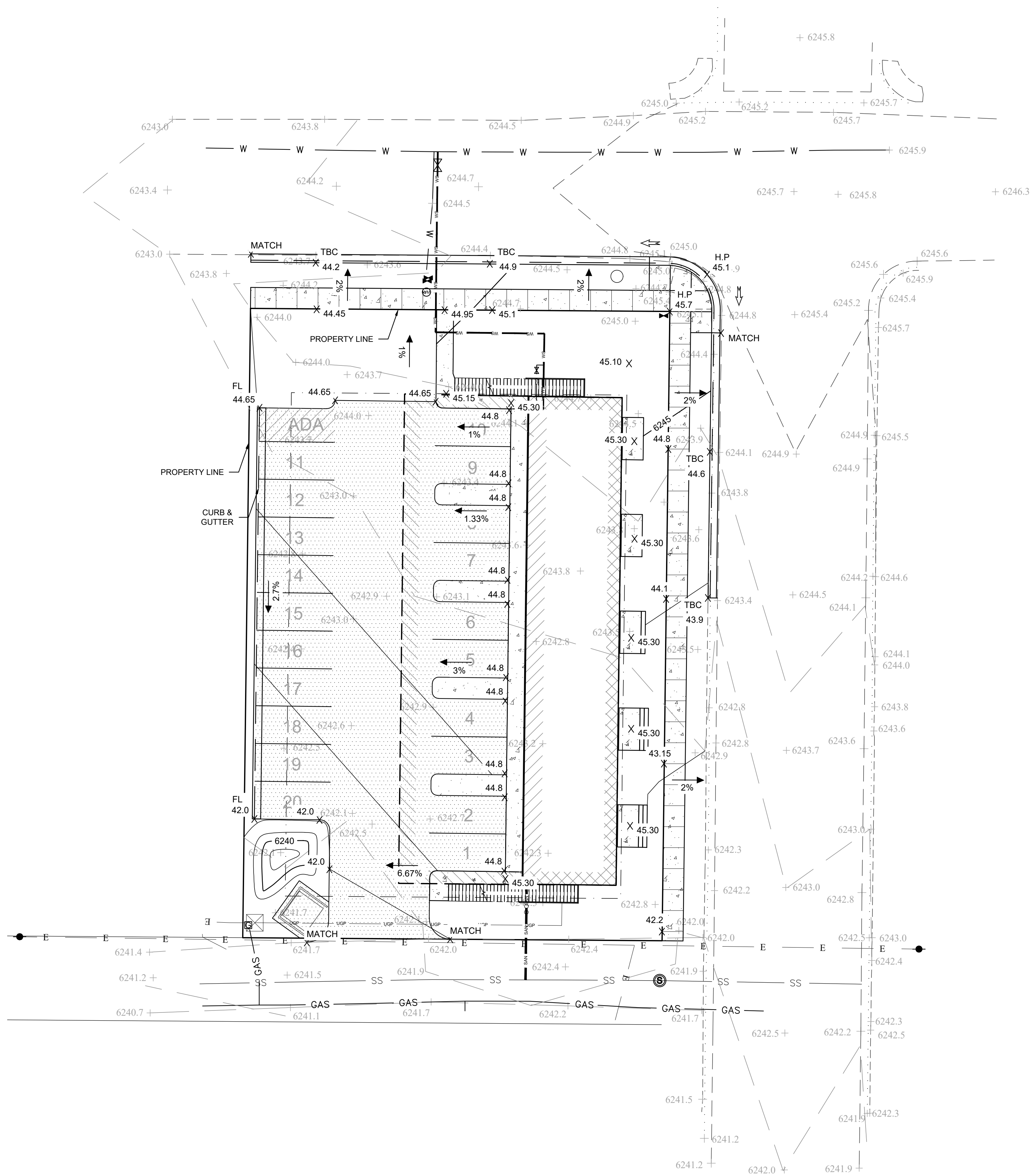
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LOT 1&2 BLK 6 MEADOWLAND
80 E KARNS AVE
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED UTILITY
SITE PLAN

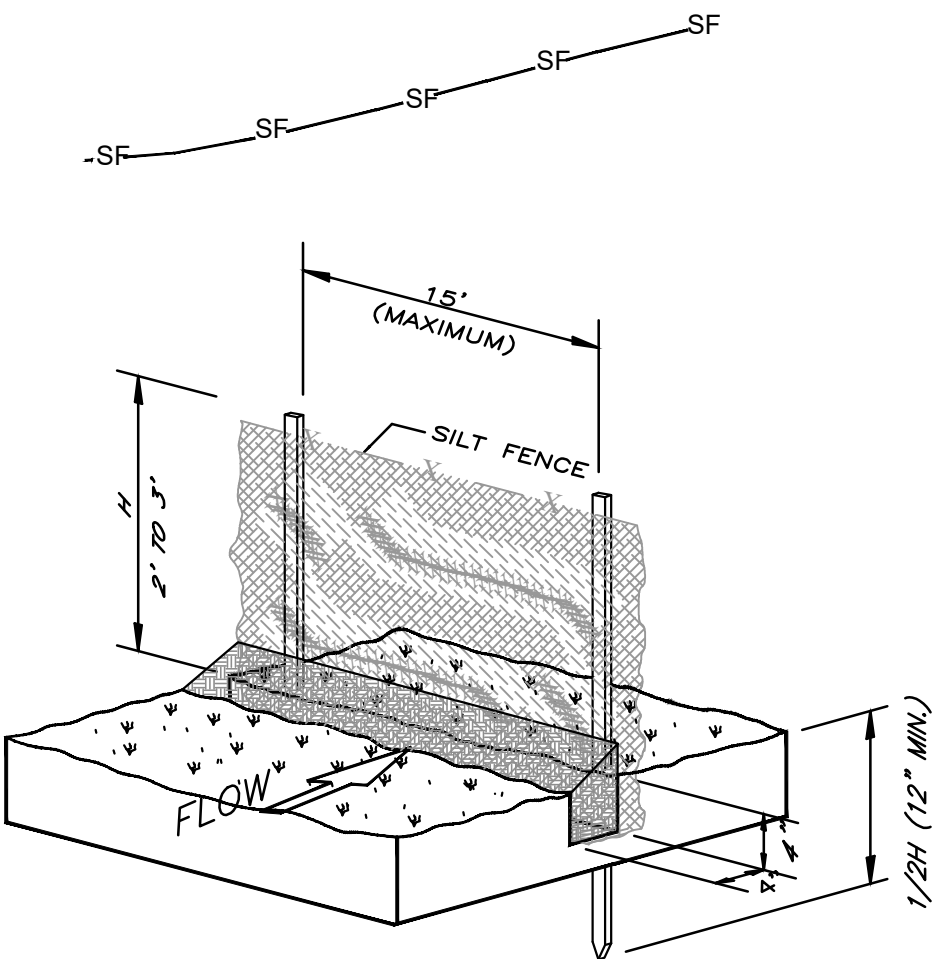
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SHEET NO.
C3

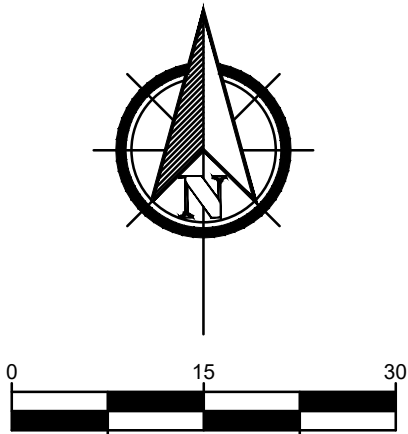


- GENERAL NOTES:**
1. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY SCG, 8/13/2020, FOR EARTHWORK RELATED RECOMMENDATIONS AND SPECIFICATIONS.
 2. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
 3. EROSION CONTROL MEASURE TO INCLUDE PERIMETER SILT FENCE OR STRAW WADDLES . SILT FENCE/STRAW WADDLES, NOT SHOWN FOR CLARITY, SHALL ENCOMPASS ENTIRE PERIMETER OF LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF SILT FENCE AND THE TIMELY REMOVAL OF SEDIMENTS AND MATERIAL THAT MAY TRANSPORT BEYOND THE LIMITS OF DISTURBANCE. CONTRACTOR TO CONDUCT AND DOCUMENT MONITORING AND INSPECTIONS IN ACCORDANCE WITH THE GENERAL PERMIT.
 4. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS. CONSTRUCTION EQUIPMENT PARKING AREAS AND TEMPORARY TOPSOIL/DIRT STOCKPILE AREAS WILL VARY WITHIN THE LIMITS OF DISTURBANCE (PROPERTY BOUNDARIES) AND BASED UPON PHASED CONSTRUCTION SCHEDULE AND SEQUENCING. IN ALL CASES, MATERIAL WILL EITHER BE REMOVED FROM THE SITE OR THE STOCKPILE LOCATIONS WILL BE WITHIN THE PROPERTY.
 5. AREA OF DISTURBANCE WITHIN PROPERTY BOUNDARY = 0.31-ACRE
 6. CONCRETE WASHOUT IN AREAS WITHIN THE PROPERTY BOUNDARY, RECOMMENDED WITHIN PARKING AREA, WHERE DISCHARGE DOES NOT REACH PUBLIC RIGHT-OF-WAY AND STORM SEWER SYSTEMS.
 7. CONTRACTOR SHALL MEET WYDEQ NPDES REQUIREMENTS FOR SMALL CONSTRUCTION ACTIVITIES.
 8. SCG MUST INSPECT AND CERTIFY FINAL GRADING CONFIGURATION PRIOR TO FINAL TOJ INSPECTION.
 9. STORMWATER RUNOFF DOES NOT DRAIN DIRECTLY INTO TOJ STORM SEWER COLLECTION SYSTEM. ALL RUNOFF WILL SURFACE FLOW ACROSS LANDSCAPING AND DESIGNATED DETENTION BASINS.

- RECLAMATION SPECIFICATIONS:**
1. MINIMAL SITE GRADING PROPOSED DUE TO RELATIVELY FLAT LOT.
 2. ALL DISTURBED AREAS WILL BE LANDSCAPED WITH SOD, TREES, SHRUBS AND IRRIGATED.
- 3. SURFACE PREPARATION**
- 3.1. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SOD PLACEMENT. HARD PACKED OR CAKED TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT.
- 4. FINAL SURFACE STABILIZATION**
- 4.1. STORMWATER SHEET RUNOFF DETENTION STABILIZATION AND SOIL PROTECTION WILL BE PROVIDED BY SOD AND EXTENSIVE LANDSCAPING.
 - 4.2. INSTALL PERMANENT IRRIGATION SYSTEMS TO MAINTAIN GROWTH.
- 5. WEED & PEST MANAGEMENT STRATEGIES**
- 5.1. CONTRACTOR TO COMPLY WITH THESE LAND DEVELOPMENT REGULATIONS:
 - 5.1.1. WYOMING SEED LAW
 - 5.1.2. WYOMING NURSERY STOCK LAW
 - 5.1.3. INVASIVE SPECIES MANAGEMENT
 - 5.2. PRE-CONSTRUCTION PLAN (BY CONTRACTOR):
 - 5.2.1. CONTACT TETON COUNTY WEED & PEST TO PREPARE AN INVASIVE SPECIES MANAGEMENT PLAN.
 - 5.2.2. IF CONSTRUCTION BEGINS PRIOR TO THE GROWING SEASON, KNOWN INFESTATIONS WILL BE ADDRESSED UNDER THE ACTIVE CONSTRUCTION PHASE.
 - 5.2.3. IF CONSTRUCTION BEGINS DURING THE GROWING SEASON, TREAT ALL KNOWN INFESTATIONS AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
 - 5.3. ACTIVE CONSTRUCTION:
 - 5.3.1. CLEAN ALL CONSTRUCTION EQUIPMENT PRIOR TO ENTERING THE SITE TO PREVENT INTRODUCING INVASIVE SPECIES.
 - 5.3.2. KEEP ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE UNDER ACTIVE MANAGEMENT.
 - 5.3.3. ROUTINELY CHECK AND TREAT SOIL STOCKPILES FOR INVASIVE SPECIES.
 - 5.3.4. MINIMIZE DISTURBANCE OF AREAS INFESTED WITH INVASIVE SPECIES AS POSSIBLE.
 - 5.4. POST-CONSTRUCTION:
 - 5.4.1. CONDUCT REVEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT INVASIVE SPECIES FROM ESTABLISHING IN DISTURBED AREAS.
 - 5.4.2. USE DEALERS LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE AND CERTIFIED WEED FREE SEEDS AND PLANTING MATERIALS.
 - 5.4.3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL ARE RECOMMENDED.
 - 5.4.4. SCHEDULE A POST-CONSTRUCTION INVASIVE SPECIES INVENTORY WITH TCWP



SILT FENCE DETAIL



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SCG

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80 E KARNS HOUSING
LOT 1&2 BLK 6 MEADOWLAND
80 E KARNS AVE
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED GRADING
PLAN

DATE:
5/26/22

BY:
RS

DESCRIPTION:
FOR DEVELOPMENT PERMIT

REV:
A

CHECKED BY:
RS

PROJECT NO.:
245-20-1

SCALE:
1"=15'
(24"x36" SHEET)

SHEET NO.
C4

1. General Project Information: The project consists of two old town lots, but currently known as 80 E Karns Avenue. Past uses on the property include a mix of single-family residences (rentals).

The properties are within the Town of Jackson (TOJ) corporate limits and can be served with TOJ public water and sewer infrastructure. Lower Valley Energy (LVE) will service the property with power and natural gas.

2. Construction Sequencing: Summer/fall 2022 work includes mass site grading in preparation for the building foundation. Vertical construction starts fall 2022 and likely concludes fall of 2023. **Need to confirm with Shaw.**
3. EA: The project is not within the scenic resource overlay (SRO) nor the natural resource overlay (NRO), therefore, no EA required.
4. Site Access: The property will be accessed directly off of the alley, which is along the southern property boundary. The access driveway is 24-feet wide and terminate at the northern end of the parking lot. The driveways will include all-weather type surfaces that are capable of supporting fire apparatus. A fire apparatus can reach the building from along Karn or King.

There are minor improvements proposed along King and Karns. Karns will have curb and gutter installed. At the intersection, a new ADA ramp will be installed per TOJ standards. Detached 5-ft wide sidewalks will be installed along both streets. The alley will remain unpaved. The driveway and parking areas will remain private.

5. Parking: There are a total of 20 parking stalls. Parking is located along both sides of the access driveway. The eastern parking is beneath the upper level of the apartment building. The western parking spaces are open above. All parking spaces are reserved for tenants.
6. Traffic Analysis: No necessary.
7. Potable Water Supply: The domestic, irrigation and fire water will be supplied via the TOJ's existing public distribution system. The TOJ's existing 8-inch diameter water main is located within the Karns Avenue right-of-way. It is proposed that 4-inch diameter service lines will be extended from the TOJ water main to the building for the purposes of domestic, fire and irrigation supply. Once on the property, the water service lines can remain in private ownership by the developer/owner. Demand calculations will be provided at the of permit, however, existing system improvements are not anticipated.

A standpipe will be added to the building on the lower level to provide connections for the fire department.

8. Sanitary Sewer Systems: An existing sanitary sewer collection network is located in the alley along the south end of the property. It is expected that the existing network has adequate capacity to convey the flows from this project. A wastewater demand analysis will be provided at the time of permit. There are no proposed plans to extend the network beyond the project limits.
9. Storm Sewer: There are no existing TOJ storm sewer system near the property. Within the property, the stormwater system will sheet flow across the parking lot and routed to a detention basin located in the southwest corner of the property. A subterranean infiltration-type detention system may be installed to allow the stormwater to percolate back into the soil stratum. The stormwater system within the property will remain private.
10. Power, Gas and Communication Utilities: The electrical power is provided by LVE. source location for the tie-in will be at the existing vault located in the southwest corner of the property. The service line will feed a meter bank along the southern staircase. There will be one meter per apartment unit.

A single natural gas main is located in the alley right-of-way. Connection may be made to this main to provide natural gas to the building. The demand is expected to be light as all units are serviced by electricity and gas would be utilized for cooking grills, fire pits, etc.

11. Snow Storage: The main snow storage area for the driveway and parking areas are proposed at the northern end of the access driveway.
12. Grading & Erosion Control: The bulk of the site grading will include excavation to provide the space for the subterranean basement storage level. The basement will encompass a small portion of the building footprint. The proposed grading will match the adjacent properties without the addition of retaining structures. New detached sidewalks will be installed along Karns and King.
13. Geotechnical Engineering Information: A geotechnical engineering report has been provided by SCG in the fall of 2020. In general, the native soils beneath the project include dense alluvial fan deposits. These deposits were identified from at the surface and up to 11-feet below existing grade. The deposits are remarked as a dense mix of sand, gravel and cobble. The stony flood-plain deposits are the target foundation bearing soil. No groundwater is anticipated.

Job Name:

Created By:

Date:

2021 IPC

80 E Karn

JGT

5.10.22

LOAD VALUES ASSIGNED TO FIXTURES

FIXTURE	OCCUPANCY	TYPE OF SUPPLY CONTROL	WATER SUPPLY FIXTURE UNITS WSFU	DRAINAGE FIXTURE UNITS DFU	Number of Fixtures	TOTAL WSFU	Total DFU
Bathroom Group	Private	Flush Tank	3.6	5	15	54	75
Bathroom Group	Private	Flushometer Valve	8	6		0	0
Bathtub	Private	Faucet	1.4	2	0	0	0
Bathtub	Public	Faucet	4	2		0	0
Bidet	Private	Faucet	2	1		0	0
Combination fixture	Private	Faucet	3	2		0	0
Dishwashing machine	Private	Automatic	1.4	2	15	21	30
Drinking fountain	Offices, etc.	3/8" Valve	0.25	0.5		0	0
Kitchen Sink	Private	Faucet	1.4	2	15	21	30
Kitchen Sink	Hotel, restaurant	Faucet	4	3		0	0
Laundry trays(1 to 3)	Private	Faucet	1.4	2		0	0
Lavatory	Private	Faucet	0.7	1	10	7	10
Lavatory	Public	Faucet	2	1		0	0
Service Sink	Offices, etc.	Faucet	3	2		0	0
Shower head	Public	Mixing Valve	4	3		0	0
Shower head	Private	Mixing Valve	1.4	2	0	0	0
Urinal	Public	1" flushometer valve	10	4		0	0
Urinal	Public	3/4" flushometer valve	5	2		0	0
Urinal	Public	Flush tank	3	3		0	0
Washing machine(8lb)	Private	Automatic	1.4	2	15	21	30
Washing machine (8lb)	Public	Automatic	3	2		0	0
Washing machine(15lb)	Public	Automatic	4	3		0	0
Water closet	Private	Flushometer Valve	6	4	10	60	40
Water closet	Private	Flush Tank	2.2	3	0	0	0
Water closet	Public	Flushometer Valve	10	4		0	0
Water closet	Public	Flush Tank	5	3		0	0
Water closet	Private or Public	Flushometer Tank	2	3		0	0

	WSFU	DFU
Total For Building	184	215

ESTIMATED PEAK WATER SUPPLY DEMAND PER IPC TABLE E103.3

65 GPM

Utility Study
WATER / SEWER DEMANDS

BY: JT

Date: 5.13.22

Average Day Demand ¹ 125 gpd

Maximum Day Demand ¹ 340 gpd

Peak Hour Factor ³ 4 PHF

WATER DEMAND						
	Occupancy Per Unit ⁴	Number of Units ⁴	Total Occupancy	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Unit - 2 Bedroom	2	10	20	2,500	6,800	18.9
Unit - 1 Bedroom	1	5	5	625	1,700	4.7
Subtotal Housing				3,125	8,500	23.6
	Quantity	Unit	Average inch/day	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Irrigation System	1,500	SF	0.25	234	468	1.3
Subtotal Irrigation				234	468	1.3
TOTAL WATER DEMAND				3,359	8,968	25

Maximum Day Demand ² 150 gpd

Average Daily Demand ² 60% gpd

Peak Hour Factor ³ 4 PHF

SANITARY SEWER DEMAND						
	Bedrooms Per Unit	Number of Units ⁴	Total Bedrooms	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Unit - 2 Bedroom	2	10	20	1800	3000	8.3
Unit - 1 Bedroom	1	5	5	450	750	2.1
TOTAL SANITARY SEWER DEMAND				2,250	3,750	10

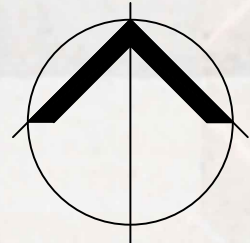
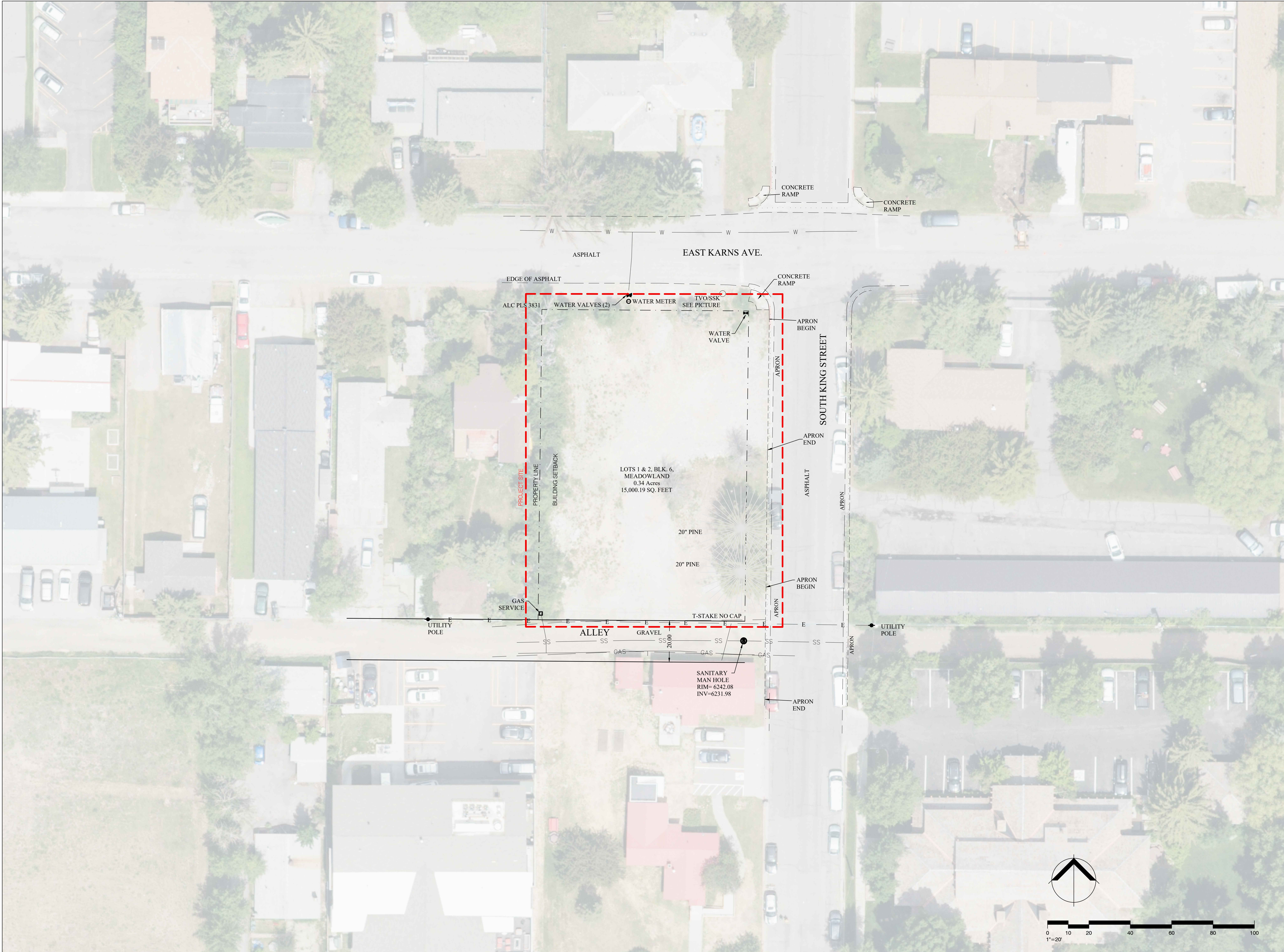
Note:

¹ Water Demand based on daily rates from the WYDEQ CH 12, Section 8

² Sewer Demand based on daily flow rates from the WYDEQ CH 25, Section 3, Table 1

³ Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day

⁴ Occupancy/Bedroom count based on current development program



DYNIA

www.dynia.com

3501 Wazee St Ste. 212
Denver CO, 80216



Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number:	2023
Issue:	Development Plan
Date:	05.26.2022
Drawn By:	MHA
Checked By:	HNF
Revisions:	
# Rev:	Date:

Sheet title:
Existing Conditions

A04

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3501 Wazee St Ste. 212
Denver CO, 80216



Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number: 2023
Issue: Development Plan
Date: 05.26.2022
Drawn By: MHA
Checked By: HNF

Revisions:
Rev. Date:

Sheet title:
Site Plan in Context

A05

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LEGEND

A

APARTMENT BUILDING

B

PARKING LOT ENTRANCE

C

PARKING LOT

D

RESIDENT PATIOS

E

MAIN BICYCLE PARKING AREA

F

PARKLET W/ LAWN, SHRUBS AND BENCHES

G

DUMPSTER LOCATION

H

SCREENING

I

BENCH

J

STREET TREES @ 25' O.C. IN LAWN

K

SIDEWALK

L

TREES IN PERENNIAL BEDS

M

TREES AND SHRUBS IN NATIVE GRASSES

N

BIKE RACKS

O

PARKING ISLANDS W/ RIVER COBBLE

P

RIVER COBBLE DRAINAGE STRIPS

Q

PERENNIAL GARDENS



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CAIRN

LANDSCAPE

ARCHITECTS

DESIGN • RECREATION • ECOSYSTEM

1001 13th Street • 10th Floor • Denver, CO 80202

Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number: 2023

Issue: Development Plan

Date: 05.26.2022

Drawn By: MHA

Checked By: HNF

Revisions:

Rev. Date:

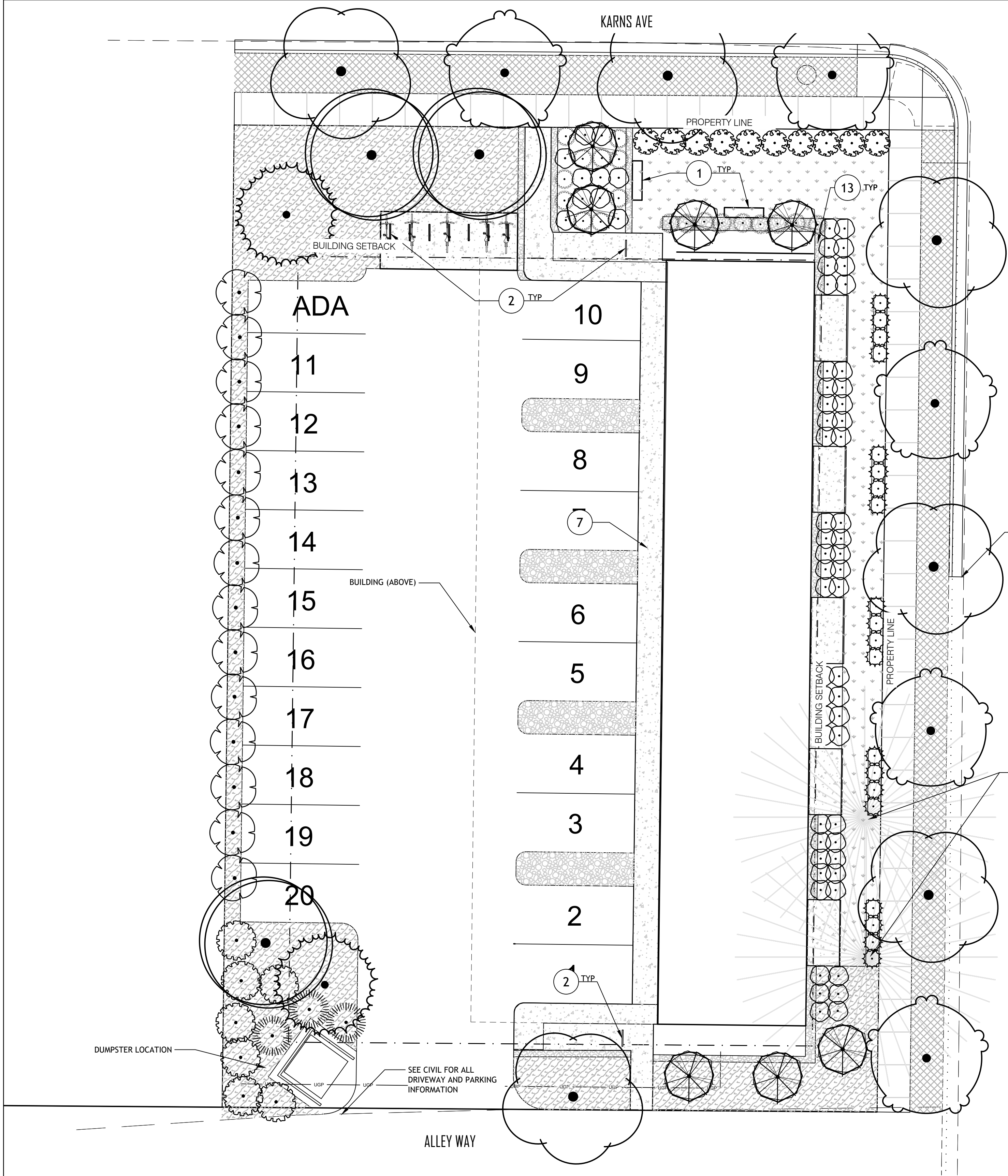
Sheet title:

Site Plan

A06

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LEGEND

---	PROPERTY BOUNDARY
---	SITE DEVELOPMENT SETBACK
---	BUILDING SETBACK
---	ROADWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	TF TREE FENCING
---	SW STRAW WATTLE
---	SF SILT FENCE
---	LIMIT OF DISTURBANCE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	(2) TOWN OF JACKSON BENCH TYP
2	(9) THE PARK CATALOG SINGLE SQUARE TUBE U-BIKE RACK TYP
7	PEDESTRIAN CONCRETE. SEE CIVIL
13	6" RIVER COBBLE SET ON FILTER FABRIC WITH EDGER

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Betula nigra	River Birch	3" Cal.	B&B	3
	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	3" Cal.		5
	Picea pungens	Colorado Spruce	14"	B&B	2
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	7
	Populus tremuloides	Quaking Aspen	3" Cal.		6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Crataegus douglasii	Douglas Hawthorn	6"	B&B	3
	Prunus virginiana	Chokecherry	8"	B&B	7
	Sorbaria sorbifolia	Ash Leaf Spirea	10 gal.		10
	Syringa vulgaris	Common Lilac	6"	B&B	14
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Perennials and Grasses	Exact Species TBD -Calamagrostis x acutiflora 'Karl Forester' -Nepeta faassenii -Helichotrichon sempervirens -Deschampsia cespitosa -Salvia pratensis -Hemerocallis 'Purple d'Oro'	1 gal.		117
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
		Drought Resistant Turf or Meadow Sod Exact sod type TBD	sod		1,310 sf
		Drought Resistant Turf Duraturf or Approved Equal from Pocatello Sod	sod		981 sf
		Native Meadow Sod	sod		2,052 sf

INVASIVE SPECIES MANAGEMENT PLAN

PROJECT OWNER: TETON COUNTY HOSPITAL DISTRICT DBA ST. JOHN'S MEDICAL CENTER
ADDRESS: 80 W. KARNS AVE.
GEC PERMIT: GEC 2022-_____
Contact Teton County Weed and Pest (TCWP) no less than 3 weeks prior to construction so they may complete an Invasive species inventory of the site.
Inventory Completed By: _____
Invasive Species Inventoried:
1. _____
2. _____
3. _____
4. _____
5. _____
Pre-Construction Management Strategies:
applicable to construction beginning after May 1 and before November 15
1. Known infestations will be treated at least two weeks prior to construction using methods listed below.
Active Construction Management Strategies:
1. All construction equipment will be cleaned prior to entering the site.
2. Soil stockpiles will be routinely checked and treated for invasive species.
3. Disturbance outside of the construction zone and in areas where invasive species are present will be minimized.
4. All areas outside of the construction zone will be kept on active management using the methods listed below. This area will be monitored and treated at least twice each growing season.
Post-Construction Management Strategies:
1. Revegetation will occur immediately after construction is complete to prevent the establishment of invasive species in the disturbed areas.
2. Nursery stock will be used in accordance with W.S. 11-9-101 109 (Wyoming Nursery Stock Law), accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Department of Agriculture. Seeds will be used in accordance with W.S. 11-12-101 125 (Wyoming Seed Law), certified weed free, and acquired through a dealer licensed by the Wyoming Department of Agriculture.
3. Certified weed free straw, gravel, and soil will be utilized as possible.
4. TCWP will be contacted to create a post-construction inventory.
Management Strategies by Species:
1. The following document is incorporated by reference:
http://www.tcweed.org/wp-content/uploads/2017/04/Control-Options-Table_2017.pdf
2. These management strategies shall be employed for all invasive species inventoried on the site.

PLANT UNIT SUMMARY AND BOND REQUIREMENTS

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets & exceeds the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost x 125% for Bond Amount = \$18,375.00

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility plan. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod. Once finish grade has been approved, no vehicle or human traffic will be allowed into approved areas other than that necessary for planting to prevent topsoil compaction.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental weed free topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-6.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decilemers/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting; organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site. All landscaping material shall comply with Wyoming Nursery Stock Law.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- Irrigation system is to be design build by Contractor. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project. Irrigation system will have backflow preventer device installed at water source per Town of Jackson Standards.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- After an area has been planted, no human or vehicle traffic other than that required for plant maintenance will be allowed inside said area to prevent plant damage. Contractor will be responsible for replacing all damaged plant material from planting until project completion. Note that this note does not affect any plant warranty offered by the landscape contractor.
- All seed shall comply with Wyoming Seed Law. Seed shall be purchased from a licensed supplier by the Wyoming Department of Agriculture. Sources of seed and landscaping material shall be verified as not containing noxious weeds or exotic species.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod.
- All disturbed areas not receiving other treatment are to receive native sod. Contractor to verify exact amount in field. Field verification takes precedence over quantity listed.

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3501 Wazee St Ste. 212
Denver CO, 80216



Karns Apartment Building

80 Karns Ave
Jackson, WY
83001

Project Number: 2023
Issue: Development Plan
Date: 05.26.2022
Drawn By: MHA
Checked By: HNF
Revisions: # Rev. Date:

Sheet title:
Planting Plan

A07

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STAFF REPORT



Meeting Date:	August 3, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P22-158 Map Amendment to rezone from P/SP to NH-1 at 400 W. Snow King Ave.	Public Comment:	Yes

Purpose & Policy Considerations.

This is the Planning Commission's opportunity to review a proposed Zoning Map Amendment per Section 8.7.3 in the Town of Jackson Land Development Regulation (LDRs).

Requested Action.

The application (P22-158) to rezone a 1-acre portion of the property located at 400 W. Snow King Avenue, PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.), PIDN: 22-41-16-33-1-00-027 has been withdrawn by request of the applicant, Jackson/Teton County Housing Department.