

AGENDA

Planning and Zoning Commission

September 21, 2022 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of October 5, 2022 or to a special meeting scheduled by the Commission.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO PC/BOA MEETING

I. Link to ZOOM:

<https://us02web.zoom.us/j/85339193753?pwd=ZDBQR3d2NkkxdExxamhUdHFKRnRsQT09>

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

I. August 3, 2022 Minutes

6. OLD BUSINESS

7. NEW BUSINESS

8. BOARD OF ADJUSTMENT

9. PLANNING COMMISSION

I. **P22-156:** 135 N. Cache St., 120 & 145 N. Glenwood St. - Development Plan Amendment for Hotel Jackson

10. MATTERS FROM THE COMMISSION

11. AGENDA FOLLOWUP

12. MATTERS FROM STAFF

13. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
August 3, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 08/03/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine, Katelyn Page

MATTERS FROM THE PUBLIC: None

APPROVAL OF 6/15/22 MINUTES: A motion was made by: Schuler seconded by: Schutt

Motion approved by a 5 to 0 vote

APPROVAL OF 7/20/22 MINUTES: A motion was made by: Schuler seconded by: Schutt

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P22-134: Conditional Use Permit for the Fairgrounds Community Center at the property addressed at 305 W. Snow King Avenue

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF:

Commissioner Schuler – asked about snow storage -if that's in the designated parking area.

Commissioner Smits- There have never been this many parking spots at the fairgrounds. The only way to get that many parking spaces it would need to be paved with lines.

APPLICANT PRESENTATION: Mitch Blake – paving is not good for animals. Parking is chaotic, but the space is there to fit the proposed spaces if people park correctly. The space has tripled, but they

don't foresee much increased use in the facilities. The building is an easy remodel, only need to add a sink and a toilet to meet the maximum capacity of occupants.

QUESTIONS FOR THE APPLICANT: none

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Commissioner Schuler - Great use of that space, consistent with zoning, centrally located, people can walk from town. Support it.

Commissioner Wilson – mentioned they were in the Planning Commission when this space was approved for temporary use by the Fire Department, so this was the plan. Willing to talk more about parking, but thinks it's sufficient and if it becomes an issue in the future, they have the ability to line it off. In support.

Commissioner Smits –If this was a private individual developing this space, would they be required 60-70 spaces? Staff replied: based on independent calculations, the parking requirements would be the same. Smits stated the spaces around the building should still be paved. Feels we're holding the government to a different standard than a private individual and they would be required to pave/line. Turned away hundreds of cars at the fair because the parking lots were full.

Commissioner Schuler – asked what the environmental impact of asphalt vs. dirt is.

Commissioner Schutt – great project. There's a bus stop across the street, and there's on-street parking, so thinks there's plenty of parking.

Commissioner Martinez – In favor of the project. Needed to continue to have a community space available for public use. Thinks including the paving idea as a point of consideration for the Town Council might work.

Commissioner Wilson – isn't too worried about paving, doesn't want to make paving a condition of approval, but is open to making it a note from meeting and making sure Town Council hears Commissioner Smits' opinion on the matter.

Motion: I move to approve P22-134 with 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, that applicant shall provide at least 7 bike racks.

A motion was made by: Schuler seconded by: Schutt

Motion approved by a 4 to 1 vote

ITEM P22-144: Development Plan for a new 3-story, residential building at the property addressed 80 E. Karns Avenue

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:

Commissioner Schuler – could this building be condominiumized? Staff - Would need a separate process for subdivision. Not currently planned.

Commissioner Martinez – asked for explanation of market and deed-restricted units if it's meant for employee housing. Clarified that it's workforce, not affordable housing deed restriction.

APPLICANT PRESENTATION: Karen Parent with Dynia Architects

The design adjustment to get the studios to comply with the 500 sf max. is a very minor design change of shifting the west wall of the units 10 inches to the east.

QUESTIONS FOR THE APPLICANT:

Commissioner Wilson asked where the additional bike parking recommendation would be located. The applicant stated that there's no way to add that without losing a parking space. Storage lockers at lower level should cover additional needs for bike parking. Bike parking is not a LDR requirement, just a recommendation.

Commissioner Schuler asked if there was an elevator to the basement. Stair access only.

Commissioner Schutt asked if there was no public comment on having a 3-story building. Just landscape screening was the public comment. Is there any guest parking? The guest parking is not required, it's provided by street parking.

PUBLIC COMMENT: none

COMMISSION DISCUSSION:

Commissioner Wilson commented that the parking will be addressed by the design option, but comfortable with either option.

Commissioner Schuler liked that the employer is building housing for their employees and taking advantage of the 2 for 1, meets the LDR's for the neighborhood. Good project.

Commissioner Schutt thinks the parking spaces are unrealistic. She feels that what everybody is missing with the affordables is no storage, no parking. Likes that storage is being addressed on this project, but lack of parking and guest parking, even though it meets the criteria, doesn't think it's sufficient.

Commissioner Martinez – in favor of an employer providing employee housing. Would appreciate a separate discussion on LDR's - two for one bonus and what the deed restrictions look like, has seen many deed restrictions with only 75% of income in Teton County being required, they're not affordable. The affordability aspect has been lost. In support of this specific project.

Commissioner Smits – good project. They meet the criteria but would like a LDR discussion on parking and guest parking. Pointed to Dollar Tree parking lot at night, that there are 20-30 cars parked there from the adjacent apartment complex (Sagebrush) that doesn't have enough parking.

MOTION:

Motion: I move to recommend approval of P22-144 with 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 a minimum of 21 feet.
3. Prior to the project appearing before Town Council, applicant shall meet minimum parking requirements through building design or Administrative Adjustment.

A motion was made by: Schutt seconded by: Smit

Motion approved by a 4 to 1 vote

MATTERS FROM COMMISSION:

MATTERS FROM STAFF: Paul Anthony

- Commissioners Schuler and Petri were reappointed. 1 more Commissioner will be appointed in October for the 7th spot.
- Working with the Council on short-term rentals and lodging. Also working with the Council on Stable and Transitional residential impacts.
- Historic preservation program is going well.
- New noise standards in the Municipal Code: there are now limitations on construction hours in residential zones, from 7am to 7pm. Work outside of that timeframe needs to meet decibel standards.
- Dark Skies still being worked on for LDR amendment.

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

Motion approved by a 5 to 0 vote at 7:05 pm.

STAFF REPORT



Meeting Date:	September 21, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-156 Development Plan Amendment for Hotel Jackson at the properties addressed at 135 N. Cache Street, 120 & 145 N. Glenwood Street.	Public Comment:	Yes

Purpose & Policy Considerations.

According to Land Development Regulation (LDR) Section 8.2.13.B.1 all changes to an approved physical development permit, use permit, or development option plan not qualifying as minor deviations shall be considered amendments. Since the applicant is proposing to expand the physical boundaries of a previously approved Development Plan in order to transfer floor area, staff finds that a Development Plan Amendment is required.

Requested Action.

The applicant is requesting approval of a Development Plan Amendment to a previously approved Development Plan for Hotel Jackson. Specifically, the applicant seeks to expand the physical boundaries of the original Development Plan to include 145 N. Glenwood Street so that 4,463 sf of floor area can be transferred to Phase II located at 135 N. Cache Street.

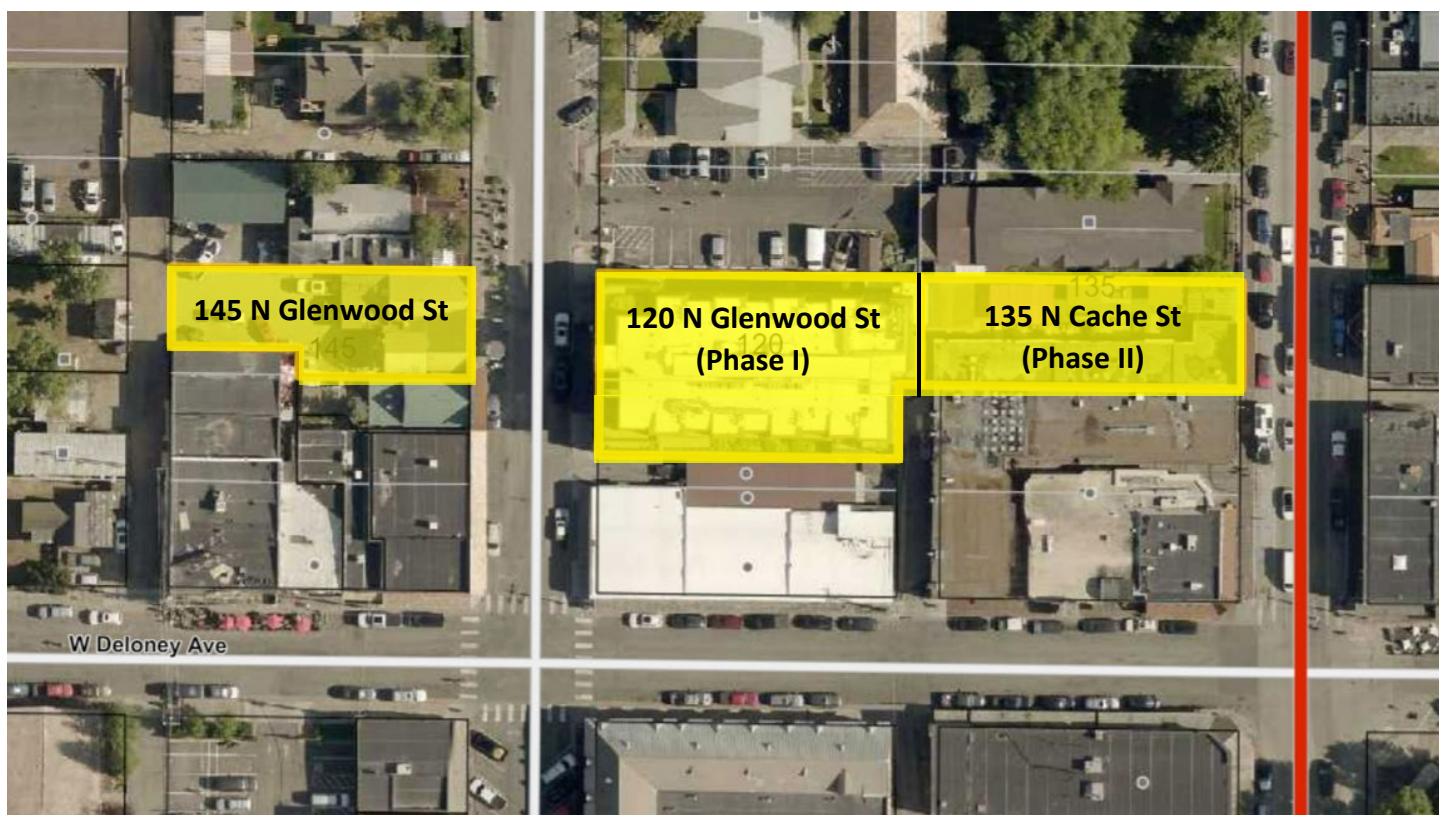
Recommendations.

The Planning Director recommends **approval** of a Development Plan Amendment to incorporate 145 N. Glenwood Street into the Hotel Jackson Development Plan and to transfer approximately 4,463 sf of floor area to 135 N. Cache Street, subject to the departmental reviews attached hereto and the following conditions:

1. The applicant shall pay the affordable housing fee prior to the issuance of a building permit addendum for the proposed improvements.
2. Prior to issuance of a building permit addendum for the proposed improvements, the applicant shall work with the Planning Department to record a deed restriction against 145 N. Glenwood St memorializing the floor area transfer.

Project Location.

The properties are located at 145 N. Glenwood Street (LOT 8, BLK. 6, ORIGINAL TOWNSITE OF JACKSON), 120 N. Glenwood Street (N 35' LOT 12, LOT 13, BLK. 7, JACKSON), and 135 N. Cache Street (LOT 8, BLK. 7, JACKSON). An aerial photo is shown on the following page:



Background/Project Description.

The properties associated with the original Hotel Jackson Development Plan are 120 N. Glenwood St. (Phase I) and 135 N. Cache St. (Phase II). Phase I, located within the Downtown Core-2 (DC-2) zone, is already built and Phase II, located within the Town Square-2 zone (TS-2), is currently being built. The third property, 145 N. Glenwood St., is zoned DC-2 and located west across the street on North Glenwood St. All three properties are located within the Lodging Overlay (LO) and under common ownership. Below is a brief summary of past approvals related to Hotel Jackson:

- On September 10, 2010, the property owner received approval for a Development Plan (P10-029) to develop a three-story lodging/mixed-use facility with employee housing totaling 40,564 sf (above and below grade).
- On June 20, 2011, the property owner received approval for an amendment to the approved Development Plan (P11-008) allowing the development to be phased which seemingly permitted Phase I on 120 N. Glenwood St. and Phase II on 135 N. Cache St. Phase I has been built and one stipulation was that the applicant was required to apply for a building permit for Phase II within three years of receiving a Certificate of Occupancy for Phase I.
- On July 18, 2018, the Town issued a Zoning Compliance Verification (ZCV) (P18-185) which established the deadline for when the applicant needed to apply for a Building Permit for Phase II. This was due to confusion over when Phase I received its Certificate of Occupancy and the deadline for submitting a building permit for Phase II was dependent upon completion of Phase I. The deadline for Building Permit

submittal for Phase II was June 1, 2019, which the applicant complied with. Phase II is currently under construction.

- On April 29, 2019, Town staff approved a Development Option Plan (P19-048) which involved the shifting around of uses within the Phase II building (no new square footage), and minor exterior changes that were approved by the Design Review Committee (DRC).

Project Description:

The applicant is requesting to expand the physical boundaries of the original Hotel Jackson Development Plan (120 N. Glenwood St & 135 N. Cache St) to include 145 N. Glenwood St for the purpose of transferring 4,463 sf to 135 N. Cache St (Phase II) from the 145 N. Glenwood property. No physical development is proposed at 145 N. Glenwood St, but its remaining allowable floor area would be reduced as a result of the floor area transfer to Phase II. Phase II is currently being constructed and consists of 8,009 sf of approved FAR (above ground floor area) with two basement levels. The purpose of the transfer is to enclose open portions on the ground level (2,104 sf total) to expand the restaurant and retail spaces and fill in a second-level open area (2,359 sf total) to add 3 additional lodging units. The basement levels and 3rd level will remain unchanged. Since the additional floor area is mostly located within the existing building program, there are minimal changes to the overall bulk and scale. In total the building will increase in FAR from 8,009 sf to 12,472 sf which is below the allowed 1.83 FAR of 13,033 sf for the TS-2 zone. In order to satisfy their affordable workforce housing requirement, the applicant plans to pay the required fee.

Below is the breakdown of the use changes from Approved to Proposed:

	Approved Use	Approved Size	Proposed Use	Proposed Size
Basement (2 levels)	-Spa & gym for hotel, ancillary hotel storage/offices, hotel kitchen, etc.	10,770 sf total	-No changes	10,770 sf total (No changes)
First Floor	-Restaurant	2,449 sf total	-Retail & Restaurant	4,553 sf total (2,104 sf added)
Second Floor	-Meeting room & circulation space	2,605 sf total	-6 lodging units	4,964 sf total (2,359 sf added)
Third Floor	-3 lodging units	2,955 sf total	-No changes	2,955 sf total (No changes)

Analysis.

Development Plan Review:

This request requires a Development Plan Amendment because the project area of the original Development Plan for Hotel Jackson is proposed to be expanded for the purpose of a floor area transfer. The purpose of this amendment is to review the physical development for compliance with the original Development Plan and the underlining zoning. After reviewing the applicant's submittal, staff finds that it complies with the TS-2 zone and the previously approved Development Plan for Hotel Jackson. On the next page is a table depicting the site's development compliance within the original Development Plan and TS-2 zoning:

<u>LDR Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>	<u>Complies?</u>
FAR	<u>120 N. Glenwood & 135 N. Cache</u> Approved FAR (combined) = 29,845 sf* - Phase I = 21,836 sf (built) - Phase II = 8,009 sf (being built) <u>145 N. Glenwood</u> Allowable FAR = 7,928 sf - Existing buildings = 2,513 sf - Remaining FAR = 5,415 sf	<u>120 & 145 N Glenwood & 135 N Cache</u> Proposed FAR (combined): 29,845 sf + 7,928 sf = 37,773 sf The total allowed FAR for 145 N Glenwood is now reduced from 7,928 sf to 3,465 sf after the transfer.	Yes
LSR	None in Phase II	None	Yes
Height	42' (flat roof)	42' (flat roof)	Yes
Front Setback (east)	0'	0'	Yes
Side Setback (north)	0'	0'	Yes
Side Setback (south)	0'	0'	Yes
Rear Setback (west)	0'	0'	Yes
Parking	<u>CREDITS:</u> 66 historical credits + 5 on-street credits = 71 credits <u>REQUIREMENT:</u> 64 lodging units = 48 spaces - Commercial (retail/restaurant) = 59.7 spaces TOTAL = 107.7 spaces 71 (credits) – 59.7 (commercial req.) = 11.3 credits remaining. 48 spaces are required for the 66 lodging units (Credits cannot be used against lodging uses)	48 spaces are provided in the basement.	Yes (please see parking section below)
Affordable Housing (Phase II only)	Credit = 1.835 units Proposed = 2.671 units <u>Total Required</u> = 0.836 units or fee of \$227,357.72	A fee of \$227,357.72	Yes (please see housing section below)

*The combined FAR of 29,845 sf is simply the sum of the 1.3 FAR of 120 N. Glenwood St (16,812 sf) + the 1.83 FAR of 135 N. Cache St (13,033 sf).

**The total allowed FAR for 135 N Cache is 1.83, or 13,033 sf. Thus, the proposed 12,472 sf complies with the Development Plan and the TS-2 zoning.

Noncontiguous Sites:

Most developments that include multiple lots or properties involve contiguous lots or properties that share a common border. However, the Town has previously made the interpretation that properties under unified ownership but separated by an alley or road can still qualify as “one site.” This was recently demonstrated by St. John’s hospital’s request (P22-053) which considered the Hitching Post as part of the hospital’s overall campus even though the two properties were separated by Broadway Avenue. Even more recently the Town made a written interpretation (P22-113) that the Fairgrounds/Rodeo site consisted of both 305 W. Snow King Ave and 400 W. Snow King Ave even though the properties are separated by Snow King Ave.

In this case, where the applicant is requesting to include 145 N. Glenwood into the original Development Plan, staff finds that even though the properties are separated by North Glenwood Street it is consistent with other non-contiguous development sites, such as the hospital and Fairgrounds/Rodeo sites. Since all three of the applicant’s properties can be viewed as one site, floor area can be shifted from property to property provided all other LDR standards are met (i.e., parking, setbacks, height, etc.) which the applicant has demonstrated compliance with. As it relates to record keeping, 145 N. Glenwood will have 4,463 sf less FAR than the allowed 7,924 sf after the transfer which will be reflected in the property records for the purpose of reviewing future development. In addition, staff added a condition that a deed restriction be recorded against 145 N. Glenwood St. to put future owners on notice in the event the property is sold.

Relating to FAR, the total combined FAR for all three properties is 37,773 sf. Since all properties are being viewed as one site, FAR can be shifted throughout the properties which is why the table below shows the Phase I allowed FAR of 16,812 sf but a built FAR of 21,836 sf. Ultimately as proposed the three properties comply with the overall combined FAR. The chart below breaks down the allowed, existing, proposed and remaining FAR for all 3 properties:

	Allowed FAR	Existing/Approved FAR	Proposed FAR	Remaining FAR
120 N. Glenwood St.	DC-2 zone (1.3) = 16,812 sf	21,836 sf	0 sf (21,836 sf exist.)	0 sf
135 N. Cache Street.	TS-2 zone (1.83) = 13,033 sf	8,009 sf	8,009 + 4,463 sf = 12,472 sf total	0 sf
145 N. Glenwood St.	DC-2 zone (1.3) = 7,928 sf	2,513 sf	0 sf (2,513 sf exist.)	5,415 sf – 4,463 sf = 952 sf
TOTAL	37,773 sf	32,358 sf	36,821 sf	952 sf

Parking:

Based on the LDR compliance table above on page 4, Hotel Jackson has enough parking credits to fully cover all existing and proposed commercial uses (i.e., retail and restaurant) with 11.3 surplus parking credits remaining after the floor area transfer. Since parking credits cannot be used to mitigate residential or lodging uses, only the lodging units require on-site parking. In this case, 48 spaces on-site spaces are required. The applicant plans to meet their parking requirement by providing 6 additional spaces in their existing basement parking garage which is located within Phase I and accessible from North Glenwood Street. Currently, the parking garage has 42 spaces, 20 of which are elevated above surface parking spaces through the use of vehicle stacker lifts (i.e., 1 stacker lift = 2 spaces). The applicant plans to add 2 surface spaces and 2 stacker lifts (6 spaces total). Although stacker lifts are not very common, they are permitted to meet parking requirements. Staff is supportive of this method of meeting parking requirements, especially since all parking at Hotel Jackson is managed via valet parking by hotel staff who are familiar with the basement garage and stacker lifts.

Design Review Committee (DRC):

Compared to the original Development Plan approval, the proposed additional floor area would result in minimal exterior changes because the additional square footage is mostly internal to the building and does not significantly increase the overall bulk and scale. With that being said, the applicant made some minor changes to the building's south and east-facing façades that are generally in line with the original design.

One notable change is along the northern wall which previously included wood and metal materials consistent with the rest of the building. Due to complications with the property owner to the north (St. John's Episcopal Church), the applicant will not be granted any temporary construction access on the church property which limits the types of materials that can be used on the north elevation. As a result, the applicant is proposing a CMU wall since CMU is a material that can be installed entirely from the applicant's property. The smooth-faced CMU is not simply one color but consists of 3 shades of gray in horizontal patterns.

The DRC reviewed these exterior changes on August 10, 2022, and unanimously recommended approval to Town Council. Below on the next page are before and after photos of the Cache and north elevations.



Affordable/Employee/Workforce Housing:

The original housing mitigation plan, which included both phases, required 783 sf of affordable housing which was provided off-site at 140 W. Broadway Ave. With regards to the applicant's proposal, the housing mitigation is only based on the changes to the first and second floor since those are the only areas where new square

footage is being added and uses are changing. After calculating the requirement, which comes to 0.836 units, the applicant is required to pay a fee of \$227,357.72. The fee will need to be paid prior to the issuance of a building permit addendum for the proposed changes. The table on the following page provides a summary of the affordable housing mitigation plan:

Mitigation Requirement
<u>Existing/Approved:</u> 1st Floor: Restaurant (2,449 sf) = 1.466 units 2nd Floor: Assembly/Meeting Space (2,604 sf) = 0.369 units - TOTAL CREDIT = 1.835 units <u>Proposed:</u> 1st Floor: Restaurant (2810 sf) = 1.682 units 1st Floor: Retail (1743 sf) = 0.376 units 2nd Floor: 6 lodging units = 0.613 units - TOTAL REQUIRED: 2.671 units Requirement: 2.671 – 1.835 = 0.836 units = fee of <u>\$227,357.72</u>

Public Comment

Written comments have been provided from two community members expressing concerns over future development at 145 N. Glenwood St. (Please see attached public comment).

Comprehensive Plan & Priority Alignment.

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

- 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.

- 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).

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

Complies. Staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

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

Complies. The DRC reviewed this Development Plan on August 10, 2022, and recommended approval to Town Council.

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 that the Development Plan Amendment is in substantial conformance with the previously approved Development Plan for Hotel Jackson.

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 Development Plan Amendment (P22-156) to incorporate 145 N Glenwood Street into the Hotel Jackson Development Plan and to transfer approximately 4,463 sf of floor area to 135 N Cache Street Ave, based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated September 21, 2022.

August 26, 2022

**RE: 120 N Glenwood Street
Development Plan Amendment (revised 8.25)**

To whom it may concern,

As discussed in our Pre-application meeting held on May 25, 2022, Stage Stop Inc. is submitting the following Design Review Package to be reviewed and approved as minor changes to previously approved development plan.

Stage Stop Inc is requesting a Development Plan – Amendment that uses a density transfer from an adjacent site that would allow the following changes to the design within the previously approved building envelope

- Fully enclose Cache level food service area.
- Change Level 2 meeting rooms to Lodging Units
- Enclose 2nd story space above restaurant and Level 2 breezeways for additional Lodging Units.

Summary of changes

(Additional floor area is identified with shading on attached plans)

(Revised 8.26.22 to coordinate previous application area numbers with previously provided documents)

Basement Level

- No change in floor area
 - Application – 5,385 sf
 - Development Option – 5,385 sf
- No change on use on this floor

Lower Level

- No change in floor area
 - Previous Application – 5,385 sf
 - Development Option – 5,385 sf
- Change in use
 - Kitchen Prep Area increased by 150 sf
 - Fitness area decrease by 150sf

Cache Street Level

- Increase in floor area of 2,104 sf
 - Previous Application – 2,449 sf
 - Development Option – 4,553 sf
- Changed sit down dining to retail and market
- Enclosed open seating area on West to expand market over entire floor.

Second Floor

- Increase in floor area of 2,359 sf

- Previous Application – 2,605 sf
 - Development Option - 4,964 sf
- Changed in use from Meeting rooms to Lodging Units.
 - Increase 205 sf of enclosed floor area
- Enclosed breezeway between restrooms and Mechanical room and enlarged both. Added storage and Vestibule for Lodging units
 - Increase 448 sf of enclosed floor area
- Enclosed space above Cache Street Market to add 3 Lodging units.
 - Increase 1,706 sf of enclosed floor area

Third Floor / Roof Deck

- No change in floor area
 - Previous Application – 2,955 sf
 - Development Option – 2,955 sf
- No change in use on this floor

Total Floor area (both phases) Previous application: 29,845 sf

Total increase in floor area: 4,463 sf

Total floor area (both phases) Development plan option: 34,308 sf

Prior application #P19-048 staff report there is 29,845 sf of allowable floor space.

Exterior Elevations

- North facing wall along adjacent church property to be a patterned CMU wall. This change is needed in response to the adjacent property owner denying temporary construction access to facilitate construction.
- Second floor windows along Cache Street have moved. The balconies above Cache Street remain.

All other Exterior materials are to be as previously approved, matching phase I materials.

By maintaining massing variation, materials, and building scale from the previously approved application we feel that these changes are an improvement to the previously approved design. And they are consistent with the desired character as described for the site in the Jackson/Teton County Comprehensive Plan, and this proposal also Complies with the Town of Jackson Design Guidelines.

The project site is not within the Natural Resource Overlay (NRO) or the Scenic Resources Overlay (SRO).

F.A.R. Calculation Summary

See attached F.A.R. calculations sheet. The UC portion of the site Exceeds the allowable FAR of 1.3:1 by 5,024 sf. The Town Square portion of the site is 561 sf below the FAR of 1.83. Combined both portions of the site exceed the allowable FAR by 4,463 sf.

Stage Stop Inc is also the owner the adjacent property. Their plan is to use the existing structure there in their current condition. They would like to transfer 4,463 sf of density from 145 N. Glenwood, LOT 8, BLK. 6, ORIGINAL TOWNSITE OF JACKSON (PLAT 100) to the property at 120 N Glenwood Street.

This transfer will meet the combined FAR requirements of both lots.

Housing Mitigation

page 3

Per the initial applications #P10-029 and #P11-008 for these properties, it was determined that 783 sf of housing mitigation would be required and was provided in Phase I of the project. This requirement was later deed restricted at 140 W Broadway with #P14-012. Plan amendment #P19-048 had no additional housing mitigation requirements.

The current application request represents an increase in floor area compared to what was presented in #P19-048. The total increase in floor area of 4,463 sf includes: 3 lodging units; 1,322 sf of restaurant space; and 887 sf of Service Space. Per the Towns Housing Mitigation Calculator, there will be an additional 1.289 housing units required.

The owner proposes paying a fee-in-leu amount on .289 units and deed restricting one additional unit at 140 W Broadway at a 50-80 income level.

Parking Calculation

An updated parking demand calculation worksheet based on current square footages and space usages is provided. We are required to provide a total of 48 on-site parking spaces. 42 spaces are provided in Phase I. 40 spaces are located on parking lifts with 2 additional ADA spaces. The hotel operates on a 100% valet service for onsite parking. 2 additional spaces that will be provided in front of the West elevator. Based on historical parking usage, it is anticipated that these spaces are likely to not be used. In the event they are needed the valet services can manage the double stacking that may occur at the ADA stalls. 4 additional spaces on 2 parking lifts will be provided in Phase II. These will be accessed by the existing drive ramp. Locating parking in this area is consistent with the initial designs presented prior to Phase I construction.

Please let me know if additional information is required.

Thank you,



Jerry L. Jensen AIA
Senior Associate | Architect
FFKR ARCHITECTS

Letter of Authorization

Updated F.A.R Calculation – Revised 8.19.22

Updated Parking Calculation – Revised 8.17.22

Renderings, Floor Plans and Elevations

Cc: Sadek Darwiche – Hotel Jackson, Stage Stop Inc.

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☐ **n/a** **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☐ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☐ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

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

For Office Use Only

Fees Paid _____

Check # _____

Credit Card _____

Cash _____

Application #s _____

PROJECT.

Name/Description: Hotel Jackson

Physical Address: 135 N Cache & 120 N. Glenwood Streets

Lot, Subdivision: lot 8, lot 12, and lot 13, original Townsite of Jackson

PIDN: _____

OWNER.

Name: Stagestop inc

Phone: 307.413.6323

Mailing Address: P.O. Box 1677 Jackson WY

ZIP: 83001

E-mail: sadek@gmail

APPLICANT/AGENT.

Name: FFKR Architects - Jerry Jensen

Phone: 801.517.4300

Mailing Address: 730 Pacific Ave, Salt Lake City, UT

ZIP: 84101

E-mail: jjensen@ffkr.com

DESIGNATED PRIMARY CONTACT.

☒ Owner

☐ Applicant/Agent

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

Use Permit

☐ Basic Use

☐ Conditional Use

☐ Special Use

Relief from the LDRs

☐ Administrative Adjustment

☐ Variance

☐ Beneficial Use Determination

☐ Appeal of an Admin. Decision

Physical Development

☐ Sketch Plan

☐ Development Plan

☒ **DRC**

Development Option/Subdivision

☐ Development Option Plan

☐ Subdivision Plat

☐ Boundary Adjustment (replat)

☐ Boundary Adjustment (no plat)

Interpretations

☐ Formal Interpretation

☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment

☐ Zoning Map Amendment

☐ Planned Unit Development

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

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

Original Permit #: #P08-178, #P10-029 and #P11-008 Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. 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.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

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

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

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

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

Signature of Owner or Authorized Applicant/Agent

Jerry Jensen

Name Printed

6.21.22

Date

Architect

Title

LETTER OF AUTHORIZATION

STAGE STOP, INC

, "Owner" whose address is: _____

PO BOX 1677, JACKSON WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 135N CACHE STREET, Parcel: 22-41-16-28-4-09-001

(If too lengthy, attach description)

HEREBY AUTHORIZES Jerry Jensen, FFKR Architects as

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

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

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

(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.

)

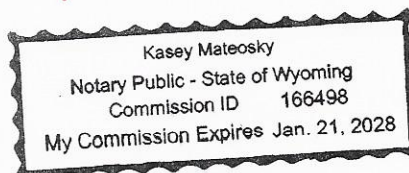
The foregoing instrument was acknowledged before me by Kasey Mateosky this 16th day of JUNE, 2022

WITNESS my hand and official seal.


(Notary Public)

My commission expires:

(Seal)



Hotel Jackson F.A.R. Calculation (Planning Site Sizes)

Updated: 8.19.22

Site Area

Urban Commercial Zone UC		Town Square Zone TS		Combined
HJ Site	11,948	TS Site	7,122	
Vacated Alley	984			
Total	12,932	Total	7,122	20,054 sf
FAR Allowance	1.3 :1	1.83 :1		
Floor Area Allowed	16,812 sf	13,033 sf		29,845 sf
Designed Occupiable Space	21,836 sf	12,472 sf		34,308 sf
SF Delta	(5,024) sf	561 sf		(4,463) sf

Density transfer amount

Lot # 145 Density Availability

Lot Size	0.14	acre
Lot Size SF	6,098	sf
Bldg Size	2,513	sf
Zone	UC	
FAR Allowance	1.3	
Allowable Size	7,928	sf
Available Density	5,415	sf

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 tennant 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

Existing Workforce Housing Credit0.000

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
Conventional Lodging	0.102*bedrooms	1		3	0.306
Restaurant/Bar	0.000599*sf		1322	1	0.792
Service	0.000216*sf		691	1	0.149
Retail	0.000216*sf			1	0.000
Service	0.000216*sf		196	1	0.042

Affordable Workforce Housing Required:1.289 units

Fee-in-Lieu Amount:n/a

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](#).

Hotel Jackson Parking Calculation

Updated: 8.19.22

From Planning Application

Use	Req'd Spaces				SF/Units	# Spaces
Conventional Lodging	0.75	per	LU		59	44.25
Retail*	2.25	per	1000	sf	2,094	2.09
Dining**	1	per	110	sf	2,540	23.09
Bar Area	1	per	60	sf		
Sub-Total Basic Demand						69.43

Current Design

Phase I	Phase II	Total		# Spaces
55	9	64		48.00
0	1,743	1,743	sf	1.74
683	1,596	2,279	sf	20.72
419	1,686	2,105	sf	35.08
Sub-Total Basic Demand				105.54

Parking Credits Summary

Non-Residential Shared Parking	41
On Street Parking Credit North Cache St	2
On Street Parking Credit North Glenwood ST	3
On site Employee housing Credit	5
Prior Use Credit	66
Sub Total	117

Parking Credits 117

Total Required Parking -11.46

Parking Provided

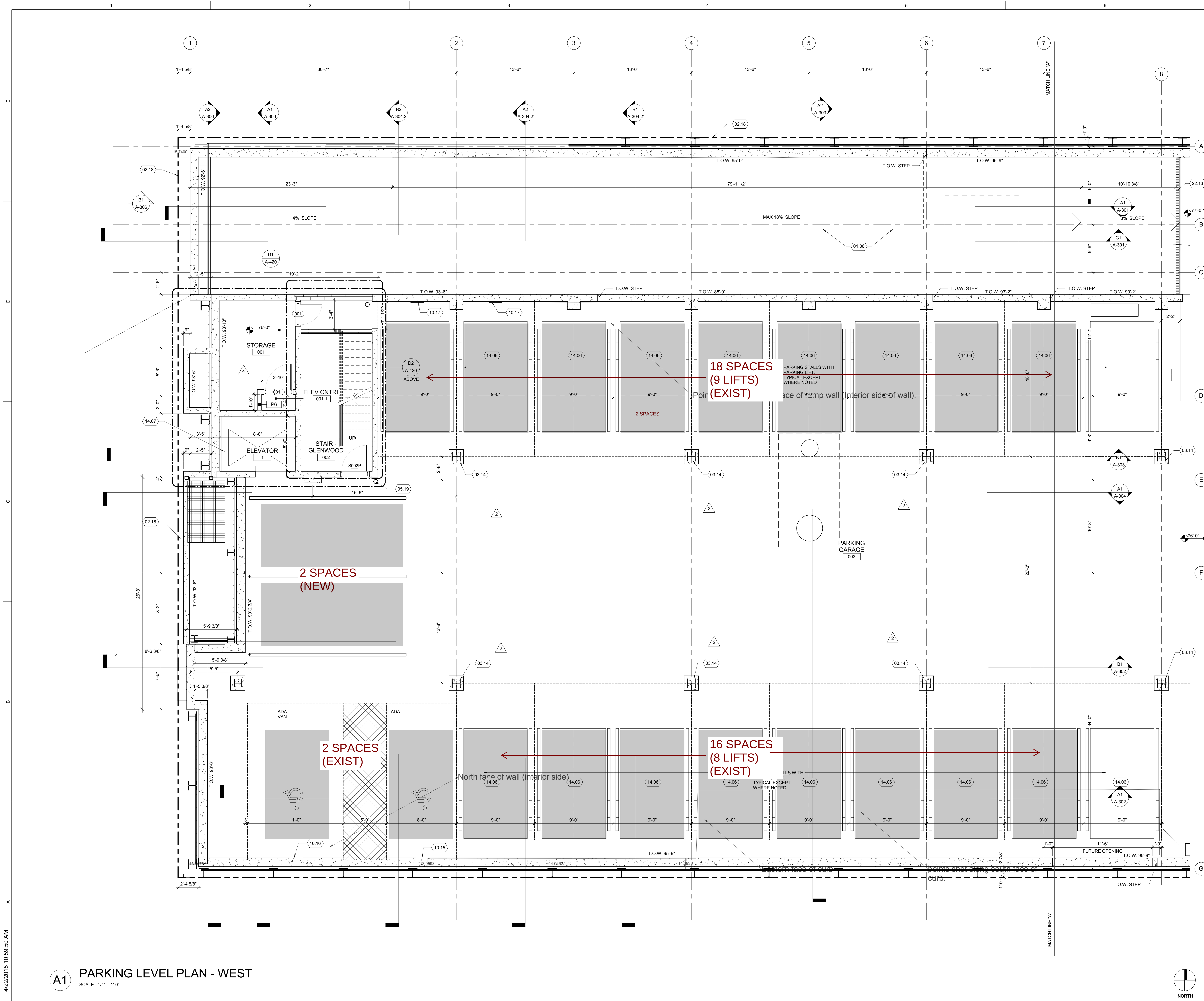
Garage ADA	2
Phase I Lifts	40
Phase I additional Stalls	2
Phase II Lifts	4
On site Lodging Parking	48
On street	3
Total Parking Provided	51

Color Legend

From Div 6.2	
From Agenda	

* Retail is 1/500 sf per Agenda Item

** seating areas, previously "Flex Space"



REFERENCE NOTES

- 01.06 BUILDING OUTLINE ABOVE
- 02.18 PROJECT PROPERTY LINE, RE: CIVIL
- 03.14 CONCRETE COLUMN, RE: STRUCTURAL DRAWINGS
- 05.19 6" CONC. FILLED STEEL BOLLARD, MIN. 4'-0" A.F.F.
- 10.15 ACCESSIBLE PARKING SPACE SIGN
- 10.16 VAN ACCESSIBLE PARKING SPACE SIGN
- 10.17 SIGN, "LOW-EMMITTING AND FUEL EFFICIENT VEHICLE PARKING"
- 14.06 PARKING LIFT
- 14.07 ELEVATOR PIT, SEE SHOP DRAWINGS
- 22.13 TRENCH DRAIN, RE: CIVIL DRAWINGS

FFKR
ARCHITECTS

bogue building
730 pacific avenue
salt lake city
Utah 84104

• 801-521-6186
• 801-539-1916
ffkr.com

**PARKING
COUNT**

GREENWOOD LODGE
120 N GLENWOOD ST., JACKSON, WY 83001
PRELIMINARY CONFORMANCE SET 07/01/13

SEAL

DATE	STATUS

DATE	REVISION
1 05/13/13	PERMIT CONFORM.
2 08/09/13	CCD 01
4 9/18/13	ASI-003

PROJECT NUMBER 13011
FILE
DRAWN BY ETH
CHECKED BY RPS
SCALE 1/4" = 1'-0"

**FLOOR
PLAN -
PARKING
LEVEL
WEST**

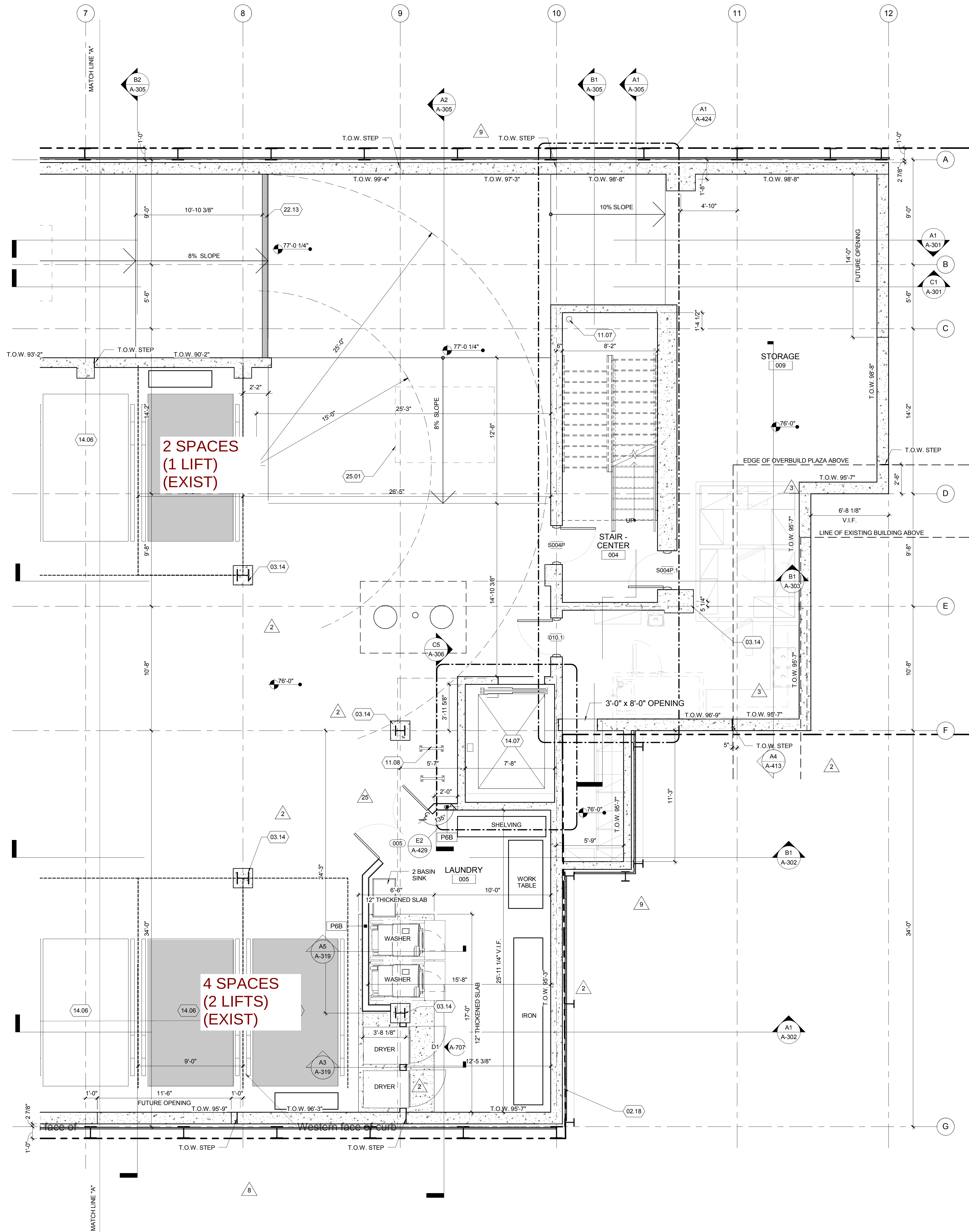
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A1 PARKING LEVEL PLAN - WEST
SCALE: 1/4" = 1'-0"

4/22/2015 10:59:50 AM

4/22/2015 10:59:53 AM

A1 PARKING LEVEL PLAN - CENTER
SCALE: 1/4" = 1'-0"



REFERENCE NOTES

- 02.18 PROJECT PROPERTY LINE, RE: CIVIL
- 03.14 CONCRETE COLUMN, RE: STRUCTURAL
- 11.07 DRAWINGS
- 11.08 STANDPIPE
- 11.08 FLOOR MOUNTED BIKE RACK
- 14.06 PARKING LIFT
- 14.07 ELEVATOR PIT, SEE SHOP DRAWINGS
- 22.13 TRENCH DRAIN, RE: CIVIL DRAWINGS
- 25.01 IN-SLAB DRIVE SENSOR

FFKR
ARCHITECTS

bogue building
730 pacific avenue
salt lake city
Utah 84104

801-521-6186
801-539-1916
ffkr.com

PARKING
COUNT

GREENWOOD LODGE
120 N GLENWOOD ST., JACKSON, WY 83001
PRELIMINARY CONFORMANCE SET 07/01/13

SEAL

DATE STATUS

DATE	REVISION
3 9/18/13	ASI-001
8 10/25/13	CCD-006
9 11/11/13	CCD-007
25 4/15/14	CCD 022

PROJECT NUMBER 13011

FILE

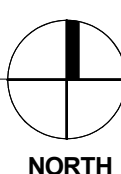
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CHECKED BY RPS

SCALE 1/4" = 1'-0"

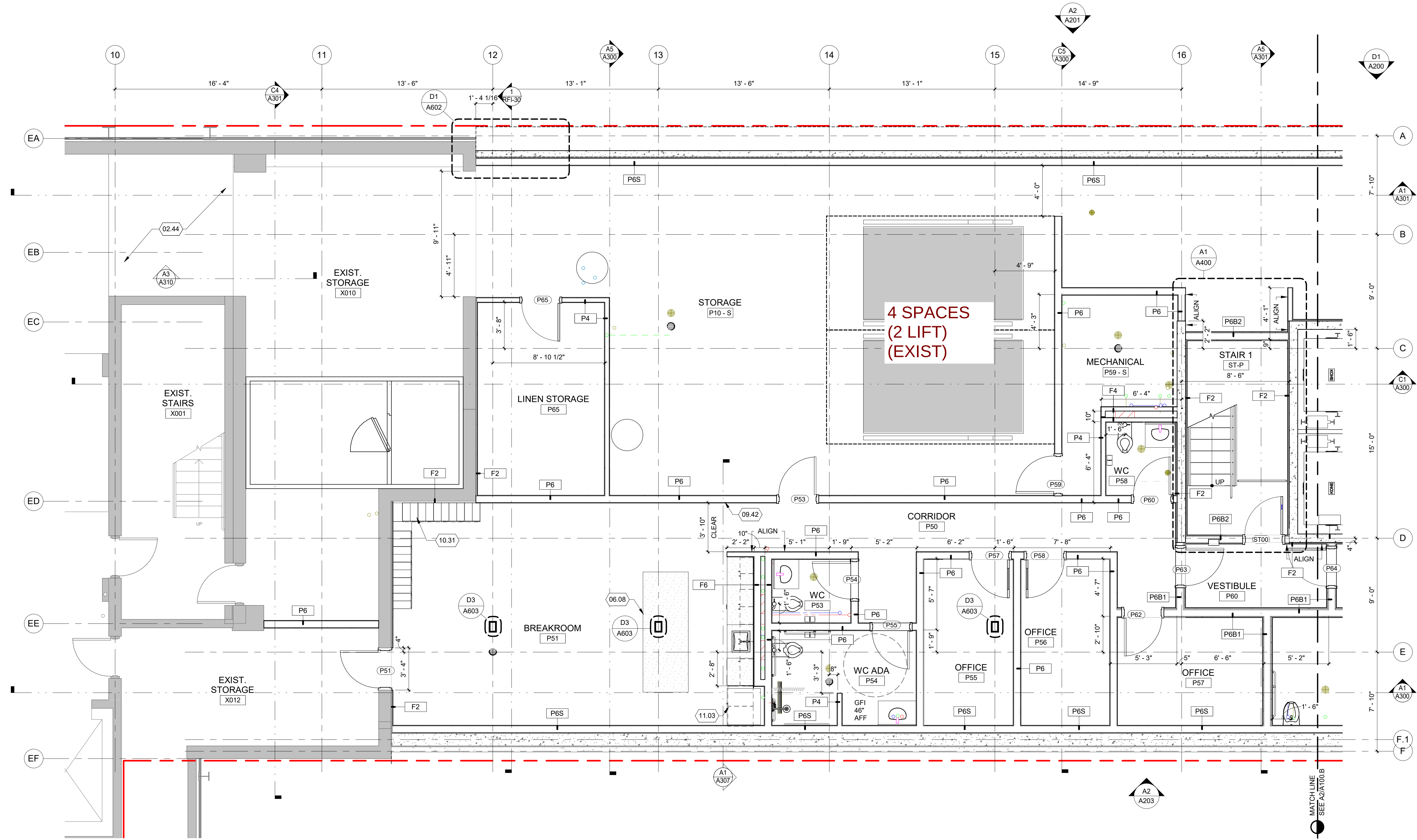
FLOOR
PLAN -
PARKING
LEVEL
CENTER

A-111



8/19/2022 1:54:10 PM

A1 PARKING LEVEL (WEST)
SCALE: 1/4" = 1'-0"
Re: ID-102 FOR ADDITIONAL INFORMATION



REFERENCE NOTES

- 02.44 EXISTING RAMP TO REMAIN, FIELD VERIFY SLOPE IS 1:12
- 06.08 COUNTERTOP ISLAND
- 08.42 ALIGN FINISH TO OPPOSITE WALL
- 10.31 LOCKERS
- 11.03 REFRIGERATOR

**PARKING
COUNT**

**GENERAL FLOOR PLAN
NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNER'S REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.
19. DIMENSIONS LABELED "HOLD TO" ARE MILLWORK DIMENSIONS TO BE VERIFIED BY G.C. AND SUPPLIER.

HOTEL JACKSON PHIL
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE REVISION
2 Date 2 RFI #32

PROJECT NUMBER 18015

**FLOOR
PLAN -
PARKING
LEVEL
(WEST)**

A100.A

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM



East Entrance
PREVIOUS



East Entrance

Updated 8.10.22

FFKR ARCHITECTS



From Town Square
Updated (7.29.22)



East Entrance with Gaslight Alley

Updated (7.29.22)

FFKR ARCHITECTS



Looking South
PREVIOUS



Looking South
Updated (7.29.22)

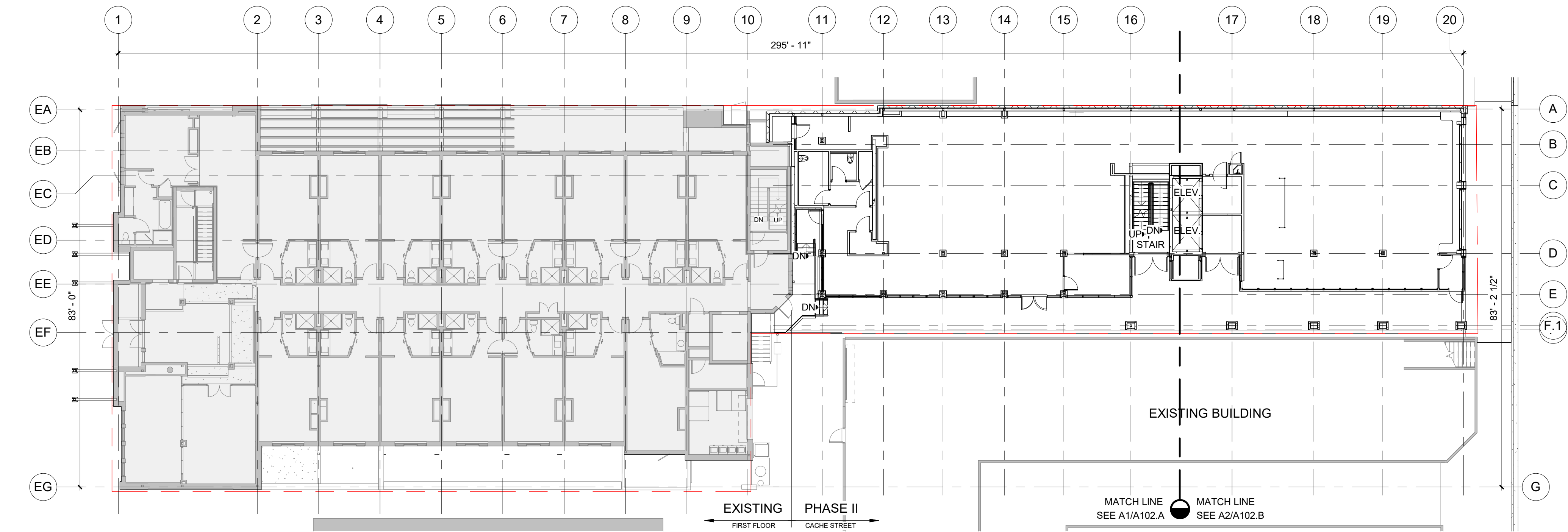


Looking South - FROM W. GILL AVE.
Updated (7.29.22)

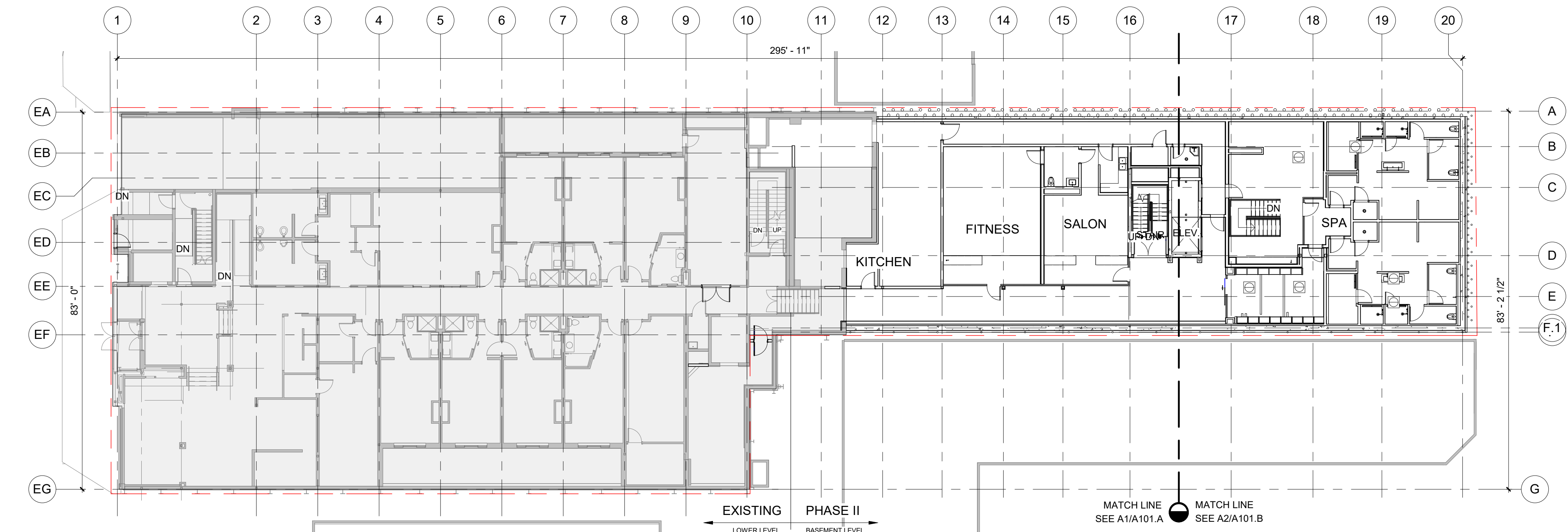


AS100

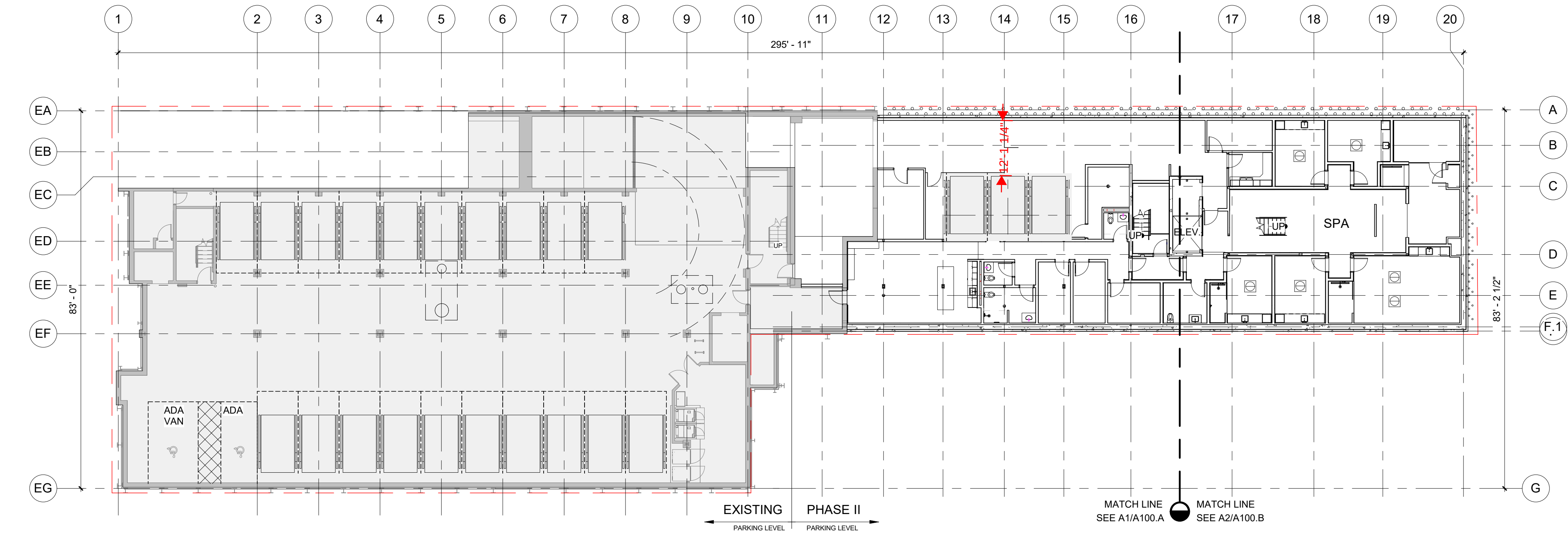
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D1 OVERALL CACHE STREET
SCALE: 1/16" = 1'-0"



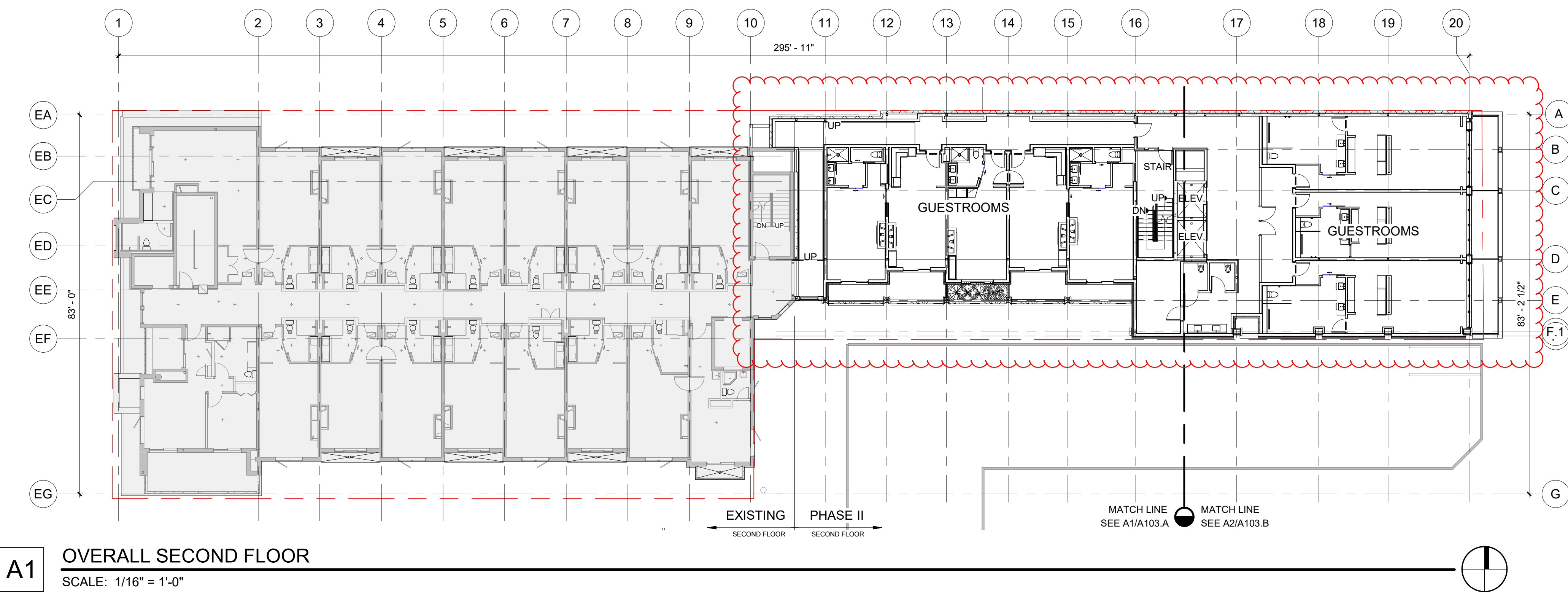
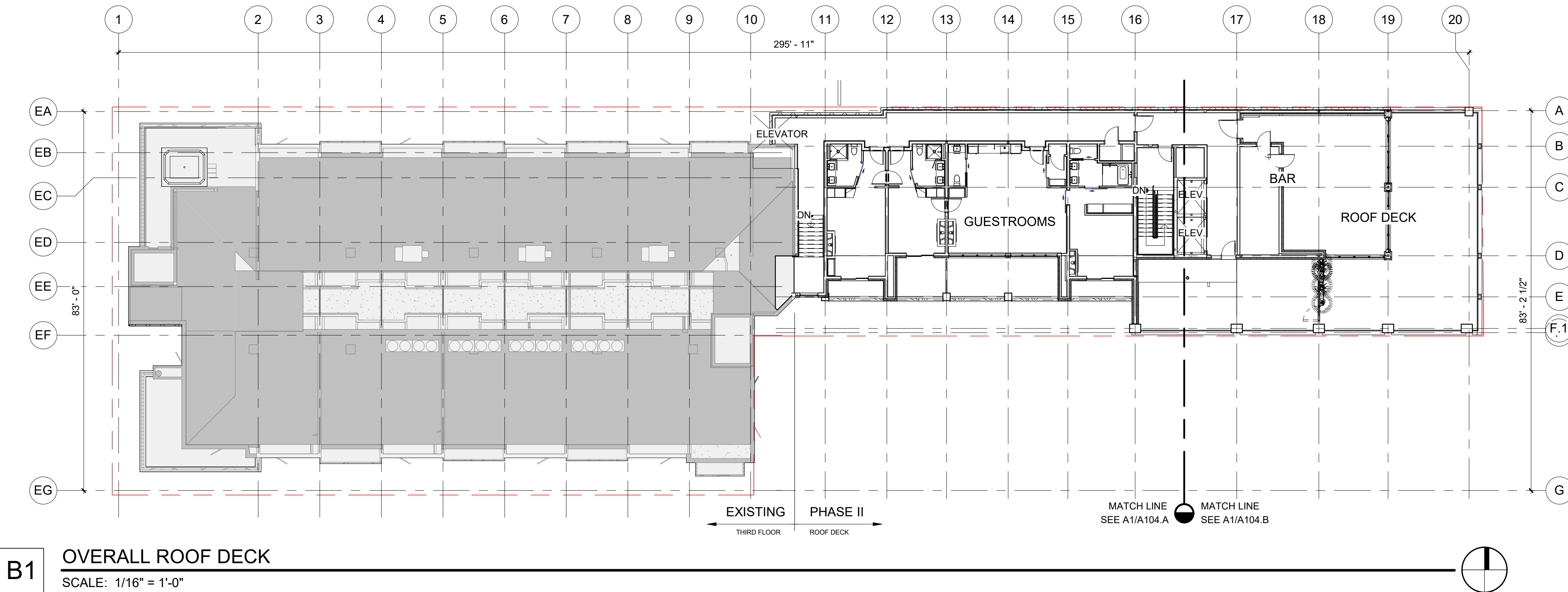
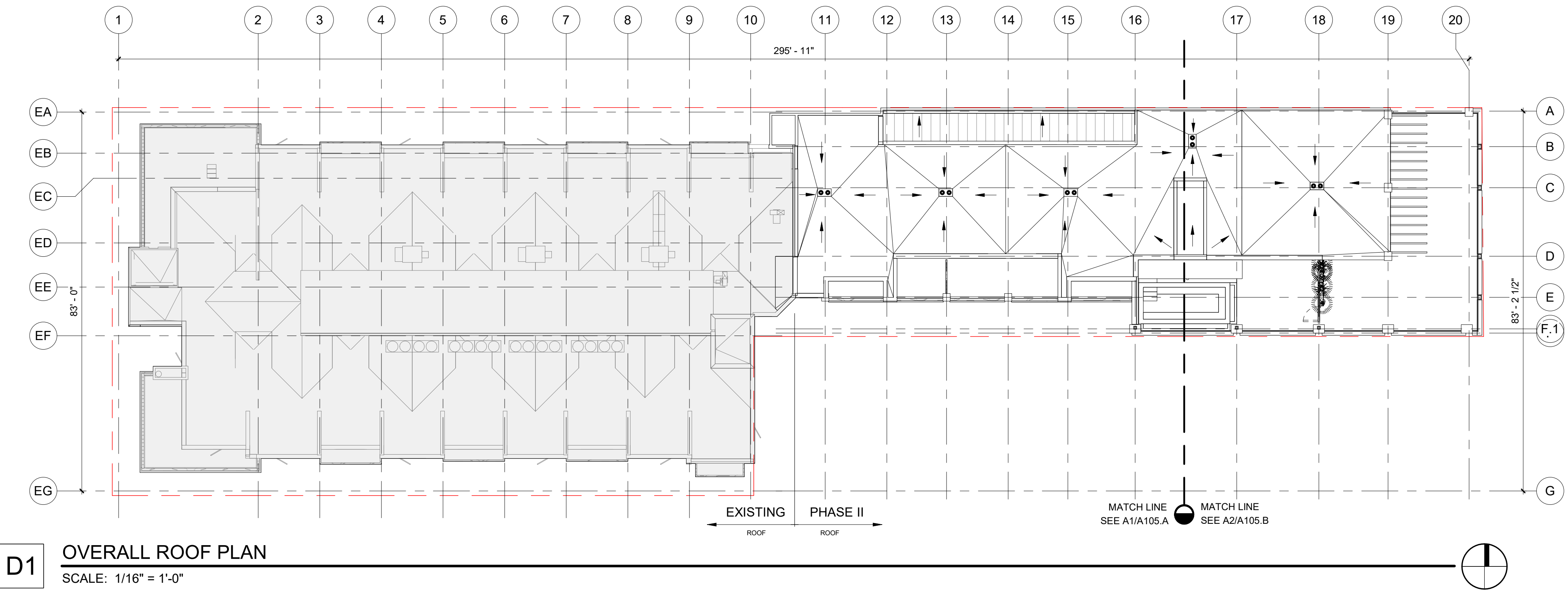
B1 OVERALL BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



A1 OVERALL PARKING LEVEL
SCALE: 1/16" = 1'-0"

GENERAL NOTES
1. SEE AD101 FOR DEMOLITION PLANS

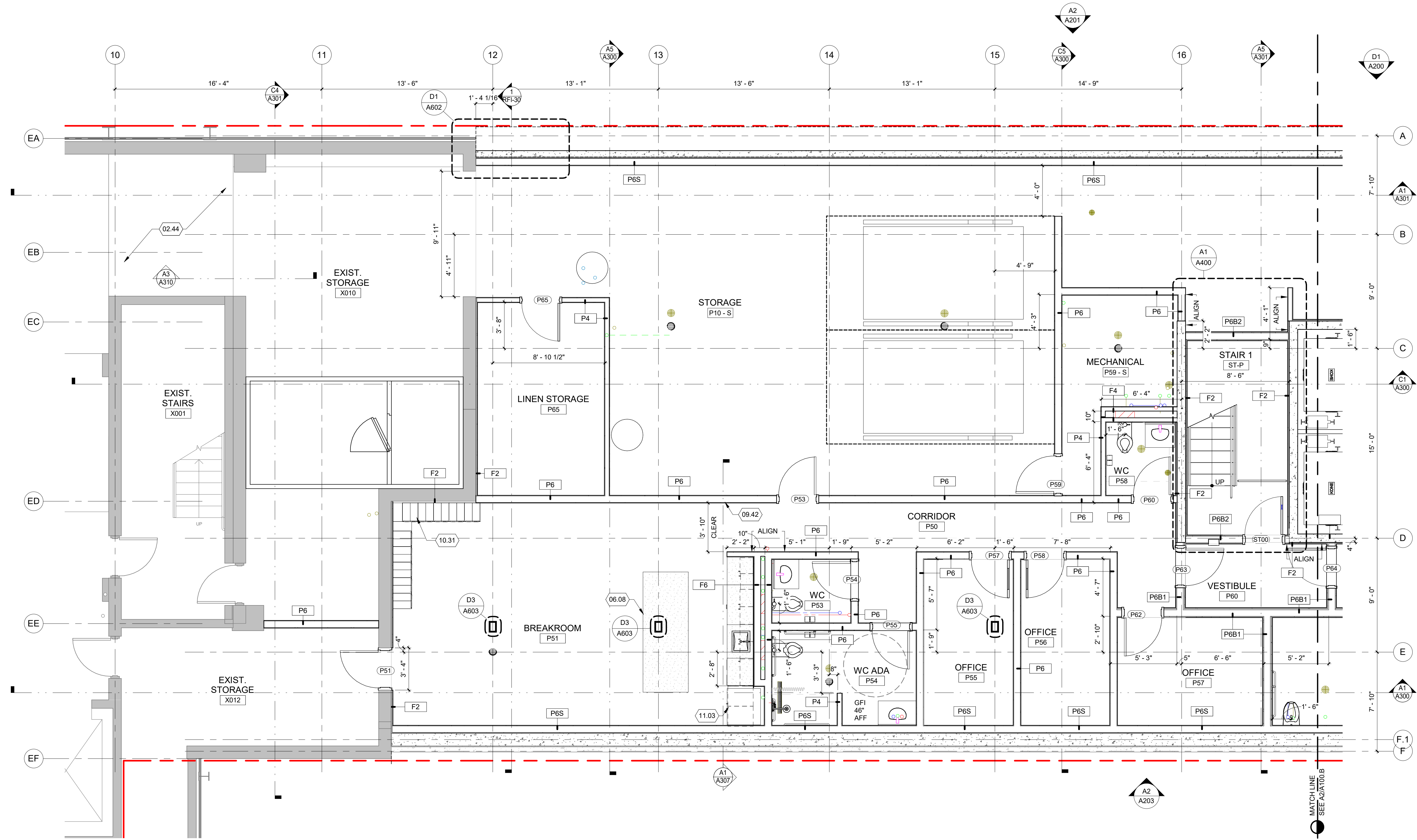
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GENERAL NOTES
1. SEE A101 FOR DEMOLITION PLANS

8/19/2022 1:54:10 PM

A1 PARKING LEVEL (WEST)
SCALE: 1/4" = 1'-0"
Re: ID-102 FOR ADDITIONAL INFORMATION



- REFERENCE NOTES**
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PARKING COUNT

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HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

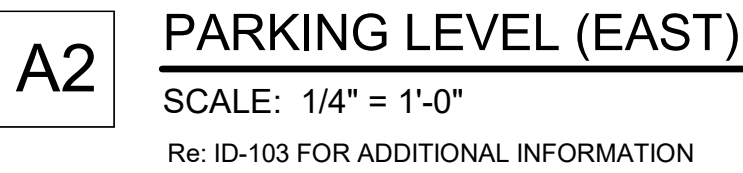
DATE REVISION
2 Date 2 RFI #32

PROJECT NUMBER 18015

FLOOR PLAN - PARKING LEVEL (WEST)

A100.A

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730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM



06.07	CABINET, RE. INTERIOR CABINET DETAILS
08.20	MECHANICAL ACCESS PANEL
10.01	GRAB BAR; PROVIDE BACKING; REFER TO TYPICAL MOUNTING HEIGHTS
10.04	FIRE EXTINGUISHER CABINET
11.16	DISHWASHER
11.18	MICROWAVE
11.27	SPA EQUIPMENT
11.29	SAUNA HEAT UNIT; BY OTHERS
11.30	OWNER SUPPLIED COMPUTER WORKSTATION
13.07	CUSTOM WATER FEATURE (FUTURE WORK)
13.08	DOUBLE SIZED WATER WALL
19.08	REFRIG. BY OTHERS
22.01	LAVATORY, REFER TO PLUMBING DRAWINGS
22.02	Faucet, RE PLUMBING DRAWINGS
22.26	LINEAR SHOWER DRAIN, RE. PLUMBING DRAWINGS.

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE COMMENCEMENT OF WORK FOR ARCHITECT'S VERIFICATION. OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK
- ALL DIMENSIONS TO BE GIVEN AS FACE OF NEW STUD, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
- LOCATIONS TO BE INDICATED BY CLEAR (LUR) ARE TO FINISH FACE OF ASSEMBLY.
- A CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATION AND ELEVATION.
- SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
- ALL DOOR JAMBS IN STUDED WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
- DOOR THRESHOLDS SHALL BE 1/2" MAXIMUM HEIGHT @ 90° C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" X 0 U.N.O.
- CONTRACTOR TO VERIFY GROUND FLOOR IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE.
- CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
- FOR MORE DETAILS SEE DRAWING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INSTALLATION
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C. PRIOR TO INSTALLATION. SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD "ALIGH" AS USED IN THESE DOCUMENTS MEANS "APPROXIMATE". NO INFORMATION INDICATED NOTED NOTICE OF ANY DISCREPANCIES.
16. ALL CEILING, ROOF, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED, PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE DEMOLITION HAS NOT OCCURRED, FINISHES TO BE AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. CONTRACTOR TO D100 SETTINGS FOR FLOOR PLAN INFORMATION

A100.B

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7/6/2022 1:19:37 PM

A1

BASEMENT LEVEL (WEST)

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

Re: ID-104 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 05.58 PILE BY SHORING CONTRACTOR
11.16 DISHWASHER
11.20 REFRIGERATOR
22.06 WATER DISPENSER
22.06 FLOOR DRAIN, RE: PLUMBING DRAWINGS
22.14 SERVICE SINK
22.27 PEDICURE FOOT SINK; PROVIDE PLUMBING

GENERAL FLOOR PLAN NOTES

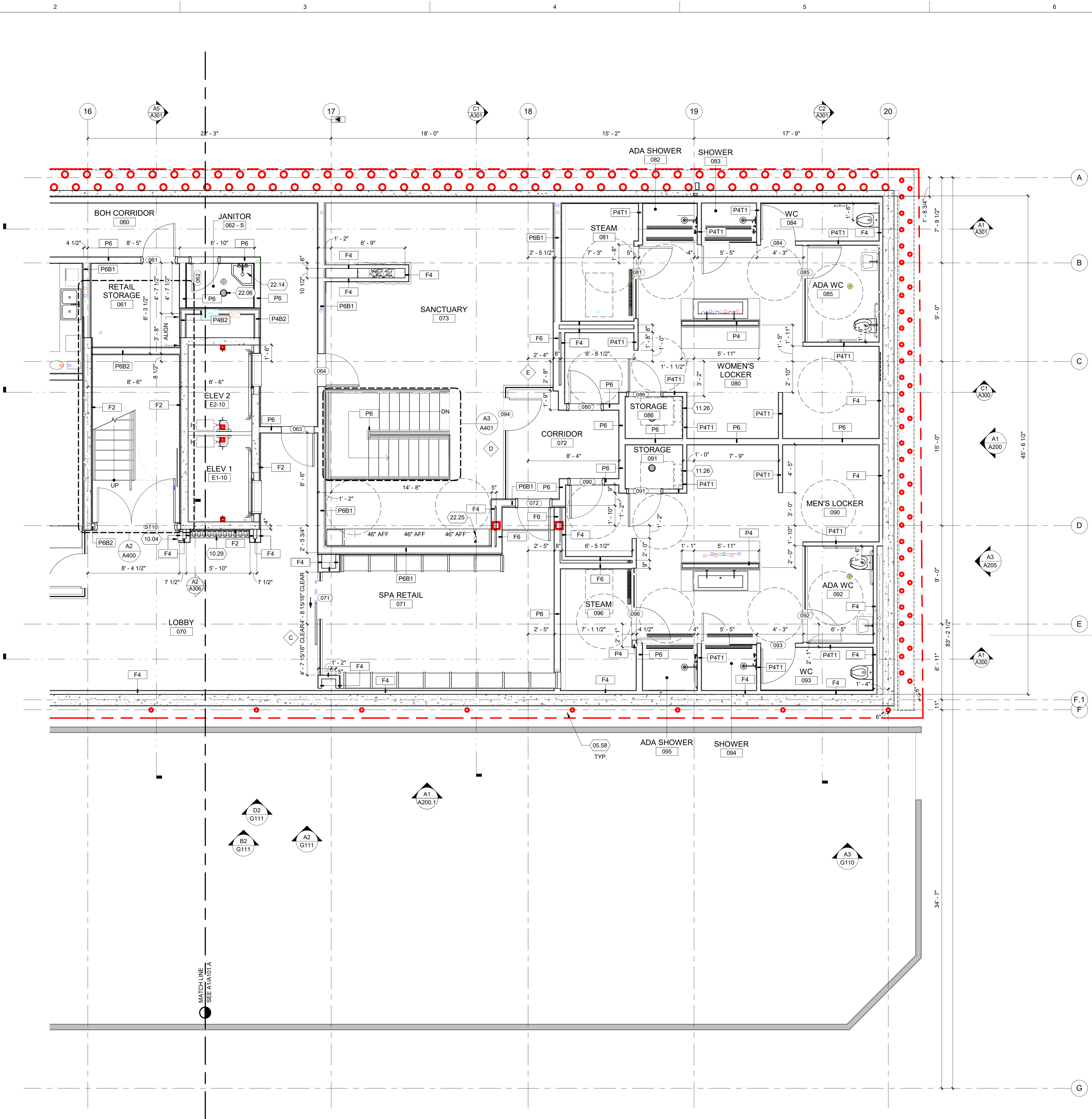
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNER'S REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

FLOOR
PLAN -
BASEMENT
LEVEL
(WEST)

A101.A

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
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A2 BASEMENT LEVEL (EAST)
SCALE: 1/4" = 1'-0"
Re: ID-105 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 05.58 PILE BY SHORING CONTRACTOR
- 10.04 FIRE EXTINGUISHER CABINET
- 10.29 PRE-FAB GREEN WALL; PROVIDE POWER AND WATER + DRAINAGE
- 11.26 STEAM CONTROL PANEL
- 22.06 FLOOR DRAIN, RE: PLUMBING DRAWINGS
- 22.14 SERVICE SINK
- 22.25 PRE-FAB FOUNTAIN; PROVIDE PLUMBING
- 26.03 FLOOR OUTLET BOX

GENERAL FLOOR PLAN NOTES

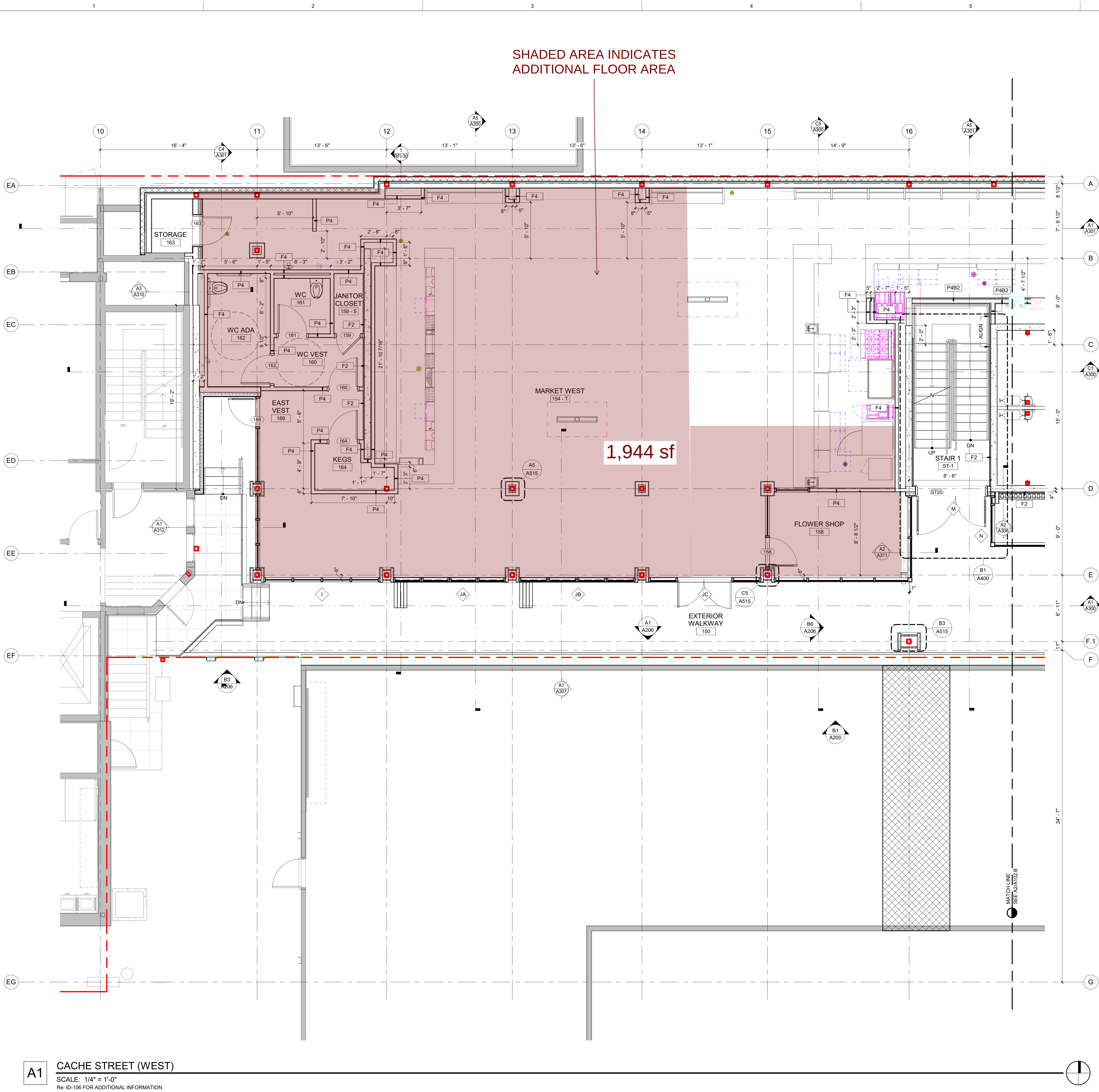
- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- 2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
- 3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
- 4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
- 5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
- 6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
- 7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30" O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" U.N.O.
- 8. DASHED AND GREY LINENWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
- 9. SEE ELECTRICAL FOR LIGHTING DETAILS
- 10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT
- 11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
- 12. ALL PARTITIONS ARE P4 U.N.O.
- 13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
- 14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
- 15. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
- 17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
- 18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
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FLOOR PLAN - BASEMENT LEVEL (EAST)
A101.B

7/6/2022 1:19:42 PM



REFERENCE NOTES

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
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7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30" O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
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10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
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18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

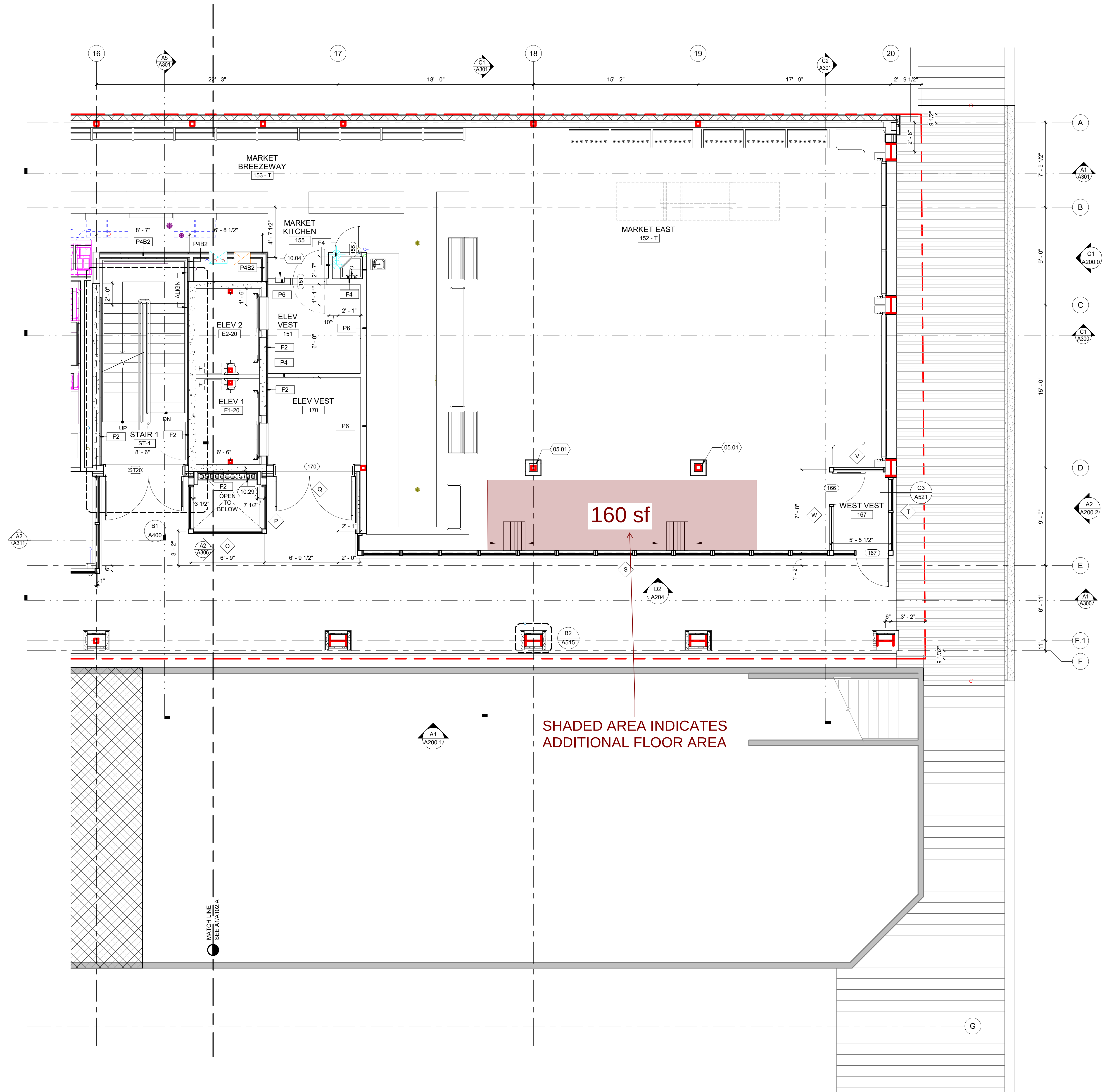
DATE: 7/22/2022
REVISION: City Review

FLOOR PLAN -
CACHE STREET
(WEST)

A102.A

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7/6/2022 1:19:47 PM



A2 CACHE STREET (EAST)
SCALE: 1/4" = 1'-0"
Re: ID-107 FOR ADDITIONAL INFORMATION

REFERENCE NOTES

- 05.01 STRUCTURAL COLUMN, RE: STRUCTURAL DRAWINGS
- 10.04 FIRE EXTINGUISHER CABINET
- 10.29 PRE-FAB GREEN WALL, PROVIDE POWER AND WATER + DRAINAGE

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30" O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINENWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

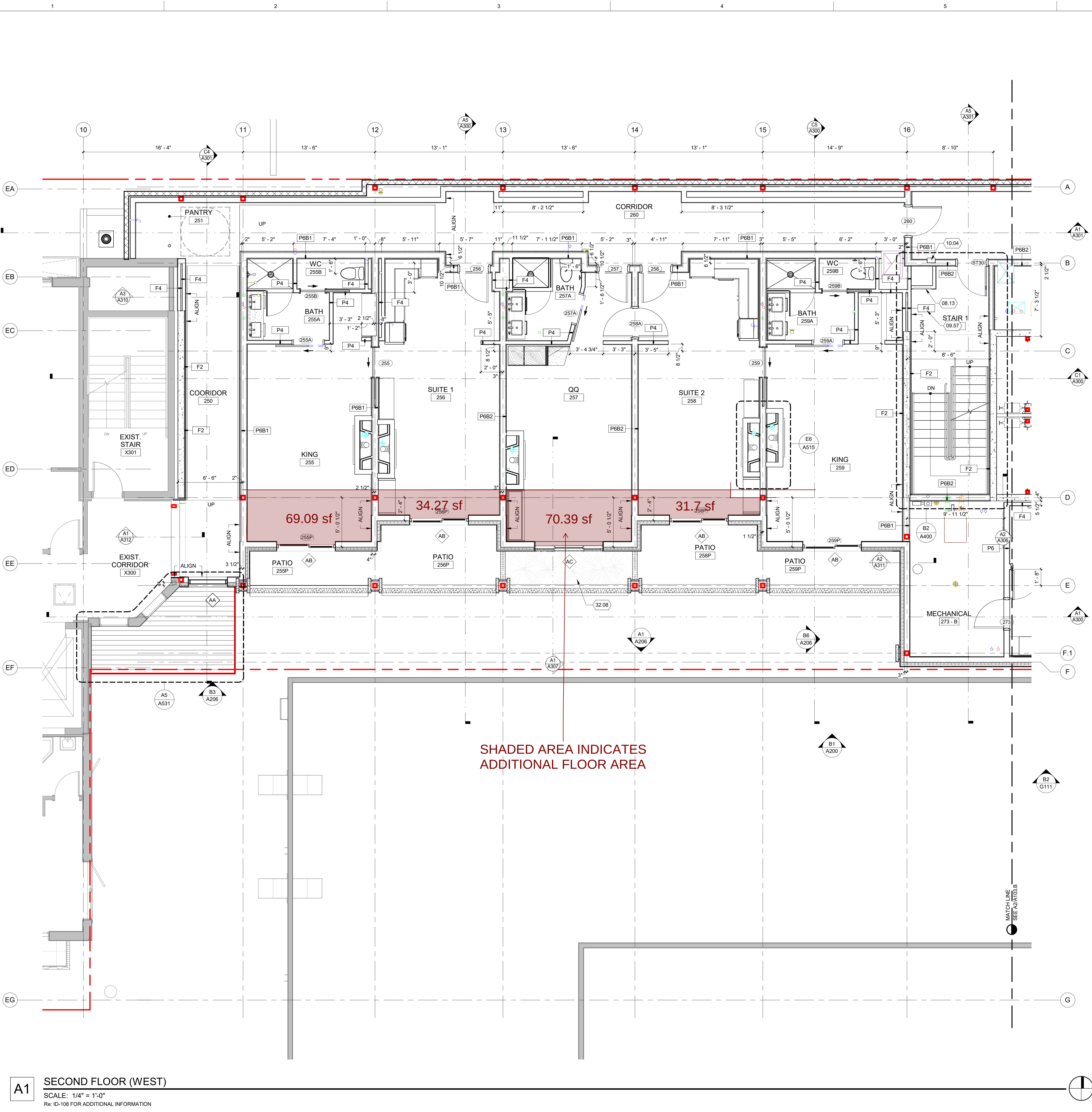
PROJECT NUMBER 18015

FLOOR
PLAN -
CACHE
STREET
(EAST)

A102.B

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7/6/2022 1:19:51 PM



SHADED AREA INDICATES
ADDITIONAL FLOOR AREA

REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET
- 32.08 PLANTING AREA. SEE LANDSCAPE DRAWINGS

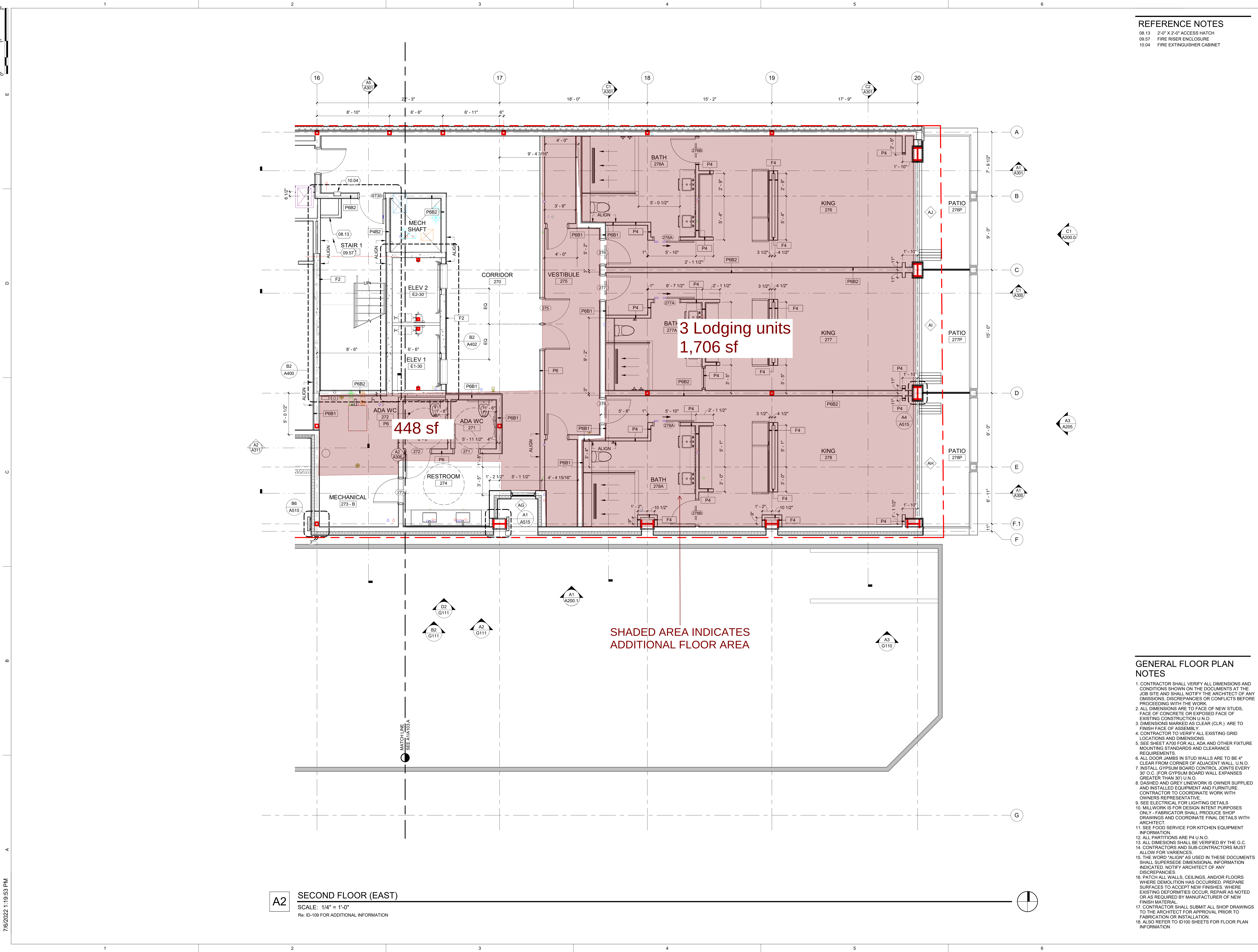
GENERAL FLOOR PLAN NOTES

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- DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
- CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
- SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
- ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
- INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
- DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNER'S REPRESENTATIVE.
- SEE ELECTRICAL FOR LIGHTING DETAILS.
- MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
- SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
- ALL PARTITIONS ARE P4 U.N.O.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
- CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
- THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
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- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
- ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

HOTEL JACKSON PHII
135 N CACHE ST.
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FLOOR
PLAN -
SECOND
FLOOR
(WEST)
A103.A



REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30" O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINENWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
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17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

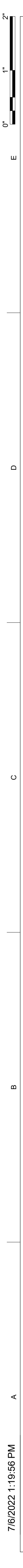
HOTEL JACKSON PHIL
135 N CACHE ST.
JACKSON WY
DRC REVIEW

PROJECT NUMBER 18015

FLOOR PLAN -
SECOND FLOOR
(EAST)

A103.B

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
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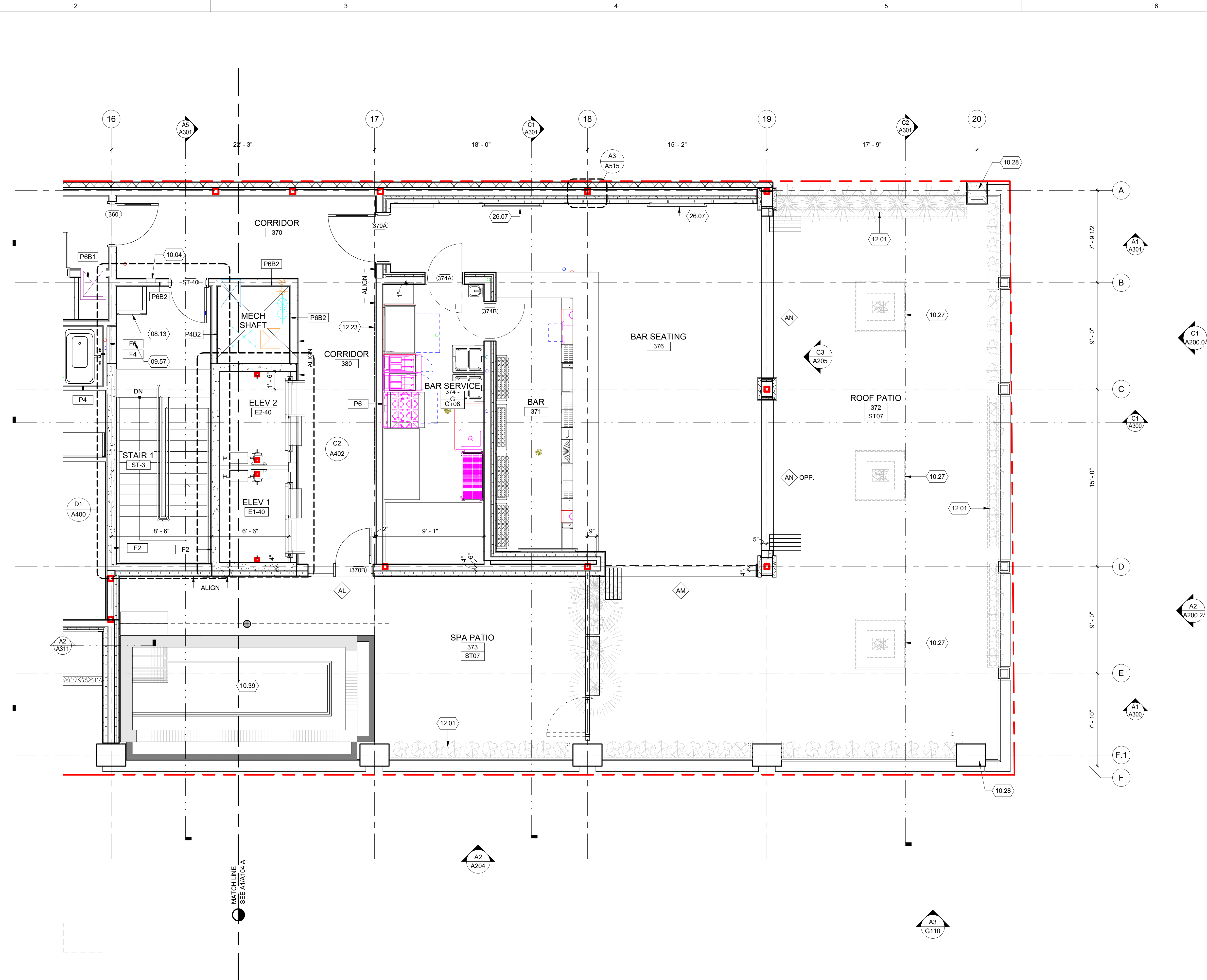
08.13 2'-0" X 2'-0" ACCESS HATCH
09.57 FIRE RISER ENCLOSURE

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDIOS, EXCEPT WHERE INDICATED TO FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FACE OF SHUTTERS AND DOORS.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. CONTRACTOR TO VERIFY ALL DOORS AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. CONTRACTOR'S DIMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL, U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 24" ON STUD WALLS. GYPSUM BOARD WALL EXPANDES GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND CONTRACTOR TO VERIFY. FURNITURE CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL DRAWINGS FOR HANG DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FLOOR SERVICE FOR KITCHEN EQUIPMENT AND SINKS.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C. CONTRACTOR. SUPPLIERS AND CONTRACTORS MUST ALLOW FOR VARIANCES.
14. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS IS TO BE INTERPRETED AS "ALIGN TO INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
15. ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED, PREPARE SURFACES TO ACCEPT NEW FINISHES, WHERE EXISTING FINISHES ARE TO REMAIN, AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
16. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
17. CONTRACTOR TO ORDER 10'X10' SHEETS FOR FLOOR PLAN INFORMATION.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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6. CONTRACTOR'S DIMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL, U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 24" ON STUD WALLS. GYPSUM BOARD WALL EXPANDES GREATER THAN 30" U.N.O.
8. DASHED AND GREY LINEWORK IS OWNER SUPPLIED AND CONTRACTOR TO VERIFY. FURNITURE CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL DRAWING FOR HANG DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FLOOR SERVICE FOR KITCHEN EQUIPMENT AND SINKS.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C. CONTRACTOR. SUPPLIERS AND CONTRACTORS MUST ALLOW FOR VARIANCES.
14. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS IS TO BE UNDERSTOOD TO MEAN THE INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
15. ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED, PREPARE SURFACES TO ACCEPT NEW FINISHES, WHERE EXISTING FINISHES ARE TO REMAIN, AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
16. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
17. CONTRACTOR TO ORDER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION.

△	DATE	REVISION
1	7/22/202	City Review
0		

A104.A



REFERENCE NOTES

- 08.13 2'-0" X 2'-0" ACCESS HATCH
- 09.57 FIRE RISER ENCLOSURE
- 10.04 FIRE EXTINGUISHER CABINET
- 10.27 GAS FIRE TABLE; PROVIDE AND COORDINATE GAS LINE, OFC
- 10.28 GAS LIGHT FIXTURE; PROVIDE AND COORDINATE GAS LINE, OFC
- 10.39 HOT TUB RE: HOT TUB DRAWINGS
- 12.01 FURNITURE; PROVIDED BY OWNER
- 12.23 ARTWORK; PROVIDE BACKING
- 26.07 TELEVISION; PROVIDE BACKING, OWNER FURNISHED AND INSTALLED

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO FACE OF NEW STUDS, FACE OF CONCRETE OR EXPOSED FACE OF EXISTING CONSTRUCTION U.N.O.
3. DIMENSIONS MARKED AS CLEAR (CLR.) ARE TO FINISH FACE OF ASSEMBLY.
4. CONTRACTOR TO VERIFY ALL EXISTING GRID LOCATIONS AND DIMENSIONS.
5. SEE SHEET A700 FOR ALL ADA AND OTHER FIXTURE MOUNTING STANDARDS AND CLEARANCE REQUIREMENTS.
6. ALL DOOR JAMBS IN STUD WALLS ARE TO BE 4" CLEAR FROM CORNER OF ADJACENT WALL U.N.O.
7. INSTALL GYPSUM BOARD CONTROL JOINTS EVERY 30' O.C. FOR GYPSUM BOARD WALL EXPANSES GREATER THAN 30' U.N.O.
8. DASHED AND GREY LINESWORK IS OWNER SUPPLIED AND INSTALLED EQUIPMENT AND FURNITURE. CONTRACTOR TO COORDINATE WORK WITH OWNERS REPRESENTATIVE.
9. SEE ELECTRICAL FOR LIGHTING DETAILS
10. MILLWORK IS FOR DESIGN INTENT PURPOSES ONLY - FABRICATOR SHALL PRODUCE SHOP DRAWINGS AND COORDINATE FINAL DETAILS WITH ARCHITECT.
11. SEE FOOD SERVICE FOR KITCHEN EQUIPMENT INFORMATION.
12. ALL PARTITIONS ARE P4 U.N.O.
13. ALL DIMENSIONS SHALL BE VERIFIED BY THE G.C.
14. CONTRACTORS AND SUB-CONTRACTORS MUST ALLOW FOR VARIANCES.
15. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. PATCH ALL WALLS, CEILINGS, AND/OR FLOORS WHERE DEMOLITION HAS OCCURRED. PREPARE SURFACES TO ACCEPT NEW FINISHES. WHERE EXISTING DEFORMITIES OCCUR, REPAIR AS NOTED OR AS REQUIRED BY MANUFACTURER OF NEW FINISH MATERIAL.
17. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
18. ALSO REFER TO ID100 SHEETS FOR FLOOR PLAN INFORMATION

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

FLOOR
PLAN -
ROOF
DECK
(EAST)

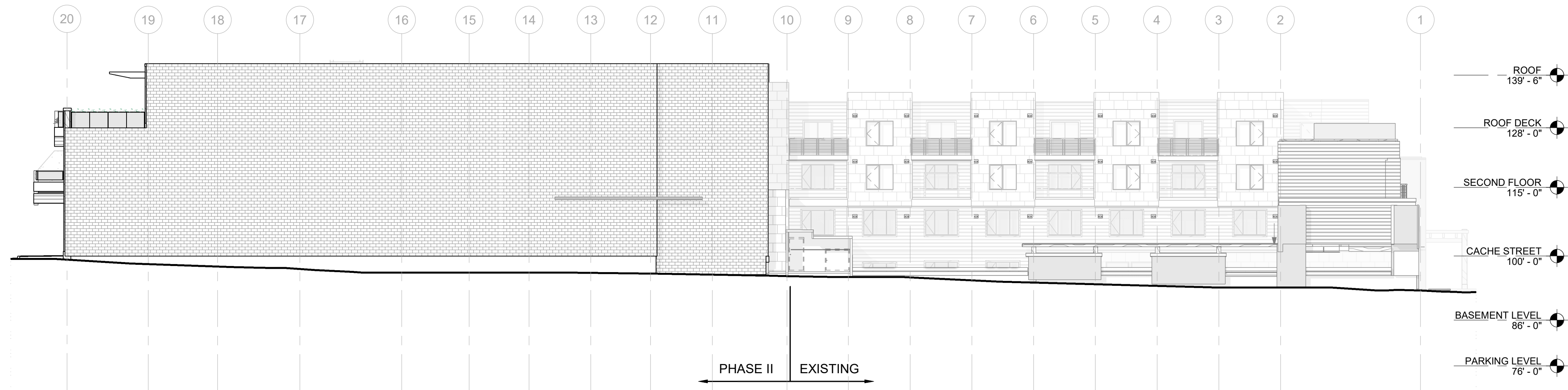
A104.B

A1 ROOF DECK (EAST)
SCALE: 1/4" = 1'-0"
Re: ID-111 FOR ADDITIONAL INFORMATION

8/19/2022 4:29:37 PM

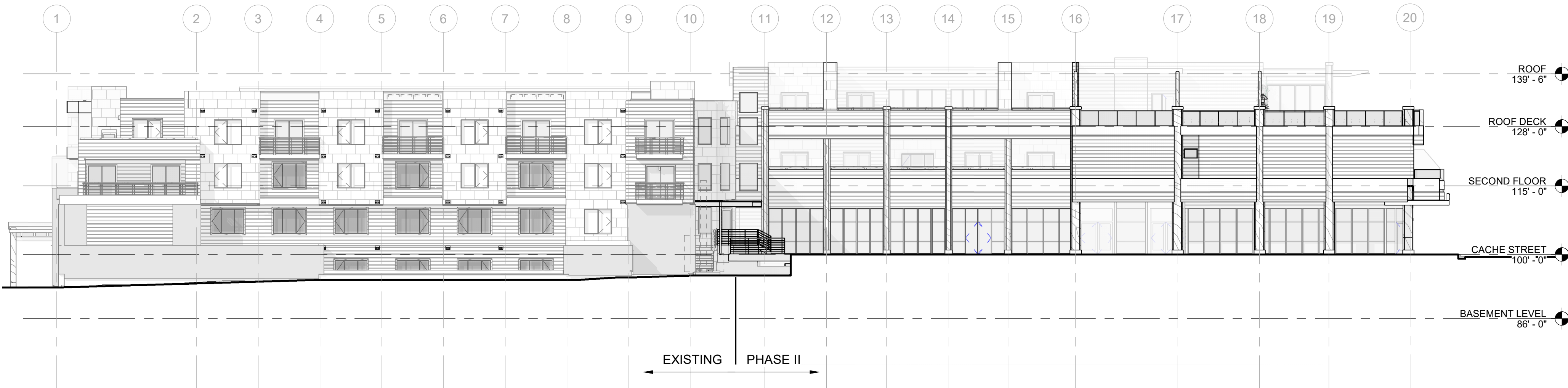
A B C D E

REFERENCE NOTES



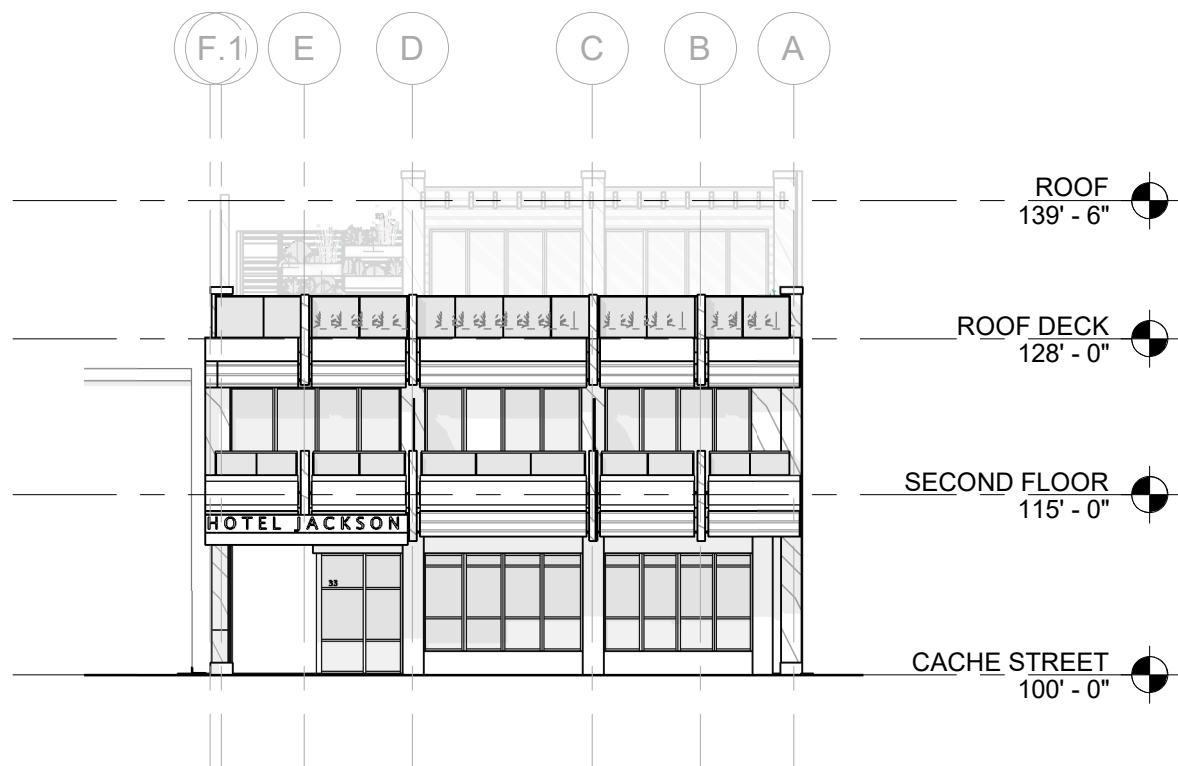
REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

D1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

B1 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

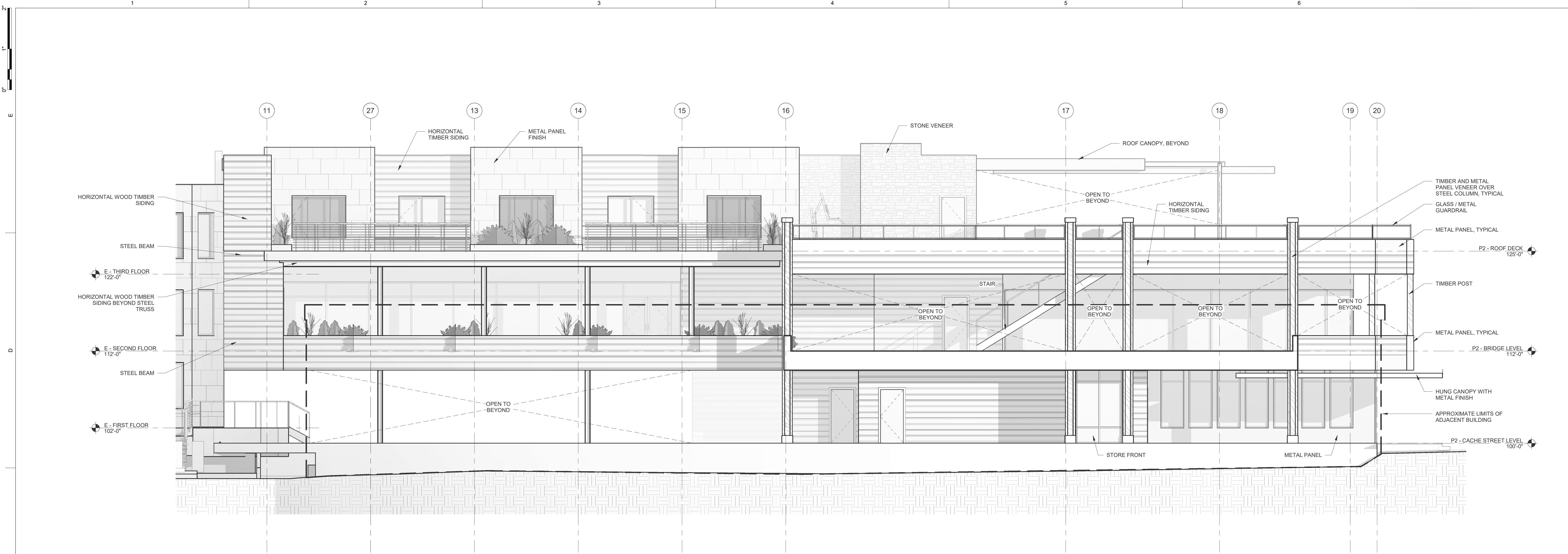
A1 OVERALL EAST ELEVATION - NO NOTES
SCALE: 1/16" = 1'-0"



REFER TO ENLARGED ELEVATIONS FOR MATERIALS AT NEW CONSTRUCTION

A2 OVERALL WEST ELEVATION - EXISTING BUILDING
SCALE: 1/16" = 1'-0"

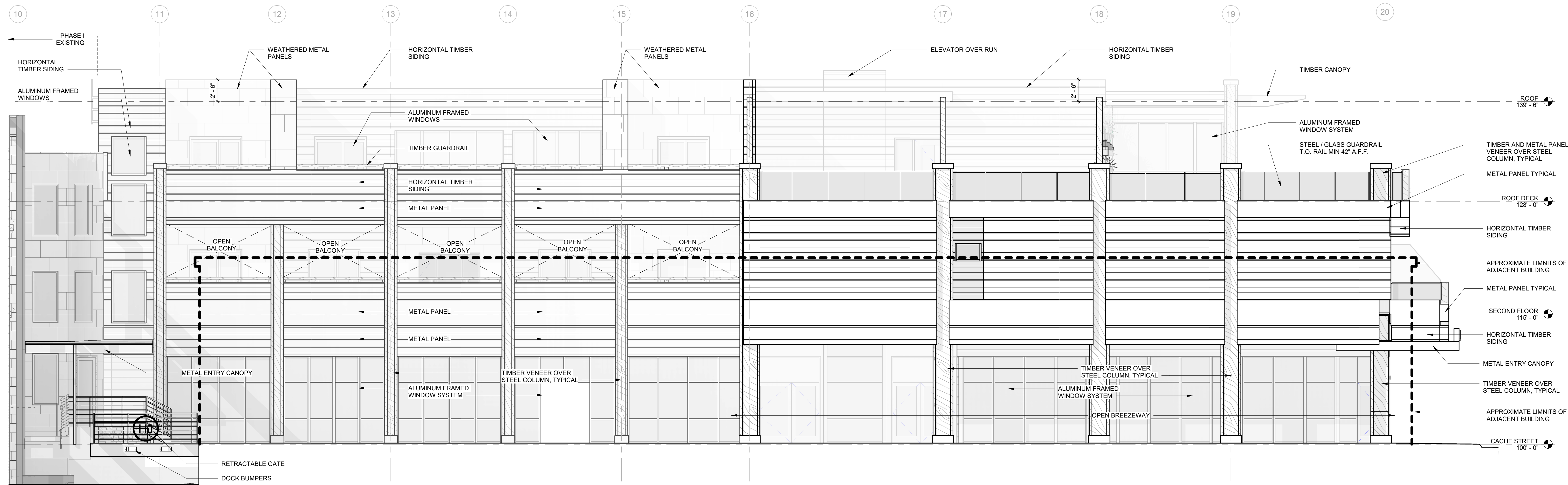
8/19/2022 4:23:20 PM



2

SOUTH-EAST ELEVATION (APPROVED)

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



A1

SOUTH ELEVATION

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

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE REVISION

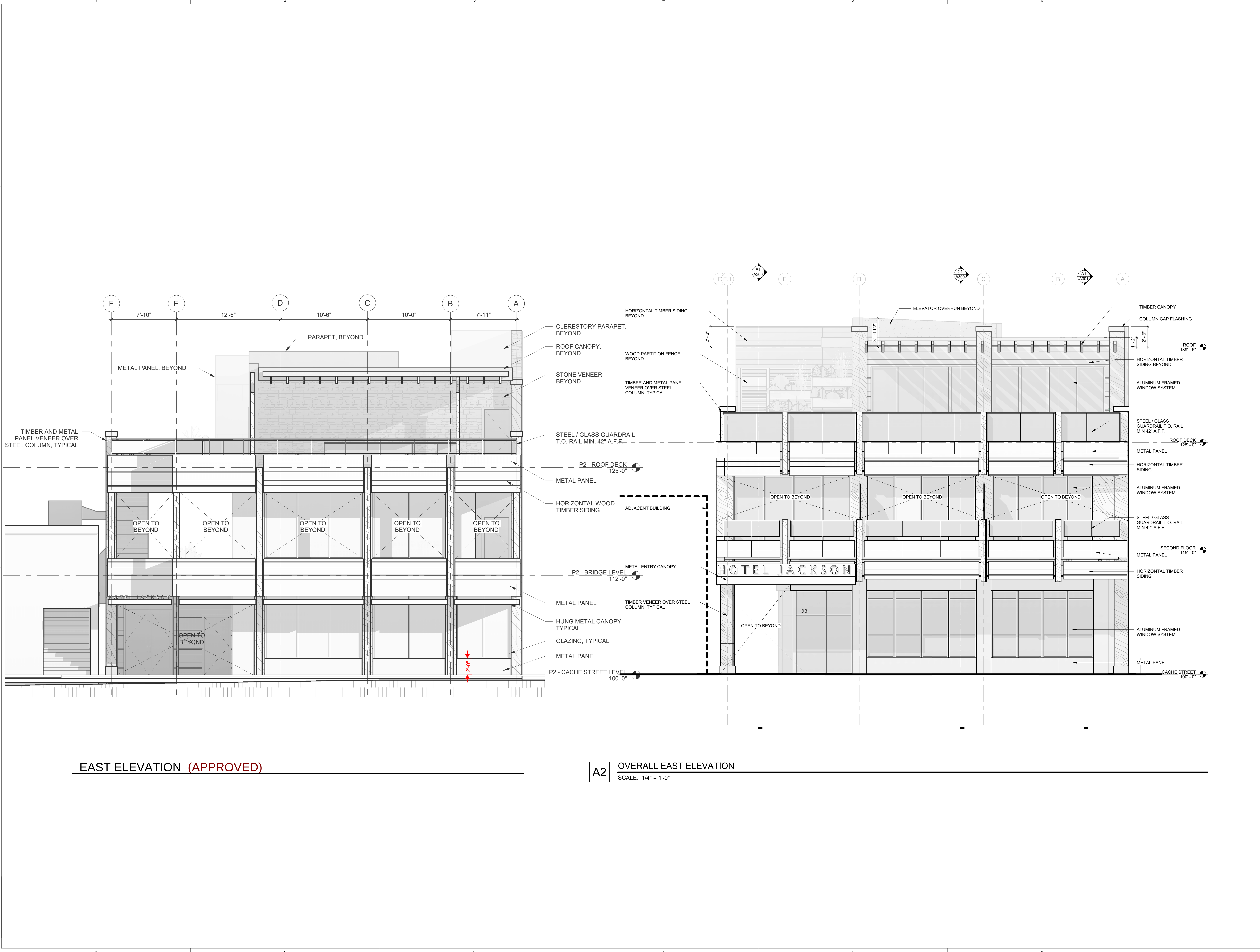
PROJECT NUMBER 18015

BUILDING
ELEVATIONS
- SOUTH

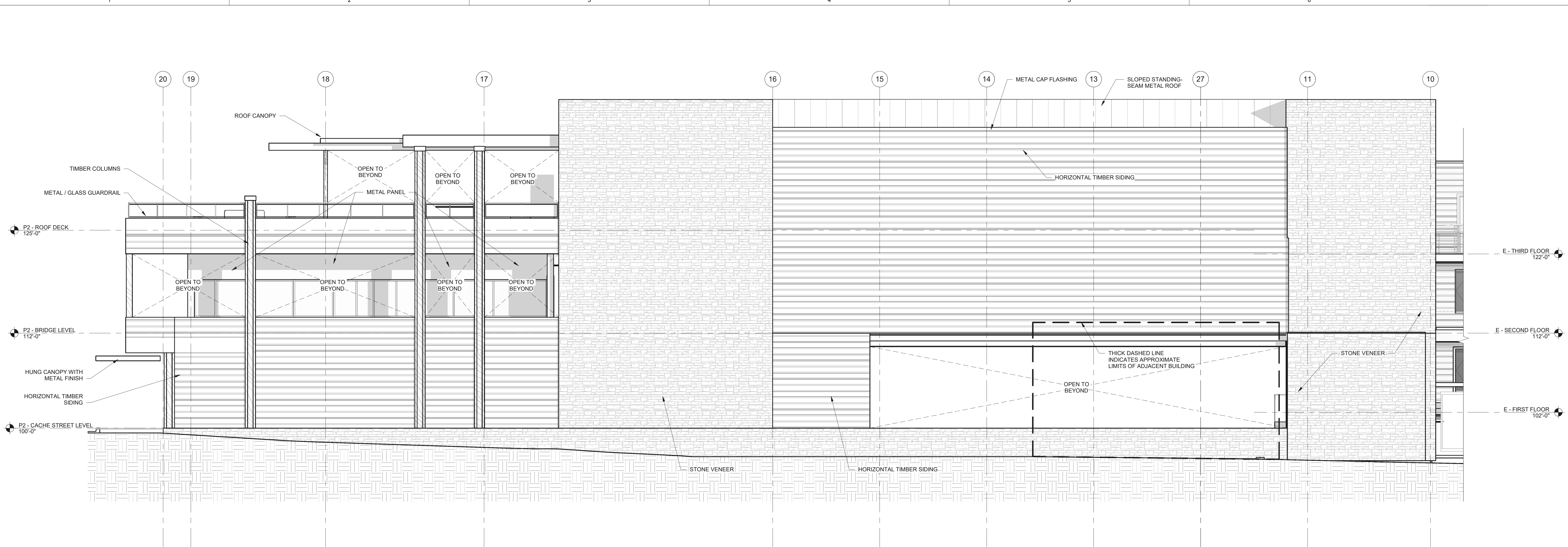
A200.1

FFKR ARCHITECTS
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O 801.521.6186 - FFKR.COM

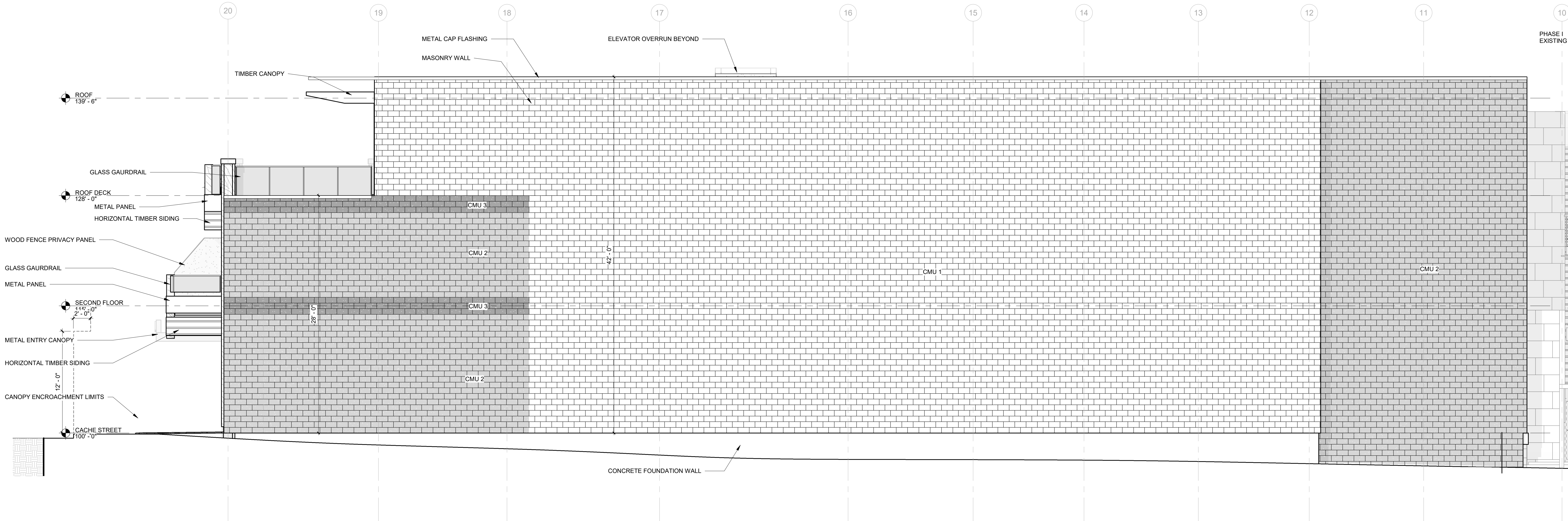
8/19/2022 2:24:15 PM



8/19/2022 2:17:39 PM



1 NORTH-EAST ELEVATION (APPROVED)
SCALE: 3/16" = 1'-0"



A1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

7/27/2022 1:11:12 PM

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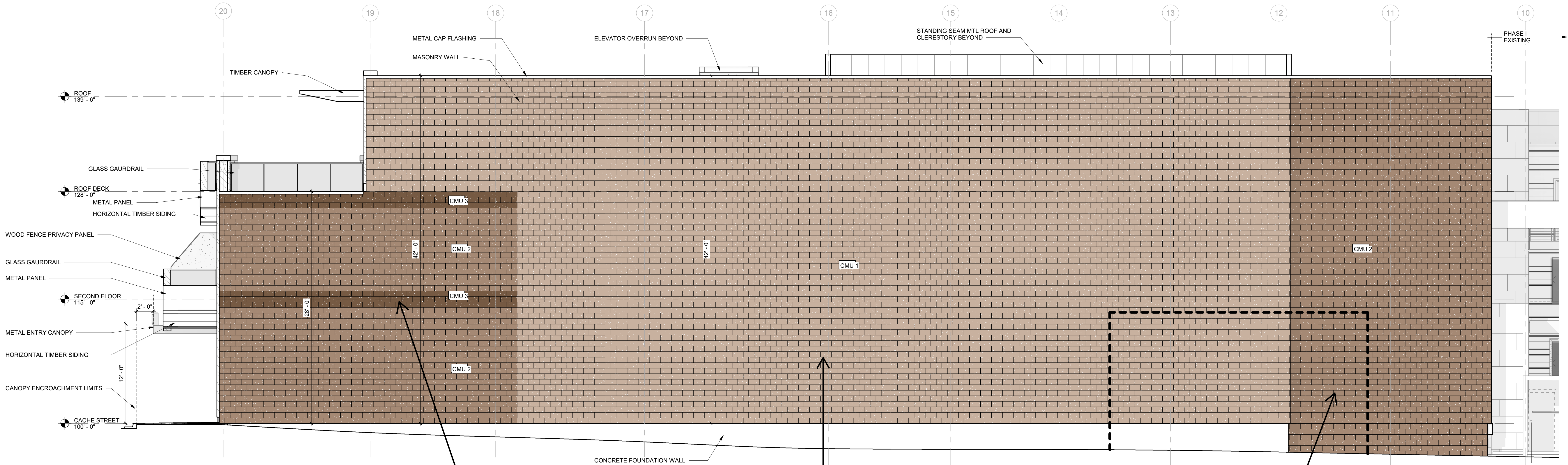
1 2 3 4 5 6



WEATHERED METAL
ALUMINUM FRAMED WINDOW

TIMBER SIDING
CAP FLASHING
METAL PANEL

Phase I Materials



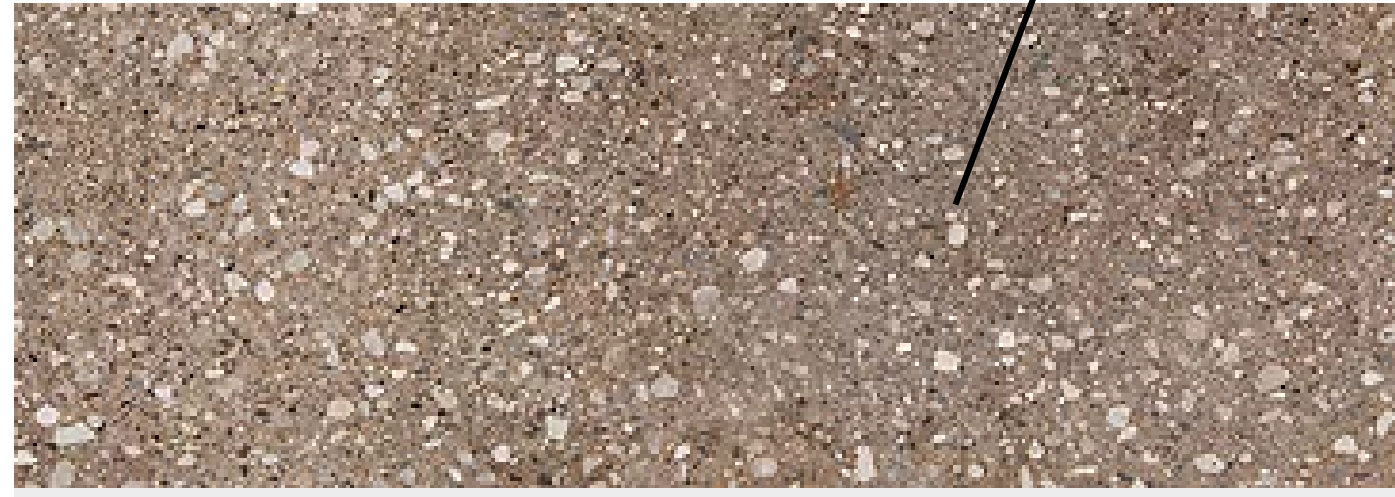
A1 NORTH ELEVATION - RENDERED (7.29.22)
SCALE: 3/16" = 1'-0"



Kanta Brown Ground Face



Sandstone, Ground Face (Premium)



Buff, Ground Face

MASONRY COLOR LEGEND

- CMU 1 KANTA SANDSTONE GROUND FACE
- CMU 2 KANTA BUFF GROUND FACE
- CMU 3 KANTA BROWN GROUND FACE

ALL MASONRY INTEGRAL COLORED TO BE SELECTED FROM MANUFACTURERS FULL COLOR LINE. EXPOSED FACES ARE SCORED

HOTEL JACKSON PHII
135 N CACHE ST.
JACKSON WY
DRC REVIEW

DATE: 7/22/2022
REVISION: City Review
0

PROJECT NUMBER: 18015

BUILDING
ELEVATIONS
- NORTH

A200.4

PLANNING

Project Number	P22-156	Applied	6/17/2022	AL
Project Name	Dev Plan Amend - 120 N Glenwood,135 N Cache		Approved	
Type	DEVPLAN	Closed		
Subtype	AMENDMENT	Expired		
Status	STAFF REVIEW	Status		

Applicant	FFKR Architects	Owner	STAGE STOP, INC.
------------------	-----------------	--------------	------------------

Site Address	City	State	Zip
135 N CACHE STREET	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
JACKSON ORIGINAL-TOWNSITE	22411628409001	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	6/17/2022	7/8/2022	6/27/2022	
Kelly Sluder					
(6/27/2022 1:42 PM KS)					
Structures must mee the current adoped Building codes ap approved by Town of Jackeson.					

Fire		6/17/2022	7/8/2022		
Kathy Clay					

Joint Housing Dept		6/17/2022	7/8/2022		
Stacy Stoker					

Legal		6/17/2022	7/8/2022		
Lea Colasuonno					

Parks and Rec	NO COMMENT	6/17/2022	7/8/2022	6/21/2022	
Steve Ashworth					

Pathways	NO COMMENT	6/17/2022	7/8/2022	6/28/2022	
Brian Schilling					

Planning	APPROVED W/CONDITI	6/17/2022	7/8/2022	9/16/2022	
Tyler Valentine					
(9/16/2022 9:33 AM TV)					
Please see staff report.					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Michelle Weber		6/17/2022	7/8/2022		
Public Works Matthew Doyle (7/13/2022 8:49 AM MD) Development Plan ADDENDUM – APPROVED W/ CONDITIONS	APPROVED W/CONDITI	6/17/2022	7/8/2022	7/13/2022	See notes
P22-156 ADDRESS: 135 N Cache St. OWNER: Stagestop Inc. APPLICANT: FFKR Architects 7/13/2022 Matthew Doyle, 733-3079 DATE OF SUBMITTAL: 6/17/2022 DATE OF MATERIALS: 6/17/2022 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 . NOTES FOR APPROVAL: 1. Additional Water or Sewer Capacity fees may be assessed with the building permit. CONDITIONS OF APPROVAL: 1. Provide all plumbing fixture units that flow through the provided grease trap interceptor. Please also provide grease trap sizing calculations with the building permit addendum.					
START Darren Brugmann		6/17/2022	7/8/2022		

Tyler Valentine

From: Thoenig <sales@thoenigs.com>
Sent: Friday, September 9, 2022 2:30 PM
To: Tyler Valentine
Subject: Item P22-156

Hi Tyler,

My name is Robin Thoenig and I own 125 W. Deloney Ave. This location has been rented or owned for 50 years by my family. I have always had a place to park and been able to use my back entrance for safety and security entering and exiting. This would be so unethical to block my back access for fire escape and safety! Being a high end watch and jewelry store it's a necessity to have back access use!

Sincerely,

Robin Thoenig

Tyler Valentine

From: Vicki Garnick <msvickigarnick@gmail.com>
Sent: Friday, September 9, 2022 10:07 AM
To: Tyler Valentine
Subject: Developement plan of Hotel Jackson, Stage Coach Stop LLC, Darwhice



To the Town of Jackson Planning Department and Tyler Valentine,

In response to the development project of Hotel Jackson, Stage Coach Stop LLC, and the proposal for pre-approval of the Glenwood properties development, I have several deep concerns regarding this project.

I have owned and operated the Historic Jackson Hole Playhouse since 1980. We are a family-owned and operated business. The Garnick family has always been deeply involved in the

community and civic events. The Theatre has been a central attraction to tourism here in the

Town since the early 1950s and the building IS a Historic Building Landmark dating back to 1915. I know that you are very familiar with the Jackson Hole Playhouse and the western heritage and culture it provides to our community and the many guests that visit the Playhouse as one of the last remaining Theatres of its kind. We have used access to our back doors, for employees, and crews that come and go to facilitate the needs of a Theatre, via sets, costumes, lights, maintenance for both the restaurants and Theatre building and also for actors, and fire access for the guests if ever needed. We also have two restaurants that use back doors for delivery and exits for fire. With the proposed project we would have access to none of that which would potentially cause us to close our doors. We have used this access freely and with no restraint for the past 43 years that I have been in operation. This would devastate my family, my business of 43 years, the Historic Jackson Hole Playhouse, and yet another legacy of Jackson Hole is gone. This development would be a great imposition on the fair use of my property and business, and it is wrong.

I am asking for a complete pause of this project and NO - to a Pre-approval until these very issues of the business and Historic building that it is impacting are resolved and a complete time of discovery is given to resolve the issues so that the Historic Jackson Hole Playhouse would continue it's 107 yrs of business in downtown Jackson Hole, and we would be able to continue serving the community, guests, and tourists that come here for this type of western cultural experience.

Please give this request the utmost consideration.

Sincerely,
Vicki L. Ganick

Vicki L. Garnick
Jackson Hole Playhouse & Saddle Rock Family Saloon
Proprietress - Producer - Director
307-733-6994
145 W. Deloney Ave.
Jackson, WY 83001
www.jhplayhouse.com