

AGENDA
Design Review Committee
November 8, 2023 – 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 Committee 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 DRC meeting.

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. ZOOM LINK

I. To join, click the link or copy to your browser:

<https://us02web.zoom.us/j/82519859410?pwd=ZkNoNjlja0pEK2ZkMjZTVUdreE0vUT09>

If the link does not work, join at zoom.com with Webinar ID **825 1985 9410** Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. **P23-175** 1060 South Park Loop Rd The Loop Apartments (Tyler Valentine)

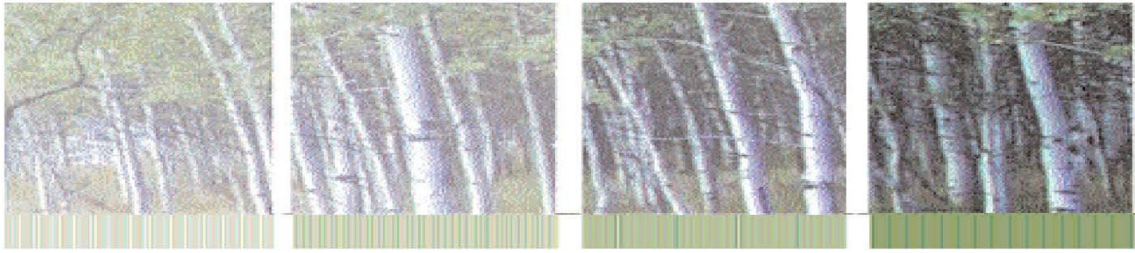
II. **P22-258** 185 S. Willow County General Services Building (Katelyn Page)

III. **P23-158** 415 N. Glenwood (Katelyn Page)

IV. **P22-297** 295 W. Pearl Twin Phase II (Katelyn Page)

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: November 8, 2023

Item Number: P23-175

Applicant: Jackson Ferguson – FFKR

Address: 1060 & 1080 South Park Loop Road

Recommendations: Approve, Approve w/ Conditions, Deny, Continue.

Project Summary:

Background:

On November 9, 2022, the DRC recommended approval of The Loop project subject to the following condition:

1. Prior to building permit submittal, the applicant shall submit the following information for DRC review:
 - a. The lighter wood-tone material shown in the renderings should be the material used. A material sample for the lighter wood tone shall be provided that better matches the renderings.
 - b. Provide details on the courtyard landscaping, specifically on the landscaping and trees in planter beds.
 - c. Provide more details on the guardrails along the rear of the property.
 - d. Provide more details on the dry-stack boulder wall along the southern portions of the property.

Request:

The applicant has submitted a building permit for The Loop project and is now following up on the above condition of approval. The applicant has responded to each part of the condition in their narrative and plans. Below is a summary of each response:

- a. The lighter wood-tone material shown in the renderings should be the material used. A material sample for the lighter wood tone shall be provided that better matches the renderings.

Response: Originally there were five different siding colors. The color in question was Summer Wheat, which is no longer a part of the project. The applicant is down to three colors: Winchester Brown, Aspen Ridge, and Coastal Gray. None of these colors are light wood colors. All 3 materials have been submitted to the Planning Department.

- b. Provide details on the courtyard landscaping, specifically on the landscaping and trees in planter beds.

Response: Details on the courtyard landscaping have been provided on sheet LA601.

Staff note – The applicant is proposing changes to the approved courtyard landscape plan. The major difference is that there appear to be +/-10 fewer trees in the west courtyard and 2 fewer trees in the east courtyard. In general, the number of shrubs and perennials in both courtyards is comparable.

In addition, there's been some unintentional misinformation regarding the amount of approved sod. In the approved plan below, and all approved 3D renderings, the green areas represented sod and designated areas for planting trees, shrubs, and perennials. However, the applicant has stated that their intent all along was to have rock mulch instead of sod based on the high quantity of ground-covering shrubs and perennials. Mulch is a permitted landscape material, however, the Town does not allow mulch as the primary landscape material. Based on the approved plans, the Town is expecting sod to be placed throughout the site but would allow mulch in certain areas, especially areas with dense shrubs and perennials. Staff is seeking the DRC's feedback on this topic.



- c. Provide more details on the guardrails along the rear of the property.

Response: Guardrail details have been provided on sheet A501.

- d. Provide more details on the dry-stack boulder wall along the southern portions of the property.

Response: Boulder wall details are provided on sheet C13 and sheet A501.

As a reminder, below are the total overall calculations for The Loop project:

- Total units: 195
 - 101 studios (approx. 400 sf)
 - 27 one-beds (approx. 500 sf)
 - 39 two-beds (approx. 1,100 sf)
 - 28 three-beds (approx. 1,200 sf)
- Unit Breakdown:
 - 106 Market Units
 - 88 Workforce Deed-Restricted Units
 - 1 Affordable Unit
- Total parking: 246 spaces provided (232 covered + 14 surface)
- Stories: 4
- Building height: Approx. 48'
- Total above-ground habitable sf: 158,456 sf
- Total basement garage sf: 108,699 sf

Vision Statement:

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

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

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.

- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

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

3) Connections

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



4) Scale & Variety

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

5) Screening

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

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.

- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

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

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.

3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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

APPLICATION



PLANNING PERMIT APPLICATION
Planning & Building Department

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

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 #: PAP 21-241 Environmental Analysis #: NA
Original Permit #: NA 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.

Signature of Property Owner or Authorized Applicant/Agent	<u>10/17/2023</u>
<u>Jackson Ferguson</u>	Date
Name Printed	<u>Project Architect</u>
	Title

Fees Paid_____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: THE LOOP

Physical Address: 1060 & 1080 SOUTH PARK LOOP ROAD

Lot, Subdivision: PT NE1/4 NE1/4, SEC. 6, TWP. 40, RNG. 116PIDN: 22-40-16-06-1-00-010, 011 & 012

PROPERTY OWNER.

Name: MIDWAY HOSPITALITY PARTNERS, LLC & MOGUL HOSPITALITY PARTNERS - JACKSON, LLC & CHRISTENSEN BROTHERS, LLCPhone: 602.885.2342

Mailing Address: PO BOX 998 MIDWAY, UTZIP: 84049-0998

E-mail: RachelL@mogulcapital.com

APPLICANT/AGENT.

Name: Jackson FergusonPhone: 801-520-5265

Mailing Address: 730 Pacific Avenue, SLC, UTZIP: 84104

E-mail: jferguson@ffkr.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner

☒Applicant/Agent

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

NOTARIZED LETTER OF OWNER AUTHORIZATION
(LOA - FFKR)



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: 04/29/2022

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 : Mogul Hospitality Partners - Jackson, LLC and/or Midway Hospitality Partners, LLC and/or Christensen Brothers, LLC

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

Name of property owner as listed on deed

Address of Premises: 1080, 1060 & 1050 S Park Loop Road, Jackson, WY

Legal Description: PT NE1/4 NE1/4, SEC.6, TWP.40, RNG. 116 PIDN: 22-40-16-06-1-00-010/
22-40-16-06-1-00-011/ 22-40-16-06-1-00-012

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson Ferguson and/or Kevin Haub/FFKR Architects

Mailing address of Applicant/agent: 730 Pacific Ave, Salt Lake City, UT, 84104

Email address of Applicant/agent: jferguson@ffkr.com and/or khaub@ffkr.com

Phone Number of Applicant/agent: 801-520-5265 and/or 661-713-6362

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) n/a

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

Managing Partner

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

STATE OF Utah)

COUNTY OF Wasatch) SS.

The foregoing instrument was acknowledged before me by Bradley Waystaff this 9
day of May, 2022. WITNESS my hand and official seal.

Notary Public



JULIE C. GILES
Notary Public
State of Utah
My Commission Expires 11/15/2022
COMMISSION NO. 703321

My commission expires:

11/15/2022

Response to Town of Jackson DRC Comments dated 2023 September 26

Project:	Loop Workforce East & West Building	Permit #:	B23-0291& B23-0292
		Date:	October 17, 2023
Reviewer:	DRC Committee	FFKR Project #:	22078

Summary:	Modifications or explanation of City Review issued on July 05, 2023.
Reason for Instruction:	Response in red , to TOJ FIRST REVIEW dated 2023 October 11, addressing each item as listed,

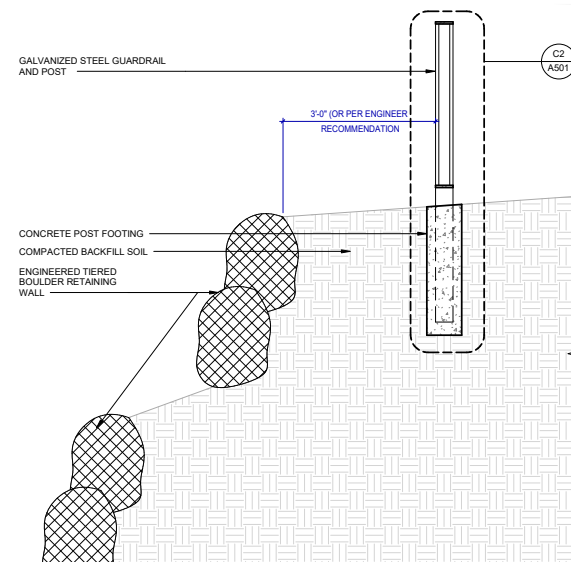
CODE REVIEW COMMENTS:

DRC Conditions of Approval

1. Prior to building permit submittal, the applicant shall submit the following information for DRC review:

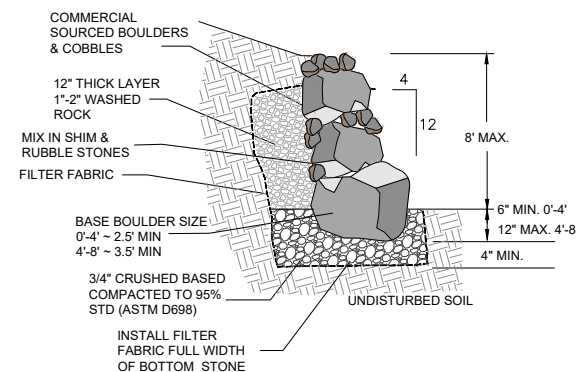
- The lighter wood-tone material shown in the renderings should be the material used. A material sample for the lighter wood tone shall be provided that better matches the renderings. **This seems like it was a holdover comment from the first materials we submitted when there were five different siding colors. The color in question was Summer Wheat, no longer a part of the project. We are down to three colors now, Winchester Brown, Aspen Ridge, and Coastal Gray. None of these colors are light wood colors. We submitted the materials with a previous submission, but these three samples have been re-shipped to Tyler for reference.**
- Provide details on the courtyard landscaping, specifically on the landscaping and trees in planter beds. **Those details have been provided on sheet LA601.**
- Provide more details on the guardrails along the rear of the property. **See details A2 & C2 on sheet A501. Also, see the attached guardrail/ boulder wall exhibit.**
- Provide more details on the dry-stack boulder wall along the southern portions of the property. **See boulder wall detail 1 on sheet C113 and detail A2 on A501. Also, see the attached guardrail/ boulder wall exhibit.**

End of responses.



A2 GUARDRAIL @ RETAINING WALL
SCALE: 3/4" = 1'-0"

ARCHTECTURAL DETAIL
SHEET A501



1 **C113** **TYPICAL BOULDER DRYSTACK
RETAINING WALL DETAIL**

CIVIL DETAIL
SHEET C113

GUARDRAILS
BOULDER WALLS



EAST BUILDING PERSPECTIVE

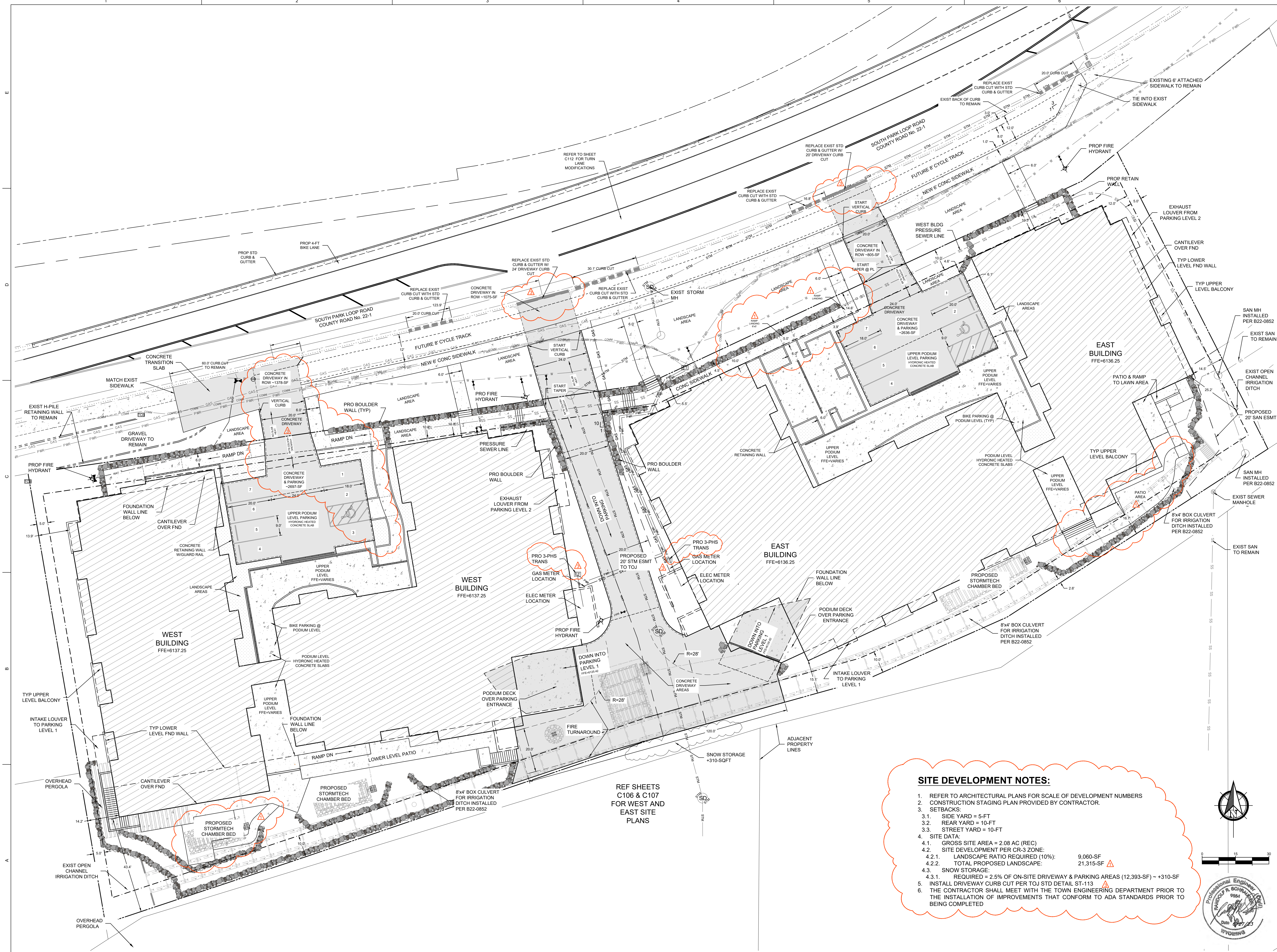


WEST BUILDING PERSPECTIVE

GUARDRAILS

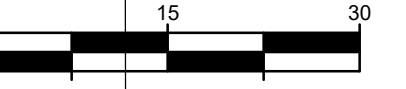
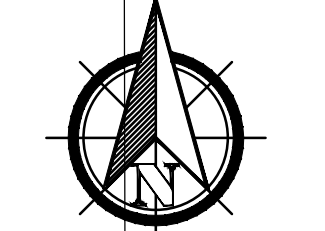
BOULDER WALLS

GUARDRAIL/ BOULDER WALL EXHIBIT



SITE DEVELOPMENT NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR SCALE OF DEVELOPMENT NUMBERS
2. CONSTRUCTION STAGING PLAN PROVIDED BY CONTRACTOR.
3. SETBACKS:
 - 3.1. SIDE YARD = 5-FT
 - 3.2. REAR YARD = 10-FT
 - 3.3. STREET YARD = 10-FT
4. SITE DATA:
 - 4.1. GROSS SITE AREA = 2.08 AC (REC)
 - 4.2. SITE DEVELOPMENT PER CR-3 ZONE:
 - 4.2.1. LANDSCAPE RATIO REQUIRED (10%): 9,060-SF
 - 4.2.2. TOTAL PROPOSED LANDSCAPE: 21,315-SF
 - 4.3. SNOW STORAGE:
 - 4.3.1. REQUIRED = 2.5% OF ON-SITE DRIVEWAY & PARKING AREAS (12,393-SF) ~ +310-SF
5. INSTALL DRIVEWAY CURB CUT PER TOJ STD DETAIL ST-113
6. THE CONTRACTOR SHALL MEET WITH THE TOWN ENGINEERING DEPARTMENT PRIOR TO THE INSTALLATION OF IMPROVEMENTS THAT CONFORM TO ADA STANDARDS PRIOR TO BEING COMPLETED

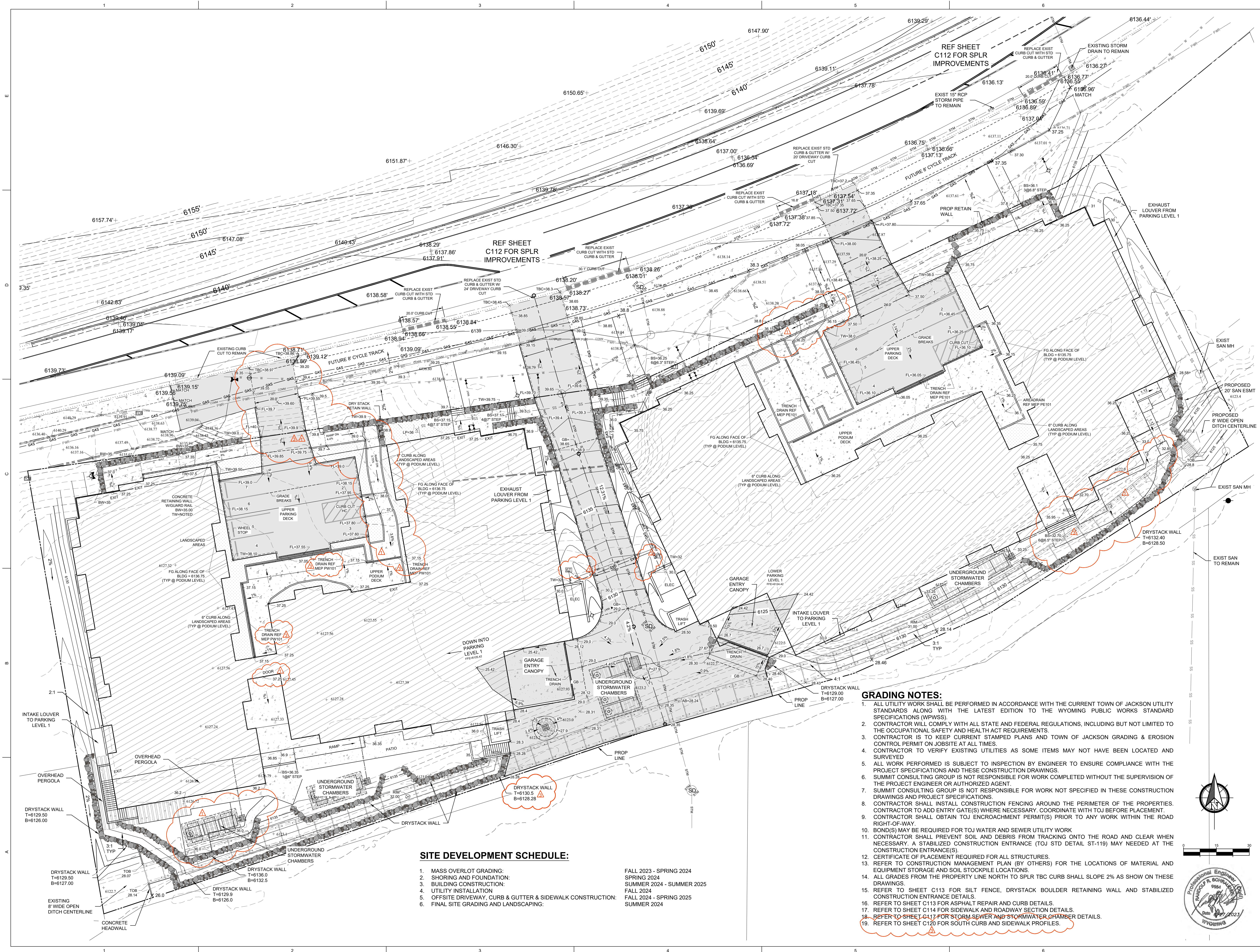


REF SHEETS
C106 & C107
FOR WEST AND
EAST SITE
PLANS

Δ	DATE	REVISION
1	2023-09-05	ADD #61
2	2023-10-11	ADD #63

PROJECT NUMBER 22078

**OVERALL
PROPOSED
CONDITIONS
SITE PLAN**

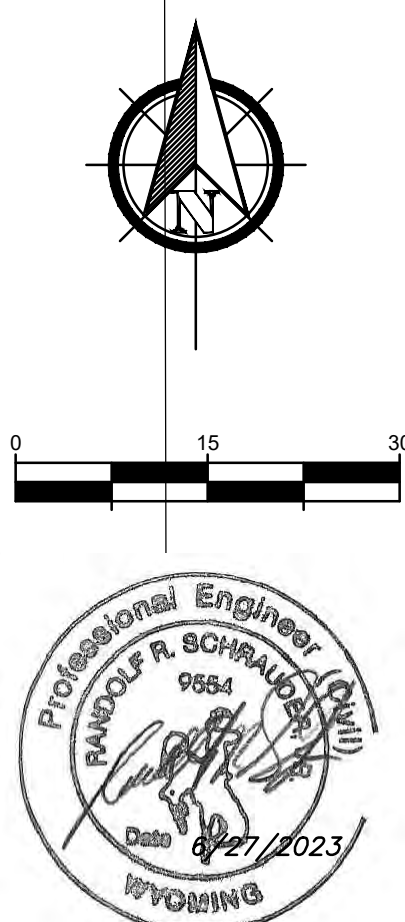


SITE DEVELOPMENT SCHEDULE:

- | | |
|---|---------------------------|
| 1. MASS OVERLOT GRADING: | FALL 2023 - SPRING 2024 |
| 2. SHORING AND FOUNDATION: | SPRING 2024 |
| 3. BUILDING CONSTRUCTION: | SUMMER 2024 - SUMMER 2025 |
| 4. UTILITY INSTALLATION | FALL 2024 |
| 5. OFFSITE DRIVEWAY, CURB & GUTTER & SIDEWALK CONSTRUCTION: | FALL 2024 - SPRING 2025 |
| 6. FINAL SITE GRADING AND LANDSCAPING: | SUMMER 2024 |

GRADING NOTES:

- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS).
- CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
- CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED.
- ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
- SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
- SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TOJ BEFORE PLACEMENT.
- CONTRACTOR SHALL OBTAIN TOJ ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
- BOND(S) MAY BE REQUIRED FOR TOJ WATER AND SEWER UTILITY WORK.
- CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. A STABILIZED CONSTRUCTION ENTRANCE (TOJ STD DETAIL ST-119) MAY NEEDED AT THE CONSTRUCTION ENTRANCE(S).
- CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
- REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.
- ALL GRADES FROM THE PROPERTY LINE NORTH TO SPLR TBC CURB SHALL SLOPE 2% AS SHOWN ON THESE DRAWINGS.
- REFER TO SHEET C113 FOR SILT FENCE, DRYSTACK BOULDER RETAINING WALL AND STABILIZED CONSTRUCTION ENTRANCE DETAILS.
- REFER TO SHEET C113 FOR ASPHALT REPAIR AND CURB DETAILS.
- REFER TO SHEET C114 FOR SIDEWALK AND ROADWAY SECTION DETAILS.
- REFER TO SHEET C117 FOR STORM SEWER AND STORMWATER CHAMBER DETAILS.
- REFER TO SHEET C120 FOR SOUTH CURB AND SIDEWALK PROFILES.



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O 801.521.6186 • FFKR.COM

SCG
Summit Consulting Group
P.O. Box 6462 • 2100 Wilson Road
Jackson, WY 83002 • 307.611.4369
www.scgengineering.com

MOGUL CAPITAL
Mogul Capital, LLC
210 E. Main Street
Suite 109, Midway UT 84049
435.654.5030

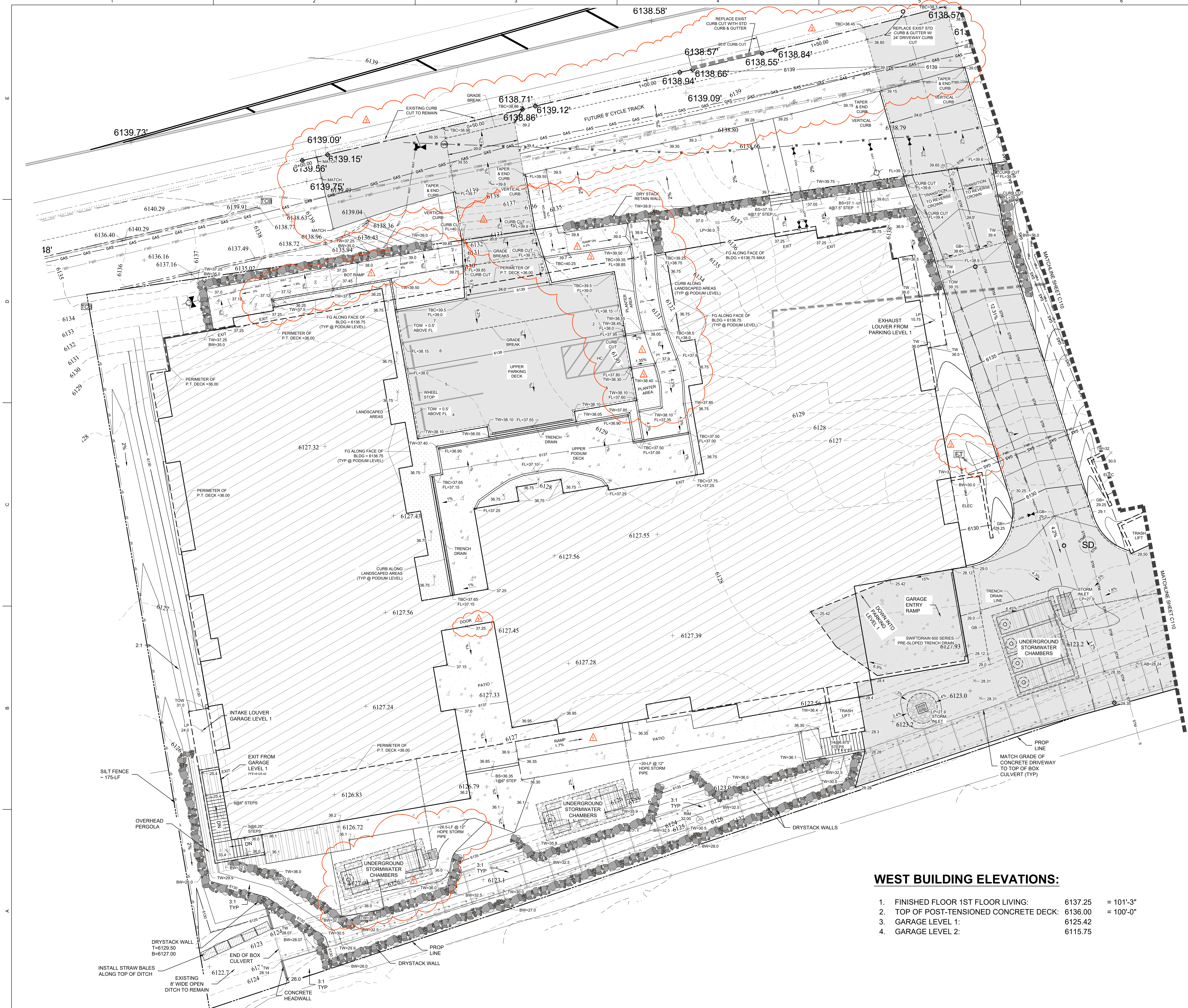
THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING 83001
2023 JULY 5, CITY REVIEW -
DOCUMENTS

DATE	REVISION
1 2023-09-05	ADD R61
2 2023-10-11	ADD R63

PROJECT NUMBER 22078

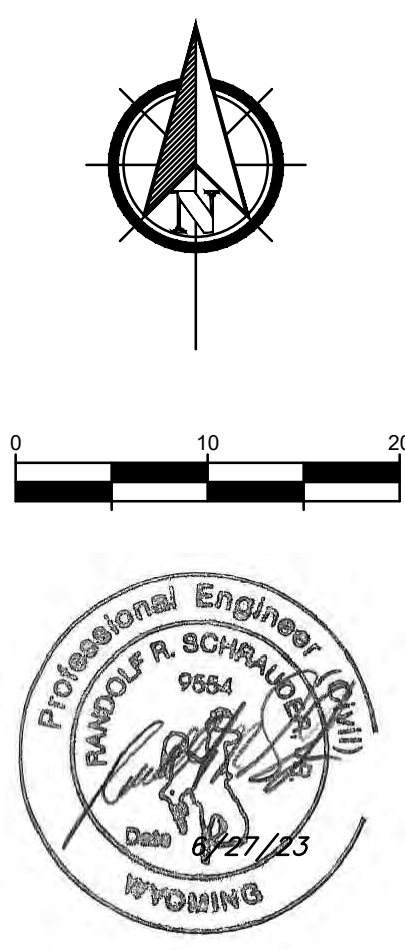
OVERALL PHASE 2 GRADING PLAN

C108



WEST BUILDING ELEVATIONS:

- 1. FINISHED FLOOR 1ST FLOOR LIVING: 6137.25 = 101'-3"
- 2. TOP OF POST-TENSIONED CONCRETE DECK: 6136.00 = 100'-0"
- 3. GARAGE LEVEL 1: 6125.42
- 4. GARAGE LEVEL 2: 6115.75



Δ	DATE	REVISION
1	2023-09-05	ADD #61
2	2023-10-11	ADD #63

PROJECT NUMBER 22078

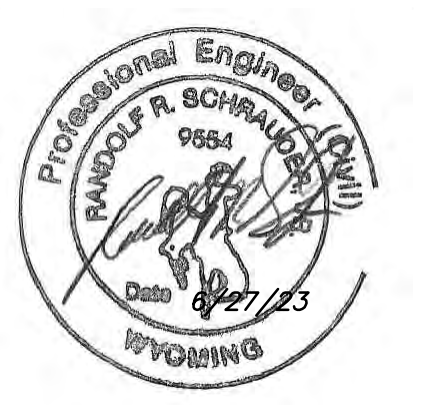
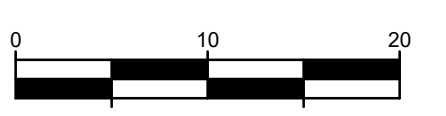
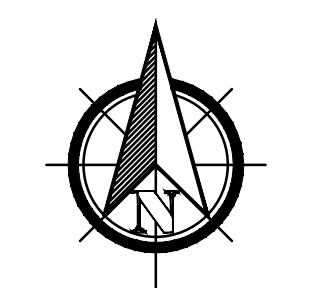
WEST BUILDING
PHASE 2
GRADING
PLAN

C109



EAST BUILDING ELEVATIONS:

- | | | |
|---|---------|-----------|
| 1. FINISHED FLOOR 1ST FLOOR LIVING: | 6136.25 | = 101'-3" |
| 2. TOP OF POST-TENSIONED CONCRETE DECK: | 6135.00 | = 100'-0" |
| 3. GARAGE LEVEL 1: | 6124.42 | |
| 4. GARAGE LEVEL 2: | 6114.75 | |



THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING 83001
2023 JULY 5, CITY REVIEW -
DOCUMENTS

EAST BUILDING PHASE 2 GRADING PLAN
C110

Mogul Capital, LLC
210 E. Main Street
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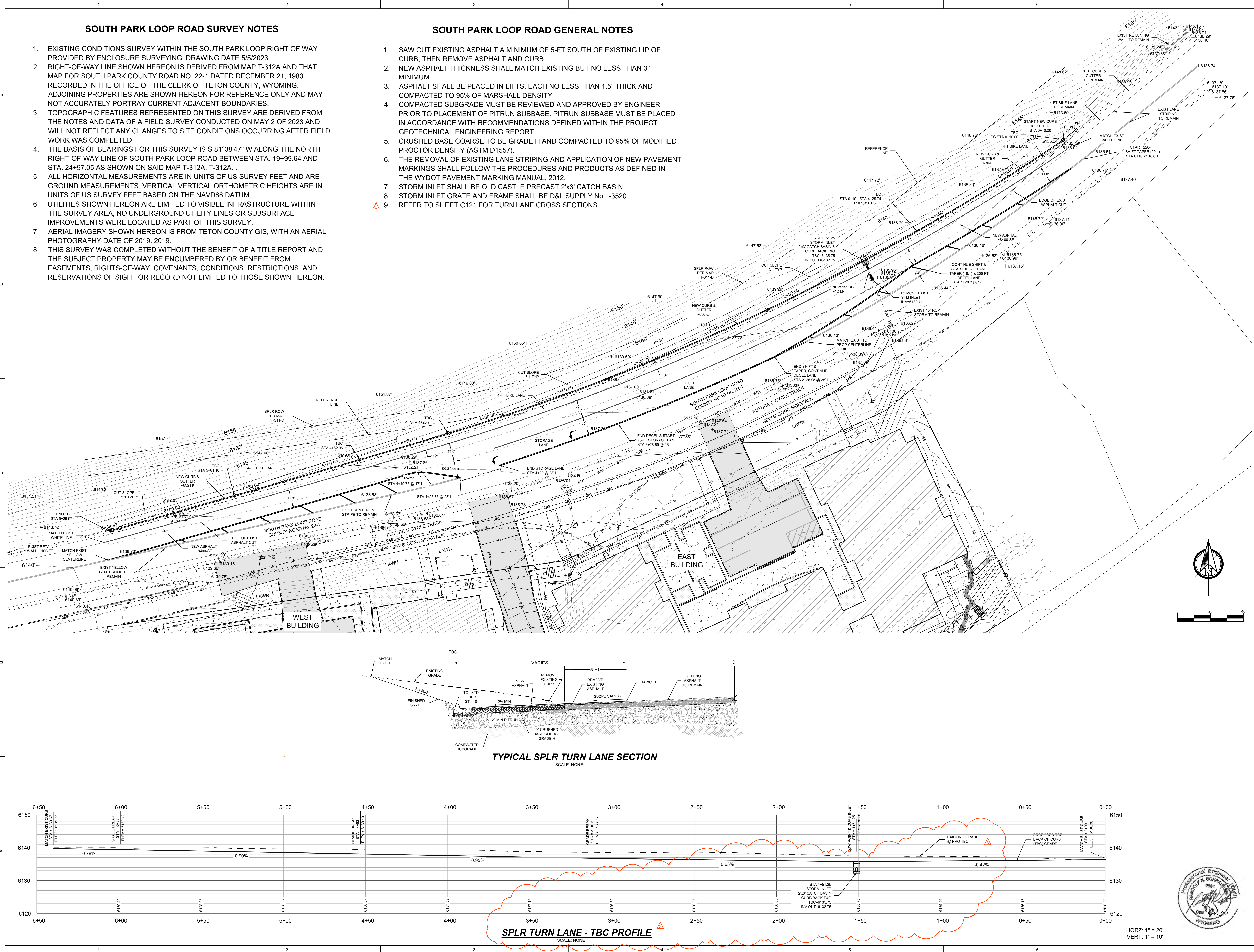
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SOUTH PARK LOOP ROAD SURVEY NOTES

- EXISTING CONDITIONS SURVEY WITHIN THE SOUTH PARK LOOP RIGHT OF WAY PROVIDED BY ENCLOSURE SURVEYING. DRAWING DATE 5/5/2023.
- RIGHT-OF-WAY LINE SHOWN HEREON IS DERIVED FROM MAP T-312A AND THAT MAP FOR SOUTH PARK COUNTY ROAD NO. 22-1 DATED DECEMBER 21, 1983 RECORDED IN THE OFFICE OF THE CLERK OF TETON COUNTY, WYOMING. ADJOINING PROPERTIES ARE SHOWN HEREON FOR REFERENCE ONLY AND MAY NOT ACCURATELY PORTRAY CURRENT ADJACENT BOUNDARIES.
- TOPOGRAPHIC FEATURES REPRESENTED ON THIS SURVEY ARE DERIVED FROM THE NOTES AND DATA OF A FIELD SURVEY CONDUCTED ON MAY 2 OF 2023 AND WILL NOT REFLECT ANY CHANGES TO SITE CONDITIONS OCCURRING AFTER FIELD WORK WAS COMPLETED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS S 81°38'47" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTH PARK LOOP ROAD BETWEEN STA. 19+99.64 AND STA. 24+97.05 AS SHOWN ON SAID MAP T-312A. T-312A. .
- ALL HORIZONTAL MEASUREMENTS ARE IN UNITS OF US SURVEY FEET AND ARE GROUND MEASUREMENTS. VERTICAL VERTICAL ORTHOMETRIC HEIGHTS ARE IN UNITS OF US SURVEY FEET BASED ON THE NAVD88 DATUM.
- UTILITIES SHOWN HEREON ARE LIMITED TO VISIBLE INFRASTRUCTURE WITHIN THE SURVEY AREA, NO UNDERGROUND UTILITY LINES OR SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
- AERIAL IMAGERY SHOWN HEREON IS FROM TETON COUNTY GIS, WITH AN AERIAL PHOTOGRAPHY DATE OF 2019. 2019.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE SUBJECT PROPERTY MAY BE ENCUMBERED BY OR BENEFIT FROM EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF SIGHT OR RECORD NOT LIMITED TO THOSE SHOWN HEREON.

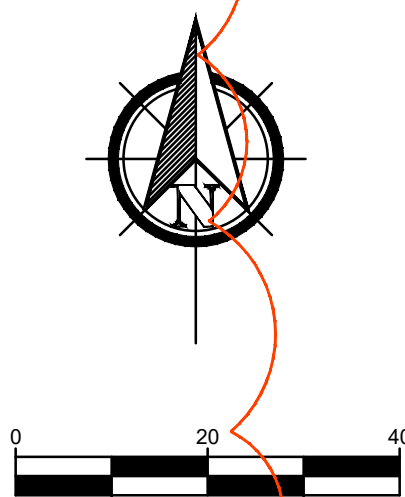
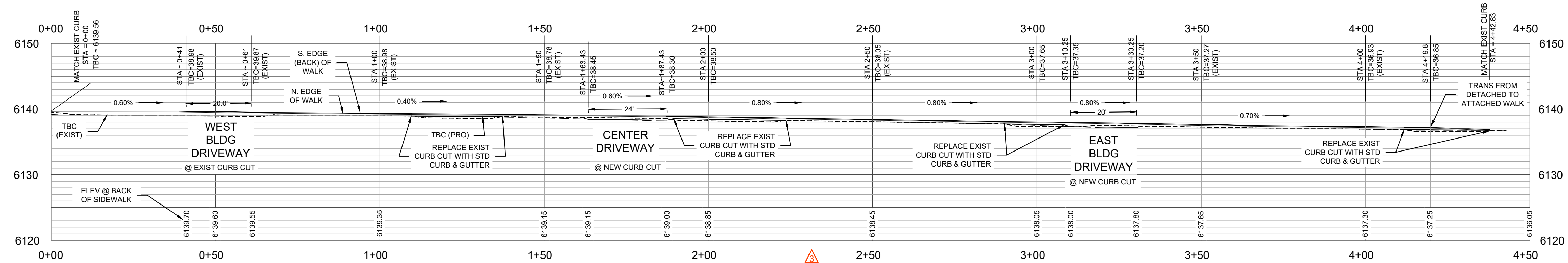
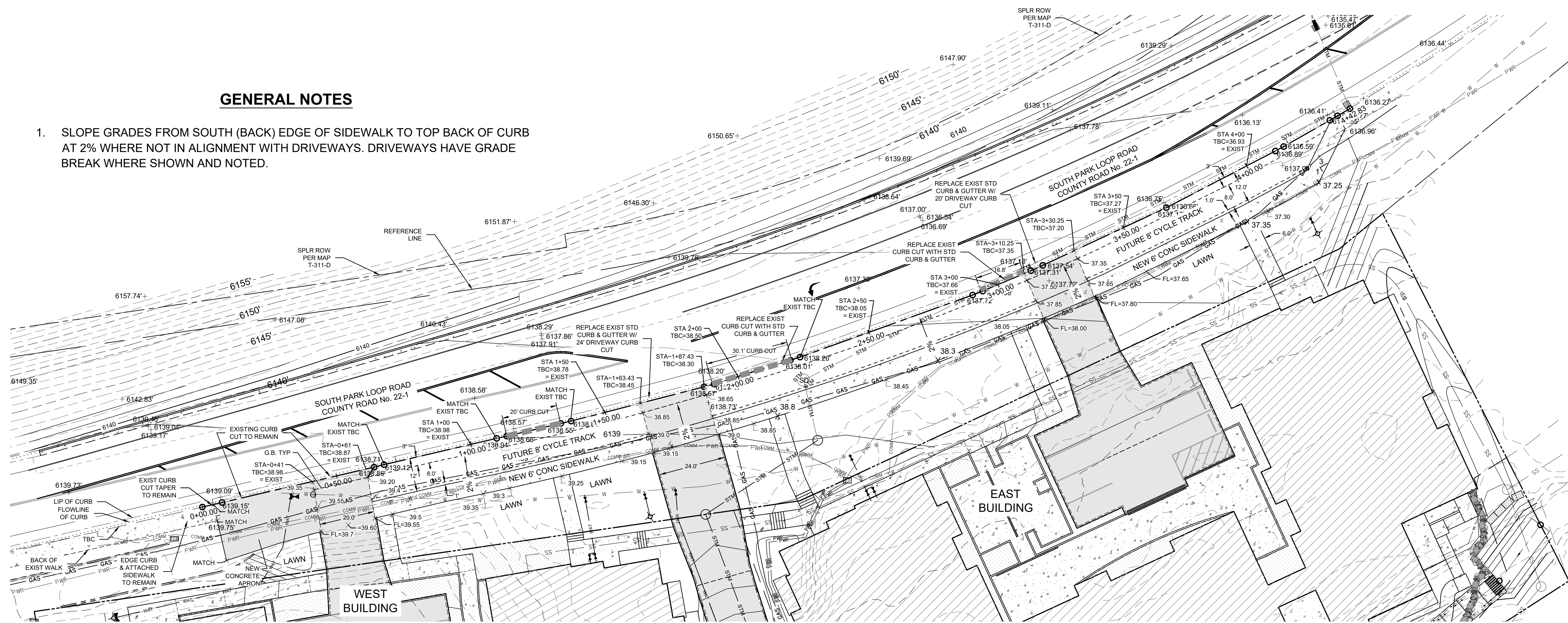
SOUTH PARK LOOP ROAD GENERAL NOTES

- SAW CUT EXISTING ASPHALT A MINIMUM OF 5-FT SOUTH OF EXISTING LIP OF CURB, THEN REMOVE ASPHALT AND CURB.
- NEW ASPHALT THICKNESS SHALL MATCH EXISTING BUT NO LESS THAN 3" MINIMUM.
- ASPHALT SHALL BE PLACED IN LIFTS, EACH NO LESS THAN 1.5" THICK AND COMPACTED TO 95% OF MARSHALL DENSITY
- COMPACTED SUBGRADE MUST BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF PITRUN SUBBASE. PITRUN SUBBASE MUST BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS DEFINED WITHIN THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
- CRUSHED BASE COARSE TO BE GRADE H AND COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
- THE REMOVAL OF EXISTING LANE STRIPING AND APPLICATION OF NEW PAVEMENT MARKINGS SHALL FOLLOW THE PROCEDURES AND PRODUCTS AS DEFINED IN THE WYDOT PAVEMENT MARKING MANUAL, 2012.
- STORM INLET SHALL BE OLD CASTLE PRECAST 2x3' CATCH BASIN
- STORM INLET GRATE AND FRAME SHALL BE D&L SUPPLY No. I-3520
- REFER TO SHEET C121 FOR TURN LANE CROSS SECTIONS.



GENERAL NOTES

1. SLOPE GRADES FROM SOUTH (BACK) EDGE OF SIDEWALK TO TOP BACK OF CURB AT 2% WHERE NOT IN ALIGNMENT WITH DRIVEWAYS. DRIVEWAYS HAVE GRADE BREAK WHERE SHOWN AND NOTED.



HORZ: 1" = 20'
VERT: 1" = 10'

THE LOOP - APARTMENTS

1050, 1060 & 1080 S. PARK LOOP RD,
JACKSON, WYOMING 83001

2023 JULY 5, CITY REVIEW -
DOCUMENTS

Δ	DATE	REVISION
3	2023-10-11	ADD #03

PROJECT NUMBER 22078

SPLR
SOUTH
CURB &
WALK
PROFILE

C120

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SCG

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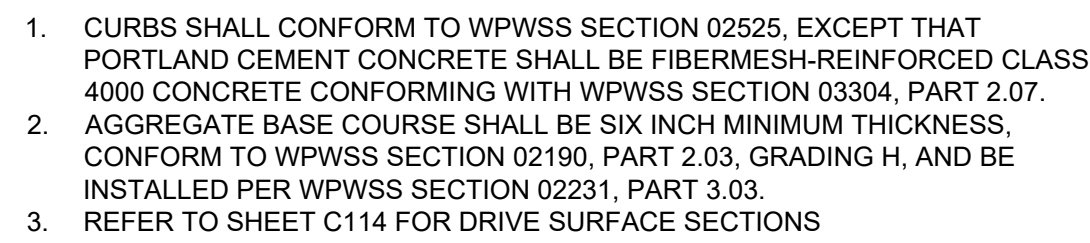
3. THESE NOTES ARE APPLICABLE TO PHASE 2 EARTHWORK. PHASE 2 INCLUDES MASS LOT GRADING, INSTALLATION OF FOUNDATION SHORING, INSTALLATION OF BUILDING FOUNDATIONS, PARKING GARAGES AND VERTICAL RESIDENTIAL UNITS ALONG WITH UTILITIES, DRIVEWAYS, PARKING AREAS AND LANDSCAPING.
2. REFER TO GEOTECHNICAL INVESTIGATION REPORT FROM ATLAS TECHNICAL CONSULTANTS FOR EARTHWORK RELATED RECOMMENDATIONS AND SPECIFICATIONS.
3. EROSION CONTROL MEASURES TO INCLUDE SILT FENCE AND STRAW BALE BARRIERS, INSTALLED WHERE SHOWN, ALONG WITH STABILIZED CONSTRUCTION ENTRANCES (S), INSTALLED WHERE AND WHEN NEEDED.
4. AREA OF DISTURBANCE ENTIRE LOT AREAS OR ABOUT 2 ACRES.
3. SITE GRADING AND EROSION CONTROL SYSTEMS SHALL BE ESTABLISHED AND AT ALL TIMES MAINTAINED IN ACCORDANCE WITH THE APPROVED GRADING AND EROSION CONTROL PERMIT. 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 APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE FINAL 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. NO STAGING OR STORAGE OF MATERIALS IN PUBLIC RIGHT-OF-WAY OR EASEMENT.
4. ALL PUBLIC WORKS SHALL BE KEPT FREE AND CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS. A STABILIZED CONSTRUCTION ENTRANCE (TO PUBLIC WORKS DETAIL ST-119) MAY BE REQUIRED IF ADVERSE WEATHER AND SITE CONDITIONS EXIST.
4. THE CONTRACTOR SHALL CONDUCT INSPECTIONS AND DOCUMENT SELF MONITORING AS DESCRIBED IN THE GEO PERMIT. CONTRACTOR MAY REVISE EROSION CONTROL MEASURES, TYPE, AND LOCATIONS AS NECESSARY TO MINIMIZE SITE EROSION.
5. INSTALL EROSION CONTROL SYSTEMS DOWNSTREAM OF ANTICIPATED FLOW LINES AS INDICATED ON THE DRAWINGS TO PREVENT TRANSPORT OF SEDIMENT FROM WITHIN THE LIMITS OF DISTURBANCE BY SURFACE WATER RUNOFF. INSTALLATION OF EROSION CONTROL SYSTEMS SHALL BE SUPERVISED BY THE PROJECT ENGINEER.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL SYSTEMS AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT. RECORDS OF ALL INSPECTIONS SHALL BE MAINTAINED AT THE JOB SITE.
7. DISCHARGES WHICH INCLUDE MATERIAL OTHER THAN STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES MUST BE IN COMPLIANCE WITH AN NPDES PERMIT FOR THE DISCHARGE.
8. CONCRETE WASH SHALL BE DISCHARGED WITHIN ROADWAY OR FOUNDATION FOOTPRINTS AND NOT INTO WATERS OF THE STATE OR TO THE ANY STORM SEWER SYSTEMS.
4. ALL DISTURBED AREAS WILL BE RECLAIMED AS DEFINED ON THE LANDSCAPE PLANS AND DETAILS.
10. SCG MUST INSPECT AND CERTIFY FINAL GRADING CONFIGURATION PRIOR TO FINAL TO INSPECTION.



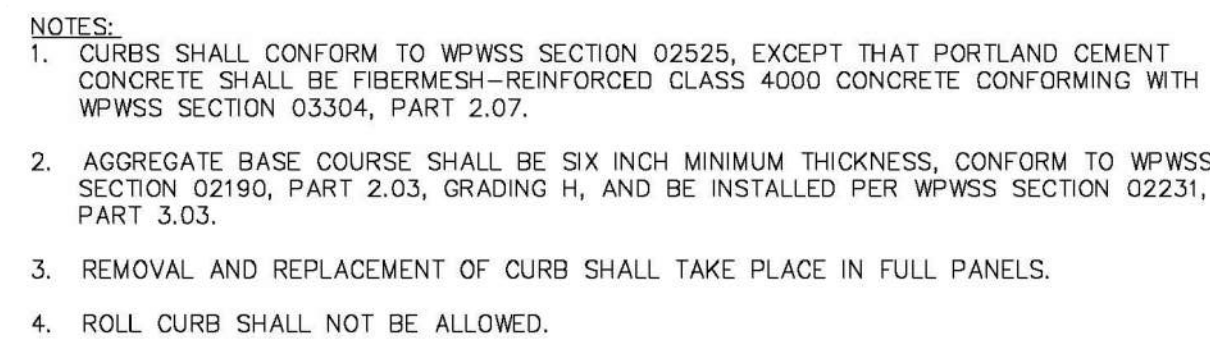
- NOTES:**
1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
 2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

SCALE: NONE

1. REFER TO LANDSCAPE ARCHITECT PLANS FOR FULL LANDSCAPING PLANS, DETAILS AND RECLAMATION/SEEDING SPECIFICATIONS. THE FINAL LANDSCAPE PLANS SHALL CONFORM WITH CURRENT TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS FOR A LOTS LOCATED IN THE CR-3 ZONE DISTRICT.
2. **WEED & PEST MANAGEMENT STRATEGIES**
 - 2.1. CONTRACTOR TO COMPLY WITH THESE LAND DEVELOPMENT REGULATIONS:
 - 2.1.1. WYOMING SEED LAW
 - 2.1.2. WYOMING NURSERY STOCK LAW
 - 2.1.3. INVASIVE SPECIES MANAGEMENT
 - 2.2. PRE-CONSTRUCTION PLAN (BY CONTRACTOR):
 - 2.2.1. CONTACT TETON COUNTY WEED & PEST TO PREPARE AN INVASIVE SPECIES MANAGEMENT PLAN.
 - 2.2.2. IF CONSTRUCTION BEGINS PRIOR TO THE GROWING SEASON, KNOWN INFESTATIONS WILL BE ADDRESSED UNDER THE ACTIVE CONSTRUCTION PHASE.
 - 2.2.3. IF CONSTRUCTION BEGINS DURING THE GROWING SEASON, TREAT ALL KNOWN INFESTATIONS AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
 - 2.3. ACTIVE CONSTRUCTION:
 - 2.3.1. CLEAN ALL CONSTRUCTION EQUIPMENT PRIOR TO ENTERING THE SITE TO PREVENT INTRODUCING INVASIVE SPECIES.
 - 2.3.2. KEEP ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE UNDER ACTIVE MANAGEMENT.
 - 2.3.3. ROUTINELY CHECK AND TREAT SOIL STOCKPILES FOR INVASIVE SPECIES.
 - 2.3.4. MINIMIZE DISTURBANCE OF AREAS INFESTED WITH INVASIVE SPECIES AS POSSIBLE.
 - 2.4. POST-CONSTRUCTION:
 - 2.4.1. CONDUCT REVEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT INVASIVE SPECIES FROM ESTABLISHING IN DISTURBED AREAS
 - 2.4.2. USE DEALERS LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE AND CERTIFIED WEED FREE SEEDS AND PLANTING MATERIALS.
 - 2.4.3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL ARE RECOMMENDED.
 - 2.4.4. SCHEDULE A POST-CONSTRUCTION INVASIVE SPECIES INVENTORY WITH TCWP

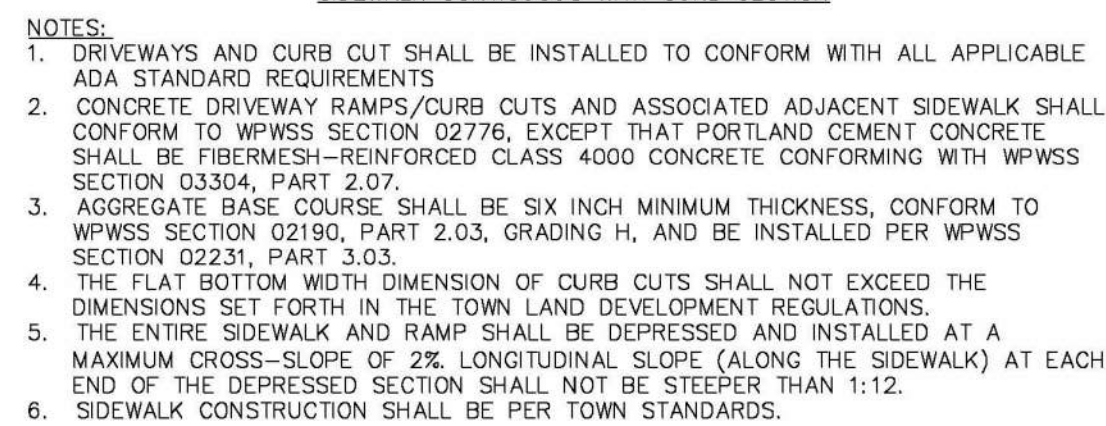


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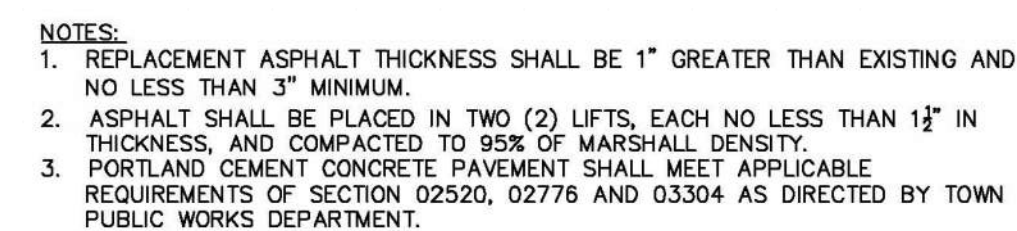
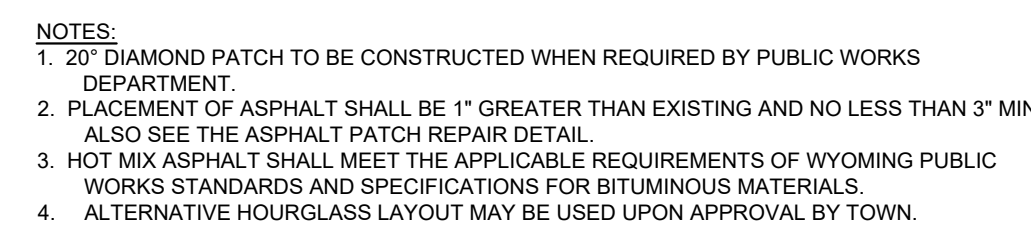


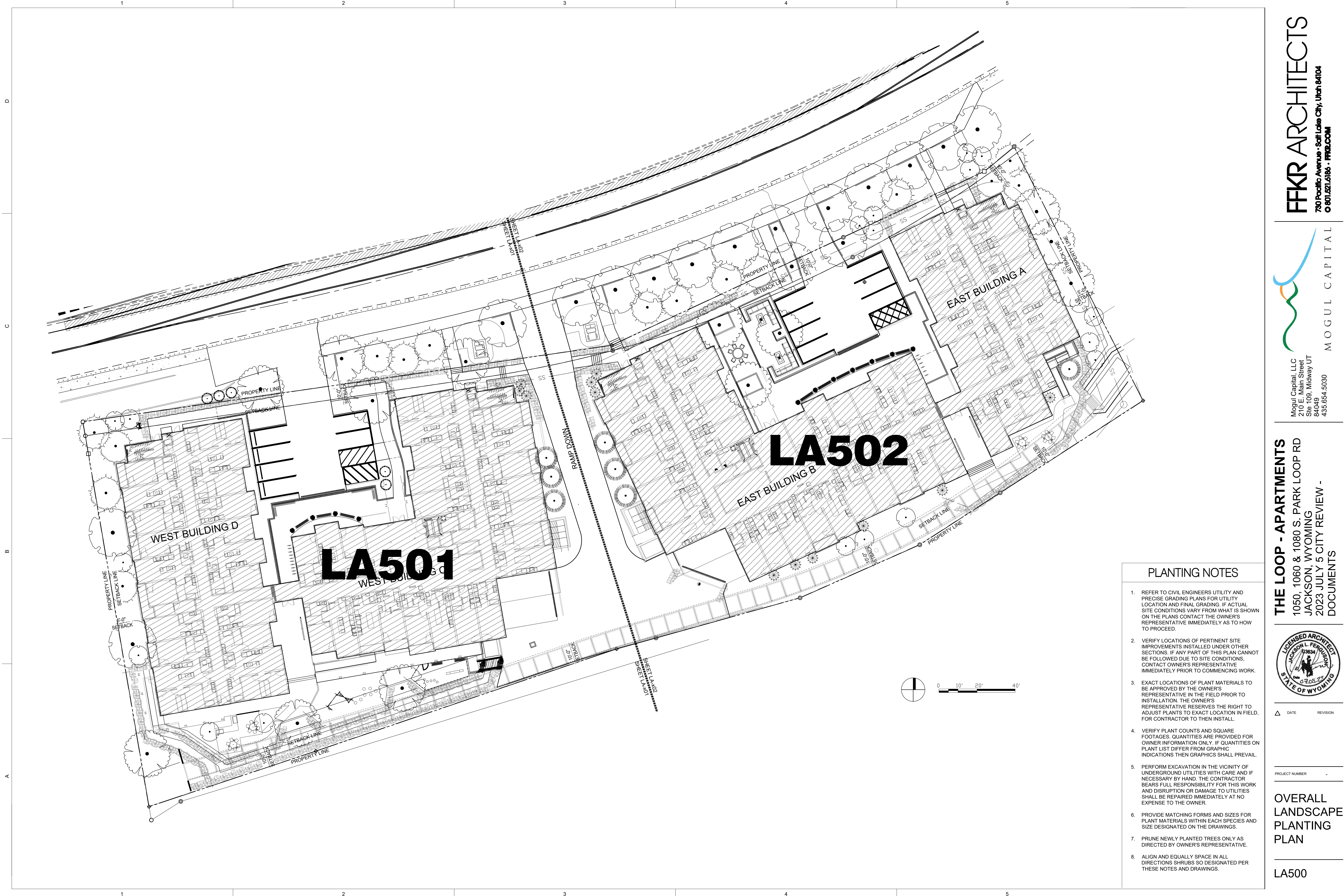
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PLANTING NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

THE LOOP - APARTMENTS
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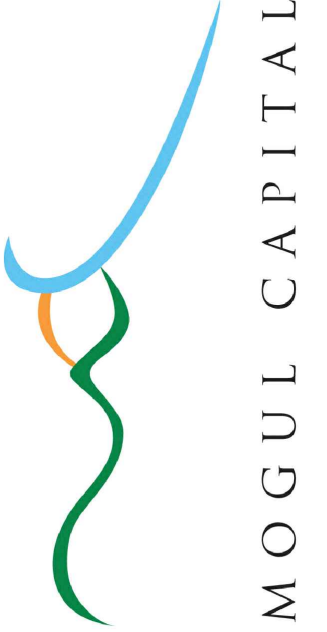


DATE REVISION

PROJECT NUMBER

OVERALL
LANDSCAPE
PLANTING
PLAN

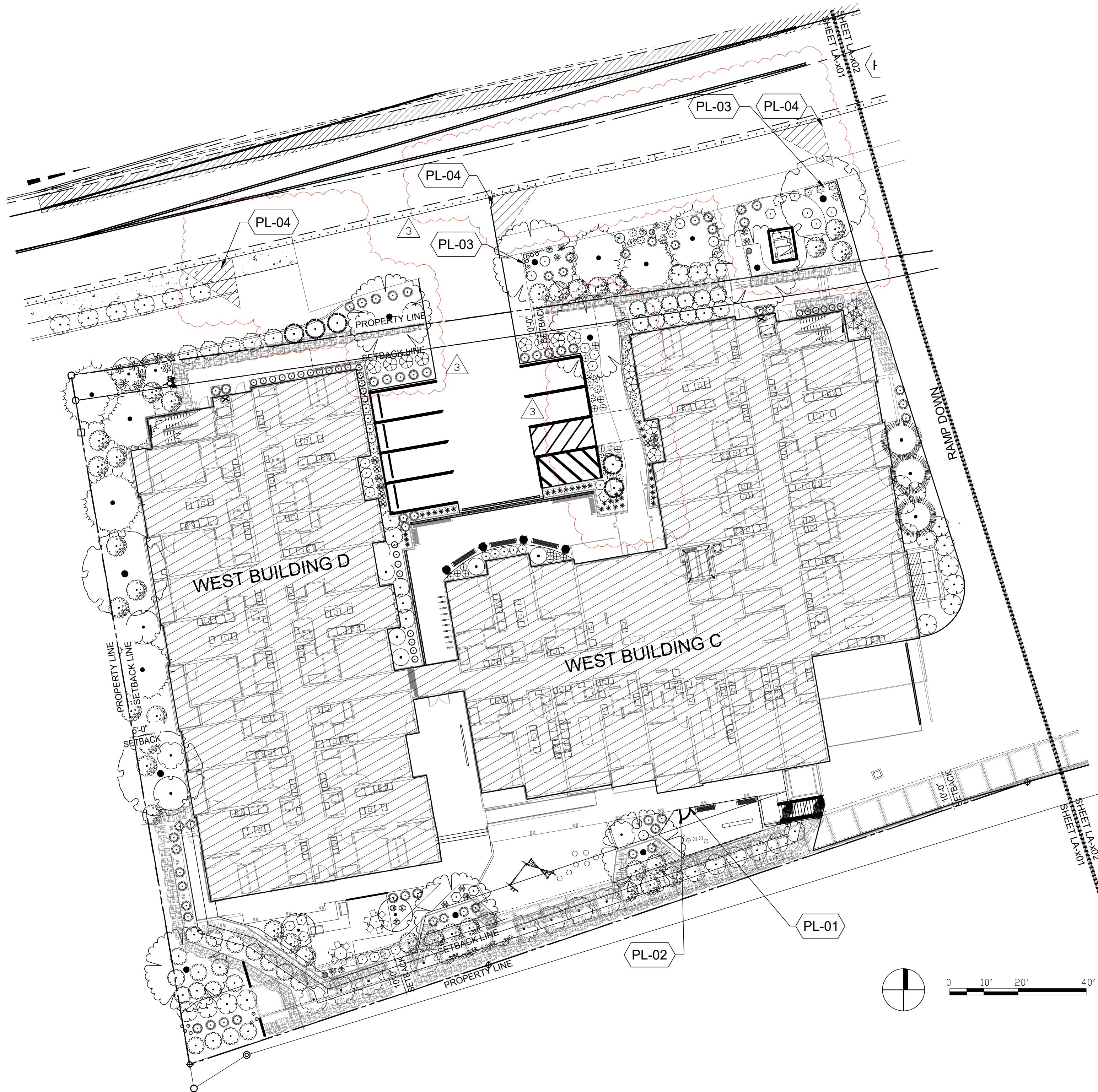
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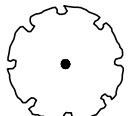
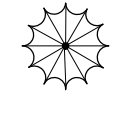
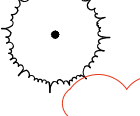
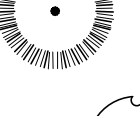
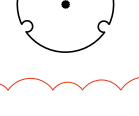
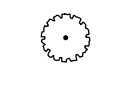
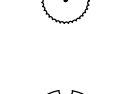
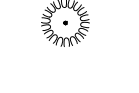
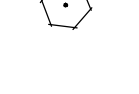
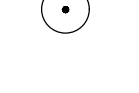
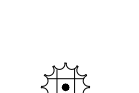
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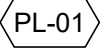
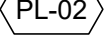
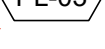
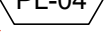


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	Fp	Fraxinus pennsylvanica 'Patmore' Patmore Green Ash	2" Cal.
	Gi	Gleditsia triacanthos inermis 'Impcole' TM Imperial Honey Locust	2" Cal.
	Pp	Picea glauca pendula 'Morton Tower' Morton Tower Weeping White Spruce	8'-12' H
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12' H
	Pb3	Picea pungens glauca 'Wells Blue Totem' Blue Totem Upright Blue Spruce	6'-12' H
	Pb	Pinus aristata Bristlecone Pine	8'-12' H
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal
	Cl2	Cotoneaster lucidus Shiny Cotoneaster	5 gal
	Hg	Hosta x 'Golden Tiara' Golden Tiara Hosta	5 gal
	Ha	Hydrangea arborescens 'Abetwo' Incrediball® Hydrangea	5 gal
	Pn	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal
	Pb2	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	5 gal
	Rg	Rhus aromatica 'Fine Textured Select A' Lacette™ Fragrant Sumac	5 gal
	Tt	Taxus x media 'Tauntonii' Taunton's Anglo-Japanese Yew	5 gal
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal
	Fe	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal
	Af3	Athyrium filix-femina Common Lady Fern	1 gal
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal
	Hc	Heuchera x 'Crimson Curls' Crimson Curls Coral Bells	1 gal
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal
	Hp	Hosta x 'Patriot' Patriot Hosta	1 gal
	Li	Ligularia x hessei 'Little Rocket' Little Rocket Ragwort	1 gal
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal
	Np	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint	3 gal
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal

TOTAL LANDSCAPED AREA: 10,123 SF

REFERENCE NOTES

SYMBOL	PLANTING DESCRIPTION
	FORTIMA MAGNETIC LATCH FROM LOCINOX - SLEEK & STURDY CHILD-SAFE MAGNETIC LATCH FOR POOLS & PARKS
	THE BOTTOM 10-INCHES OF THE GATE MUST HAVE A SOLID SURFACE ON THE PUSH SIDE, PER 1CC A117.1-17 SECTION 404.2.9.
	ROOT BARRIER - SEE DETAIL A2/LA600
	SITE VISIBILITY TRIANGLE

MATERIALS LEGEND

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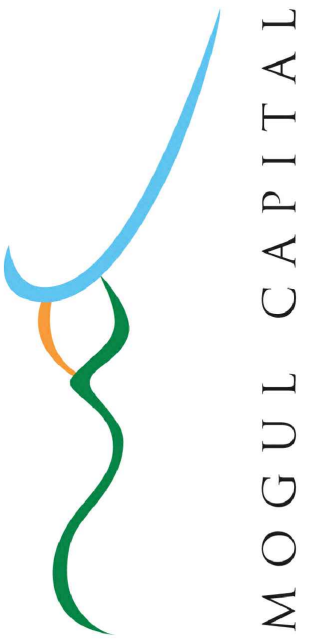


Δ	DATE	REVISION
1	09.05.23	ADD 01
2	09.20.23	ADD 02
3	10.11.23	ADD 03

PROJECT NUMBER -

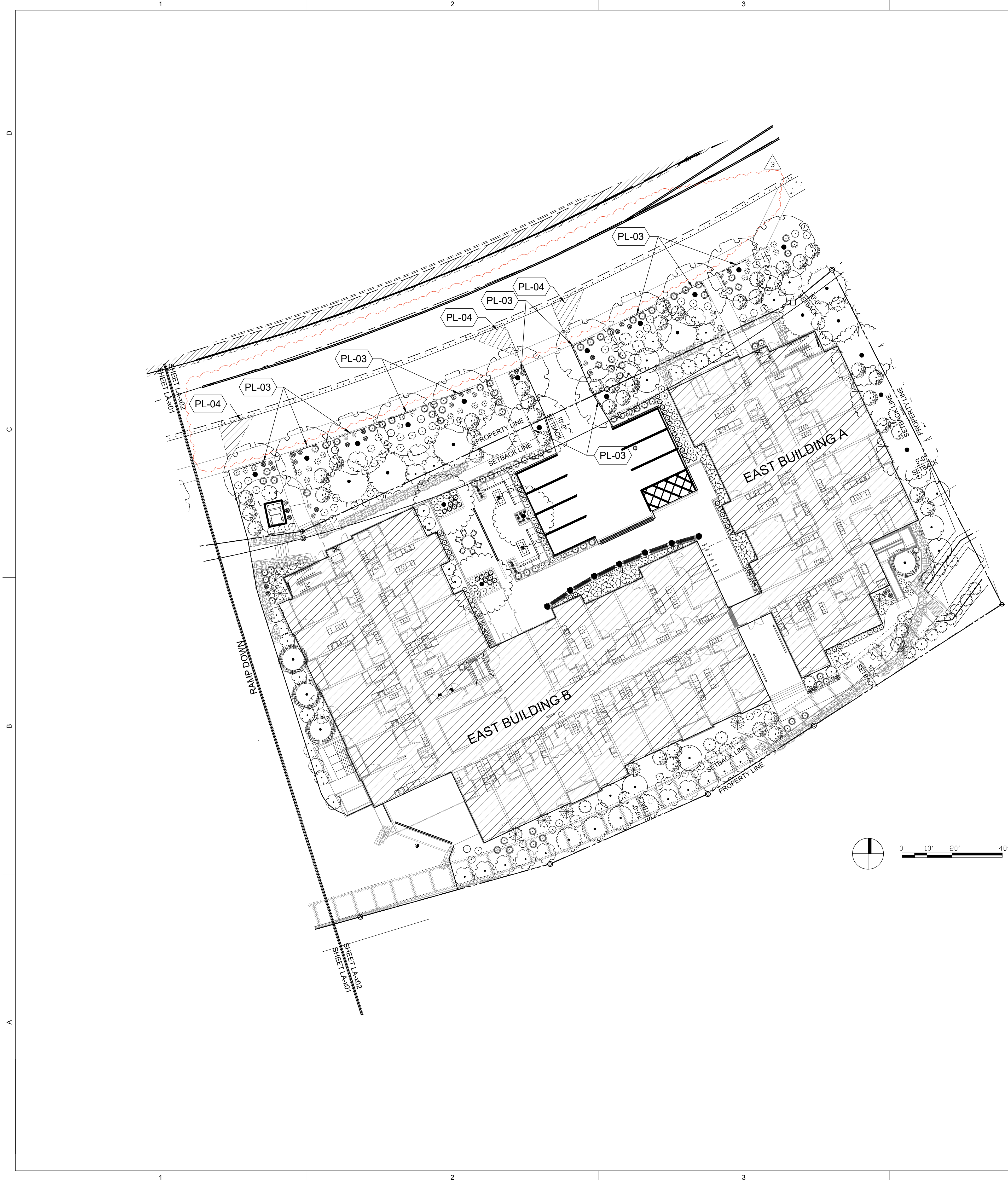
LANDSCAPE
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PLAN

LA501

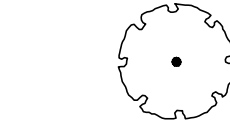
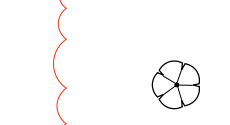
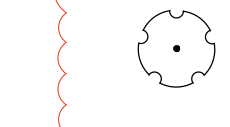
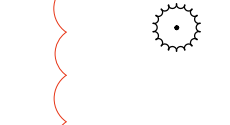
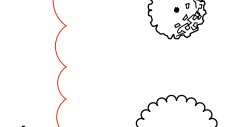
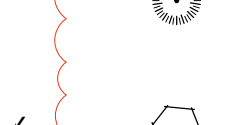
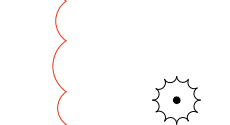
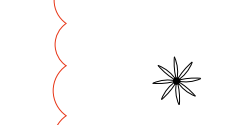
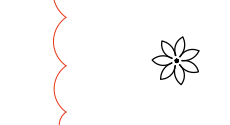
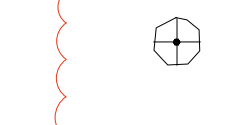
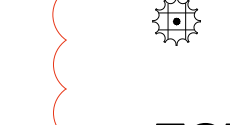


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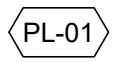
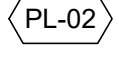
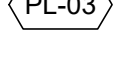
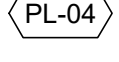


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	Fp	Fraxinus pennsylvanica 'Patmore' Patmore Green Ash	2" Cal.
	Gi	Gleditsia triacanthos inermis 'Impcole'™ Imperial Honey Locust	2" Cal.
	Gs	Gleditsia triacanthos inermis 'Sunburst' Sunburst Honey Locust	2" Cal.
	Pp	Picea glauca pendula 'Morton Tower' Morton Tower Weeping White Spruce	8'-12" H
	Pg	Picea pungens 'Glauca Kaibab' Blue Colorado Spruce	8'-12" H
	Pb	Pinus aristata Bristlecone Pine	8'-12" H
	Pe	Populus tremula 'Erecta' European Columnar Aspen	2" Cal.
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	Cr	Cornus sericea 'Cardinal' Red Twig Dogwood	5 gal
	Cl2	Cotoneaster lucidus Shiny Cotoneaster	5 gal
	Hg	Hosta x 'Golden Tiara' Golden Tiara Hosta	5 gal
	Ha	Hydrangea arborescens 'Abetwo' Incrediball® Hydrangea	5 gal
	Pn	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 gal
	Pb2	Physocarpus opulifolius 'Monio'™ Diabolo Ninebark	5 gal
	Pr	Pinus nigra 'Green Tower' Green Tower Austrian Pine	5 gal
	Rg	Rhus aromatica 'Fine Textured Select A' Lacette™ Fragrant Sumac	5 gal
	Sl	Syringa villosa Late Lilac	5 gal
	Tt	Taxus x media 'Tauntonii' Taunton's Anglo-Japanese Yew	5 gal
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	Cb	Calamagrostis brachytricha Korean Feather Reed Grass	3 gal
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal
	Dg	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	3 gal
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE
	Am	Astilbe japonica 'Montgomery' Montgomery Japanese Astilbe	1 gal
	Hx	Helenium x 'Waltraut' Waltraut Sneezeweed	1 gal
	Hc	Heuchera x 'Crimson Curls' Crimson Curls Coral Bells	1 gal
	Hb	Hosta sieboldiana 'Blue Angel' Plantain Lily	1 gal
	Ll	Ligularia x hessei 'Little Rocket' Little Rocket Ragwort	1 gal
	Lp	Lupinus x 'Popsicle Mix' Popsicle Mix Lupine	1 gal
	Ms	Matteuccia struthiopteris Ostrich Fern	1 gal
	Np	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint	3 gal
	Sm	Salvia nemorosa 'May Night' May Night Sage	1 gal

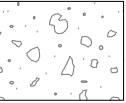
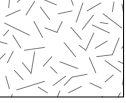
TOTAL LANDSCAPED AREA: 12,054 SF

REFERENCE NOTES

SYMBOL	PLANTING DESCRIPTION
	FORTIMA MAGNETIC LATCH FROM LOCINOX - SLEEK & STURDY CHILD-SAFE MAGNETIC LATCH FOR POOLS & PARKS
	THE BOTTOM 10-INCHES OF THE GATE MUST HAVE A SOLID SURFACE ON THE PUSH SIDE, PER ICC A117.1-17 SECTION 404.2.9.
	ROOT BARRIER - SEE DETAIL A2/LA600
	SITE VISIBILITY TRIANGLE

MATERIALS LEGEND

OVERALL MULCH SCHEDULE

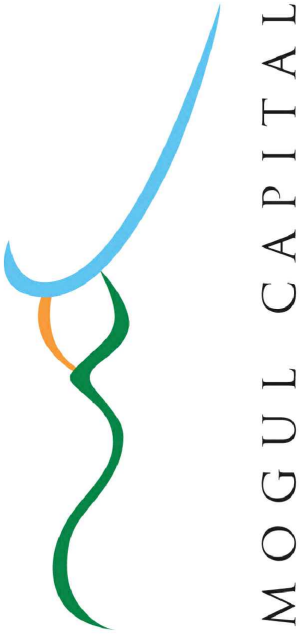
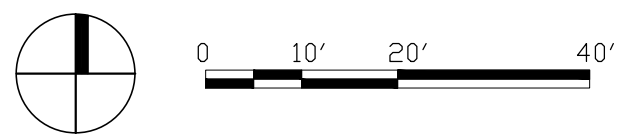
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Mm	MINERAL MULCH TYPE 1 1" GREY ANGULAR ROCK MULCH	SQFT	23,550 sf
	Mm2	MINERAL MULCH TYPE 2 1/2" GREY ANGULAR ROCK MULCH	SQFT	394 sf

D

C

B

A



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THE LOOP - APARTMENTS
1050, 1060 & 1080 S. PARK LOOP RD
JACKSON, WYOMING
2023 JULY 5 CITY REVIEW -
DOCUMENTS



△ DATE REVISION
3 10.11.23 ADD 03

PROJECT NUMBER -

OVERALL
LANDSCAPE
MULCHING
PLAN

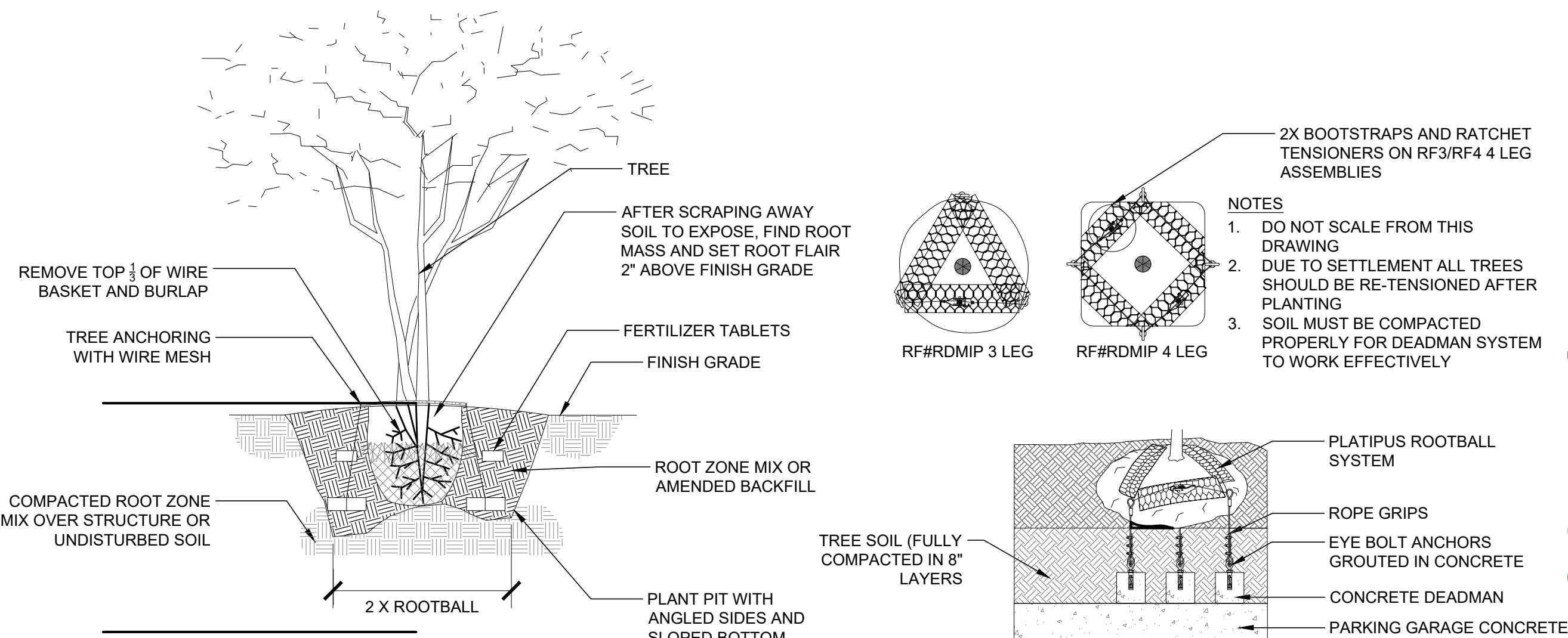
LA510

D

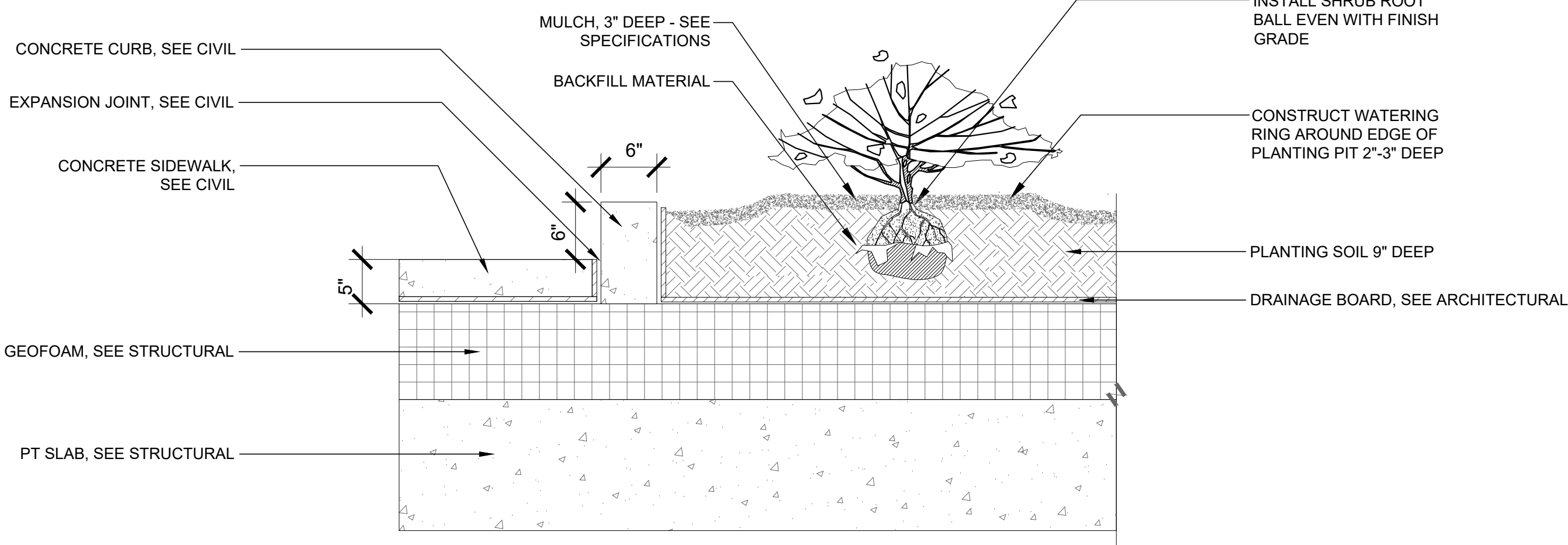
C

B

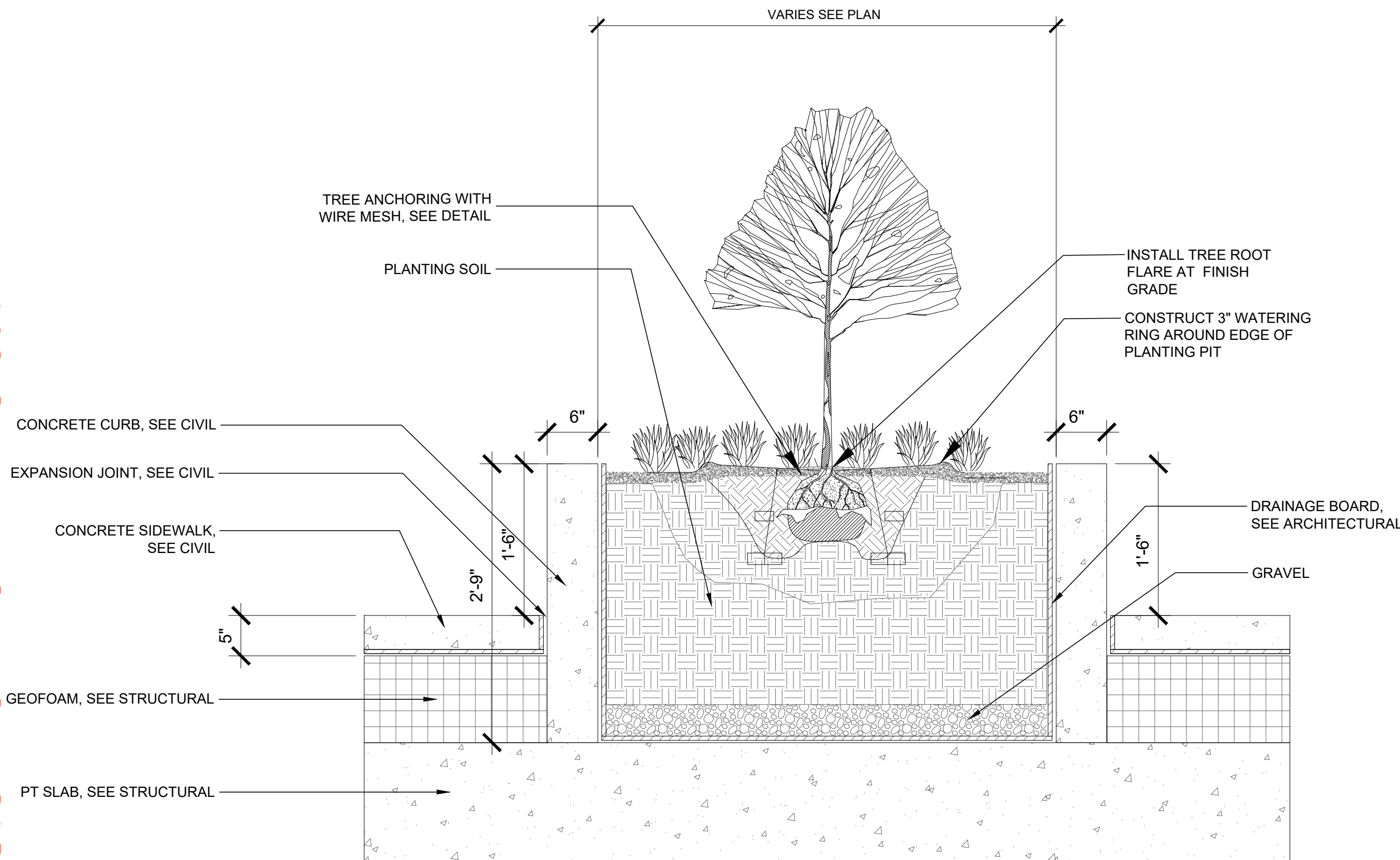
A



B1 TREE ANCHORING WITH WIRE MESH
1" = 1'-0"



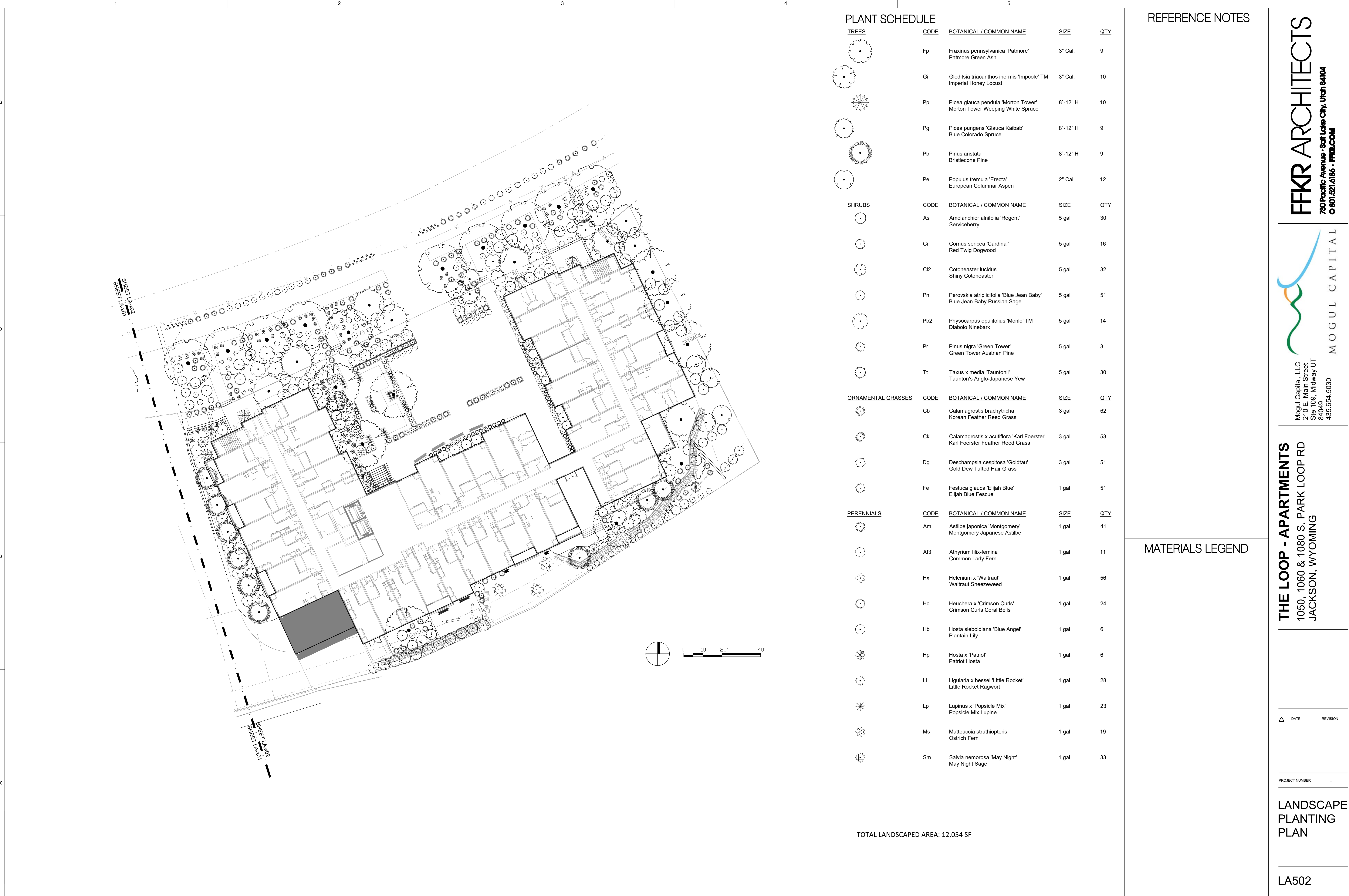
A1 COURTYARD CURB PLANTER DETAIL
1" = 1'-0"



A2 COURTYARD PLANTER WALL DETAIL
1" = 1'-0"



EAST BUILDING - PREVIOUS APPROVED DRC RENDERING



EAST BUILDING - PREVIOUS APPROVED DRC LANDSCAPE PLAN

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A B C D E



C1 EAST BLDG EAST ELEVATION
SCALE: 1" = 10'-0"



A1 EAST BLDG NORTH ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATTE BLACK	TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING	WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING	WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN	WOODTONE
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM	PAC-CLAD
G	VINYL WINDOW/DOOR	MATTE BLACK	TBD
H	FIBER CEMENT	MATTE GREY	TBD
J	CONCRETE	CONCRETE	NA
K	ALUMINUM	MATTE BLACK	NA
L	WOOD	STAINED / SEALED	NA

(EAST) BUILDING FRONTAGE
TRANSPARENCY CALCULATIONS

LEVEL	TOTAL WALL SURFACE AREA (S.F.)	GLAZING SURFACE AREA (S.F.)	PERCENTAGE
1	2,470 S.F.	652 S.F.	26%
2	2,470 S.F.	599 S.F.	24%
3	2,470 S.F.	542 (521) S.F.	22 (21)%
4	2,404 S.F.	515 (497) S.F.	22 (20)%

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A B C D E

1 2 3 4 5 6



C1 EAST BLDG WEST ELEVATION
SCALE: 1" = 10'-0"



A1 EAST BLDG SOUTH ELEVATION
SCALE: 1" = 10'-0"

HEIGHT EXCLUSION. NOTE: DRG APPROVED EXCLUSION OF RAMP TO GARAGE ACCESS MAN DOORS FROM HEIGHT.

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATTE BLACK	TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING	WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING	WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN	WOODTONE
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM	PAC-CLAD
G	VINYL WINDOW/DOOR	MATTE BLACK	TBD
H	FIBER CEMENT	MATTE GREY	TBD
J	CONCRETE	CONCRETE	NA
K	ALUMINUM	MATTE BLACK	NA
L	WOOD	STAINED / SEALED	NA

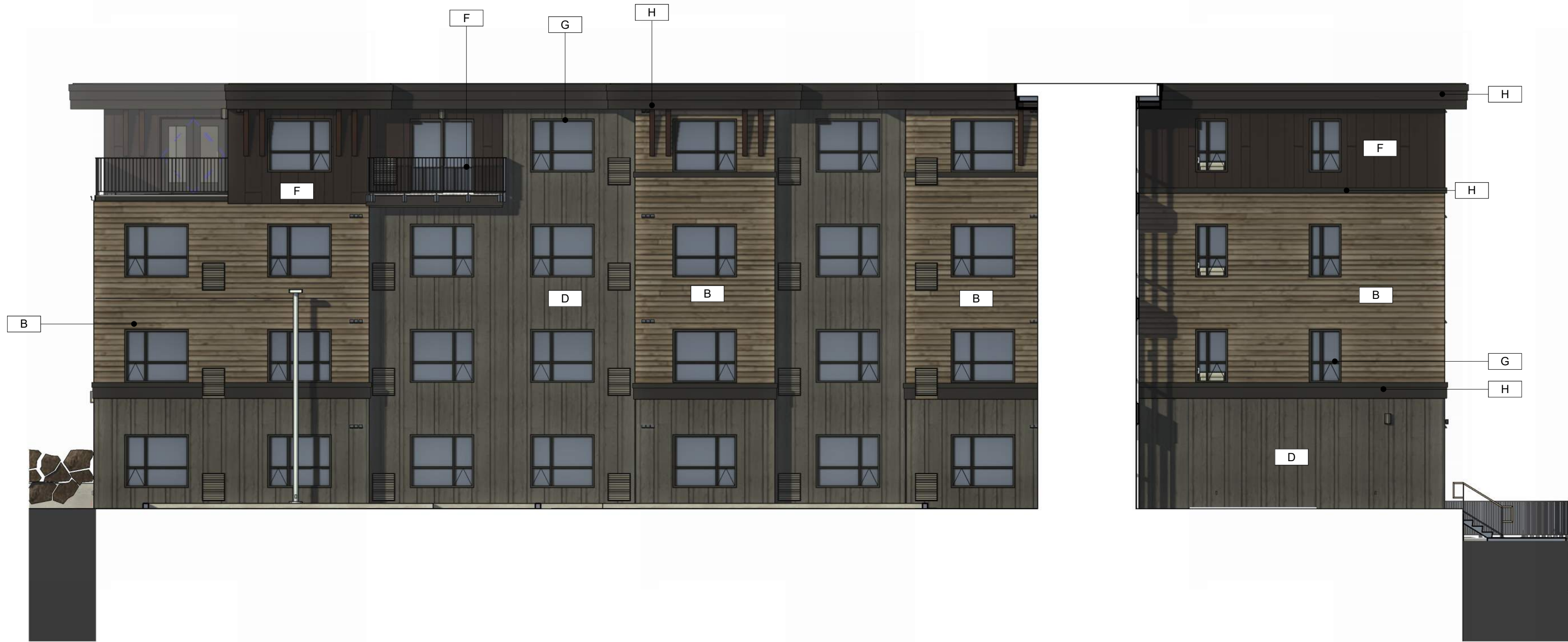
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A B C D E

1 2 3 4 5 6



C1 EAST BLDG COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 EAST BLDG COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATTE BLACK	TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING	WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING	WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN	WOODTONE
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM	PAC-CLAD
G	VINYL WINDOW/DOOR	MATTE BLACK	TBD
H	FIBER CEMENT	MATTE GREY	TBD
J	CONCRETE	CONCRETE	NA
K	ALUMINUM	MATTE BLACK	NA
L	WOOD	STAINED / SEALED	NA

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A B C D E

1 2 3 4 5 6



C1 WEST BLDG EAST ELEVATION
SCALE: 1" = 10'-0"



A1 WEST BLDG NORTH ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR FINISH				
CODE	MATERIAL	FINISH		MANUFACTURER
A	METAL	MATTE BLACK		TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING		WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING		WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN		WOODTONE
E	BRICK	BLACK ICE		INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM		PAC-CLAD
G	VINYL WINDOW/ DOOR	MATTE BLACK		TBD
H	FIBER CEMENT	MATTE GREY		TBD
J	CONCRETE	CONCRETE		NA
K	ALUMINUM	MATTE BLACK		NA
L	WOOD	STAINED / SEALED		NA

(WEST) BUILDING FRONTAGE TRANSPARENCY CALCULATIONS			
LEVEL	TOTAL WALL SURFACE AREA (S.F.)	GLAZING SURFACE AREA (S.F.)	PERCENTAGE
1	2,198 S.F.	618 S.F.	28%
2	2,198 S.F.	508 S.F.	23%
3	2,198 S.F.	480 (470) S.F.	22 (21)%
4	2,198 S.F.	443 (433) S.F.	20 (20)%

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A B C D E

1 2 3 4 5 6



C1 WEST BLDG WEST ELEVATION
SCALE: 1" = 10'-0"



A1 WEST BLDG SOUTH ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR FINISH

CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATTE BLACK	TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING	WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING	WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN	WOODTONE
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM	PAC-CLAD
G	VINYL WINDOW/ DOOR	MATTE BLACK	TBD
H	FIBER CEMENT	MATTE GREY	TBD
J	CONCRETE	CONCRETE	NA
K	ALUMINUM	MATTE BLACK	NA
L	WOOD	STAINED / SEALED	NA

HEIGHT EXCLUSION. NOTE: DRC APPROVED EXCLUSION OF RAMP TO GARAGE ACCESS MAIN DOORS FROM HEIGHT.

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A B C D E

1 2 3 4 5 6



C1 WEST BLDG COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

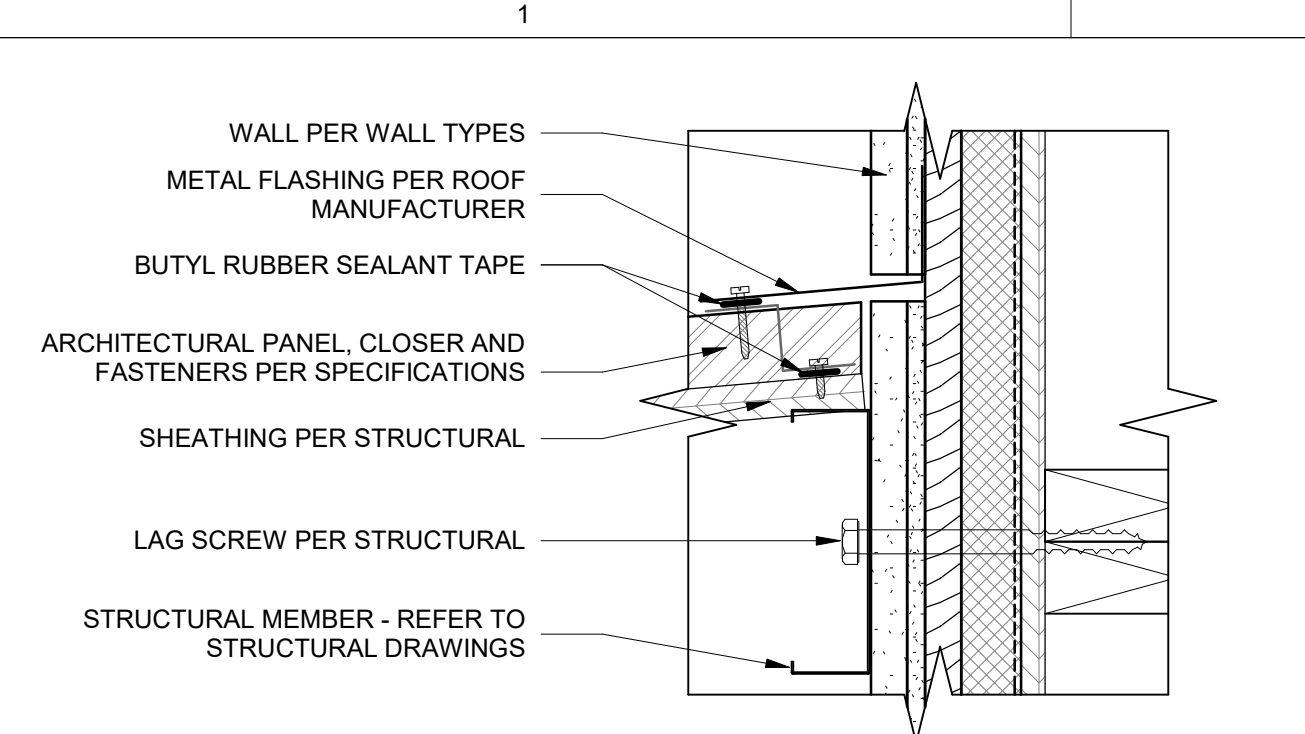


A1 WEST BLDG COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

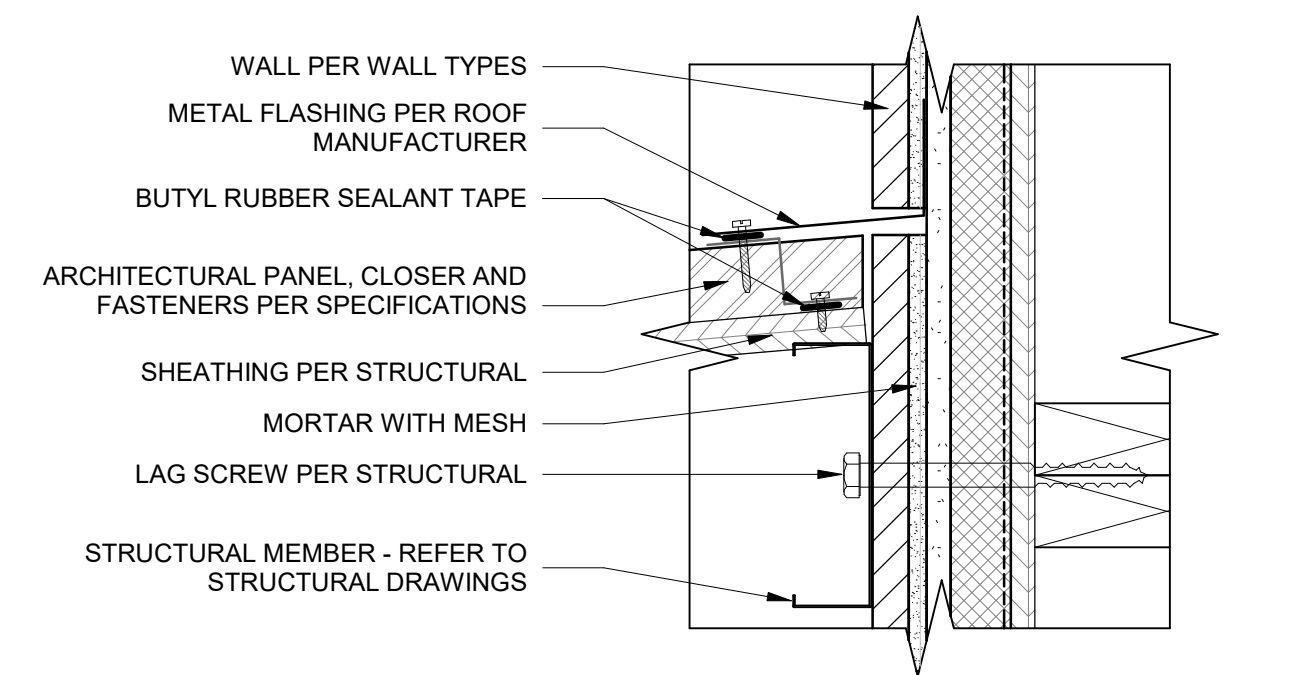
REFERENCE NOTES

EXTERIOR FINISH

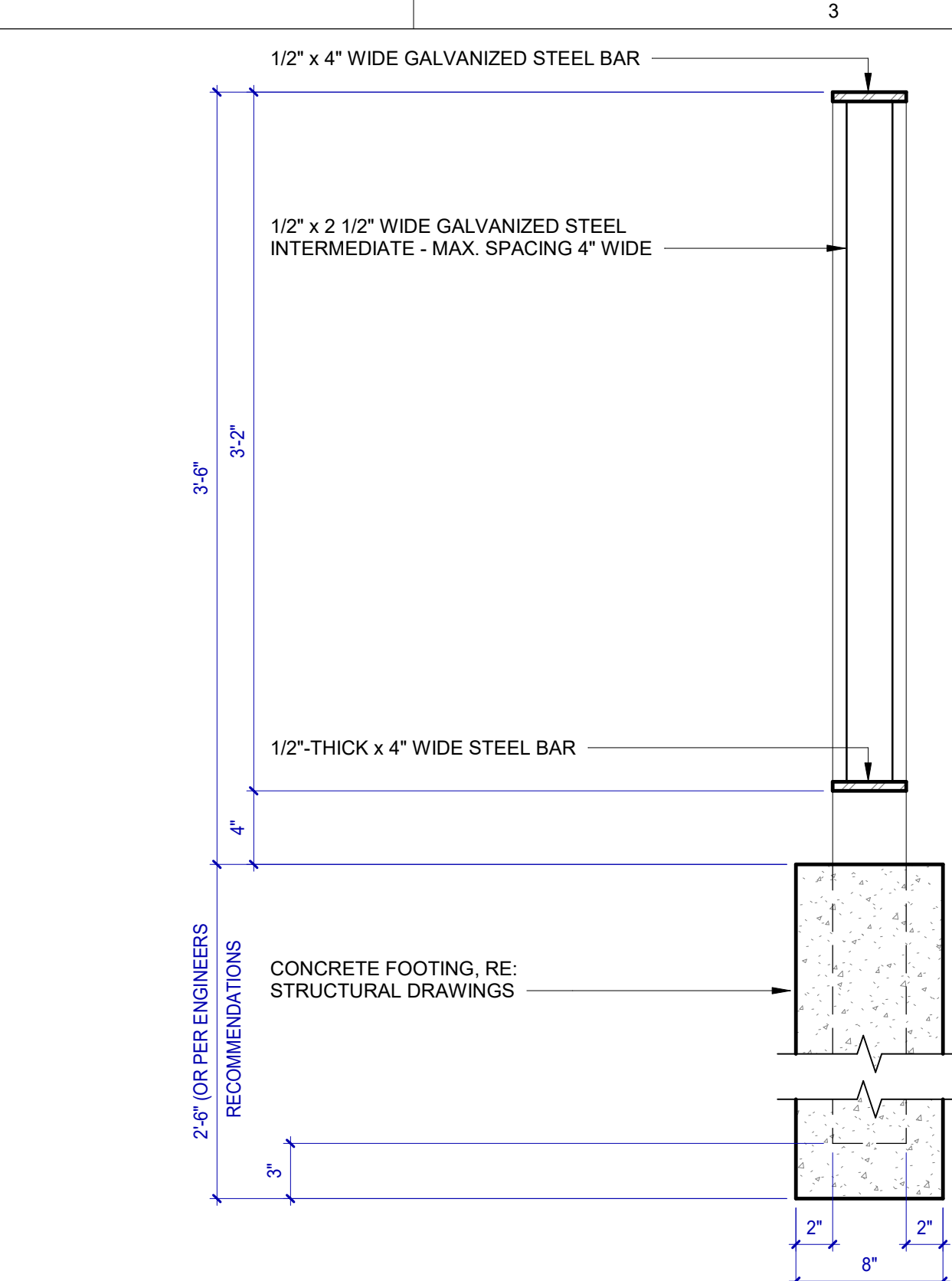
CODE	MATERIAL	FINISH	MANUFACTURER
A	METAL	MATTE BLACK	TBD
B	FIBER CEMENT	ASPEN RIDGE LAP SIDING	WOODTONE
C	FIBER CEMENT	WINCHESTER BROWN LAP SIDING	WOODTONE
D	FIBER CEMENT	COASTAL GRAY BOARD & BATTEN	WOODTONE
E	BRICK	BLACK ICE	INTERSTATE BRICK
F	METAL	MIDNIGHT BRONZE STANDING SEAM	PAC-CLAD
G	VINYL WINDOW/ DOOR	MATTE BLACK	TBD
H	FIBER CEMENT	MATTE GREY	TBD
J	CONCRETE	CONCRETE	NA
K	ALUMINUM	MATTE BLACK	NA
L	WOOD	STAINED / SEALED	NA



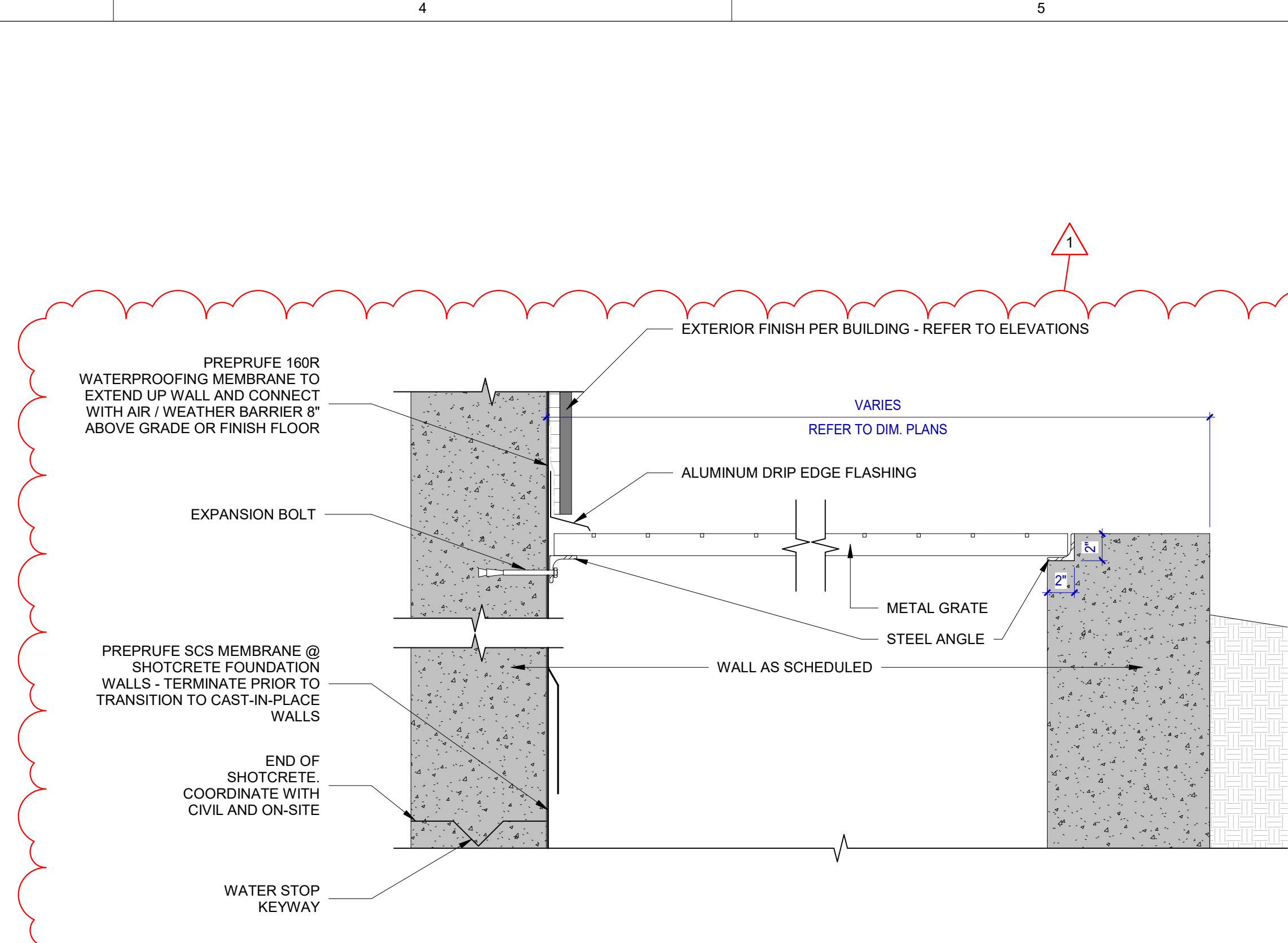
D1 METAL ROOF CONNECTION DETAIL



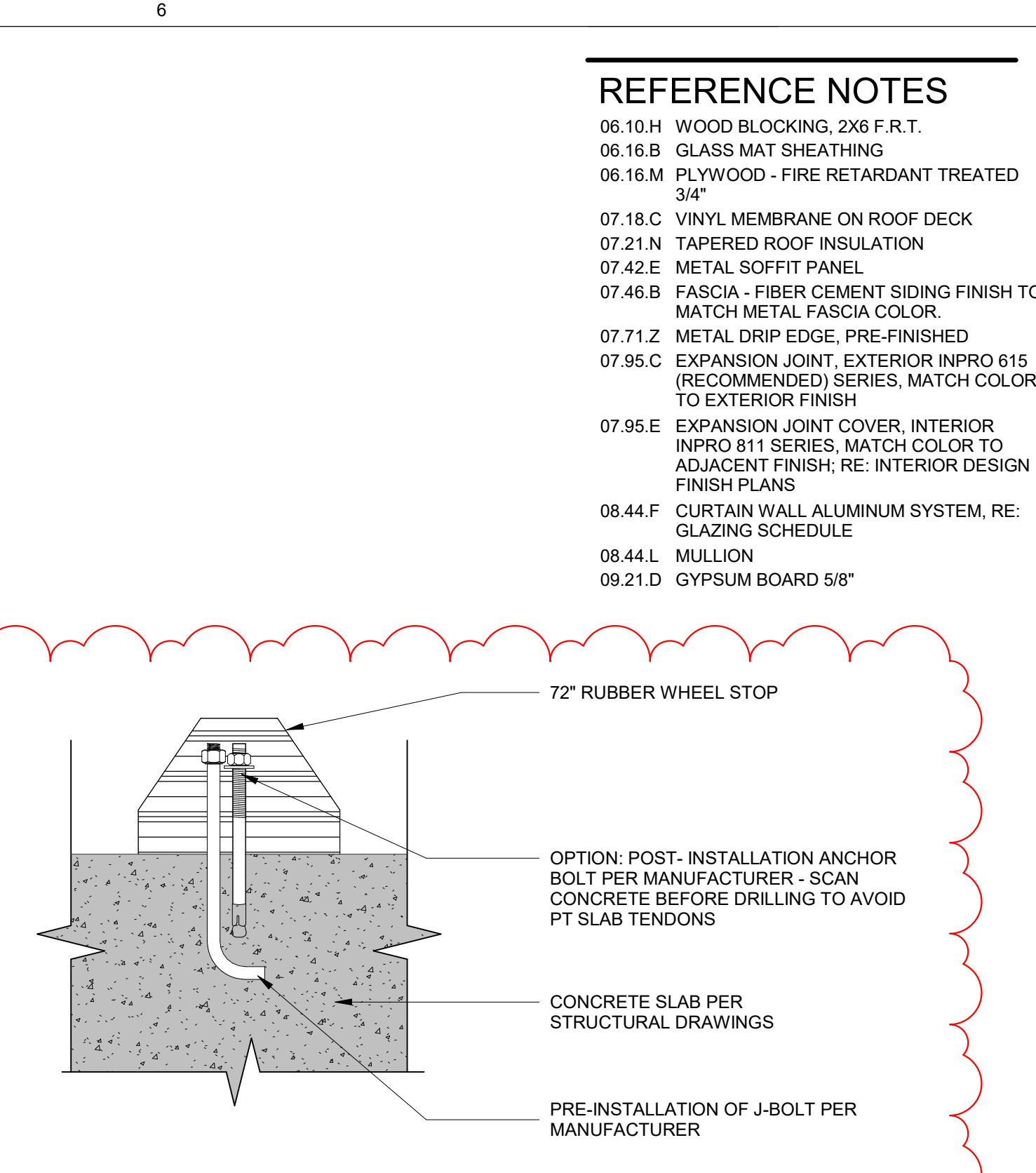
C1 METAL ROOF CONNECTION @ BRICK DETAIL



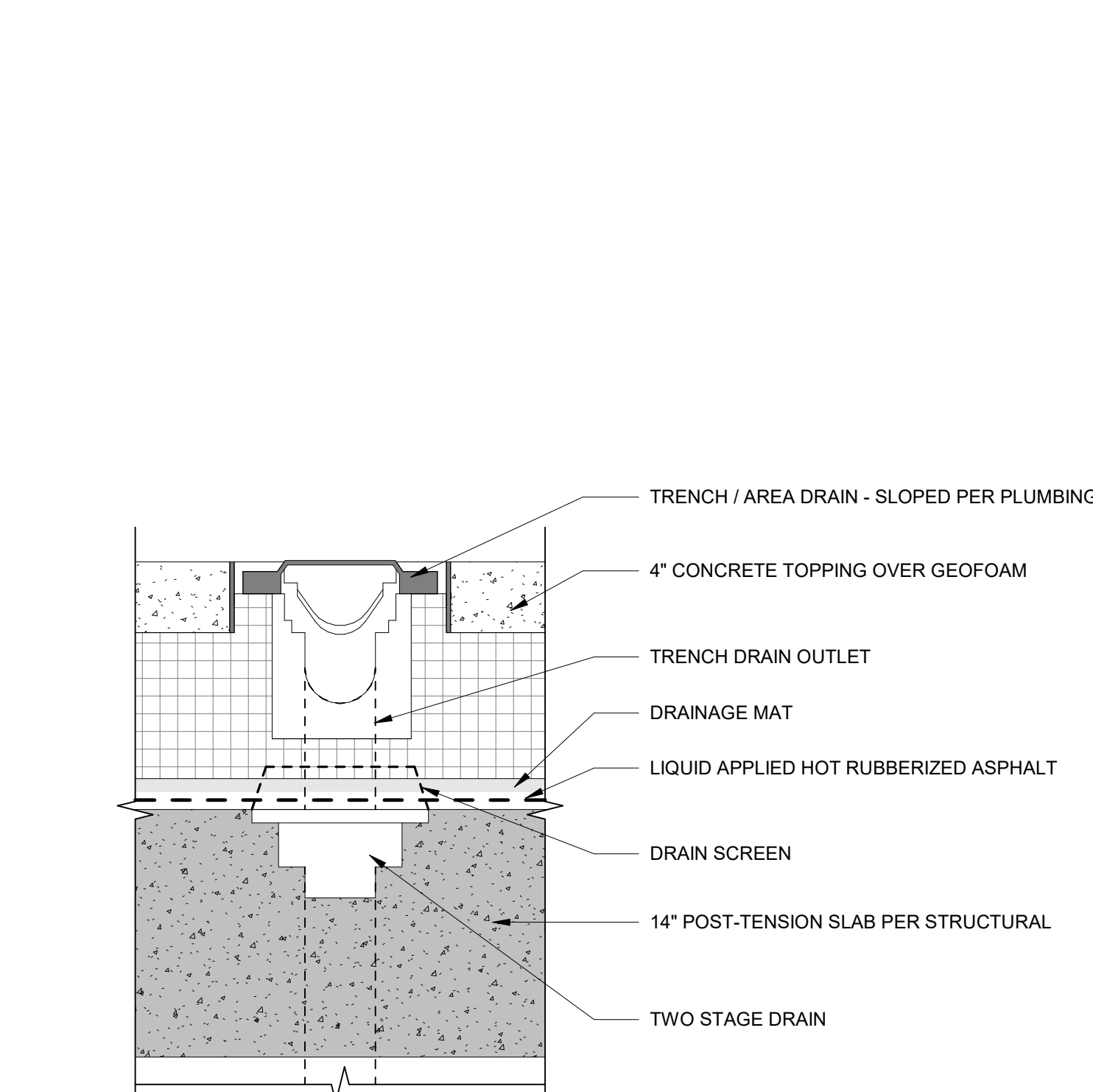
C2 TYPICAL GUARDRAIL SECTION
SCALE: 1 1/2" = 1'-0"



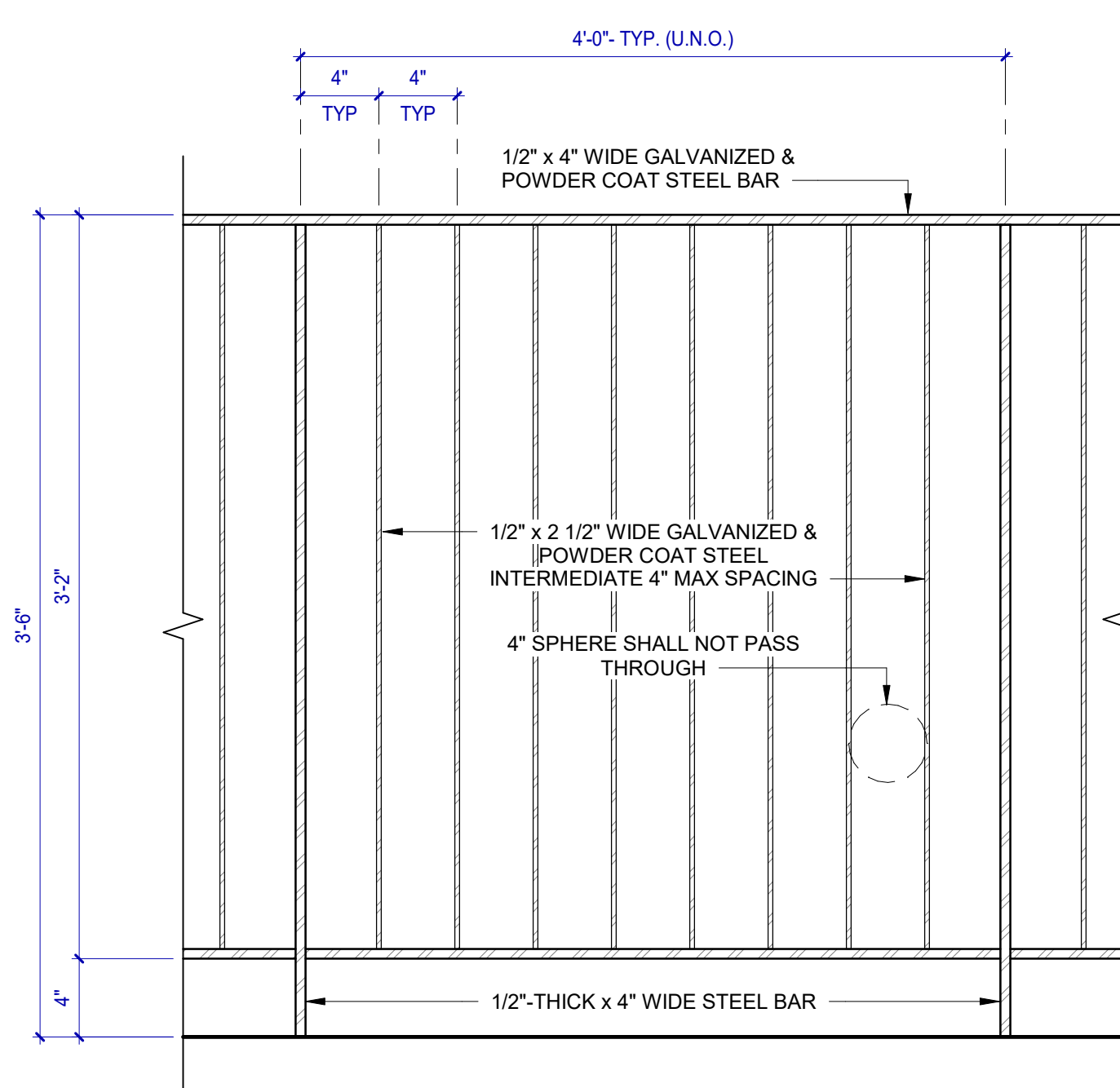
C4 INTAKE / EXHAUST WELL METAL GRATE
SCALE: 1 1/2" = 1'-0"



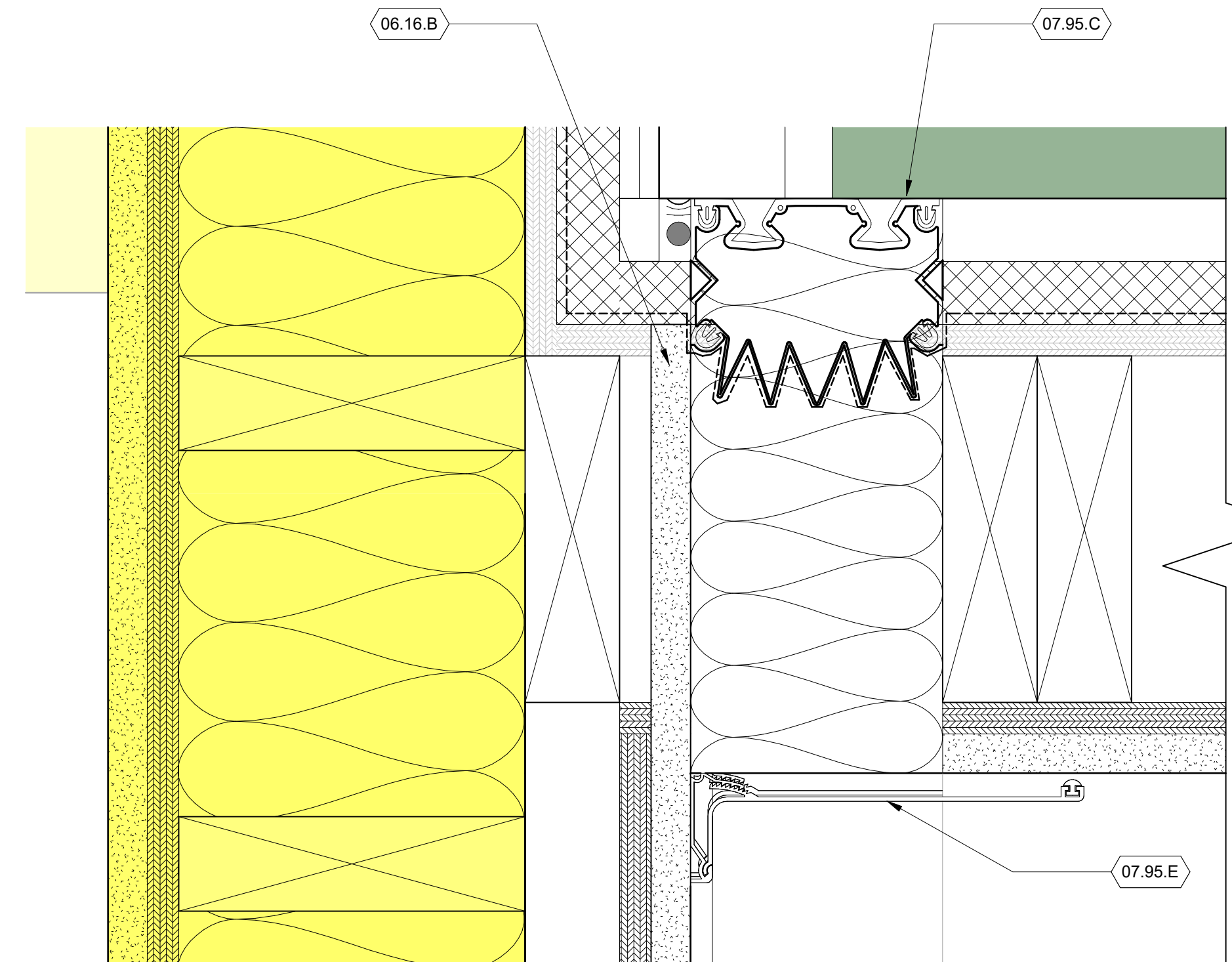
C5 PARKING GARAGE RUBBER WHEEL STOP - TYPICAL
SCALE: 3" = 1'-0"



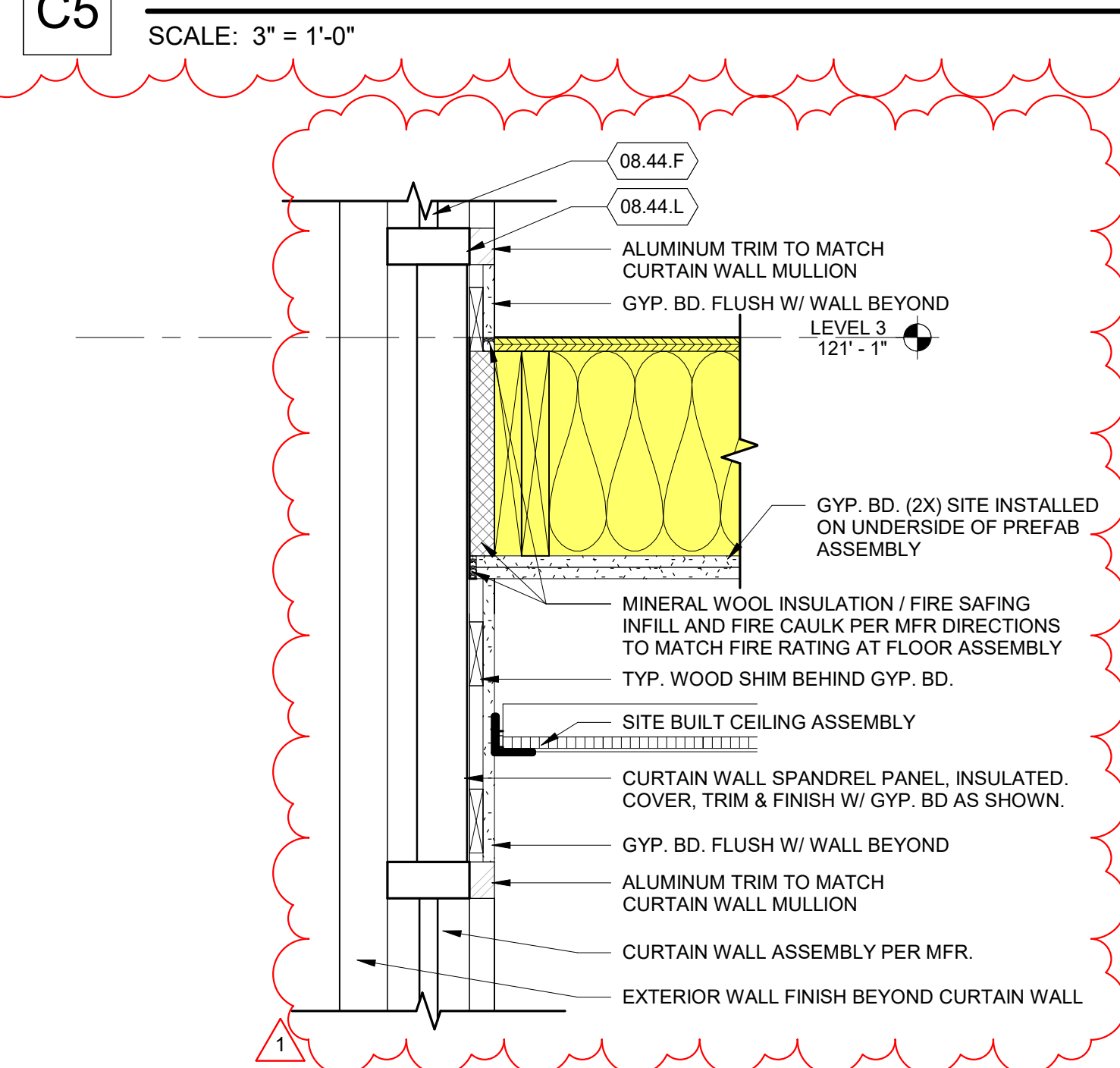
B1 COURTYARD TRENCH / AREA DRAIN DETAIL - TYPICAL
SCALE: 1 1/2" = 1'-0"



B2 TYPICAL GUARDRAIL ELEVATION

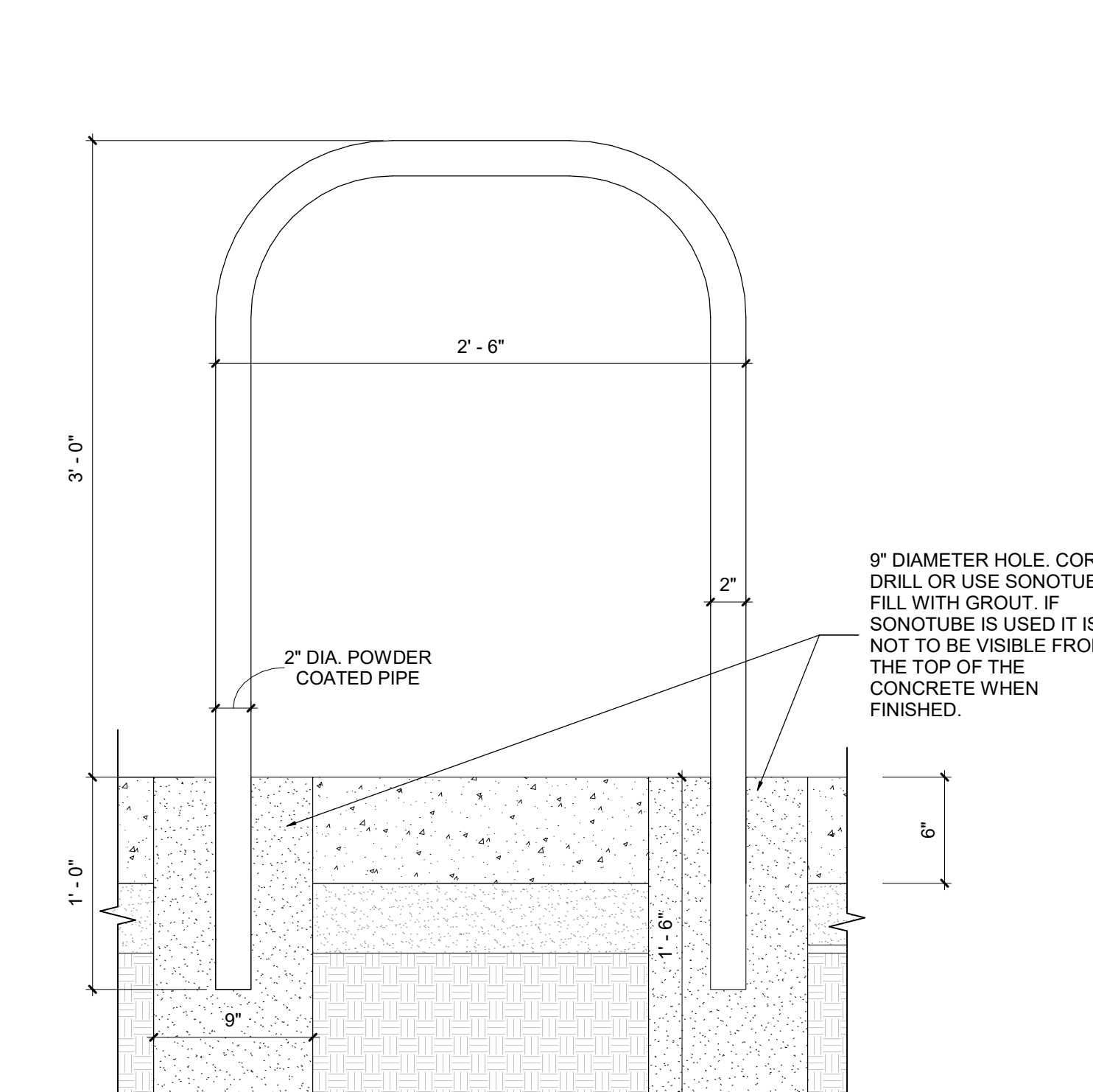


B4 EXTERIOR WALL AT EXPANSION JOINT

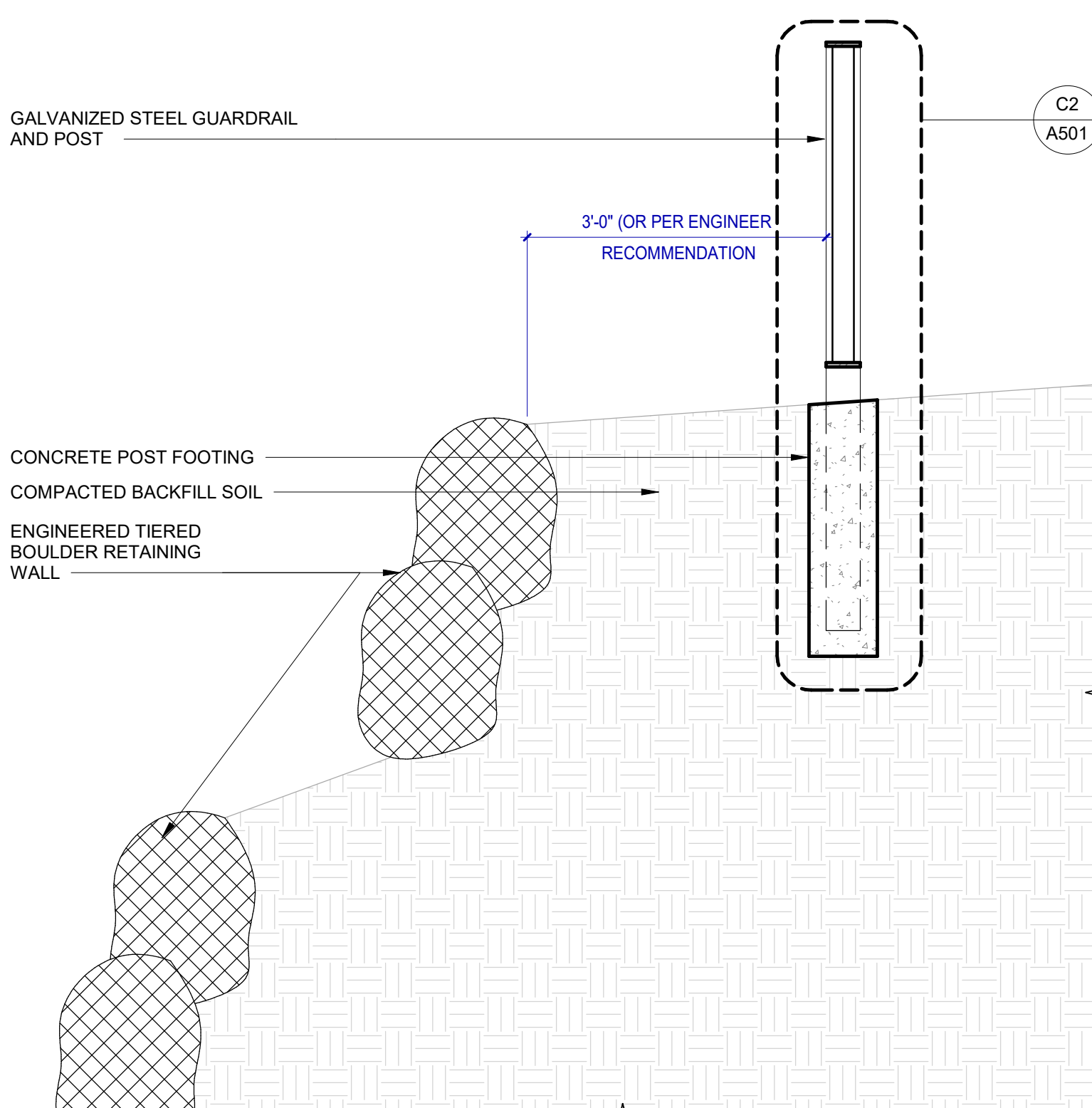


B5 FLOOR/CEILING ASSEMBLY TO CURTAIN WALL CONNECTION

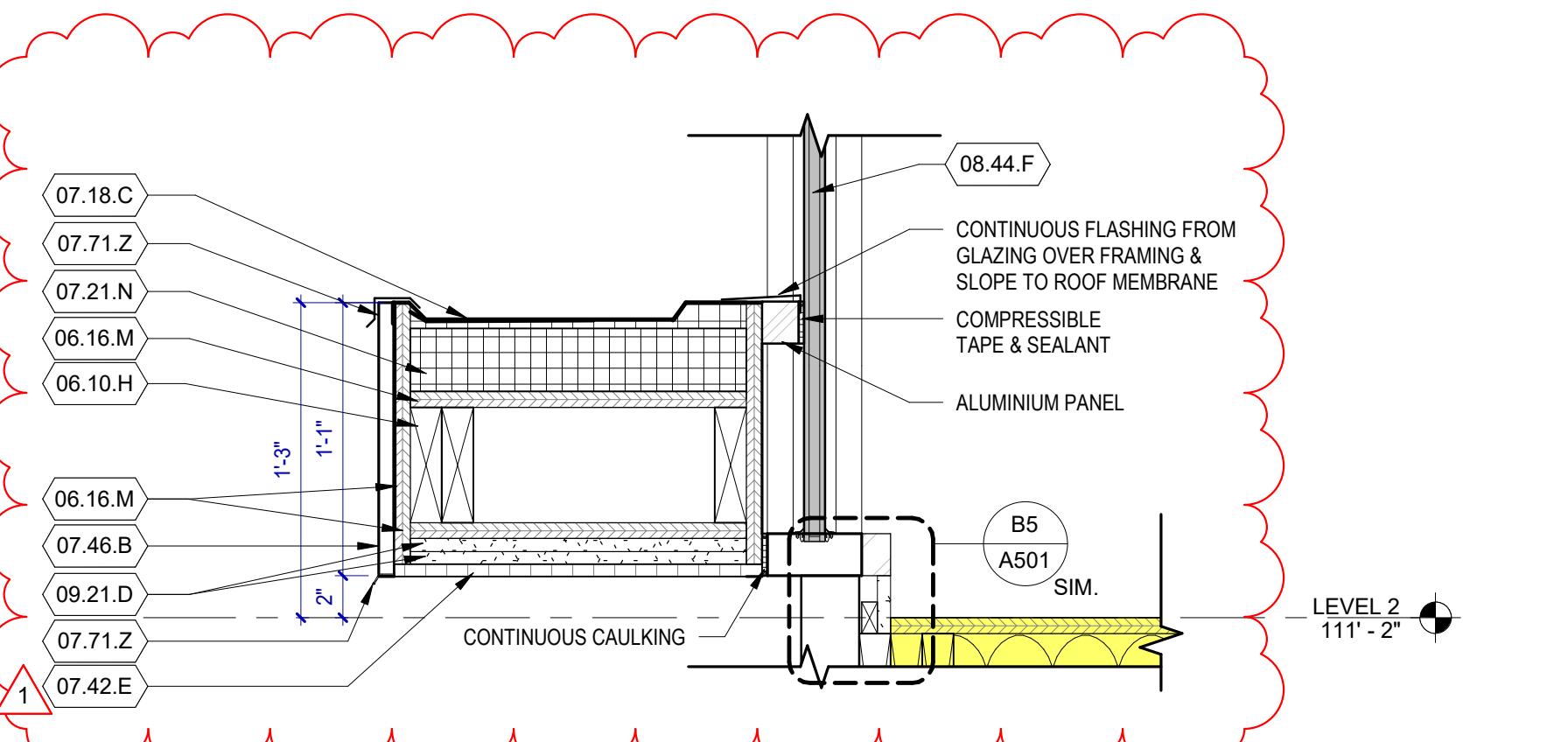
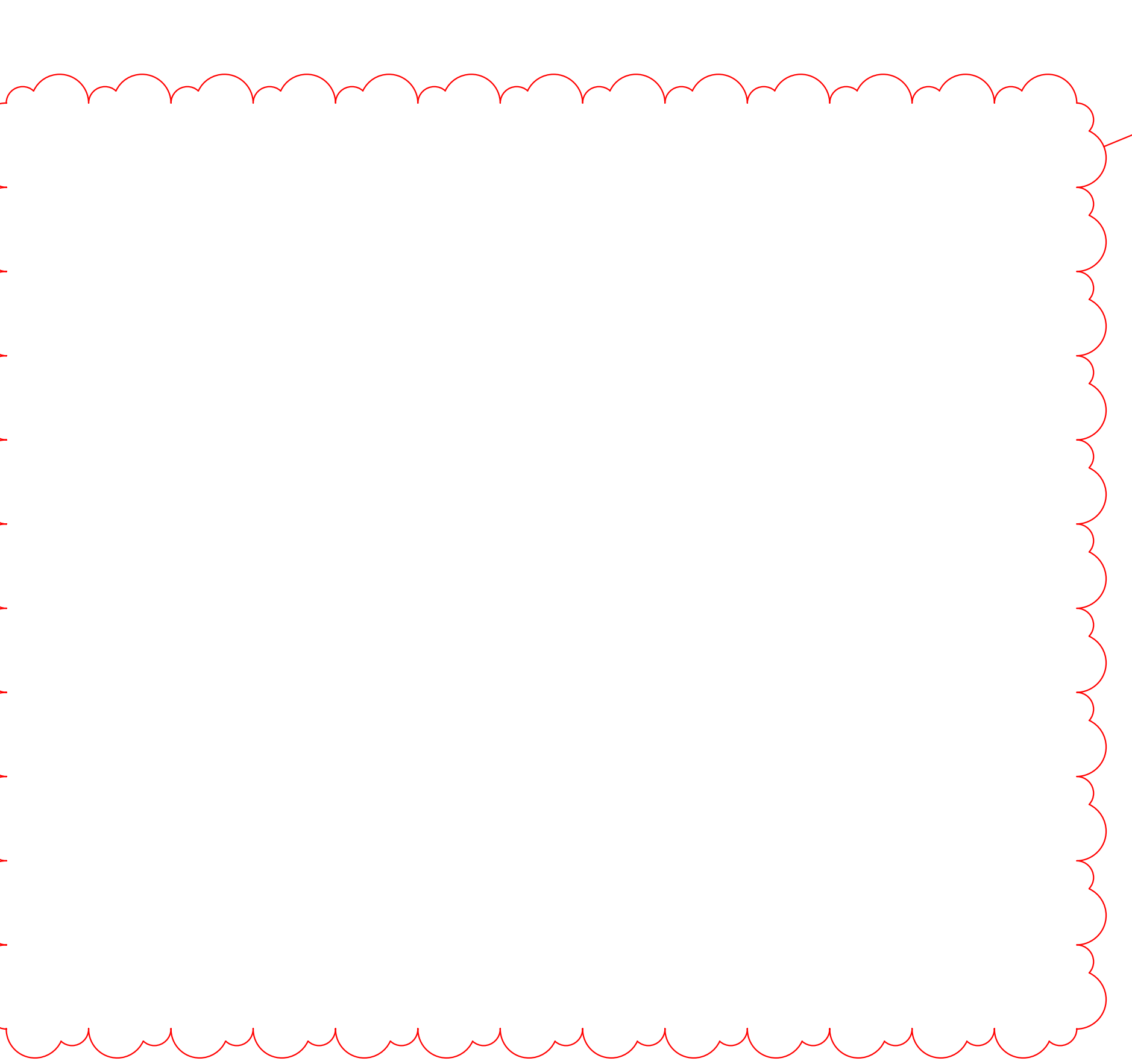
SCALE: 1 1/2" = 1'-0"



A1 BIKE U-RACK DETAIL - GROUTED.
SCALE: 1 1/2" = 1'-0"



A2 GUARDRAIL @ RETAINING WALL



A5 ROOF CANOPY CONNECTION TO CURTAIN WALL

SCALE: 1 1/2" = 1'-0"

REFERENCE NOTES

06.10 WOOD BLOCKING, 2X6 F.R.T.
06.16 GLASS MAT SHEATHING
06.16 PLYWOOD - FIRE RETARDANT TREATED
07.18 1/4" VINYL MEMBRANE ON ROOF DECK
07.21 N TAPERED ROOF INSULATION
07.42E MAT SOFFIT PANEL
08.48 FASCIA - FIBER CEMENT SIDING FINISH TO MATCH METAL FLASHING COLOR
07.712 MAT Drip Edge, PRE-FINISHED
07.95C EXPANSION JOINT, EXTERIOR INPO #615 (RECOMMENDED) SERIES, MATCH COLOR TO EXTERIOR FINISH
07.95E EXPANSION JOINT COVER, INTERIOR INPO #11 SERIES, MATCH COLOR TO EXTERIOR FINISH
08.44F CURTAIN WALL ALUMINUM SYSTEM, RE: GLAZING SCHEDULE
08.44L MULLION
09.21D GYPSON BOARD 5/8"

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△	DATE	REVISION
1	2023-09-05	ADD #01

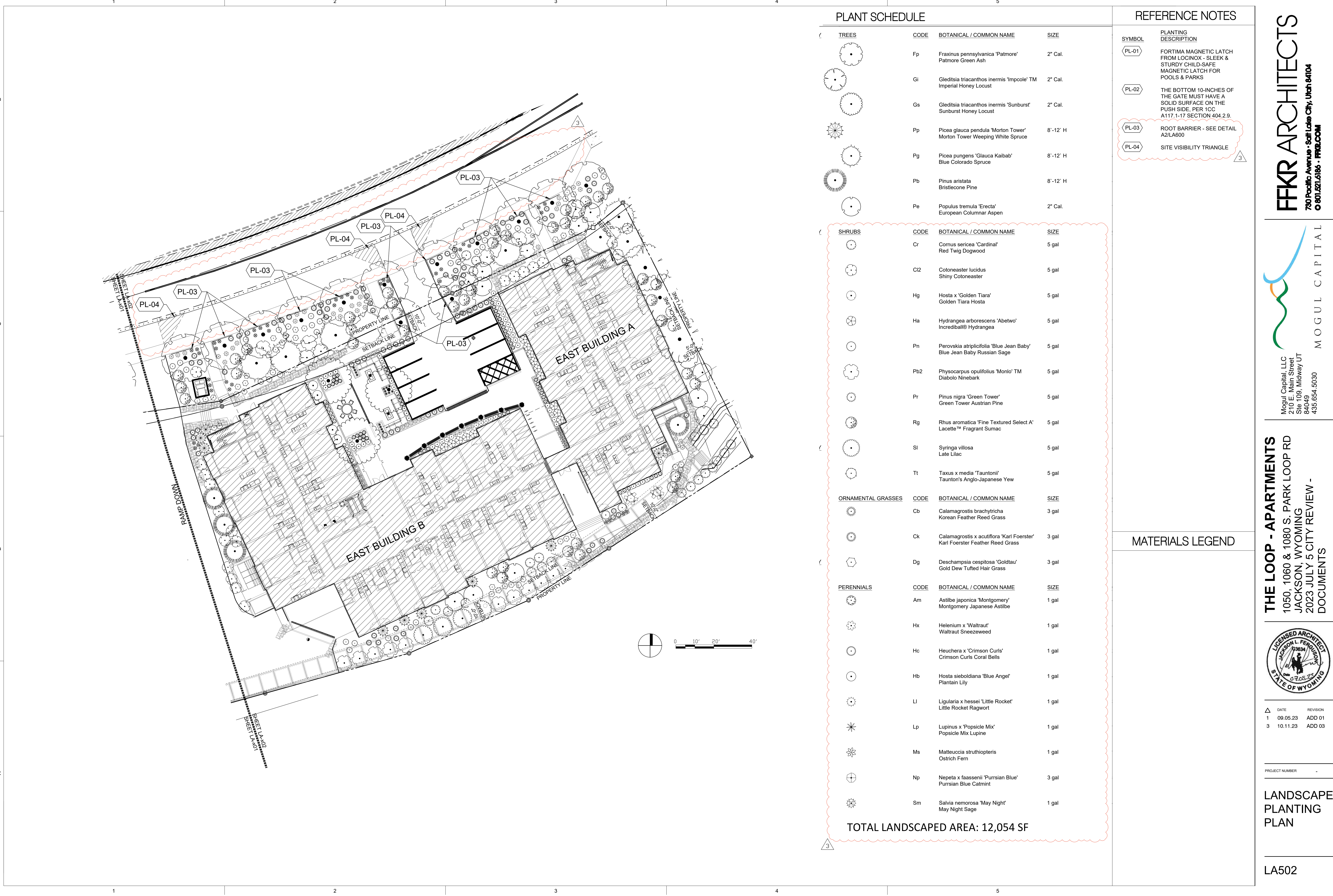
PROJECT NUMBER 221

DETAILS

A501



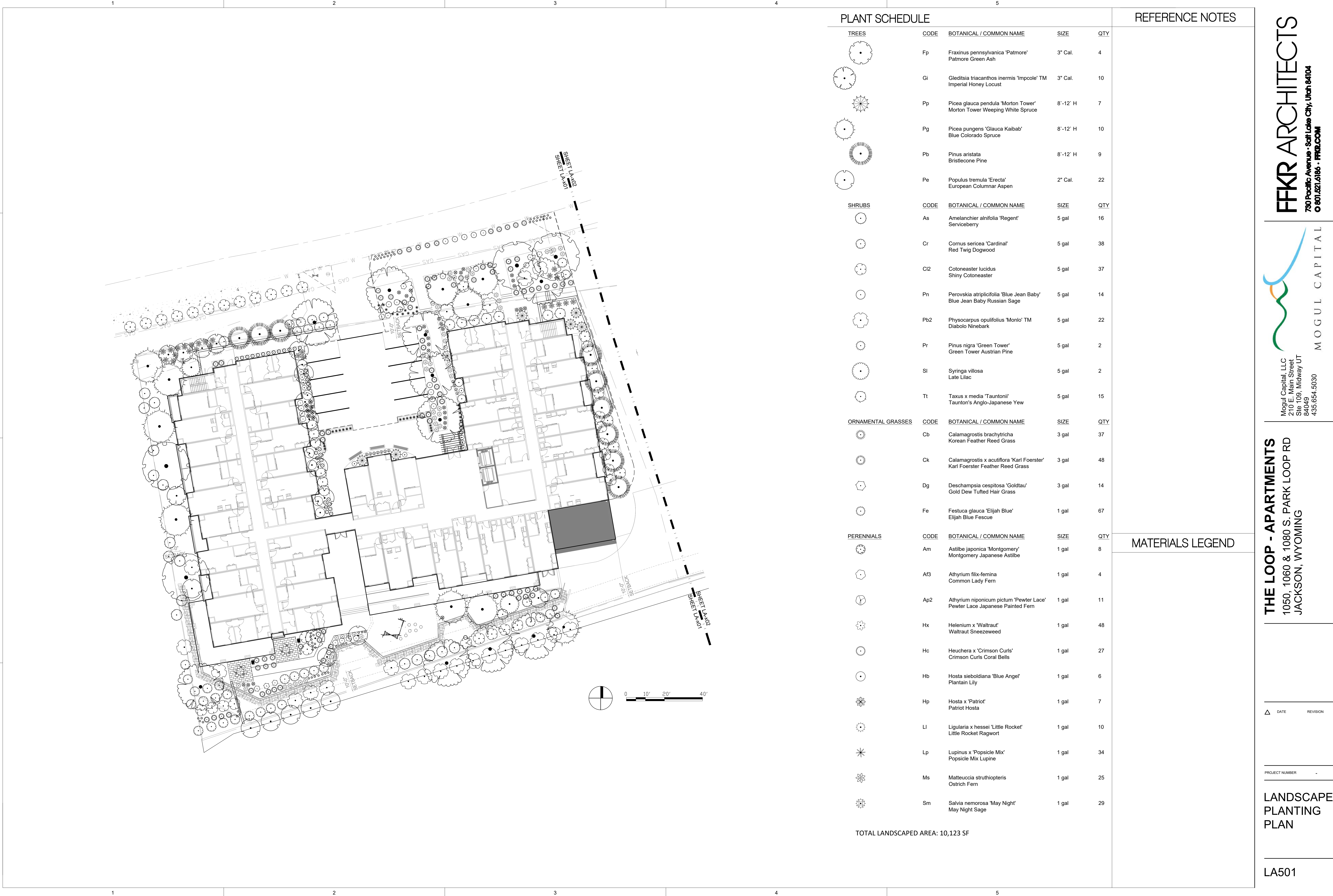
EAST BUILDING - PROPOSED RENDERING



EAST BUILDING - PROPOSED LANDSCAPE PLAN



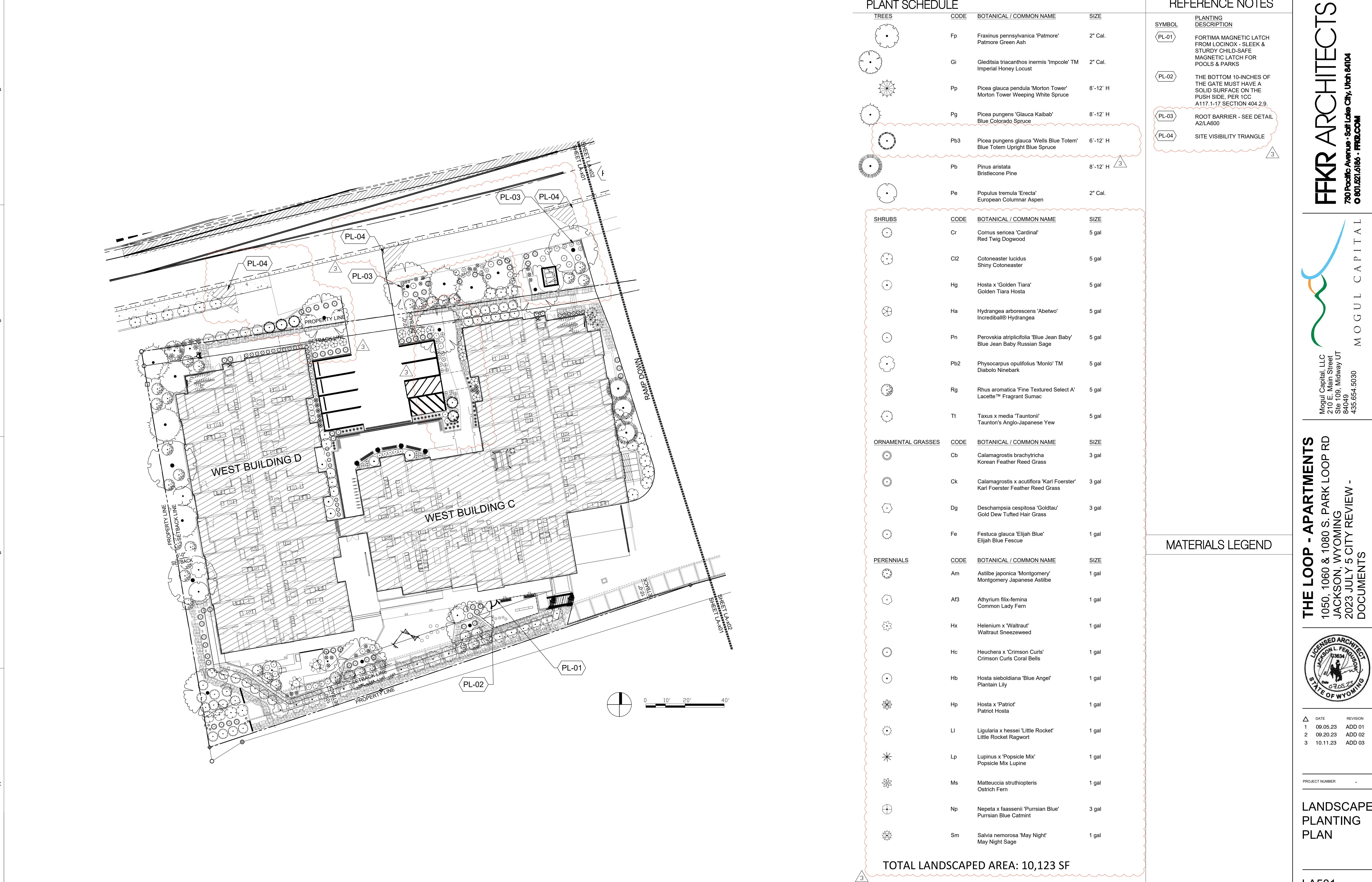
WEST BUILDING - PREVIOUS APPROVED DRC RENDERING



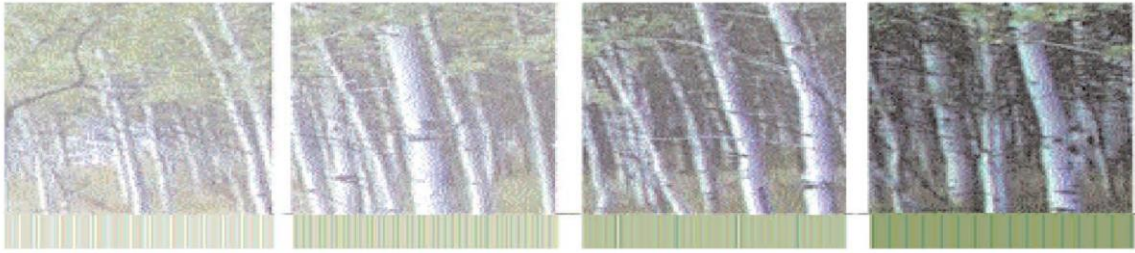
WEST BUILDING - PREVIOUS APPROVED DRC LANDSCAPE PLAN



WEST BUILDING - PROPOSED RENDERING



WEST BUILDING - PROPOSED LANDSCAPE PLAN



Town of Jackson Design Guidelines Checklist

Meeting Date: November 8, 2023

Item Number: P22-258

Applicant: CoRRnice Architecture, Rachel Ravitz, AIA

Address: 185 S. Willow St.

Recommendations: Final Approval

Project Summary:

The proposed project is a workshop, office, and entry addition to the Teton County General Services Building (GSB) at the corner of E. Simpson Avenue and N. Willow Street. Work is proposed to be completed as a self-perform project by Teton County (owner). Per the applicant, the proposed addition will provide a “home-base” for a mobile repair shop as well as expanded office space for County administration. DRC previously reviewed the project for conceptual review at the November 9, 2022, meeting. In general, DRC had positive feedback for the project and understood that function of, and budget for, the municipal building drove design choices, however, Committee members felt the western pedestrian entrance was not prominent and may not be immediately noticeable to visitors.

Minor program changes since conceptual review include partial shrouding of the external stairs on the S. Willow St. façade, addition of a screening gate for a portion of the carport, use of regional landscaping in place of xeriscaping along E. Simpson Ave. near the pedestrian entrance, narrowing of the western pedestrian entrance, and relocation of entry door from the southern to the western facade.

The proposed addition totals 3,185 sf and includes an upgraded western pedestrian entrance, vehicle workshop, 560 sf carport, and approximately 2,625 sf of office/administration workspace.

An attachment is included with this staff report showing evolution from the previous conceptual versus current designs.

Massing and Composition:

Per the applicant, a shallow, mono-slope roof caps the entire shape, helping simplify the massing of the addition. The shed roof helps simplify the composition but remains consistent with regional intermountain west design vernacular. New windows mimic existing openings on the original building in an effort to repeat the building’s rhythm and proportion. Also per the applicant, the proposed entry offers

a more inviting alternative to the current opaque end walls and shed roof over entry stairs. The gabled design facilitates water shed more adequate than the existing design.

Elevations and floor plans are included with the applicant submittal packet.

Materials:

Per the applicant, the intent of the project is to use existing colors and textures to simplify the addition and make it adhere to the existing building as much as possible. Materials match existing trim work and a standing seam metal is introduced to cover the low slope roof. A dark beige wood trim with rough sawn cedar board will be applied vertically for siding. Areas of new Hardie Board soffit will be painted plywood to match existing soffit. The new standing seam roof material is selected for harmony with the roofs of the neighboring courthouse and jail.

Public Space:

Per the applicant, a new western entrance serving both the existing building and expanded floor area, increases accessibility to the structure and creates a more logical and welcoming public entrance. The existing ADA ramp which is difficult to maintain during winter months will be replaced with a machine lift within the building.

LDR Compliance:

There are no prescriptive LDR standards in the P/SP (Public/ Semi-Public) zone for structure location and massing such as FAR, structure setbacks, and height. Minimum parking requirements applicable to allowed uses in the P/SP zone will be review at time of building permit and applicant states parking is provided in neighboring municipal parking lots. At this time there are no concerns from staff in terms of LDR compliance. Below are some general notes on physical form:

Size:

- Existing Building Above Grade: 5,008 sf
- Proposed Habitable Addition: 2,625 sf
- Proposed Carport Addition: 560 sf

Approximate Setbacks:

- West – 26' (neighboring structure - Courthouse)
- North – 17' (neighboring structure - Teton Co. Jail and Dispatch Building)
- East – 12' (eastern property line)
- South – 5' (southern property line)

Stories: 2

Height:

- Existing Structure – 35'-9"
- Carport and Vehicle Bay – 12'-5" sloping to 18'-8"
- Entry – 22'-2 5/8"

Vision Statement:

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

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

A. Public Space



1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

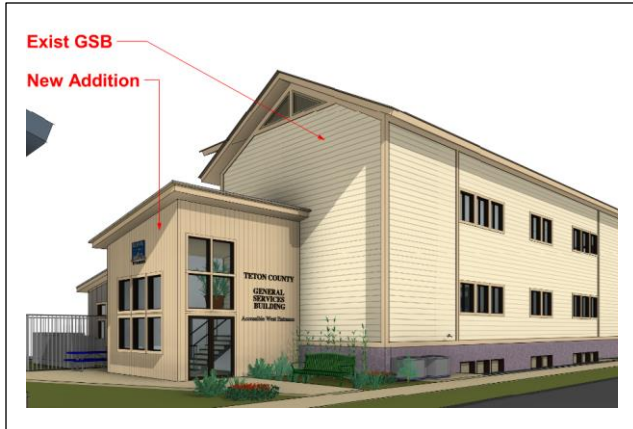
- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

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

Attachment A

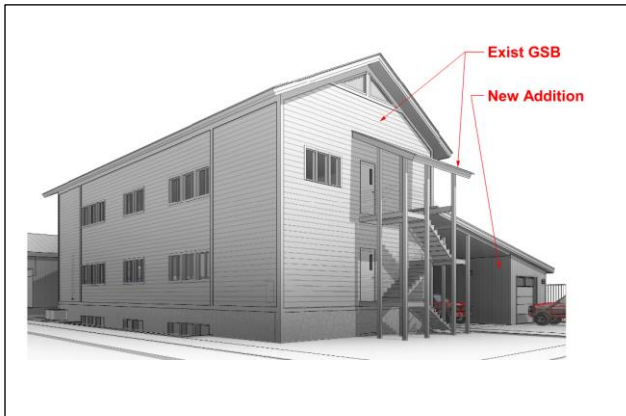
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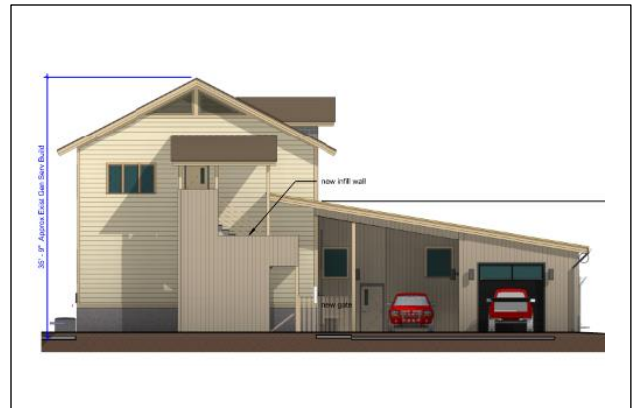
Updated



Previous



Updated



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. |
| ☐ N.A. | 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. |
| ☒ | 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. photographs are provided |
| ☒ | 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. physical samples will be brought for final approval |
| ☐ | 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

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: General Services Building Addition
Physical Address: 185 South Willow Street [Simpson & Willow]
Lot, Subdivision: PT. LOT 2, BLK. 5, CACHE-3 (COUNTY COURTHOUSE, SOCIAL SERVICES, JAIL & PARKING LOT) PIDN: 22-41-16-34-2-07-003

PROPERTY OWNER.

Name: Teton County [Facilities Management] Phone: (307)732-5778
Mailing Address: P.O. Box 3594 Jackson WY ZIP: 83001
E-mail: PCote@TetonCountyWy.gov

APPLICANT/AGENT.

Name: Rachel Ravitz, AIA Phone: (307)699-2454
Mailing Address: P.O. Box 2406 - Jackson WY ZIP: 83001
E-mail: Rachel@CoRRnice.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: **DRC Submittal**
_____ Environmental Analysis

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

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

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

Have you attached the following?

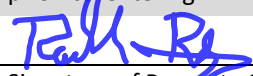
N.A. **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Rachel Ravitz

Name Printed

Oct 23 2022

Date

Architect

Title

LETTER OF AUTHORIZATION

Teton County, "Owner" whose address is: PO Box 1727
180 South King Street, Jackson, WY 83001 Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Teton County Facilities Mangement, as the owner of property
more specifically legally described as: General Services Building, East Simpson & South Willow

PT. LOT 2, BLK. 5, CACHE-3 (County Courthouse, Social Services, Jail & Parking Lot)

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Ravitz, Architect 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: Sarah Mann

(SIGNATURE) (SIGNATURE OF CO-OWNER)
Title: Teton County General Services Director

(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 Sarah Mann this 30th day of
April, 2020.

WITNESS my hand and official seal.

Shelley D. Fairbanks
(Notary Public)

My commission expires:

October 25, 2023

(Seal)



DRC NARRATIVE

Teton County Facilities Management
General Services Building Addition

October 23 2023
(DRC meets Nov 8 2023)
Seeking Final Approval

Since our last review in October of 2022, the Entry on the West Side has been cut back 6 feet to avoid an existing water line to the Jail Building, which was located with site Civil survey work and design. This area has been addressed with professional Landscape Design. We have also added cosmetic wall screening to the existing egress stairs on the east side, facing Willow Street. Since that previous review, we have selected Roofing & Siding Materials, as noted on the Elevations.

Teton County Commissioners have approved a construction budget for this project: a workshop and office addition to our General Services Building at Simpson & Willow. The County would like to self perform small building projects and various repairs to their county wide facilities in-house, rather than subcontract this work. The new venue will be a home base for a mobile repair shop and will also expand office space for growing administrative needs.

The addition hugs the gabled roof building as a low-slung skirt to the north and west. Its complex footprint is necessary to provide clearance around existing electrical infrastructure and accommodate a large maintenance vehicle. A shallow, mono-slope roof caps the entire shape, helping to simplify the **massing** of this **additive** form. A new west entrance serves both existing building and proposed addition, increasing accessibility and shedding water more logically than the current porch surround. Shed roofs are an increasingly popular solution in the **regional vernacular of the intermountain west**, and help to simplify this **composition**. As demonstrated on elevations, wall materials match trim work on the old building and standing seam metal is introduced to cover the low slope roof. New windows mimic existing openings on the taller original building, thus repeating **rhythm** and **proportion**.

The existing General Services Building, while a handsome volume, does not present an especially friendly face to the pedestrian or end user. While the gabled mass has good proportions, its opaque end walls and shed stair roofs present bleak entry points. They are not inviting. The existing northern porch seems to summon people from the jail or courthouse to linger in the northern yard, which is off limits to the public, and underutilized by staff. The county's desire is to recapture this **public space** for programming needs expressed above.

Our new west entrance attempts to rectify the pedestrian approach, by collecting visitors from Simpson Street and redirecting staff who park in the middle of the block to the south side of the building. The existing ramp is hard to maintain in winter and is a bit too steep for accessibility standards. It will be replaced with a machine lift, enclosed inside the building. Plantings will be harvested from the disassembled eastern yard and re-installed near the new west entrance to increase vibrancy and **emphasize a positive pedestrian experience**.

The courthouse / jail / gsb complex is a bit overwhelmed by a variety of **materials** and forms, due to its piecemeal development history. The intent is to use existing colors and textures to simplify the addition and make it adhere to the existing building as much as possible. The darker beige siding is distinct from the Hansen courthouse blue-gray tones, white Palladian windows, and classical columns. The new standing seam roof will take its cue from both courthouse roofs, so it is evident

these buildings are all under one public umbrella. **Cooperative** efforts will be made to coordinate with our future courthouse on material intent. For certain, the adjacent Hansen structure will remain and serve as interim Courthouse when the primary County Courthouse is rebuilt.

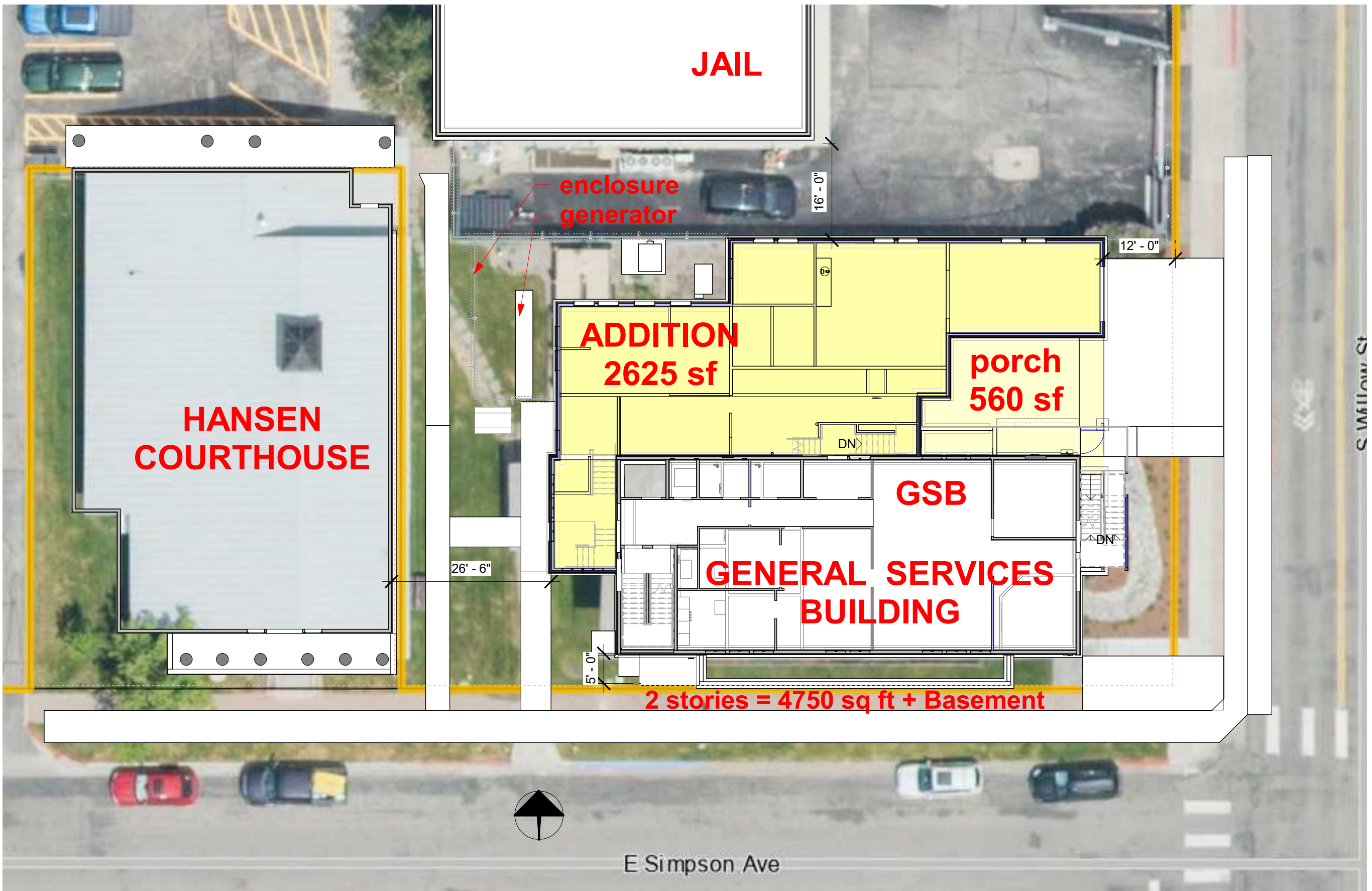
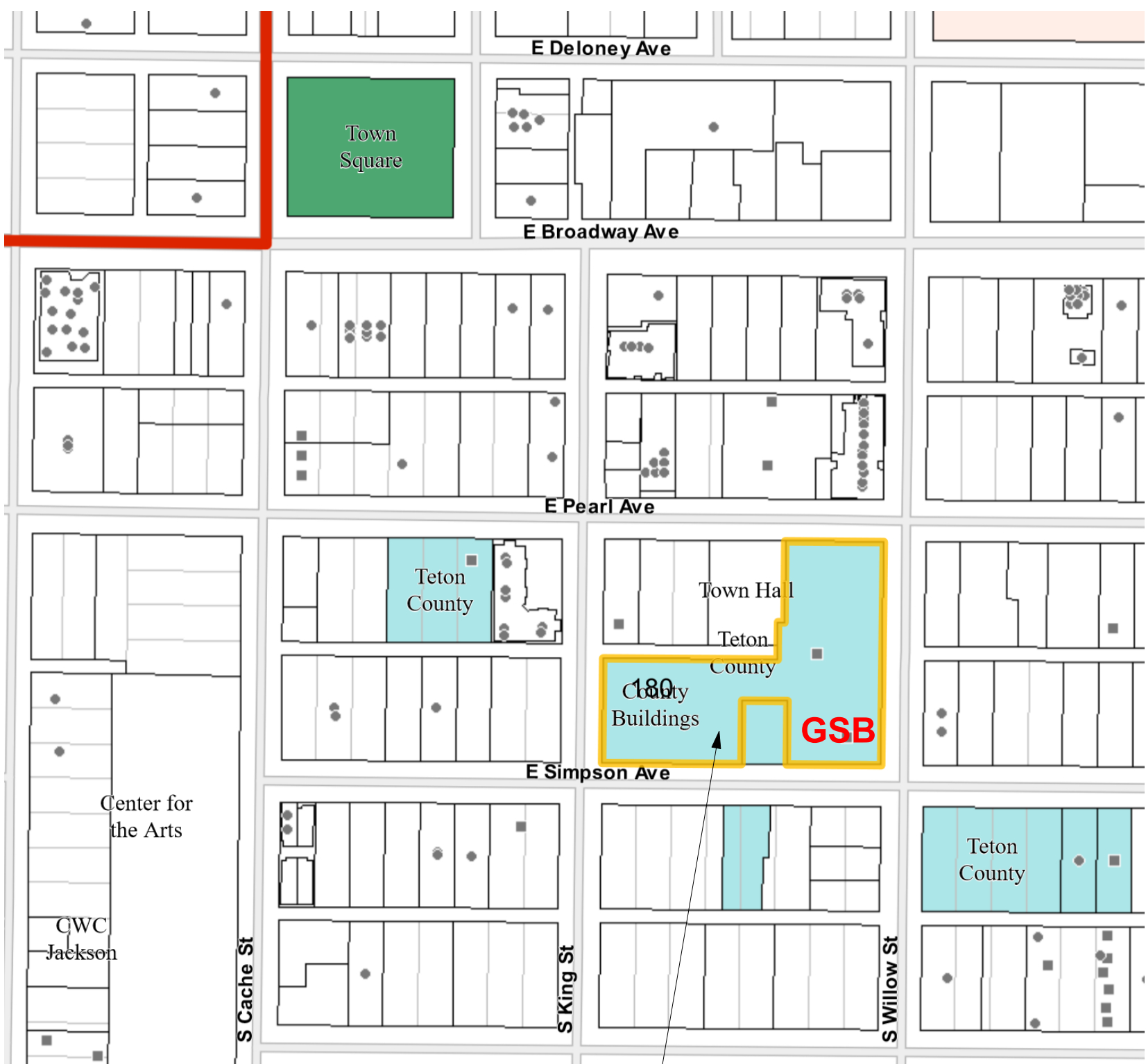
In all these ways, we believe the proposed design meets the **vision statement** of the Town of **Jackson Design Guidelines** and we look forward to your input. We have been advised to seek final approval on this project in a single step. Thank you.

Rachel Ravitz, AIA

As a post script, it is important to note the lack of LDR restrictions in this Town zone P/SP [Public/Special Purpose.] Per Division 4.2, “Civic zones accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones.” Per 4.2.1 B Physical development - All typical requirements for setbacks, height, FAR, LSR, etc. are Not Applicable. Likewise, steep slope or proximity to water bodies do not apply. The addition is also exempt from any affordable workforce housing. Parking at 3.3 per 1,000 sq ft is accommodated within the block complex shared with courthouse and jail.



Existing Generator Enclosure



Exist West Porch to be Demolished

Jail Beyond



REGIONAL RELEVANCE

CORRINCE ARCHITECTURE

AIA NCARB LEED AP
Box 2406 Jackson Wy 83001
(307) 699-2454
Rachel@coRRnice.com

JORGENSEN

SARGENT
SARGENT ENGINEERS, INC.

XL ENGINEERING

CATOR I RUMA & ASSOCIATES, CO.

INSIDE OUT LANDSCAPE ARCHITECTURE, LLC



GSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street

SITE CONTEXT

TETON COUNTY WYOMING

Facilities Management

Date Oct 23 2023

A101

Scale 1/16" = 1'-0"

① MAIN LEVEL SETBACKS
3/16" = 1'-0"

**HANSEN
COURT
HOUSE**

JAIL

JAIL YARD

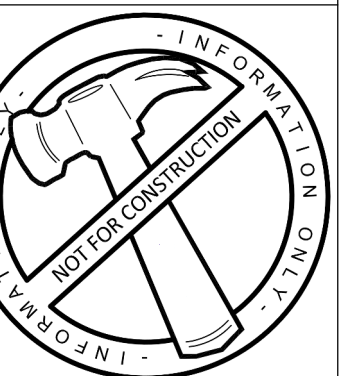
REGIONAL RELEVANCE

CORNICE
ARCHITECTURE

AIA NCARB LEED AP
 2406 Jackson Wy 83001
 (307) 699-2454
 Rachel@coRRnice.com



SARGENT
SARGENT ENGINEERS, INC.



USB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street

SEIBACKS



Facilities Management

ce	Oct 23 2023
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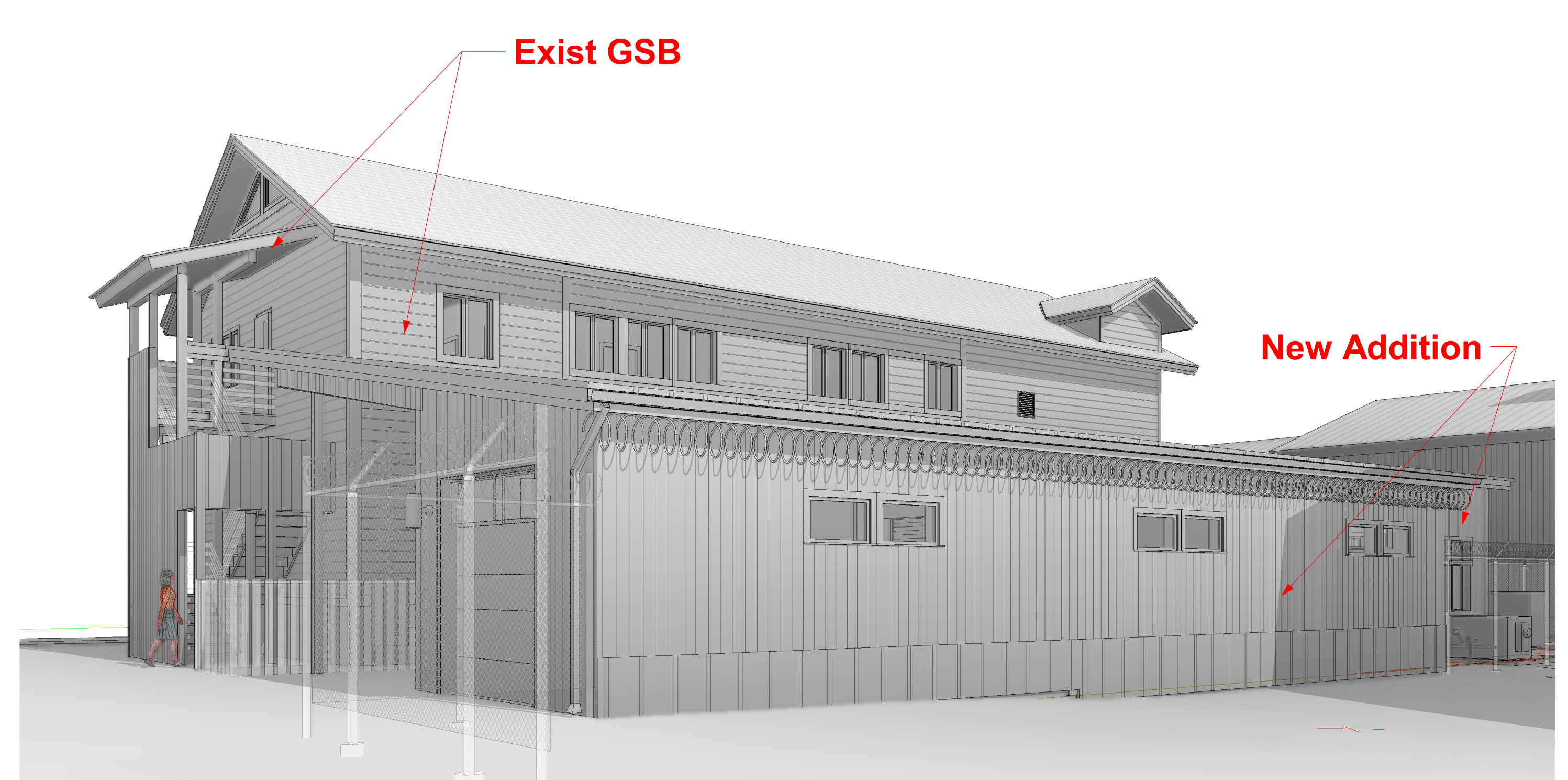
DRC

le	$3/16" = 1'-0"$
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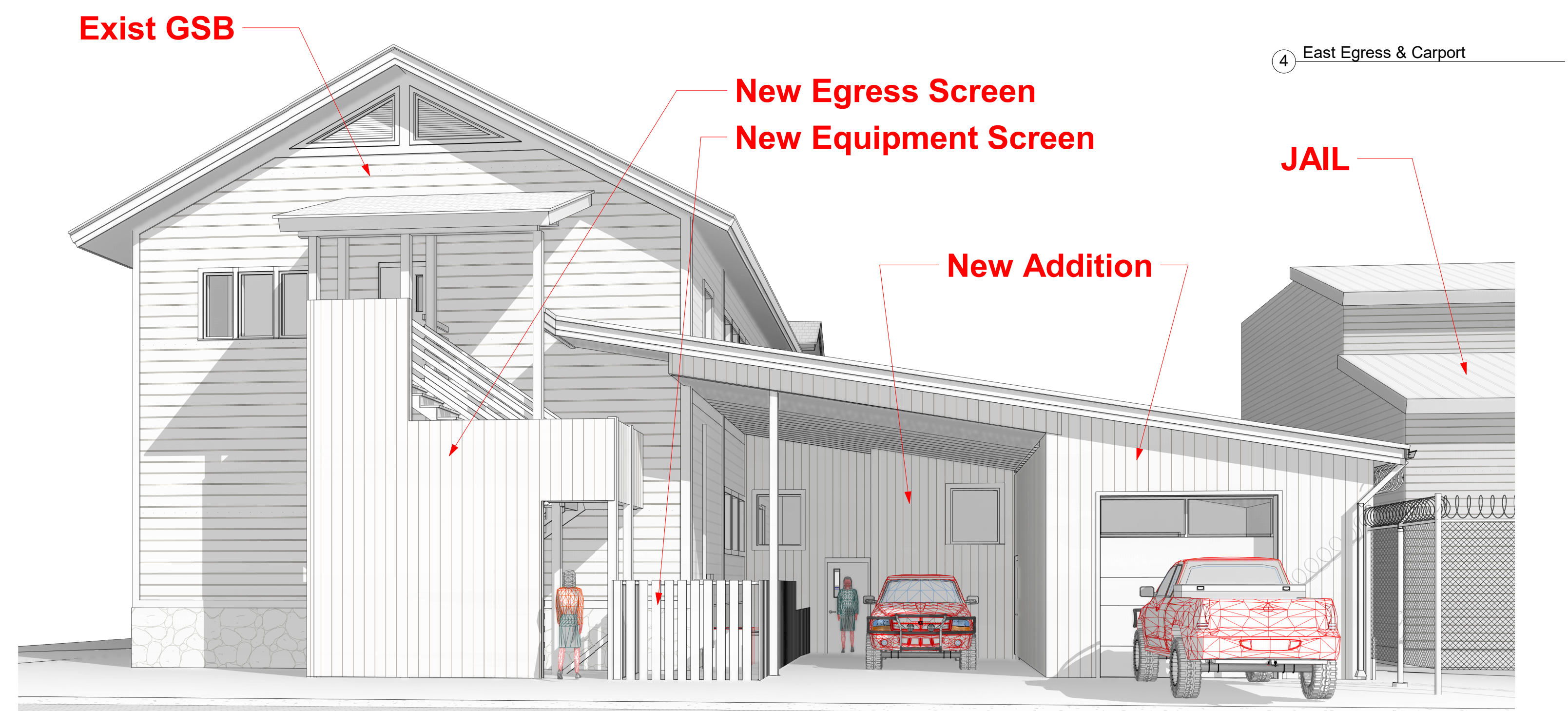
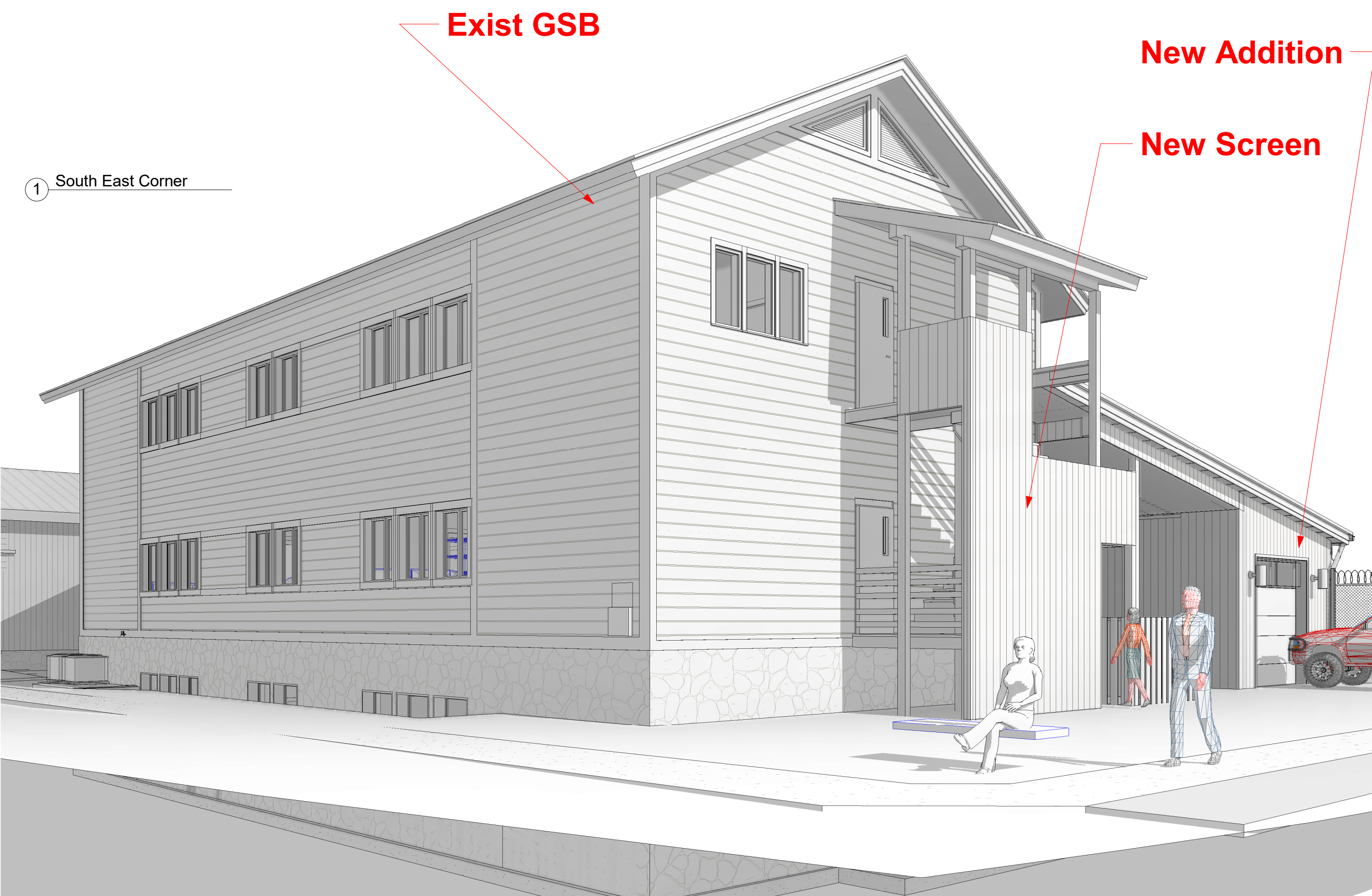
SIMPSON STREET



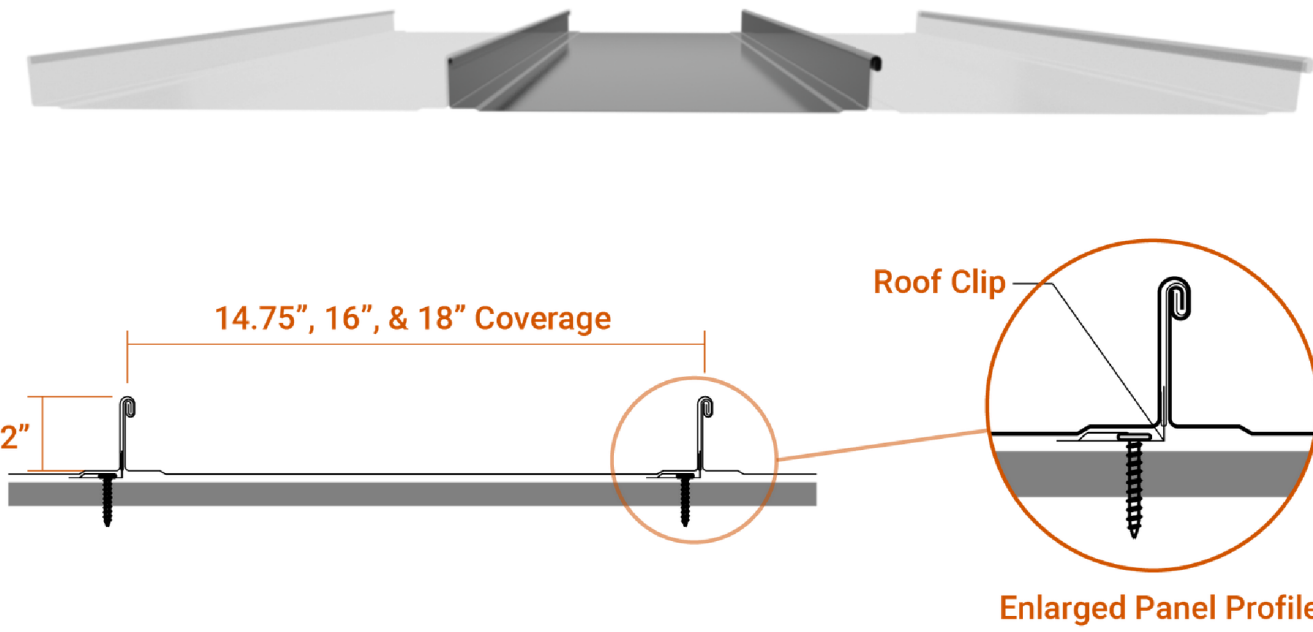
Hansen Court House



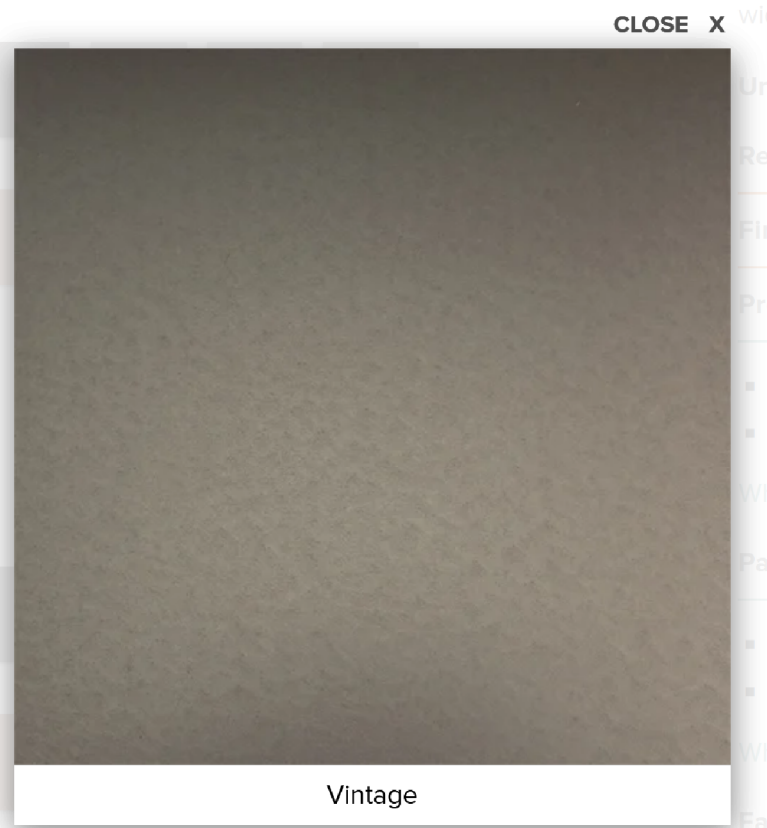
③ North East Corner



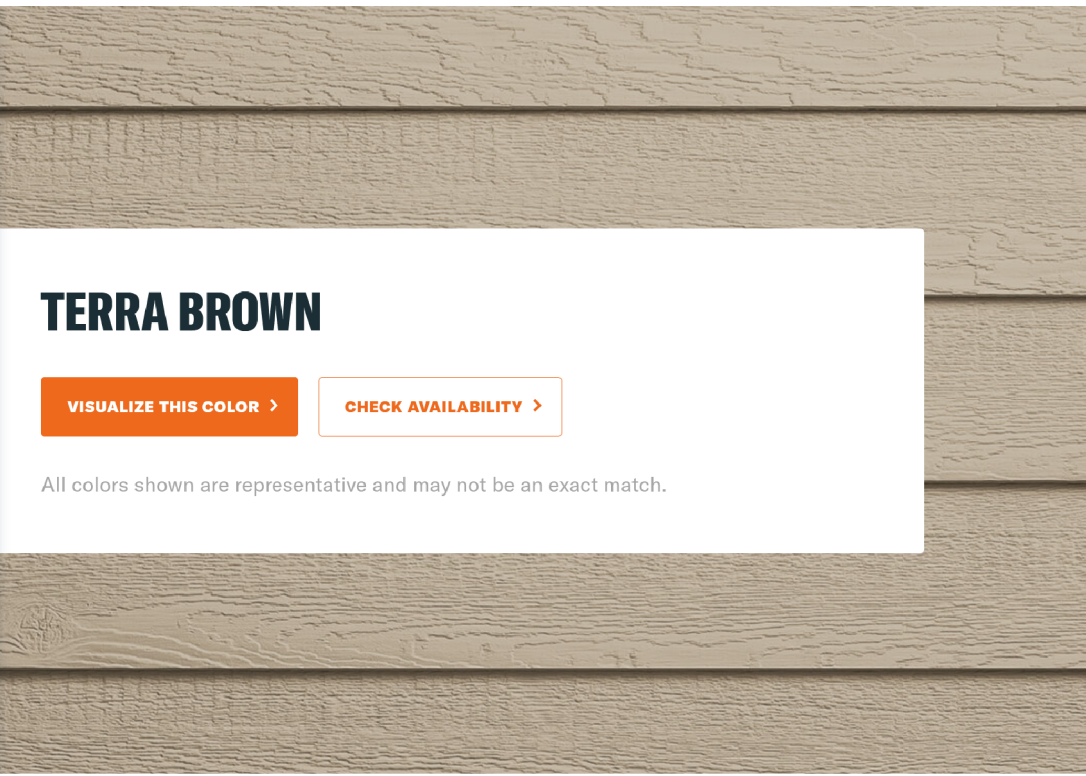
Panel Profile



2" Standing Seam Mechanical Lock with Concealed Fasteners
by Bridger Steel 24 Gauge with 18" Seams Finish "Vintage"



LP Smart Side Lap Siding Vertical Boards with Cedar Texture
"Terra Brown"



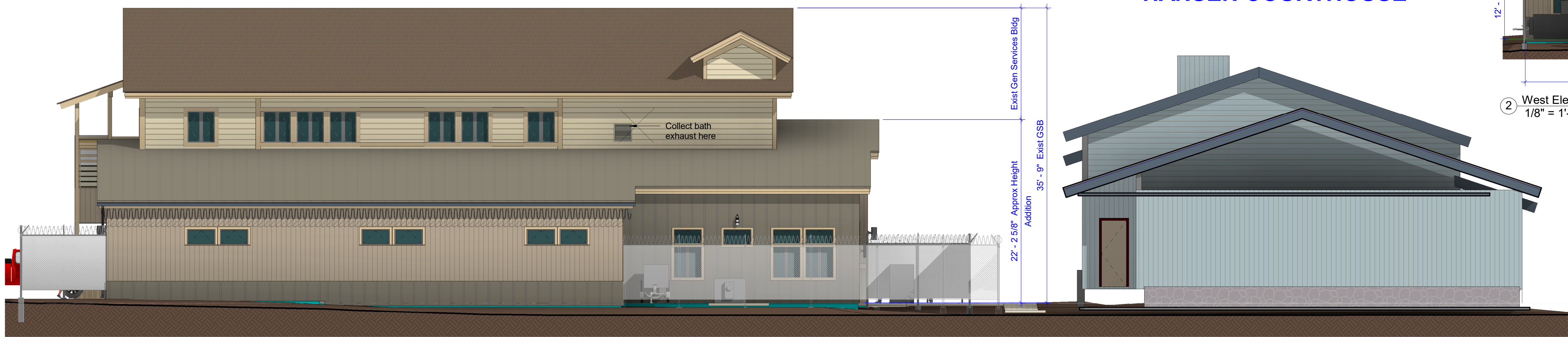
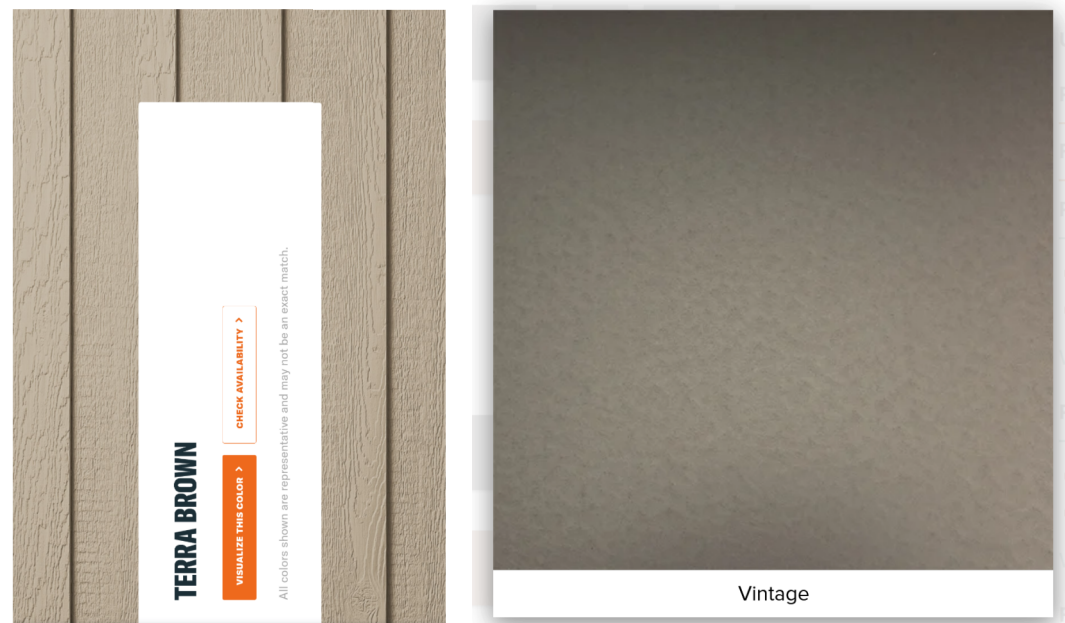
1 South West Corner



3 East Elevation Color
1/8" = 1'-0"

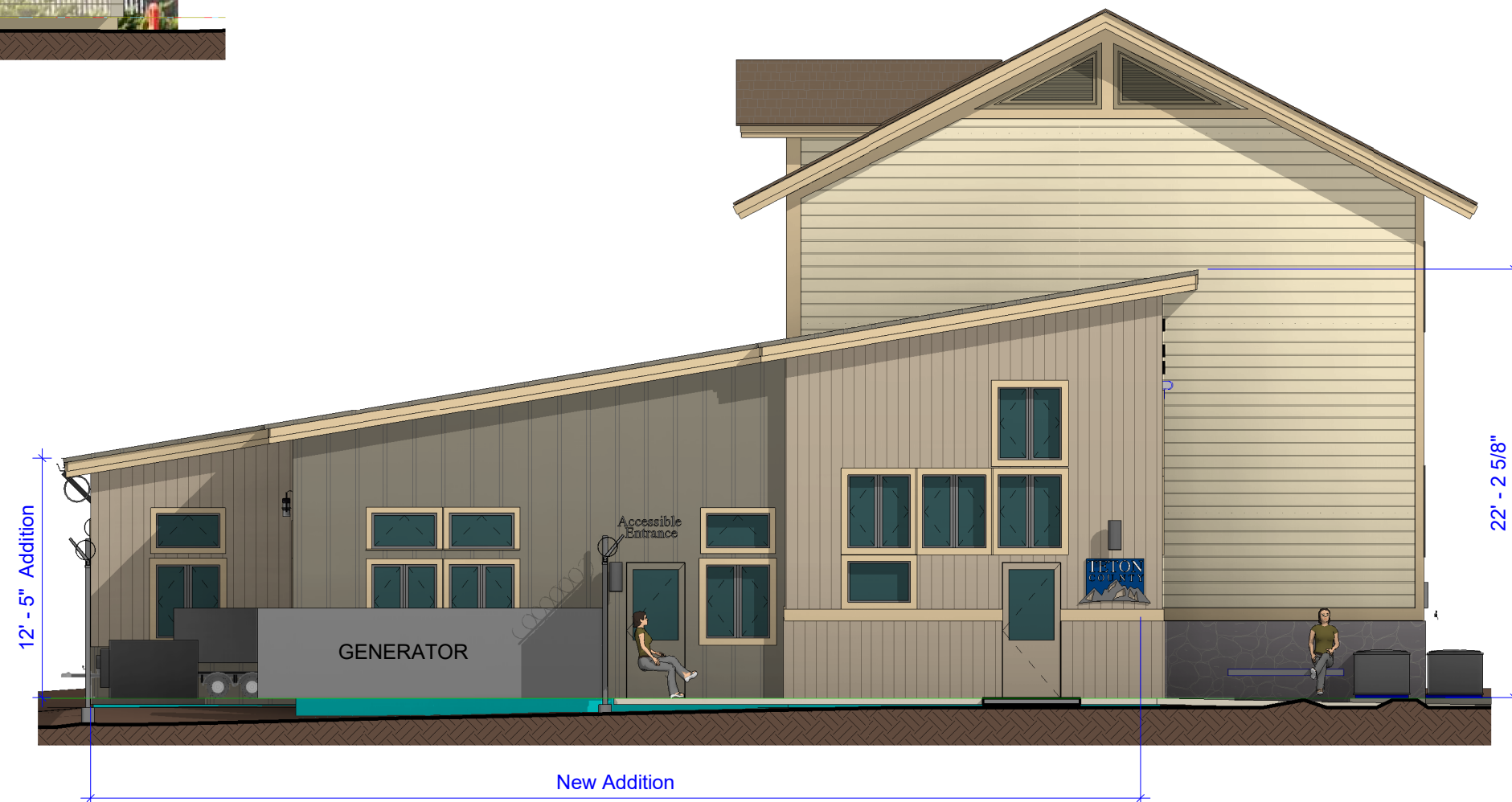
2" Standing Seam Mechanical Lock with Concealed Fasteners by Bridger Steel
24 Gauge with 18" Seams Finish "Vintage"

LP Smart Side Lap Siding Vertical Boards with Cedar Texture
"Terra Brown"

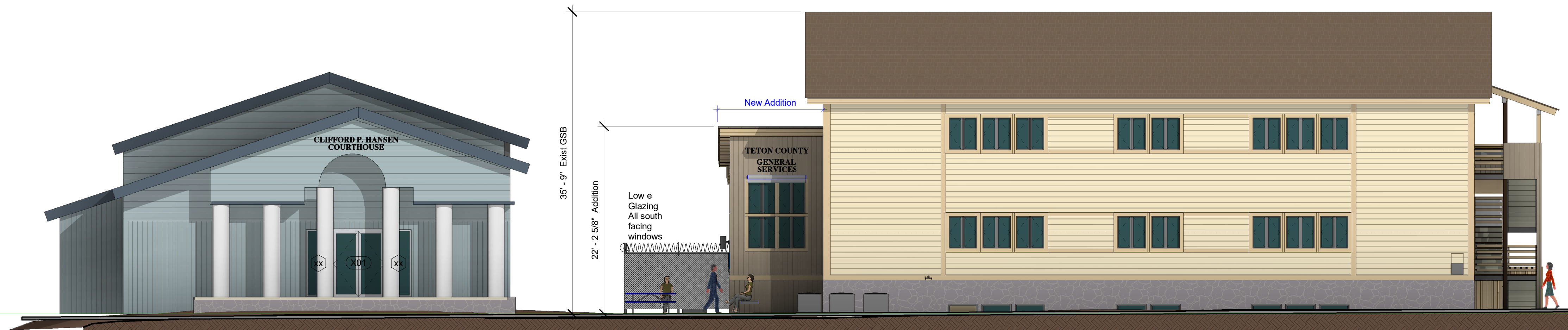


4 North Elevation Color
1/8" = 1'-0"

HANSEN COURTHOUSE



2 West Elevation Color
1/8" = 1'-0"



1 South Elevation Color
1/8" = 1'-0"

gotham | INCITO
Multiple Layers of Light

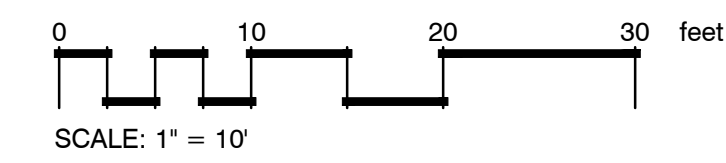
High Center Beam Wall Mount Cylinder 4"

Feature Set

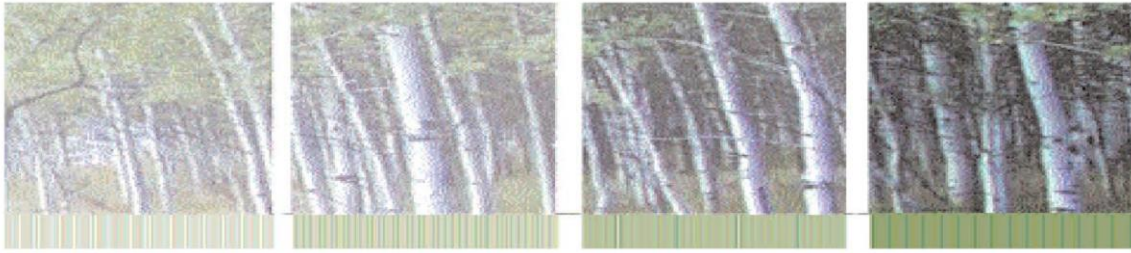
- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WLO), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting; UGR FAQ UGR FAQ

Distribution	13° beam angle	15° beam angle	20° beam angle	25° beam angle	30° beam angle	35° beam angle	40° beam angle	45° beam angle	50° beam angle	60° beam angle	65° beam angle
Superior Performance											
Recessed Lumens	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered	700	800	1062	1545	1977	2419	2920	3548	3982	4419	4848
Wattage	6.7	7.5	10.8	15.1	21.5	26.5	34.1	33.8	39.5	46.2	53.2
Efficacy	104	108	108	102	92	91	86	105	101	96	91

1. Verify locations and timing of site improvements installed by others. If any part of the work cannot be completed due to site conditions, contact the landscape architect for direction before proceeding.
2. Excavation near underground utilities shall be with care and if necessary, by hand. The contractor is fully responsible for this work and any disruption to utilities or damage to the site or improvements shall be repaired immediately at no expense to the Owner.
3. Obtain approval of finish grading from the landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be $1\frac{1}{2}"$ below adjacent edging or paving. Confirm mulch depth and whether grass areas are to be seed or sod.
4. Confirm all plant counts and square footages. Quantities shown are provided as Owner information. If quantities indicated on the plant list differ from the symbols shown on the plant, then the plans shall govern the plant count.
5. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than $1\frac{1}{2}"$, clay lumps and other material deemed detrimental to plant growth.
6. Compost shall be organic, well composted, stable and weed free organic matter. Ph range of 5.5 to 8.0 with 16-16-9 nutrient content. Glacier Gold compost or approved equal.
7. For areas to receive sod as indicated on the plans, amend topsoil as needed to achieve maximum growth. A minimum depth of 4" topsoil to be placed on native soil prior to laying sod.
8. Areas indicated on the plans as Shrub and Perennial Beds shall receive a minimum of 12" amended topsoil prior to plant material installation.
9. The landscape architect shall review all plant material at the source or by photographs prior to shipment. Landscape architect reserves the right to reject any plant material deemed unacceptable.
10. Carefully align and space plant materials as indicated on the drawings and details. Final location of plant material to be approved by landscape architect.
11. All plant material shall be irrigated by automatic irrigation system with automatic controller. All trees, shrubs and perennials shall be drip irrigated and all turf areas shall be irrigated with spray or rotor system. Irrigation shall be design build by the Contractor. Contractor shall provide an irrigation shop drawing and as built drawings for the Owner.
12. The irrigation system shall be operational prior to plant installation.



e	
301	
PROPOSED	
LANDSCAPE PLAN	
le	



Town of Jackson Design Guidelines Checklist

Meeting Date: November 8, 2023

Item Number: P23-158

Applicant: Jackson Hole Construction Services, LLC

Address: 415 N. Glenwood Street

Recommendations: Conceptual Review

Project Summary: The applicant is seeking **final approval** of a 7-unit, 3-story residential building. The property is located at 415 N. Glenwood Street and in the Commercial Residential-2 (CR-2) zone. The proposed building is approximately includes total habitable floor area of 5,237 sf. Total project Floor Area Ratio (FAR) is proposed at 0.86. The building exceeds the allowed 0.46 base FAR allowed in the CR-2 zone by utilizing the Affordable Workforce Housing Bonus ("2:1 bonus").

Per the applicant, the building's concept is influenced by Scandinavian design and pursues the "mountain modern" aesthetic currently common throughout Jackson and the Mountain West. The project team plans for offsite prefabrication of some building components. A summary of the project scope, LDR compliance, and the applicant's response to design guidelines are found below and as attached to this staff report.

Staff notes that maximum densities and intensities such as allowed Floor Area Ratio (FAR) are not guaranteed to be achievable by the terms of the LDRs. All standards and requirements shall be met and actual achievable densities and intensities may be limited by factors such as product type, site location and configuration, natural and scenic resource limitations, or parking requirements. After meeting full LDR compliance, the applicant may find that an FAR of 0.86 is not possible.

Complete application is provided as an attachment to this staff report. Please reference the application for design team's full narrative response to design guidelines.

Project Scope:

- **Use:** 7 residential apartments
- **Size:** Approximately 5,237 sf above ground habitable floor area
 - **1st floor:** Parking, exterior stairwell, residential units– 1,100 sf habitable floor area
 - **2nd floor:** Residential units with private balconies – 2,023 sf habitable floor area
 - **3rd floor:** Residential units with private balconies – 2,135 sf habitable floor area
- **Parking:** 9 required/provided
- **Stories:** 3

- **3rd Floor Step-back:** N/A for residential projects over 4 units
- **Building Height:** 42'

Rendering of eastern and southern facades



LDR Compliance:

Staff recommends conceptual review of the project because there are some key items in the project design which do not meet LDR compliance for the CR-2 zone. Compliance with these items will likely impact the building's exterior design, thus the Committee's review. Staff's initial LDR review is not comprehensive to a final design nor is it considered binding in terms of a final LDR compliance review at time of formal building permit submittal.

- **Structure setback** – The required structure setback from private access easement is 5' (min.). Plans inconsistently represent this setback as either 5' or 4'-11". Prior to final DRC review, the applicant is required to verify structure setback compliance for the CR-2 zone.
- **Parking setback and screening** – Above ground parking not enclosed or fully within a structure must adhere to a 30' (min.) parking setback from the primary street as measured from the back of the pedestrian frontage. The proposed design includes

some parking spaces not fully enclosed by the building, not screened from the primary street facade, and setback approximately 22.5' (min.) from the primary street. Parking spaces located partially within the structure and accessed from the south (access easement) are not considered "tuck-under" parking spaces. Additionally, tuck-under spaces are located at the rear of a structure. Prior to final DRC review, the applicant is required to verify parking compliance with required parking setbacks and screening.

- ADA parking compliance with International Building Code (IBC) – The LDRs require disability parking spaces for nonresidential uses and residential uses served by a parking lot. A parking lot is defined as four or more adjacent parking spaces. While the proposed parking plan does not require disability parking spaces to fulfill the LDRs, it may require disability parking spaces to meet IBC standards. If it is found that disability spaces are required at the project to meet IBC standards, it appears significant changes to the proposed parking plan would be required and likely impact the overall building design. Staff highly recommend that, prior to final DRC review, the applicant verify disability parking space compliance with the IBC.
- Plant Units – A minimum of 1 PU provided – located on site - is required based on current design. The applicant may not count required street trees toward the minimum plant units. Additionally, spruce trees are not an approved street tree species. Prior to final DRC review, the applicant is required to provide an updated landscape plan that demonstrates compliance with the plant unit requirement and allowed tree species.
- Landscape Surface Ratio (LSR) – It is unclear if the project meets minimum LSR. Staff notes area devoted to "landscape path" and trees in grates cannot be included in LSR calculations. Additionally, some area located beneath the building's rear overhang is included in landscape calculations. While the LDRs are silent on this issue, staff has approved such designs many times before on both commercial and residential projects provided the landscape areas are irrigated and can grow and sustain turf grass or other permitted ground cover. This usually occurs for landscape areas under a second-story balcony or porch. In such cases, we also typically require that the overhang be at least 10' in height above the ground to ensure adequate light and that the covered area not be used to meet plant unit requirements, only landscape area requirements. It appears the structure's rear overhang is approximately 8' in height above the proposed landscape area.

Finally, staff notes that for properties that include private or public road easements, the LSR calculation shall be based on the area of the property excluding the road easement and no hardscape within the road easement shall count against the required LSR. Prior to final DRC review, the applicant is required to verify LSR compliance.

Trash and Recycling Enclosures – Enclosures must meet minimum structure setbacks. The proposed location of current enclosure does not meet the minimum 5' setback from the side interior (easement) line. Additionally, doors may not swing into the access easement. However, staff may consider flexibility in terms of considering the access

easement as an “alley” (as was applied to parking space dimensions on the property) thus allow the structure to be setback a minimum of 2’ from the “alley” access easement. Prior to final DRC review, the applicant is required to verify LSR compliance.

The applicant is responsible for complying with all applicable LDR requirements at time of building permit submittal.

Public Space and Street Wall:

The site plan accommodates the required trees-in-grates pedestrian frontage and 13.5’ (min) total width from back of curb. Two street trees are introduced along the N. Glenwood Street public right of way. Form standards require the “Residential Frontage” which allows for limited window and door elements at the sidewalk level and a minimum building transparency of 20% at ground and second level which the proposed design meets. Transparency is defined in the LDRs as the percentage of a story's façade that is glass windows or doors. Additionally, the proposed structure meets the minimum required street facade width at ground level and second level of approximately 75% where 70% (min.) is required. The width of the shared access easement is deducted from the total lot width for the purpose of this calculation.

Composition and Massing:

The proposed building has total habitable floor area of 5,237 sf. Surrounding properties have a range of one story residential cabins, two story condominiums, and two and three story mixed use structures.

Per the applicant, balconies and material transitions included at the second and third levels serve to create “jogs” along the front and side facades and break up the overall massing. Also per the applicant, the building footprint is designed to be rectangular in order to facilitate off-site prefabrication of some building components.

Material Selection:

Per the applicant, the material palette is chosen to provide layering and rhythm to the structure. Materials include cedar texture siding in dark black and dark grey, black metal for window frames, and onyx black laminated roof shingles on the shed roof. Mating between siding and window frames is a similar dark tone. Exterior doors to each unit are pecan colored. A representation of the material palette is included as an attachment to this staff report.

Vision Statement:

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

service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership.”

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

- 1) Connected Network of Comfortable and Inviting Pedestrian Paths

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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



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: Aspen Flats
Physical Address: 415 N. Glenwood St., Jackson, WY 83001
Lot, Subdivision: East 1/2 of Lot 5 of Block 2 of Joseph R. Jones Addition PIDN: 22-41-16-28-4-02-003

PROPERTY OWNER.

Name: Zane Aukee, 415 N Glenwood LLC Phone: 307-699-5678
Mailing Address: PO BOX 104, Jackson WY ZIP: 83001
E-mail: jacksonholeconstruction@gmail.com

APPLICANT/AGENT.

Name: Zane Aukee, 415 N Glenwood LLC Phone: 307-699-5678
Mailing Address: PO BOX 104, Jackson WY ZIP: 83001
E-mail: jacksonholeconstruction@gmail.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 #: n/a Environmental Analysis #: n/a
Original Permit #: n/a 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?

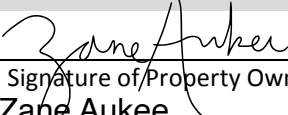
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

n/a **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>.

n/a **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
Zane Aukee

Name Printed

10/23/2023

Date
Member, 415 N GLENWOOD LLC

Title

Aspen Flats – 415 N. Glenwood

Concept Statement

The Aspen Flats project at 415 N. Glenwood is a proposed design and development of a 7-unit, three-story apartment project. The building design will put emphasis on simplistic building form and clean lines. The building will present in natural style materials, finished in a natural color palate (black and grey tones), pursuing Scandinavian influences on the common mountain modern aesthetic. This design will allow the building to blend with the structures common in the area and the Town of Jackson. Supplementary to the architecture, consideration will be given to the location of additional planting which will soften the building's physical and visual presence. Six of the seven units will have a private balconies or patios. Parking will consist of one garage, five carports, plus covered and open parking in the back of the lot with an emphasis on utilizing the building for screening from N. Glenwood Street. Following in the vision of the Design Review Committee, the emphasis of Aspen Flats has been on creating a development that is economically, socially and ecologically sustainable.

Workforce housing continues to pose a challenging proposition in the Town of Jackson. Given this and the Teton County goal to prioritize the community workforce living locally, the development team has prioritized high quality residences both at market and as deed-restricted use.

Design Guidelines

A. Public Space

Use: Although located just one parcel south of a dead end, the proposed development will offer an enhanced pedestrian experience along North Glenwood St. Street trees and plantings will create a buffer that will soften the clean lines of the property. All tenant spaces will have one or more private balconies which will facilitate the engagement of the interior of the building with the exterior. These balconies will also serve as design elements to break up and provide additional rhythm to the building façade.

Location: Public space is located on the north and east sides of the building where it is out of the shadow of surrounding buildings and is able to take advantage of privacy and views to the north of Snow King, and to the west of the East Gros Ventre Butte hillside through the tree canopy. Adjacency of this space to N. Glenwood St provides a subtle, practical, and engaging buffer between private residences and the public dead-end street.

Connections: Entry to the private residences will be on a direct path from the N. Glenwood St. The Jackson Town Square is located 5 blocks to the southeast and a Start Bus Stop are located 4.5 blocks to the southeast at Deloney and Willow, and Miller Park is located with another Start Bus Stop is 4 blocks to the southwest.

Scale + Variety: The public space proposed is appropriate for the scale of the development. The space responds to the scale and the size of the immediately adjacent

buildings and their respective outdoor spaces. Directly across the street is a 2.5-story lodging facility operated by Rustic Inn with significant massing. To the north, N. Glenwood St. dead-ends into the Rustic Inn property. At the corner of N. Glenwood St. and Peery Street is a 3 story hotel/apartment building also with significant massing.

Screening: The orientation of the building and inclusion of carports will provide screening of the covered and open parking areas. The parking will be further screened by orientation of the trash enclosure. Layering of planters and street trees will provide additional separation between the public and private spaces, as well as define a transition from ground to building.

B. Composition

Composition, Proportion + Rhythm: Purposeful transitions of material on the exterior façades create rhythm. Balconies included inside these facades provide a means to break up the length and height of the façades as well as additional 3-dimensional layering. This is further exemplified by the stepback of the roofline at the west elevation. Building and balcony heights provide appropriate scale for pedestrian friendly travel.

Entry and Sense of Place: The rhythm, composition and proportion create a sense of entry and procession from Glenwood St. to the entrances of each residence. There is rhythm in the design and choice of materials that lends itself to a sense of place.

Adjacent Buildings: Surrounding buildings on Glenwood St. and Peery street range from three-story to one-story structures. The proposed development recognizes and responds to its commercial and residential surroundings as a three-story residential building. Directly similar in height and scale to many of the the surrounding commercial buildings, homes, condominiums, and apartment buildings.

C. Massing

Mass + Height: The proposed building mass and height are similar to the adjected buildings. Balconies landscaping provide human scale elements to break up the building's façade and facilitate flow from the street to the building.

Additive + Subtractive Massing: While the building footprint is designed to be rectangular in order to adhere to the proposed off-site fabrication process, the apparent building mass is extended by exterior balconies which jog in along the building's front and rear façades. Material transitions at the front façade create visual interest while reducing the perceived scale of the building.

Volume Complexity: Volume complexity is achieved with material transitions and balconies. Furthermore, the important parts of the building, such as the entryways and balconies, are made identifiable while still part of one cohesive three-dimensional design.

Roofs: The building will have a shed roof.

D. Street Wall

The project is designed to the property set-back at the sides and along the street frontage. Significant transparency, incorporating a clean rhythm, has been included in this wall. An existing easement necessitates vehicle entrance to the rear and side parking areas.

E. Materials

Application of Materials: The chosen material palette is purposed to define certain building elements while providing a sense of layering and rhythm. Materials transition at openings, displaying a purposeful, well considered design. The mating between siding and window frames in a similar dark color defines a conscious material choice that breaks the building façade while maintaining a coherent rhythm. The layering in the color choice of siding at the third level balconies and in open spaces adds additional layering and prevents the structure from reading as monolithic.

Material Selection: The proposed exterior materials are LP Smartside cedar texture siding in abyss black and tundra grey, as well as black painted or powder coated metal. All three materials compose a natural and wear resistant palette which is seen commonly in the Town of Jackson as well as Teton County. They embody a vision of ecologically and economically sustainable development.

415 N. Glenwood Zoning Compliance Chart

Aspen Flats

10/23/2023

2.2.12. CR-2: Commercial Residential-2		
STANDARD	REQUIREMENT	PROPOSED
Primary street setback range	0'-10'	0'
Side interior (min)	5'	5'
Rear (min)	10'	10'
Abutting protected zone (min)	10'	N/A
Landscape surface ratio (min)	10% (609.8 SF)	618 SF
Snow storage (min)	2.5% parking loading (48.42 SF) (1,937 SF of uncovered parking and loading)	51 SF REQUIRED, 68 SF PROPOSED
Plant Uses	1/1,000 sf of landscape area	1
Floor area ratio	.46 (2,806.28 SF max)	2,805.26 SF
7.8.4.B Workforce Deed Restricted (UNIT 5)	2:1 bonus SF	943.68 SF
7.8.4.B Bonus floor area	2:1 bonus SF	1,887.36 SF
FAR + Bonus (allowable)	4,692.62 SF	4,692.62 SF
Total floor area	(FAR+Workforce Deed Restricted+Bonus)	5,636.30 SF Allowed 5,237.04 SF Proposed
Parking		
Tuck-under, enclosed, or structured parking (min)	0'	N/A
Primary street, above ground (min)	30'	>35'10"
Number of spaces (min)	9	9
LDR Sec. 6.2.5.B.2. compliance	LDR Sec. 6.2.2.C requires ADA space for residential with a parking lot. No parking lot is proposed per LDR Sec. 9.5.P	No ADA space Required

LDR Sec. 2.2.1.E.2 Surface Parking Standards	Surface parking must be located behind or to the side of buildings and must be screened from view from any street (except an alley).	Proposed surface parking is located to the side and behind the buildings and is screened from view from N. Glenwood street via the trash enclosure and the structure itself.
LDR Sec. 6.2.5.B.3. compliance	Required	Not applicable as access is from a driveway proposed to service 3 parcels. (405 N Glenwood accesses property directly from N. Glenwood Street)
Curb cut width (max)	24'	10' (on property)
Pedestrian Frontage 2.2.1.C.2 Type Total width from back of curb (min) Furnishing/planting area (min) Clear sidewalk width (min) Spacing of trees	Trees in Grates 13.5' 5' 6' 30'-40'	Trees in Grates 13'9" 5' 8'8" 30'
Width of ground and 2nd story in primary street setback range % of lot width (min) Length from street corner (min)	 70% 30'	 98.3% (accounting for easement) n/a
Height (max) if roof pitch $\geq 5/12$	46'	42'
Stories or Height (min) in any street setback range	2 or 24'	3 or 42'
Stepback for any 3rd story street facade or street facade over 30' (min)	10'	A building with only residential use that has at least 4 units is exempt from the stepback requirement
LDR Sec. 6.4.2. Compliance	Required for residential developments of 4 or more units	Similar material and color to the building, entirely enclosed to the street, side facing alley is gate, 27.5 SF Proposed
LDR Sec. 5.5.3.B Required Plant Units	1 per 1,000 SF of Landscaping (618 SF)	> .5 Units (LDR 5.5.3.A.2 fractional plant units of one-

5.5.3.E.1	4 #5 container shrubs, 6 6'—8' large shrubs or multi-stem trees 1 3" caliper canopy tree	half or more shall be treated as a requirement of one plant unit. 4 #5 container shrubs (Dogwood) 1 12" caliper canopy tree (Existing Aspen) LDR 5.5.3.A.2 fractional plant units of one-half or more shall be treated as a requirement of one plant unit.
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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.
 - ☒ **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.

415 N GLENWOOD ST

Design review committee

ASPEN FLATS -DRC PACKAGE
10.23.23

braimansauer
braimansauer

PROPOSED AREA CALCULATIONS

BASE AREA CALCULATIONS LDR 7.8.3

UNIT	HABITABLE SF
UNIT 00	499.00 SF
UNIT 1	498.52 SF
UNIT 2	928.37 SF
UNIT 3	938.00 SF
UNIT 4	931.46 SF
UNIT 6	498.00 SF
TOTAL BASE:	4,293.36 SF

WORKFORCE DEED RESTRICTED LDR 7.8.4

UNIT	HABITABLE SF
UNIT 5	943.68 SF
TOTAL WORKFORCE:	943.68 SF

ALLOWABLE AREA CALCULATIONS

FAR ALLOWABLE SF LDR 7.8.3

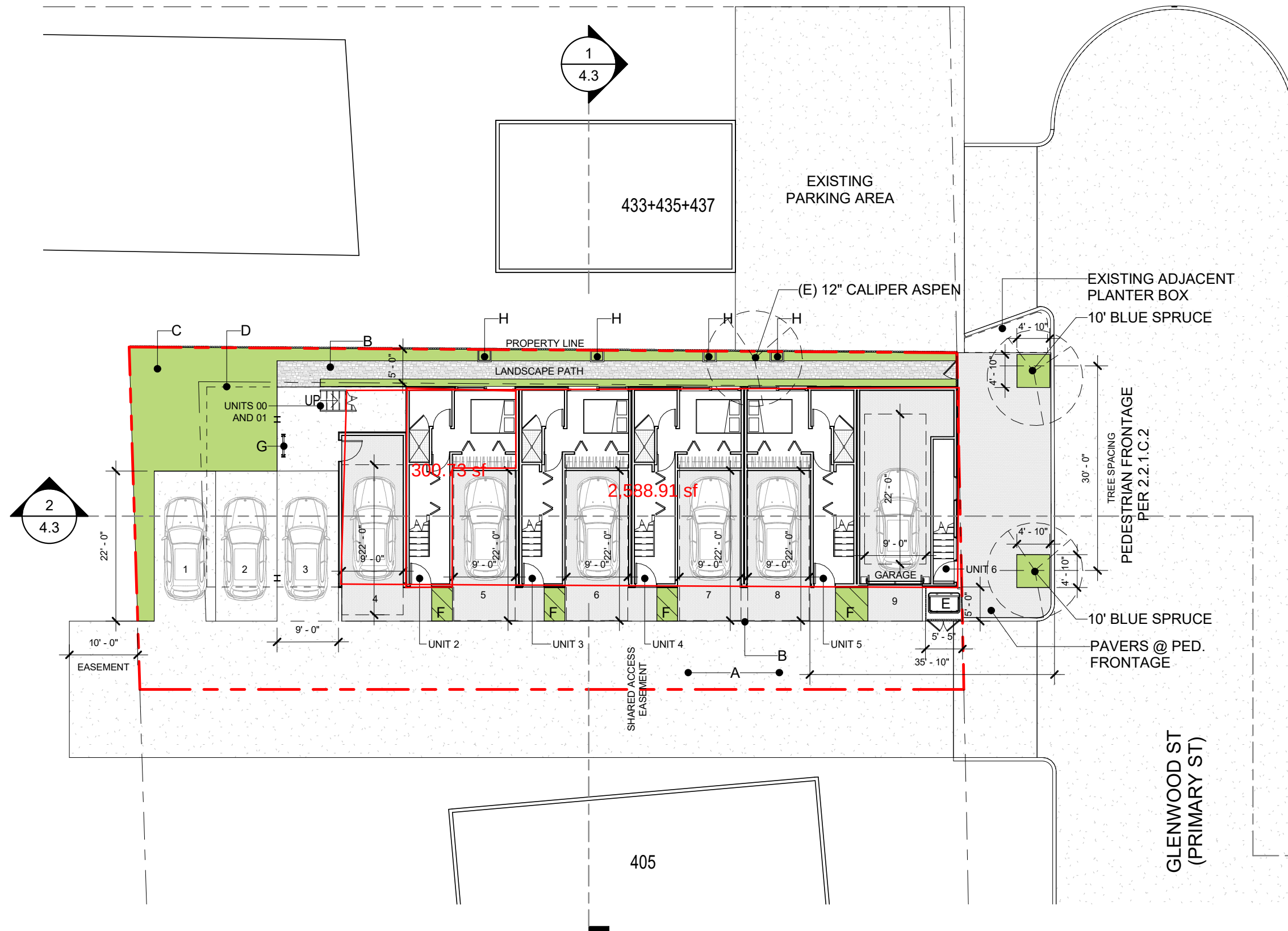
CATEGORY	TOTAL SF	MULTIPLIER	ALLOWABLE
LOT AREA	6,098.40 SF	0.46	2,805.26 SF
SUBTOTAL FAR:	6,098.40 SF		2,805.26 SF

MAX UNRESTRICTED BONUS SQUARE FOOTAGE LDR 7.8.4

CATEGORY	TOTAL SF	MULTIPLIER	ALLOWABLE
LOT AREA	943.68 SF	2	1,887.36 SF
SUBTOTAL BONUS:	943.68 SF		1,887.36 SF

TOTAL ALLOWABLE AREA:	4,692.63 SF
TOTAL PROPOSED AREA:	4,293.36 SF

TOTAL DEED RESTRICTED AREA:	943.68 SF
TOTAL FREE MARKET AREA:	4,293.36 SF
TOTAL BONUS AREA:	1,887.36 SF
TOTAL BONUS + FAR:	4,692.63 SF
TOTAL HABITABLE AREA:	5,237.04 SF



SITE PLAN KEY	
A	ACCESS EASEMENT; GRAVEL + CONCRETE
B	PEDESTRIAN CONNECTION
C	GRASS / PLANTING
D	COVERED ABOVE
E	REFUSE STORAGE
F	SNOW STORAGE (68 SQ. FT. PROVIDED)
G	BIKE RACK
H	PLANTER, SEE LANDSCAPE PLAN

1 SITEPLAN

SCALE 1/16" = 1'-0"

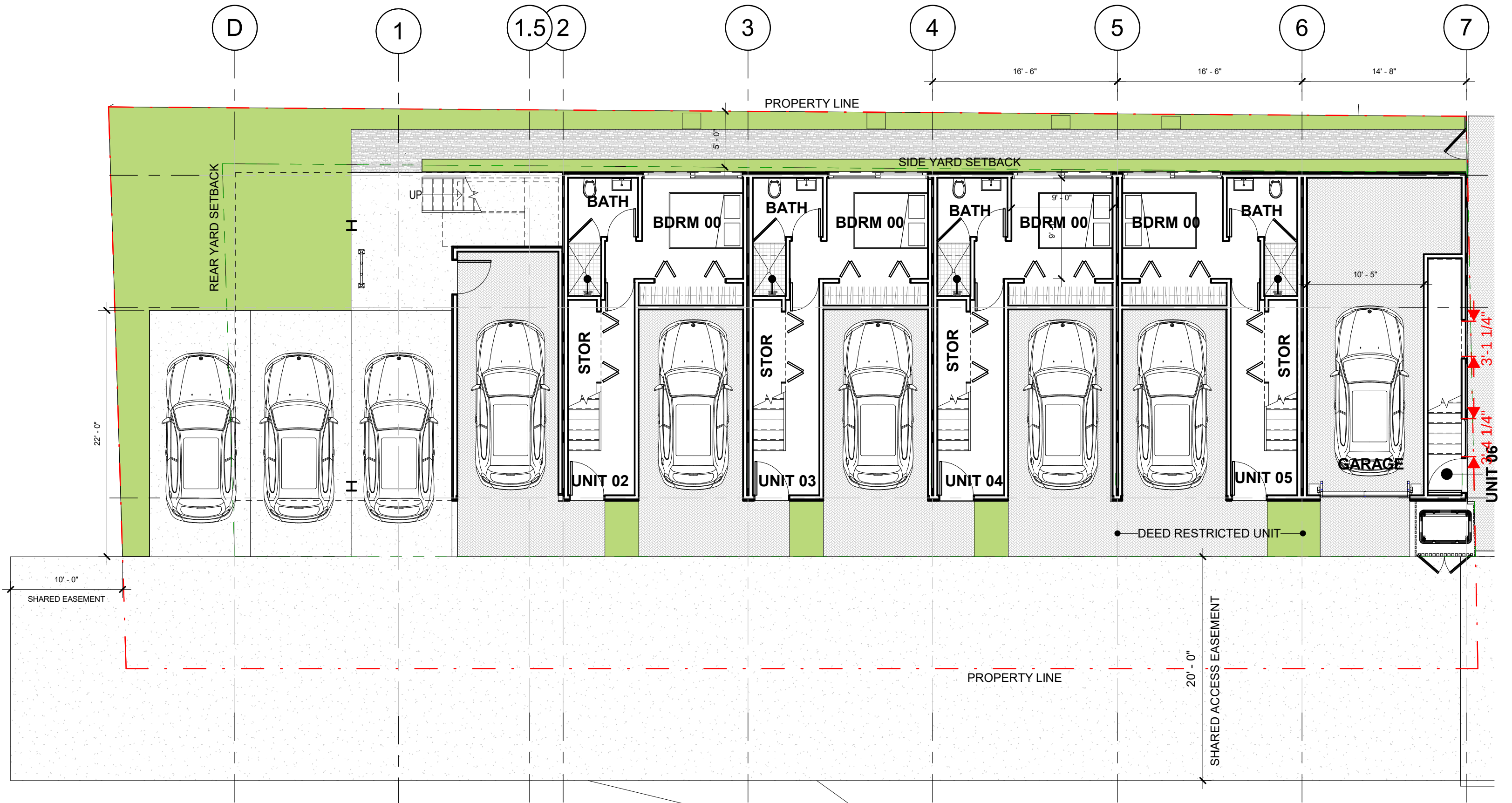


braimansauer
architects

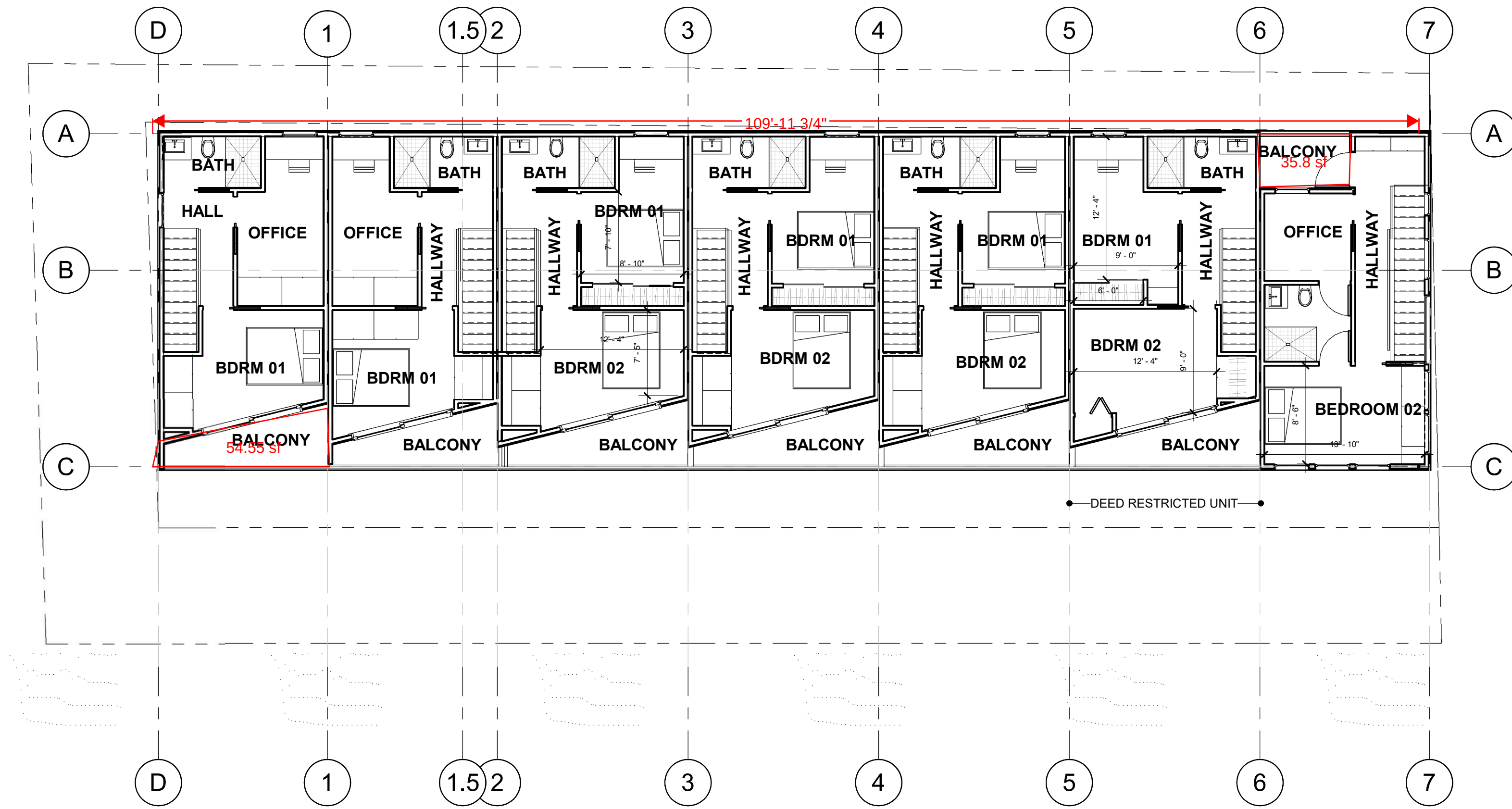
ASPEN FLATS ASPEN FLATS

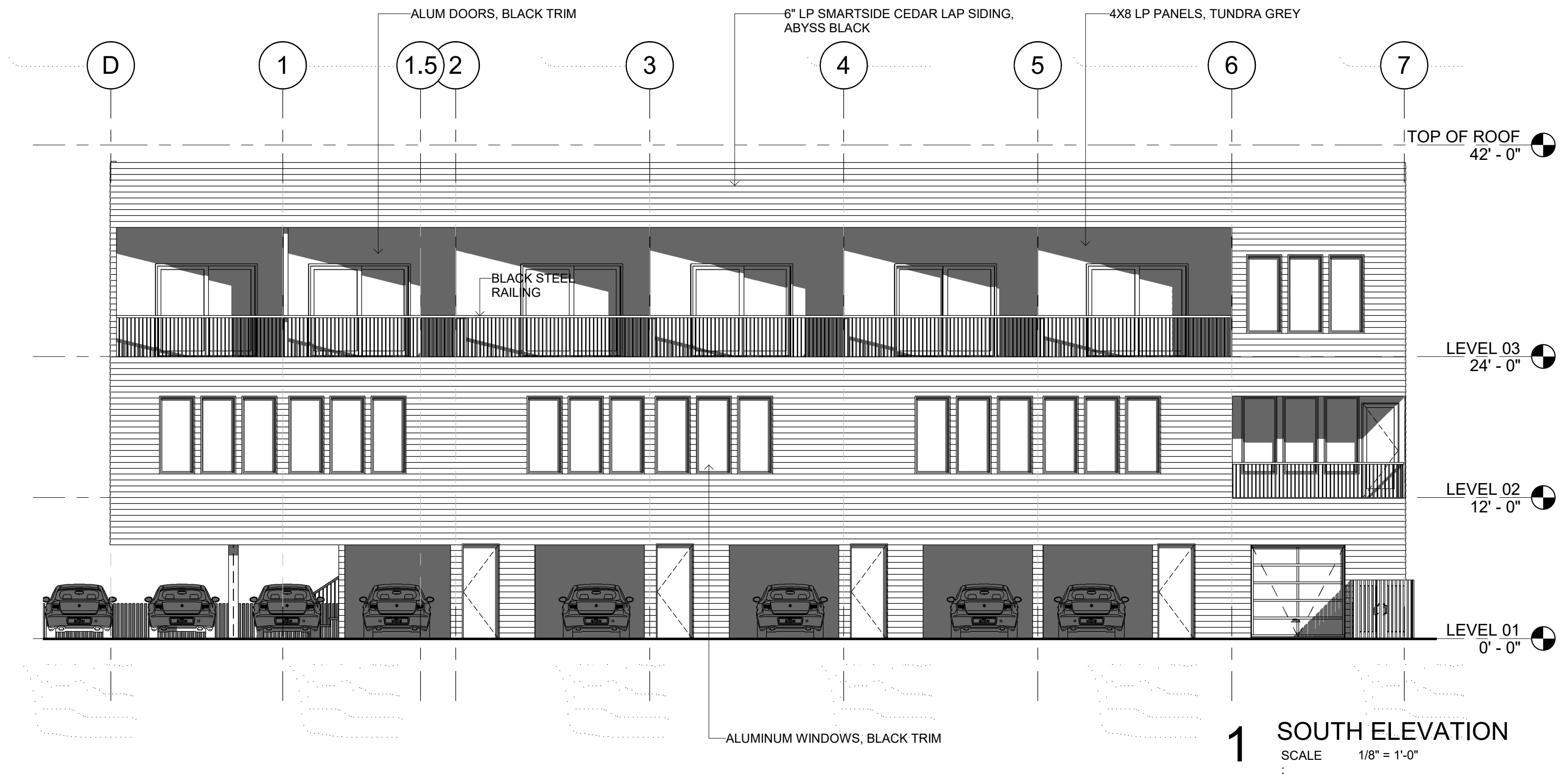
SITE PLAN

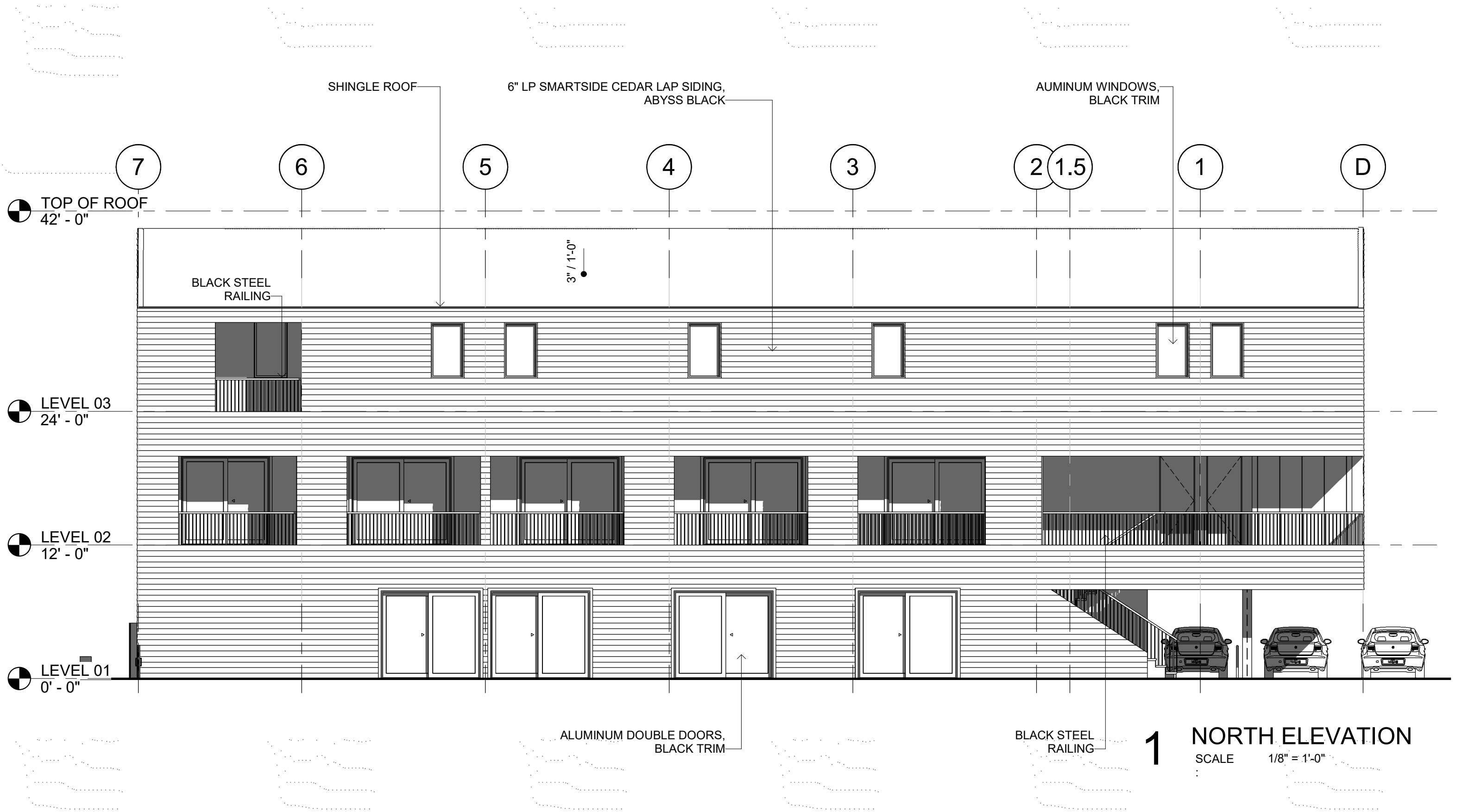
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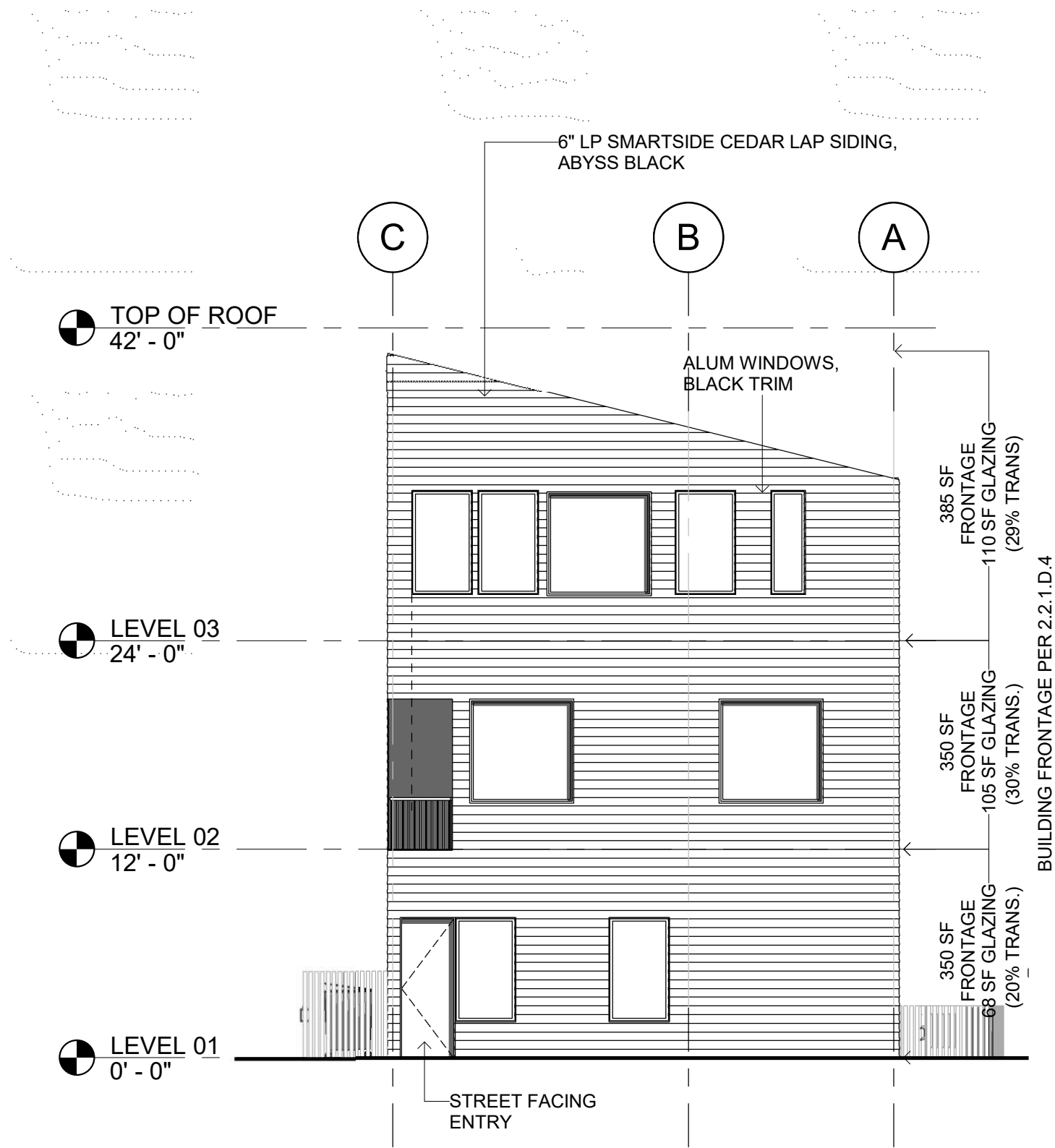




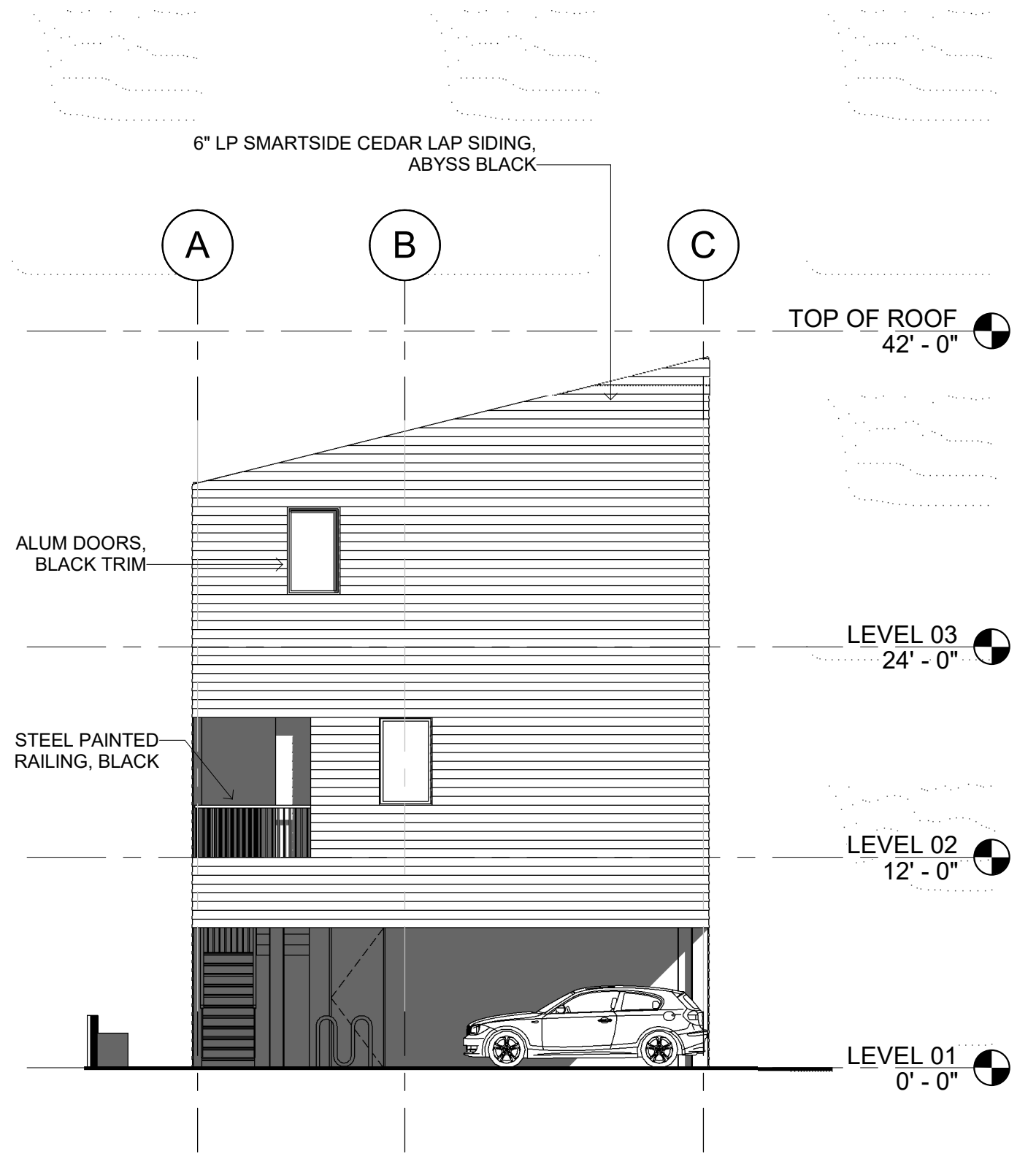




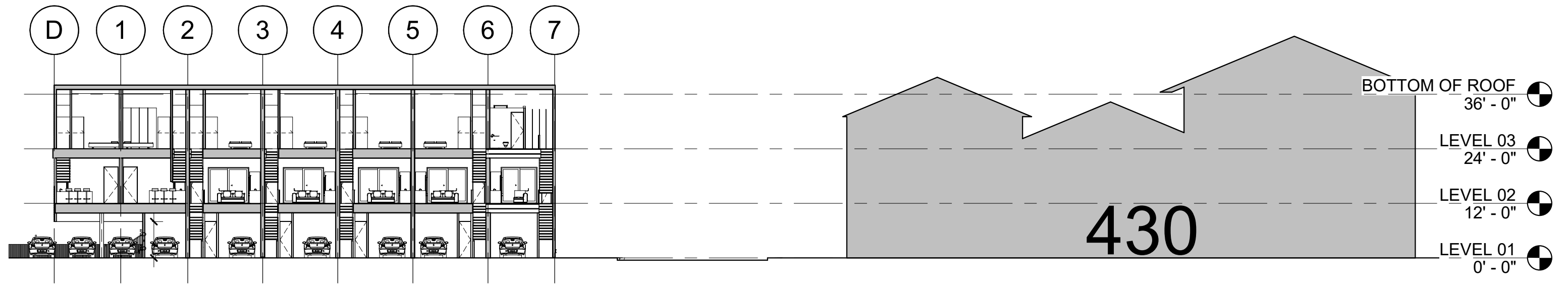




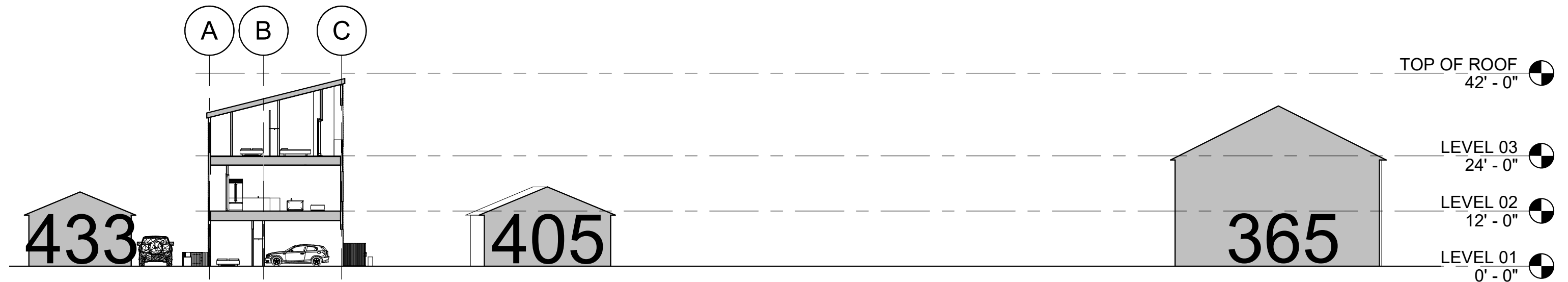
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 CROSS SECTION
SCALE 3/64" = 1'-0"



1 BUILDING SECTION
SCALE 3/64" = 1'-0"







LP Trim & 3rd
level Siding
Tundra Gray



LP Window & Door
Trim Abyss Black



Pella Window &
Door Frames Black

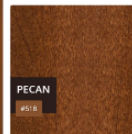
Exterior Lights
"Dawn" Black



Owens Roof
Onyx Black



Bayer Built
Ext Door
Pecan

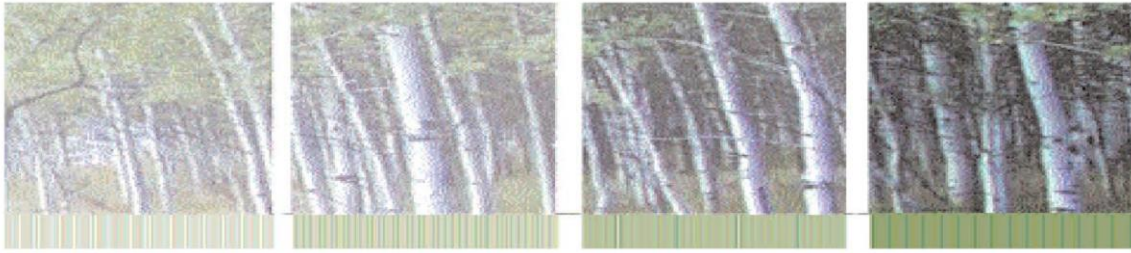


Stainless Steel
Kit Cable Railing



LP Siding
Abyss Black





Town of Jackson Design Guidelines Checklist

Meeting Date: November 8, 2023

Item Number: P22-297

Applicant: Kinsey LLC (Cornelius Kinsey)

Address: 295 W. Pearl Ave.

Recommendations: Approval

Project Background:

The renovation of Phase II (northern tenant space) at 295 W. Pearl Ave. consists of interior floor plan alterations and exterior alternations to materials, openings, site design, and building setback.

Phase II was previously reviewed by DRC on January 11, 2023. The Committee continued the item to a later date once the project team could address removal of spruce trees (approved via P23-017) that restricted existing and proposed openings and provide greater detail on improvements and encroachments along the pedestrian right of way (encroachment agreement P22-199). These items have been addressed by the project team with details provided within this staff report or as an attachment.

DRC reviewed and approved similar renovations to Phase I (southern tenant space) at the July 13, 2022 (P22-120).

Project Scope and Changes Since Initial Review:

Per the applicant, the goal of this Phase II submittal is to unify the northern renovation design with the previously approved southern renovation design currently under construction under building permit B23-1063.

Zoning: Downtown Core-1 (DC-1)

Max FAR: 1.3 (9,750 sf)

Stories: 2

Building Height: 25'-9 3/8" including elevator tower (Phase I)

Total floor area Phase II: 4,490.3 sf

- 1st floor: 2,245.16 sf total (entry, workstations, meeting rooms, break area)
- 2nd floor: 2,245.16 sf total (1-two bedroom market unit, 1-three bedroom deed restricted unit, storage units)

Total floor area (Phase I + Phase II): 10,738 sf

Since initial review in January 2023, the following changes have been made to the Phase II design:

- Introduce residential units on second floor resulting in site design impacts;
- Shift of northern wall approximately 4'-6" south to better accommodate existing nonconforming onsite parking;
- Change location of window and door openings;
- Add a break in the canopy expanse along western building façade;
- Expand palette for exterior siding materials;
- Introduce material variation to add definition between first and second stories;
- Introduce 3 balconies at residential units on 2nd level;
- Introduce 1 Juliet balcony on 2nd level western building façade; and
- Remove spruce tress and introduce trees in grates in conventional placement along pedestrian frontage.

The applicant's submittal, including a detailed narrative, is included as an attachment to this staff report. Additionally, Exhibit A shows images of Phase II from its initial DRC review in January 2023 to now for reviewers to better visualize the above referenced design changes.

LDR Compliance:

Staff reviews DRC submissions for LDR compliance specifically in terms of dimension and form standards pertinent to a DRC review. Staff's LDR review at this stage is not comprehensive to a final design nor is it considered binding in terms of a final LDR compliance review at time of building permit submittal.

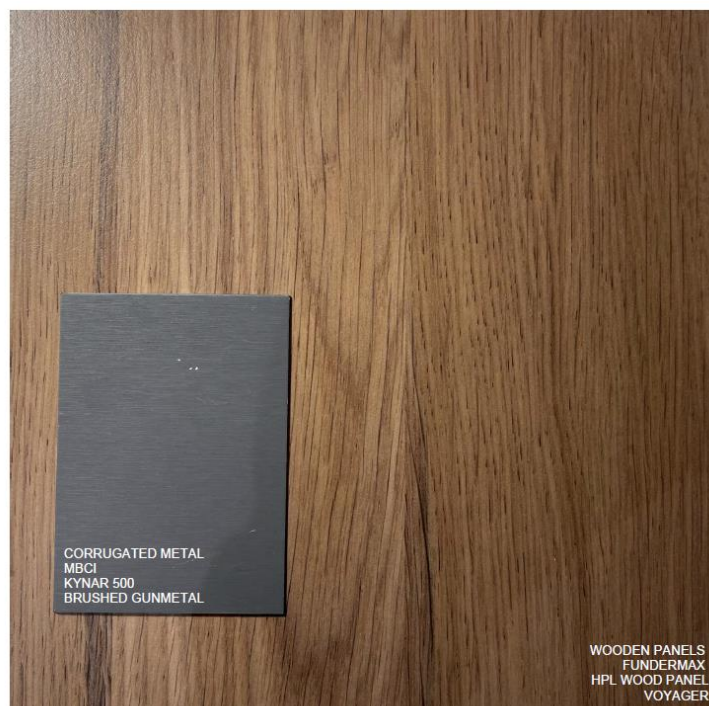
- **Side Interior Setbacks** – The portion of the existing structure associated with Phase II is nonconforming to the side interior setbacks from the northern property line at alley (approximately 19' where 0' or 5' is required) and eastern property line (approximately 8' where 0'-5' is required). Maintenance and alteration of a nonconforming structure is allowed without remedying the nonconformity provided there are no structural modification to the exterior of the building (LDR Sec. 1.9.2.B). However, it is staff's determination that the structural modifications to the building, while not remedying the building setback location, significantly improve other nonconforming aspects of the structure such as parking setback, site development, pedestrian frontage, building frontage, and blank wall and transparency percentages.
- **Parking Setback** – The proposed shift of the northern wall 4'-6" south, while increasing a nonconforming setback, allows for significant improvement to existing nonconforming parking and site development. Parking depth for spaces accessed directly off an alley requires minimum depth of 22'. Additionally, parking areas shall be paved and provide required ADA vehicle spaces and aisles. Similar to the above findings regarding side setbacks, it is staff's determination that the structural modifications to the building along the northern façade significantly improve safety and access to the site while providing a more substantial buffer to protect functionality of

the public right of way (PROW) alley. The parking area will remain nonconforming to required screening and setback from the secondary street (S. Jackson St.)

- **FAR –** Total qualifying FAR is 1.28 (9,623 sf) where 1.30 is allowed. The building program will exceed the base FAR by 988 sf with the addition of infill floor area. The proposed plan may exceed the max (base) FAR only through deed restricting one of the residential units (i.e. floor area exemptions under LDR Sec. 7.8.4 or 7.8.3). The applicant proposes to deed restrict the 1,115 sf 3- bedroom unit.
- **Minor site design elements –** Staff notes other minor design elements may require modification prior to building permit submittal, however, do not impact DRC review at this time. For example, bicycle parking location currently shown along the building's western frontage may not encroach into the pedestrian sidewalk.

Material Selection:

To provide unity between the two phases, material palette selection includes the same siding materials utilized for Phase I including gray corrugated metal and wood composite. For Phase II, the corrugated metal is isolated to the second level and applied horizontally, vertically, and diagonally for visual variety. Horizontal wood composite carries from Phase I to Phase II and is also incorporated as horizontal accent at the Phase II second level and balcony railings. Canopy and balcony bases are a dark gray metal matching the corrugated metal siding. Finally, window and door frames are a dark gray metal selected to match Phase I openings. Materials are represented in image on the following page and samples are available at Town Hall for viewing.



CORRUGATED METAL
MBI
KYNAR 500
BRUSHED GUNMETAL

WOODEN PANELS
FUNDERMAX
HPL WOOD PANEL
VOYAGER

Composition and Massing:

Per the applicant, the influence behind both Phase I and II was to increase visual interest at pedestrian scape by separating the building into two “layers” via new siding materials and reinterpretations of the movie marquee as a nod to the building’s previous use as a theatre. While overall floor area and FAR of the structure has increased, particularly in Phase II, due to infill floor area at the second level, the building’s massing is slightly reduced as a result of shifting the northern exterior wall 4’-6” south to accommodate required depth for vehicle spaces serving Phase II residential units.

Public Space and Street Wall:

A significant increase in window and door openings are incorporated into the Phase II design to accommodate transparency minimums and frontage requirements of Office use in the DC-1 zone. Similarly, windows and doors are added at the second level to increase natural light to the residential units. Location of window and door openings were adjusted to accommodate new uses in Phase II since initial DRC review.

Phase II design includes two encroachments into the public right of way (PROW) – a raised planter bed, a pedestrian bench, and a metal canopy over the primary entrance. As mentioned above, the canopy design has changed since initial DRC review of Phase I. Previously, one continuous canopy carried from Phase I into Phase II. Updated design separates the canopy span by creating a break between the two phases.

All encroachments into the public right of way (PROW) must be reviewed and approved by Town Council and formalized through an encroachment agreement thus are not a guaranteed element of the building’s design at this stage. Town Council approval of encroachments is not guaranteed, however, staff notes a similar canopy encroachment was reviewed and approved by Town Council for Phase I.

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

Vision Statement:

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

A. Public Space

1) Use

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

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

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

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

- ☐ Avoid large monolithic buildings.
- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.

- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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



Exhibit A

P22-297 DRC Review
November 8, 2023

West Elevation (Previous)



West Elevation (Current)



North Elevation (Previous)



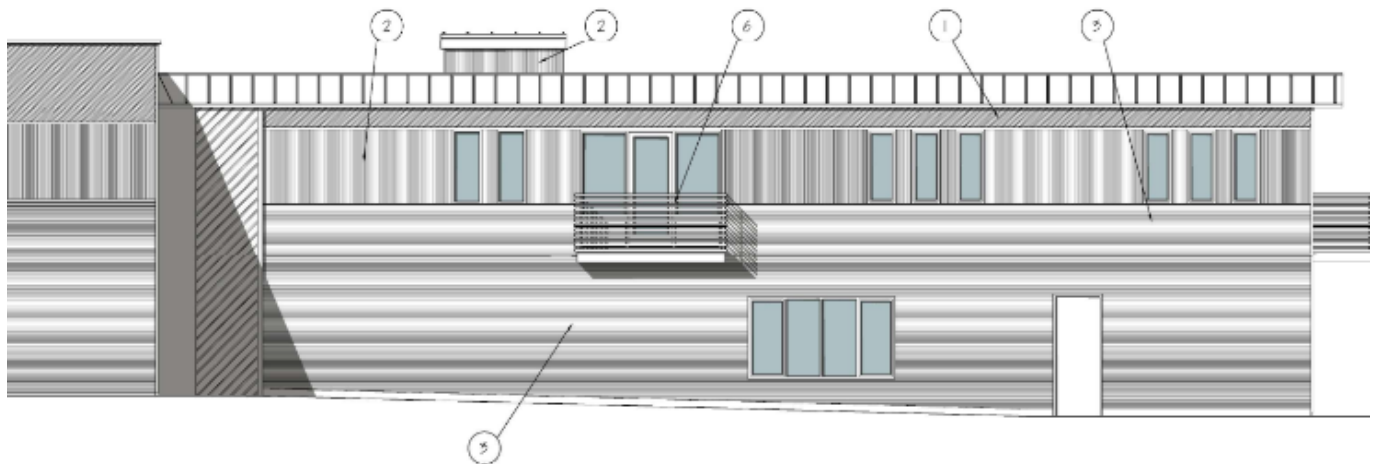
North Elevation (Current)



East Elevation (Previous)



East Elevation (Current)



- ① DIAGONAL CORRUGATED METAL
- ② VERTICAL CORRUGATED METAL
- ③ HORIZONTAL CORRUGATED METAL
- ④ POSTER BOXES
- ⑤ HORIZONTAL HPL SIDING
- ⑥ WOOD SCREEN STAINED TO MATCH SIDING
- ⑦ TIMBER COLUMNS STAINED TO MATCH SIDING
- ⑧ BREAK METAL COLUMN TO MATCH CORRUGATED METAL
- ⑨ RAISED PLANTERS

THE TWIN PHASE II
TOWN OF JACKSON DRC SUBMITTAL
23 OCTOBER 2023

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) |
|--------------------------|----------------------|-------------------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <u>Application:</u> Signed application and notarized Letter of Authorization. |
| ☒ | <u>Narrative:</u> A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials). |
| ☒ | <u>Elevations:</u> Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Zoning Compliance:</u> 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. |
| ☒ | <u>Site Plan:</u> 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. |
| ☒ | <u>Landscape Plan:</u> Must show all proposed landscape areas and the size and type of all proposed vegetation. |
| ☒ | <u>Adjacent Context/Public Realm:</u> Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape. |
| ☒ | <u>Materials:</u> 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. |
| ☐ | <u>OPTIONAL: Conceptual Approval:</u> Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project. |
| ☐ | <u>OPTIONAL: Massing Model:</u> For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff. |

KINSEY ARCHITECT

Paul Anthony
Town of Jackson Planning and Building
150 East Pearl Avenue
Jackson, WY 83001

23 October 2023

Dear Paul,

The applicant, Teton Gables, LLC, is requesting a second review from the DRC for the old Twin Movie Theater located at 295 West Pearl Avenue. This is the second review for the northern section of the building (phase II), the first for the south side of the building (phase I) was approved on 13 July 2022 (P22-120). The project is located in DC-1 zoning.

BACKGROUND:

The Twin was built in 1977 as a theater and sometime between 1983-89 an addition was built on the Pearl Street side of the lot to the present condition. The Phase I was approved by the DRC on 13 July 2022 (P22-120) and for a Building Permit (B22-1063), Encroachment Agreement (P22-199) and PROW (Public Right-of-Way) (P23-017). Phase I took the southern part of the building remodeled the existing first floor and added more office on the second floor to bring the total of the square footage for a total of 6,214.03 sq. ft. A BUP (P23-031) for the entire building with the old uses and a building permit (B22-1063) were issued for the southern portion of the building.

Phase II, the northern section of the building will be divided into office on the first floor (2,245.16 sq. ft.) and (1) two-bedroom unit and (1) three-bedroom unit the second floor (2,245.16 sq. ft.). The three-bedroom unit will be deed-restricted employee housing (1,114.94 sq. ft.).

DRC NARRATIVE:

Public Space:

The existing building will remain except that the owner has elected to reduce the length of the building to the north by 4'-6", so that four parking spaces (22'-0" off the property line) can be located on the northern side of the building with access to the alley. Thus, slightly reducing the scale and massing of the building and Public Spaces are not changing from the original 1977 and 1982 building. The proposed changes to the exterior of the building are new windows and window layout, new materials to match the southern portion of the building. Large spans of windows and doors at the pedestrian level to increase the transparency into the offices on the first floor. On the second floor, large groupings of windows and doors lead onto balconies overlooking the parking lot. The large group of windows over the canopy give access to the outside for the living room of one of the units with a French balcony.

The PROW (Public Right-of-Way) (P23-017) removed the three trees in the public right away. One of the conditions of the PROW, was to replace the trees on a 1:1 basis. The Engineering Department requested that we not plant any trees in the view triangle as to not block the view of

KINSEY ARCHITECT

cars entering onto Jackson Street from the alley. The other request was to continue the sidewalk and brick pavers that are similar to the sidewalk on Jackson Street by the Elks Lodge.

Composition & Massing:

The idea behind the phase I portion of the building were to increase the visual interest and appropriate scale by separating the building into two “layers” via new siding and reinterpretations of the marquee and movie poster boxes. The New windows at the pedestrian level are used to increase transparency and visual connection from the interior to exterior. As mentioned above the mass of the building is slightly being reduced.

Materials:

The materials are being used in the same way and are the same as the materials that were approved by the DRC on 13 July 2022 (P22-120).

Change from Initial DRC review:

Originally, the space was designed to accommodate One22 as the tenant. The space was designed for their specific needs. One22 is no longer the tenant for the space. The new space will have office space on the lower floor to provide space for one tenant. The upper floor will have (1) two-bedroom unit and (1) three-bedroom unit. The three-bedroom unit will be deed-restricted employee housing.

The design is similar in material and windows for breaking up the original blank wall of the existing to the design of the One22 space and to Phase I of the southern part of the building. The windows of Phase I were used in Phase II to get to the 40% transparency on the first floor required for office in the DC-1. The second-floor windows from Phase I were again borrowed from to provide light for the second-floor apartments. The windows were adjusted to the new function of the spaces.

Over the main entry into the offices on the first floor a canopy was added to mark the location. The original design had the canopies from the both entries on Jackson Street connected as one large canopy. A French balcony was added over the canopy to allow more light and fresh air into the living room of one of two-bedroom units. On the north side of the building two balconies were added to give each of the bedrooms fresh air and an outdoor space. Two vertical break metal pilasters were added to give the entry more vertically to break-up the long Jackson Street façade. Again, the materials from Phase I were used in a similar many in Phase II, they were slightly rearranged in this submission in a different manner from the original.

Floor Area Narrative:

SQUARE FOOTAGE INFORMATION

PHASE I - SOUTHERN PORTION REMODEL AND SECOND FLOOR ADDITION

FLOOR AREA	HABITABLE	HABITABLE BASEMENT	UNHABITABLE	UNHABITABLE BASEMENT	TOTAL
EXISTING FIRST FLOOR PLAN (OFFICE)	3,168.19 SQ. FT.				3,168.19 SQ. FT.
EXISTING SECOND FLOOR PLAN (OFFICE)	1,572.92 SQ. FT.				1,572.92 SQ. FT.
SECOND FLOOR ADDITION (OFFICE)	1,427.08 SQ. FT.				1,427.08 SQ. FT.
TOTAL	6,214.03 SQ. FT.				6,214.03 SQ. FT.

PHASE II - NORTHERN PORTION REMODEL AND SECOND FLOOR ADDITION

FLOOR AREA	HABITABLE	HABITABLE BASEMENT	UNHABITABLE	UNHABITABLE BASEMENT	TOTAL
EXISTING FIRST FLOOR PLAN (OFFICE)	2,245.16 SQ. FT.				2,245.16 SQ. FT.
SECOND FLOOR ADDITION (R-2)	2,245.16 SQ. FT.				2,245.16 SQ. FT.
TOTAL	4,490.32 SQ. FT.				4,490.32 SQ. FT.

TOTAL FOR THE BUILDING

FLOOR AREA FOR PROPERTY	HABITABLE	HABITABLE BASEMENT	UNHABITABLE	UNHABITABLE BASEMENT	TOTAL
FIRST FLOOR PLAN	5,492.95 SQ. FT.				5,492.95 SQ. FT.
SECOND FLOOR PLAN	5,245.14 SQ. FT.				5,245.14 SQ. FT.
TOTAL	10,738.09 SQ. FT.				10,738.09 SQ. FT.

TWO BEDROOM - 835.21 SQ. FT.

THREE BEDROOM - 2.1 HOUSING BONUS - 1,114.94 SQ. FT. - DEED RESTRICTED EMPLOYEE HOUSING

TOTAL FAR = 9,623.15 SQ. FT.

Downtown Core-1 (DC-1) Compliance:

COMPLIANCE SUMMARY		
	Downtown Core (DC-1) S Jackson St. and W. Pearl Ave	Complies
FAR	Lot Area 7,500 sq. ft. x FAR 1.3 = 9,750 sq. ft.	YES
LSR	N/A	YES
Maximum Lot Coverage	Proposed 77%	YES- EXISTING
Height (Max.)	42' < 5:12" Pitch above finished grade = 42' 25' -9 3/8"	YES - EXISTING
Stories (Max)	3	YES
Parking	3 + 1 ADA	YES
Primary Street Setback	0'-5'	YES
Secondary Street Setback	0'-5'	YES
Side Setback	0' or 5'	NO- EXISTING
Rear Setback	0' or 5'	NO- EXISTING
Blank Wall Area	Primary: 15' (max)	YES
	Secondary: 30' (max)	YES
Story Height	Main: 10' (min.)	YES
	Upper: 9' (min.)	YES
Transparency	Main: 40% (min.)	YES
	Upper: 20% (min.)	YES

Landscape Plan:

KINSEY ARCHITECT

As mentioned above, The Town of Jackson Engineering has approved the pavers to match the Pearl Street and the Jackson Street.

The three trees were previously approved with the PROW.

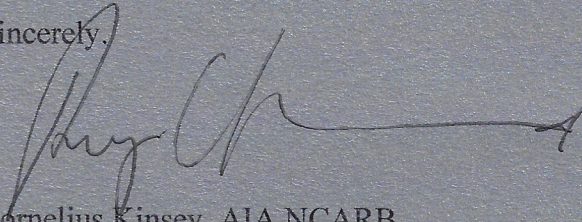
The Town of Jackson Engineering requested the site triangle at the corner of the Alley and Jackson Street.

REQUEST:

The applicant respectfully requests the DRC review this project.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Sincerely,



Cornelius Kinsey, AIA NCARB

Enc.

Executed Planning Application

Exhibits for DRC

Letter of Authorization

Narrative

DRC Checklist

VICINITY MAP



Kinsey, LLC

EXISTING PHOTOS



Kinsey, LLC

EXISTING PHOTOS



Kinsey, LLC

PREVIOUS SUBMISSION



Kinsey, LLC

PREVIOUS SUBMISSION



Kinsey, LLC

PREVIOUS SUBMISSION



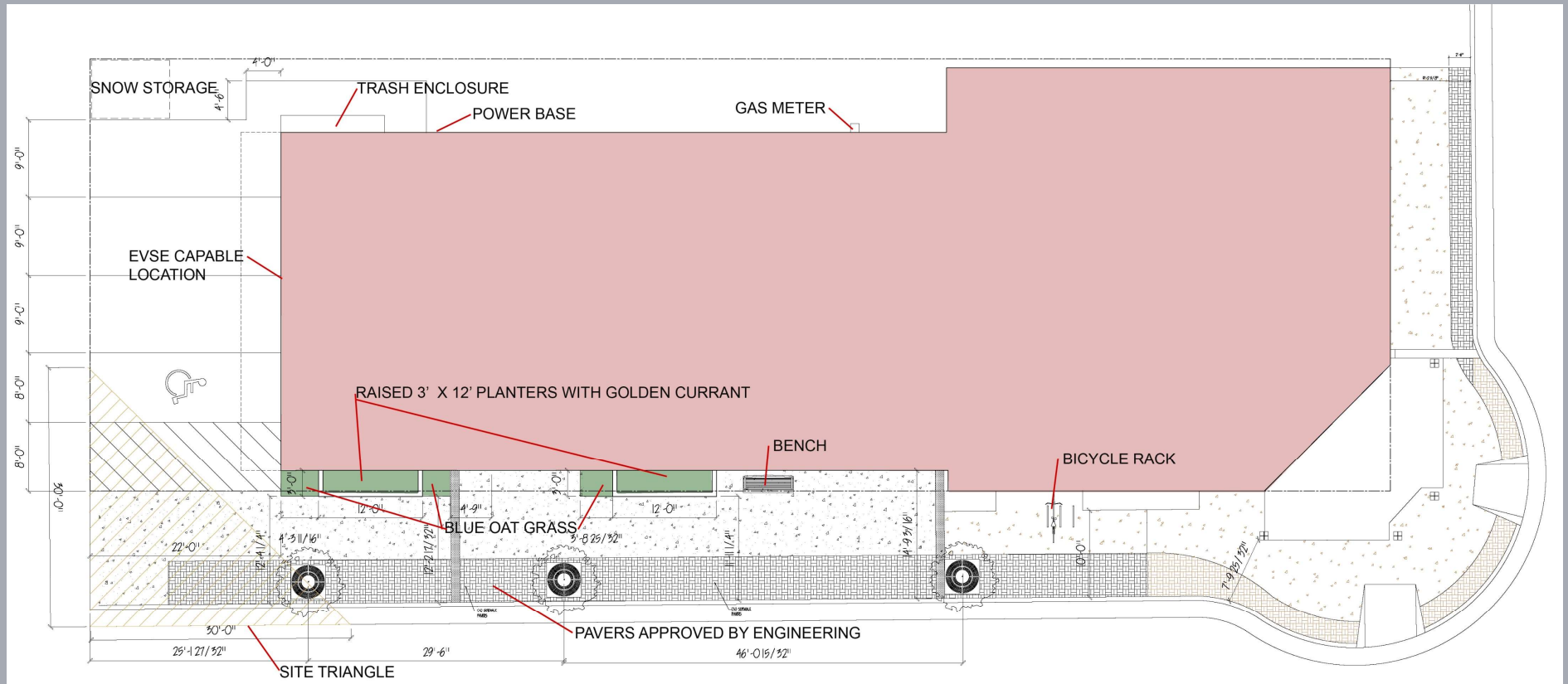
Kinsey, LLC

PREVIOUS SUBMISSION

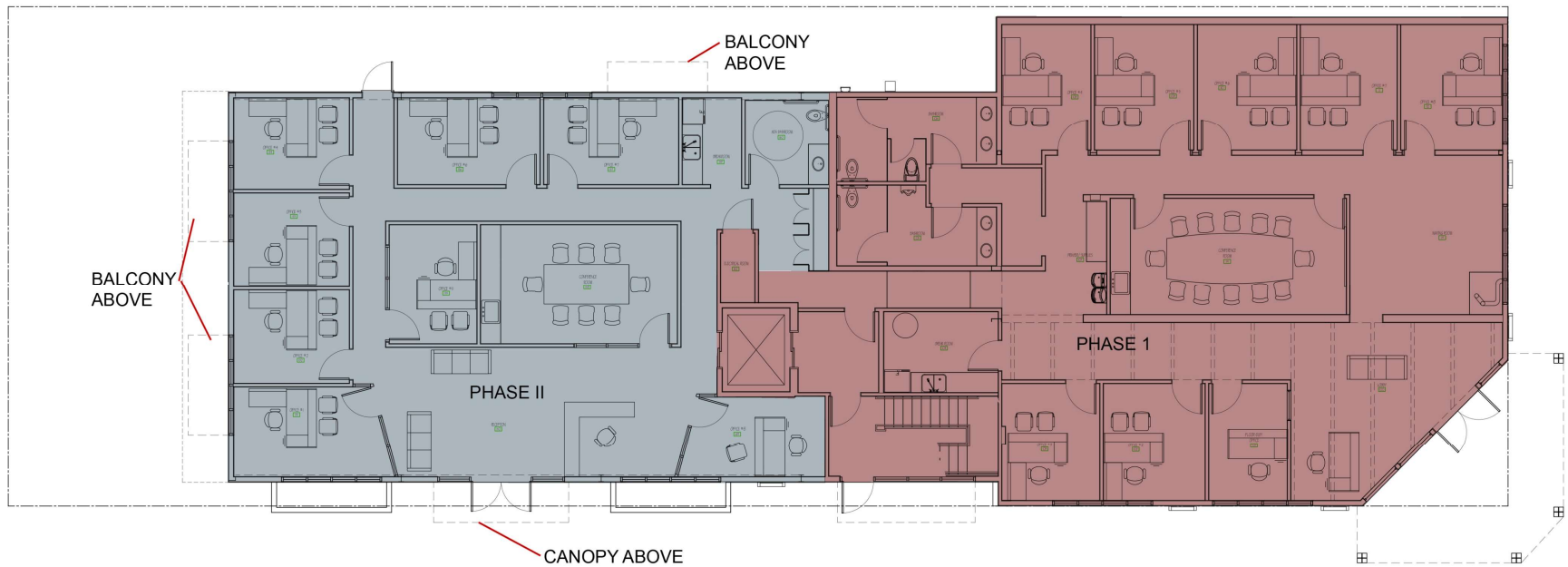


Kinsey, LLC

LANDSCAPE PLAN



FIRST FLOOR PLAN

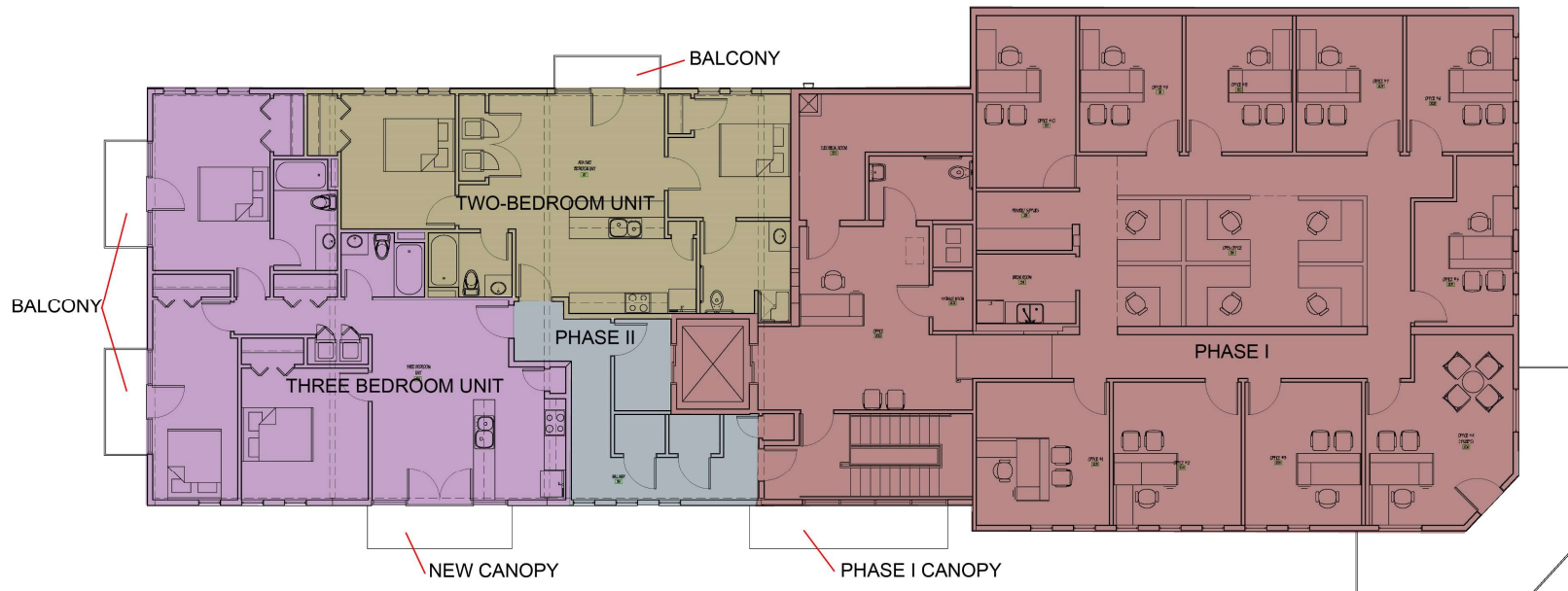


FLOOR PLAN - GROUND FLOOR
NTS



Kinsey, LLC

SECOND FLOOR PLAN



FLOOR PLAN - SECOND FLOOR
NTS



Kinsey, LLC

ELEVATIONS



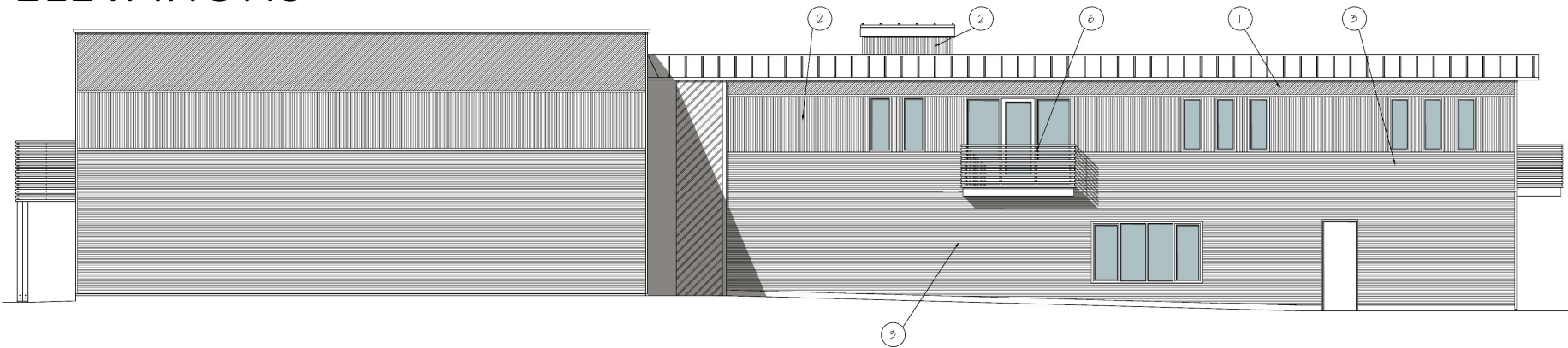
JACKSON STREET ELEVATION



PEARL STREET ELEVATION

- ① DIAGONAL CORRUGATED METAL
- ② VERTICAL CORRUGATED METAL
- ③ HORIZONTAL CORRUGATED METAL
- ④ POSTER BOXES
- ⑤ HORIZONTAL HPL SIDING
- ⑥ WOOD SCREEN STAINED TO MATCH SIDING
- ⑦ TIMBER COLUMNS STAINED TO MATCH SIDING
- ⑧ BREAK METAL COLUMN TO MATCH CORRUGATED METAL
- ⑨ RAISED PLANTERS

ELEVATIONS



SIDE ELEVATION



ALLEY ELEVATION

- ① DIAGONAL CORRUGATED METAL
- ② VERTICAL CORRUGATED METAL
- ③ HORIZONTAL CORRUGATED METAL
- ④ POSTER BOXES
- ⑤ HORIZONTAL HPL SIDING
- ⑥ WOOD SCREEN STAINED TO MATCH SIDING
- ⑦ TIMBER COLUMNS STAINED TO MATCH SIDING
- ⑧ BREAK METAL COLUMN TO MATCH CORRUGATED METAL
- ⑨ RAISED PLANTERS

SQUARE FOOTAGE

SQUARE FOOTAGE INFORMATION

PHASE I - SOUTHERN PORTION REMODEL AND SECOND FLOOR ADDITION

<u>FLOOR AREA</u>	<u>HABITABLE</u>	<u>HABITABLE BASEMENT</u>	<u>UNHABITABLE</u>	<u>UNHABITABLE BASEMENT</u>	<u>TOTAL</u>
EXISTING FIRST FLOOR PLAN (OFFICE)	3,168.19 SQ. FT.				3,168.19 SQ. FT.
EXISTING SECOND FLOOR PLAN (OFFICE)	1,572.92 SQ. FT.				1,572.92 SQ. FT.
SECOND FLOOR ADDITION (OFFICE)	1,427.08 SQ. FT.				1,427.08 SQ. FT.
TOTAL	6,214.03 SQ. FT.				6,214.03 SQ. FT.

PHASE II - NORTHERN PORTION REMODEL AND SECOND FLOOR ADDITION

<u>FLOOR AREA</u>	<u>HABITABLE</u>	<u>HABITABLE BASEMENT</u>	<u>UNHABITABLE</u>	<u>UNHABITABLE BASEMENT</u>	<u>TOTAL</u>
EXISTING FIRST FLOOR PLAN (OFFICE)	2,245.16 SQ. FT.				2,245.16 SQ. FT.
SECOND FLOOR ADDITION (R-2)	2,245.16 SQ. FT.				2,245.16 SQ. FT.
TOTAL	4,490.32 SQ. FT.				4,490.32 SQ. FT.

TOTAL FOR THE BUILDING

<u>FLOOR AREA FOR PROPERTY</u>	<u>HABITABLE</u>	<u>HABITABLE BASEMENT</u>	<u>UNHABITABLE</u>	<u>UNHABITABLE BASEMENT</u>	<u>TOTAL</u>
FIRST FLOOR PLAN	5,492.95 SQ. FT.				5,492.95 SQ. FT.
SECOND FLOOR PLAN	5,245.14 SQ. FT.				5,245.14 SQ. FT.
TOTAL	10,738.09 SQ. FT.				10,738.09 SQ. FT.

TWO BEDROOM - 835.81 SQ. FT.

THREE-BEDROOM - 2:1 HOUSING BONUS - 1,114.94 SQ. FT. - DEED RESTRICTED EMPLOYEE HOUSING

TOTAL FAR = 9,623.15 SQ. FT.

LDR COMPLIANCE

COMPLIANCE SUMMARY		
	Downtown Core (DC-1) S Jackson St. and W. Pearl Ave	Complies
FAR	Lot Area 7,500 sq. ft. x FAR 1.3 = 9,750 sq.ft.	YES
LSR	N/A	YES
Maximum Lot Coverage	Proposed 77%	YES- EXISTING
Height (Max.)	42' < 5:12" Pitch above finished grade = 42' 25' -9 3/8"	YES - EXISTING
Stories (Max)	3	YES
Parking	3 + 1 ADA	YES
Primary Street Setback	0'-5'	YES
Secondary Street Setback	0'-5'	YES
Side Setback	0' or 5'	NO- EXISTING
Rear Setback	0' or 5'	NO- EXISTING
Blank Wall Area	Primary: 15' (max)	YES
	Secondary: 30' (max)	YES
Story Height	Main: 10' (min.)	YES
	Upper: 9' (min.)	YES
Transparency	Main: 40% (min.)	YES
	Upper: 20% (min.)	YES

STREET RENDERINGS



Kinsey, LLC

STREET RENDERINGS



Kinsey, LLC

STREET RENDERINGS



Kinsey, LLC

MATERIAL SELECTION



Kinsey, LLC



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: The Twin Phase II
Physical Address: 295 West Pearl Avenue
Lot, Subdivision: Lot 7, Block 3, Wort-1 PIDN: 22-41-16-33-1-03-005

PROPERTY OWNER.

Name: Teton Gables, LLC - Tyler Davis Phone: 407.952.1735
Mailing Address: P.O. Box 6467, Jackson, WY ZIP: 83002-6467
E-mail: tylerdavis34@gmail.com

APPLICANT/AGENT.

Name: Cornelius Kinsey - Kinsey, LLC Phone: 413.2485
Mailing Address: P.O. Box 12258, Jackson, WY ZIP: 83002
E-mail: kinseycornelius@yahoo.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

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

Have you attached the following?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Cornelius Kinsey - Kinsey, LLC

Name Printed

25 Sept 2023

Date

Agent

Title