

AGENDA

Planning and Zoning Commission

March 6, 2024 – 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 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting.

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. Please click the link to join the webinar: <https://us02web.zoom.us/j/82575940781?pwd=aFltd3ZLT0lsSmg0N2hCWWFIOVpxQT09>
If the link does not work, join at zoom.com with **Webinar ID:** 825 7594 0781 **Passcode:** 83001

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

- I. February 7, 2024 PC/BOA Regular Meeting Minutes

6. OLD BUSINESS

7. NEW BUSINESS

8. BOARD OF ADJUSTMENT

9. PLANNING COMMISSION

- I. **P24-006** - 105 Mercill Ave - Conditional Use Permit

- II. **P23-226** - 380 S. Hwy 89 - Development Plan

10. MATTERS FROM THE COMMISSION

11. AGENDA FOLLOWUP

12. MATTERS FROM STAFF

13. ADJOURNMENT

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
February 7, 2024
UNAPPROVED

The Board of Adjustments met in a regular session on February 7, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:32 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Laura Bonich, Katie Wilson, Anne Schuler, Thomas Smits, Christie Watts, Abigail Petri (via Zoom), Steph Wise (via Zoom)

STAFF: Paul Anthony, Katelyn Page, Casey Holden

MATTERS FROM THE PUBLIC: None

APPROVAL of MINUTES: A motion was made by Ann Schuler and seconded by Christie Watts to approve the January 17, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS:

PLANNING COMMISSION:

BOARD OF ADJUSTMENTS:

ITEM P23-148: 555 Scott Lane - Variance

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:

The Board asked for clarification of different requirements for setbacks from a garage versus the primary house. The Board asked about nonconforming requirements for a remodel and if there would be any issue with snow drainage if the house was moved closer to the street. The Board also asked for clarification of the square footage of the new building and if the neighbors to the east and west were conforming.

APPLICANT PRESENTATION: Bryan Gleason & Mary Lou Peters

QUESTIONS FOR APPLICANT:

The Board asked if the homeowner considered keeping the original structure.

PUBLIC COMMENT:

Scott Albrecht discussed the layout of the 12 homes on the creek and expressed his support of the applicant's original proposal because it had the least negative impact on wildlife movement and the

creek. He discussed the Flat Creek Corridor that supports wildlife and explained his concern about pushing the building envelope away from the creek. Sandy Buckstaff introduced himself as a former Town of Jackson staff engineer and explained his part in creating the storm drain plan for Flat Creek. After visiting the applicant's site, he said he concluded that the variance would not affect the vision of the master plan and would allow maintenance for a desirable habitat.

COMMISSION DISCUSSION:

The Board discussed the storm drain's location and setback and whether there was a utility easement. The Board discussed adding onto a nonconforming structure and what implications arise from trying to bring a nonconforming structure to conforming. The Board contemplated the functionality of the building envelope being closer to the street while discussing the need for consistency of setbacks on other properties along the creek. The Board discussed the encroachment of construction equipment on the creek regardless of the setback. The Board also conferred with Carly Anderson, Assistant Town Attorney, to articulate the specific facts when discussing if the findings were met.

MOTION 1: A motion was made by Anne Schuler and seconded by Abigail Petri to recommend **denial** of the variance to LDR Section 5.1.1.D.2.c.ii.b (50' natural resource setback required for properties along Flat Creek South of Hansen Avenue) to allow a 10' and 20' natural resource setback at the property addressed at 555 Scott Lane, subject to the Land Development Regulations, and the department reviews, and this staff report dated February 7, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MOTION 2: A motion was made by Anne Schuler and seconded by Christie Watts to recommend **approval** of the variance to LDR Section 5.1.1.D.2.c.ii.b (50' natural resource setback required for properties along Flat Creek South of Hansen Avenue) to allow a **25' natural resource setback** and a **15' street setback** at the property addressed at 555 Scott Lane, subject to the Land Development Regulations, and the department reviews, and this staff report dated February 7, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF:

Staff discussed the Town Council retreat, held January 29-30, and the first attempt to set the yearly agenda for staff. Housing Mitigation, Big Building Review, and updates to the planning fee schedule were postponed to a different fiscal year. Staff updated the Board on the NH-1 4th story bonus and explained the requirements for qualification. Staff also explained the Flat Creek Corridor Overlay and the incentives for redevelopment of properties to move away from the creek. Staff confirmed that the Town Council work plan is set in June with a focus on capital improvement concerning streets and sidewalks, budget updates, transportation, and Ecosystem Indicators.

Adjourn: A motion was made by Anne Schuler and seconded by Christie Watts to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:01 pm.

minutes:ll

STAFF REPORT



Meeting Date:	March 6, 2024	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P24-006 Request for a Conditional Use Permit at 105 Mercill Ave Units 101-103	Public Comment:	Yes

Purpose & Policy Considerations.

A Conditional Use Permit is required in the Commercial Residential-2 (CR-2) zoning district by the Town of Jackson Land Development Regulations (LDRs) to operate an Assembly use.

Requested Action.

The applicant, Jackson Hole Children's Museum ('JHCM'), requests approval of a Conditional Use Permit (CUP) for Assembly use at the property located at 105 Mercill Avenue Units 101-103.

Recommendation.

The Planning Director recommends **approval** of a CUP for Assembly use at the property located at 105 Mercill Avenue Units 101-103, subject to this staff report, the departmental reviews attached hereto.

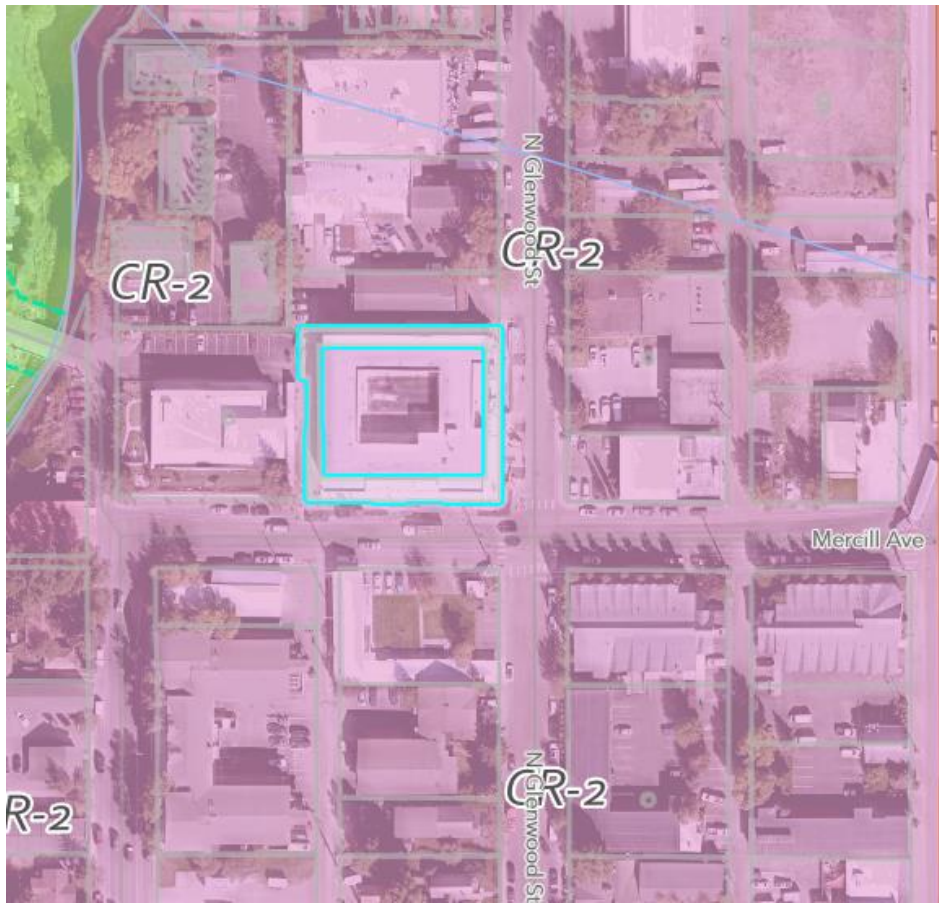
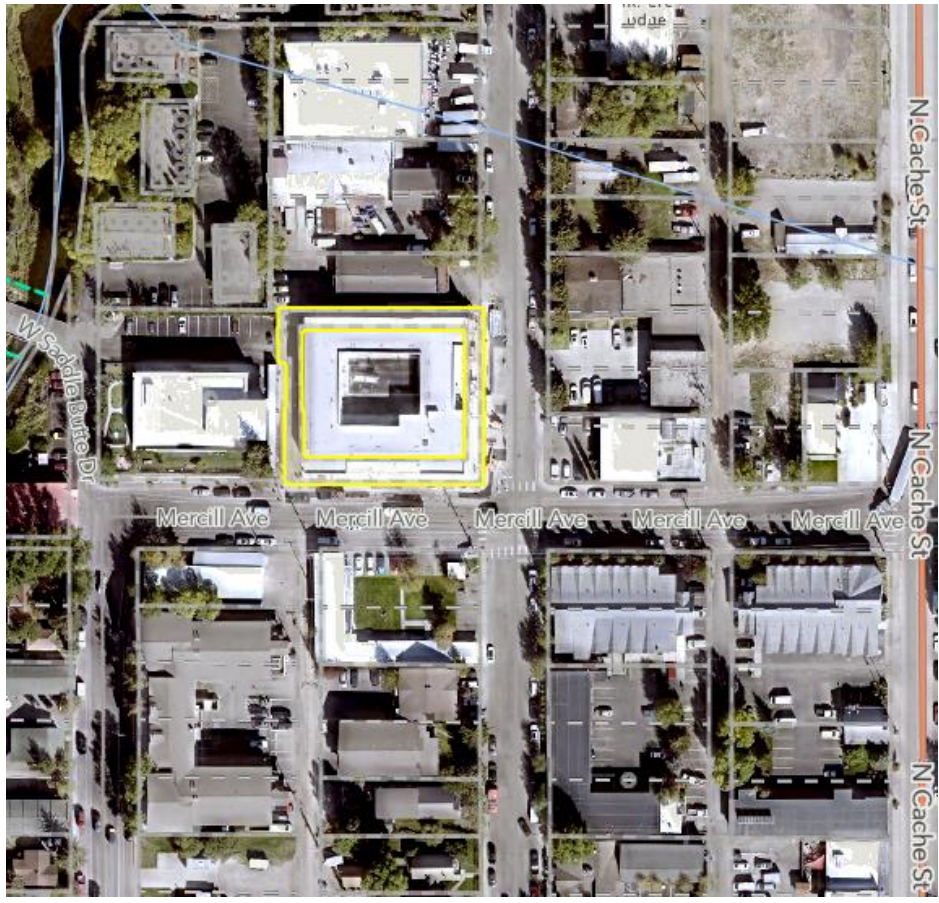
Key Policy Questions.

Staff has not identified any key policy questions at this time.

Background.

Project Location

The property located at 105 Mercill Avenue Units 101-103 is legally described as Units 101-103 of the Mercill Avenue Condominiums Addition to the Town of Jackson. An aerial photo and zoning map of the Property are shown on the following page:



Existing Conditions

The property at 105 Mercill Ave., as well as surrounding properties, are zoned Commercial Residential-2 (CR-2). The property fronts Mercill Ave. to the south, N. Glenwood St. to the east, and Children's Learning Center (145 Mercill Ave.) to the west. All of the four commercial units are located at ground floor and are owned by Teton County. Currently, a daycare operator proposes to occupy unit 104 (southwest corner of the structure) and JHCM's plans to occupy the remaining commercial units 101-103.

The second and third floors of the structure are comprised of 30 residential units. The Building Department issued a Certificate of Occupancy on January 23, 2023, for the residential units (upper floors) with the ground floor occupancy types not established. This means that, prior to occupying ground level commercial spaces, tenants are required to receive approval for a commercial building permit for tenant improvements and occupancy types of units 101-104. While occupancy type is not yet set for those commercial units, they were mitigated for parking requirements under the Retail use rate of 3.37 per 1,000 sf and for affordable workforce housing under the Office use rate of 0.247 units per 1,000 sf for at time of construction.

Units 101-103 total 5,158 sf or approximately 75% of the commercial floor area at the property. The entire structure, including second and third floor residential units, totals 27,403 sf.

There are 44 onsite vehicle parking spaces and 6 on-street vehicle parking spaces to fulfill parking requirement at the property. Of this total, 5 spaces onsite are dedicated to the four commercial units. An additional 9 onsite spaces are shared between commercial and residential units and available to commercial units between the hours of 8-6pm Monday through Friday. Those shared spaces have posted signage noting the hours and user restrictions. Finally, 6 on-street spaces are available to fulfill the parking requirements of the ground floor commercial units. A parking exhibit showing location of shared spaces is attached to this staff report.

Proposed Conditional Use

The applicant is seeking a CUP for 5,158 sf of Assembly use at the property. Per the applicant, units 102 and 103 will include the primary museum exhibit space and staff offices with unit 101 used as flexible "workshop" space for school and community partner programming such as school field trips to the museum. The staff offices and "flex space" are considered incidental to the primary Assembly use thus not categorized as separate, independent uses under the LDRs.

Museum hours of operation are proposed as 9am to 5pm Sunday through Thursday with staff hours 8am to 6pm. Per the applicant, the museum has the potential to expand operating days in the future to include Friday and Saturday dependent on staff availability and community demand. Also per the applicant, highest patron demand is typically on holidays and weekends when school is out of session with participation peaks ranging from 80-150 visitors per day.

See applicant submittal page 2 of 5 for a more detailed description of patron trends including average duration, time of day, monthly, and local versus nonlocal patron visits.

Analysis.

The purpose of a CUP is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone. After reviewing the applicant's submittal, Staff finds that the proposed use is compatible with the intended character of the CR-2 zone. Please refer to the LDR Compliance Table on the following page:

LDR Compliance Table		
Standard	Proposed	Comment
Allowed Use	Assembly	Complies.
Vehicle Parking	15 spaces provided, 14 required by Independent Calculation Staff recommends 15 space requirement.	Complies.
Affordable Workforce Housing Mitigation	Existing Office use has 1.272 unit credit which exceeds the 0.732 unit generated by Assembly use. No required mitigation.	Complies.

Vehicle and Bicycle Parking

Where the applicant proposes a 14 vehicle space requirement as their independent parking calculation, staff recommends a parking requirement of 15 vehicle spaces for the Assembly use based on the applicant's calculations for average vehicle demand. A total of 15 spaces are available to fulfill the parking requirement of the Assembly use between onsite and on-street parking spaces.

Five (5) spaces onsite at the property are dedicated to the four commercial units with an additional 9 onsite spaces shared between commercial and residential units and available to commercial units between the hours of 8-6pm Monday through Friday. Signage is posted at the parking spaces noting these restrictions. A parking exhibit showing location of shared spaces is attached to this staff report and filed with the Teton County Clerk. Finally, 6 on-street spaces are available to fulfill the parking requirements of the ground floor commercial units. This totals 20 commercial parking spaces. The Daycare/Education use in suite 104 requires 5 parking spaces per BUP approval P23-061. This leaves 15 spaces remaining for the JHCM to utilize in fulfilling their parking requirement which is also staff's recommended parking requirement for the proposed Assembly use.

Staff agrees with the applicant's reasoning that many patrons will arrive by shared mobility (school programs arriving by bus), walk from nearby schools or daycare facilities, or utilize public transportation offering stops conveniently located near the property. This lessens the overall parking demand at the property.

The applicant's submittal references ability for some on-site vehicle spaces to be utilized as temporary pick-up/drop-off spaces with the assumption of a time limitation imposed on the parking stalls (ex: 5min). Staff notes that limiting the duration of on-site parking spaces is not at the sole discretion of JHCM because Limited Common Element Parking (LCE-P) at the property is governed by the CC&Rs at the property. This means creating a time limitation on LCE-P would require approval by both Town and the HOA. Additionally, any time limitations for on-street parking spaces within the public right of way (ex: 15 min or loading/unloading) may only be approved by Town Council.

No additional bicycle parking spaces compared to those already provided onsite are required for the proposed use.

Affordable Workforce Housing Mitigation

There is no required mitigation for the proposed use. Suites 101-103 proposed for JHCM were previously mitigated for Office use at 2.47 per 1,000 sf resulting in a credit of 1.272 units for 5,158 sf habitable floor area. This credit exceeds the 0.732 unit requirement of 0.142 units per 1,000 sf for Assembly use.

Visual, Nuisance, and Environmental Impacts

Staff finds that the proposed Assembly use does not pose any adverse visual or nuisance impacts to adjacent properties. The proposed Assembly use is wholly contained within the existing building with no impact to exterior of the building apart from guests entering and exiting parking structure and suites 101-103. The Property is not within the Natural Resource Overlay (NRO) or the Scenic Resource Overlay (SRO).

Public Comment.

No public comment has been received by Staff at the time of this report.

Findings.

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

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

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

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

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Assembly use is an allowed use within the Commercial Residential – 2 (CR-2) zone with the approval of a Conditional Use Permit and meets the use requirements of CR-2 zone.

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

Complies. Staff finds that the proposed use does not pose any adverse visual impact on adjacent lands. Apart from patrons entering and exiting the property, all operations of the use are contained within the existing building.

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

Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is not located within the NRO or SRO and operations of the use are wholly contained within the existing building.

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

Complies. Staff finds that the proposed use does not have adverse impacts from any nuisances.

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

Complies. Staff finds that the proposed use will not have significant adverse impacts on public facilities and services. The proposed use is located within an existing building. Any additional sewer or water capacity fees will be assessed under the building permit required for tenant improvements and occupancy of units 101-103. There are no anticipated negative transportation impacts, or any impacts on schools, police, fire and EMT facilities. No additional public impacts have been identified.

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

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

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

Complies. Staff finds there are no applicable permits or approvals with which the proposed use is required to comply.

Fiscal Impact.

No fiscal impact is identified at this time.

Staff Impact.

The amount of Staff time to review this CUP, including research, report drafting, and response to questions of existing nonconforming uses is approximately 15 hours.

Attachments or Links.

Department Reviews

105 Mercill Ave. Parking Exhibit

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Conditional Use Permit P24-006 for a Conditional Use Permit for Assembly use at the property addressed 105 Mercill Avenue, Units 101-103 based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 6, 2024.



PERMIT NOTES

Report Run On: Thursday, 29
February 2024 15:37

Permit # P24-006

Parcel # : 22-41-16-28-4-02-012

Site Address: 105 MERCILL AVENUE

Project Name: 105 Mercill Ave - Museum - CUP

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		See PC staff report	KPAGE@JACKS ONWY.GOV	02/29/24	2/29/24
CONDITIONS		1.) Every room/space that is an assembly occupancy shall have the occupant load of the room/space posted in a conspicuous place, near the main exit or exit access doorway from the room/space. 2.) The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel. Exit sign placement shall be that any point in an exit access corridor or exit passageway is within 100 feet or the listed viewing distance of the sign, whichever is less from the nearest visible exit sign. 3.) In the event of power supply failure in rooms/spaces that require two or more exits or access to exits, an emergency electrical system shall automatically illuminate all applicable areas as defined by the International Fire Code (IFC), Section 1008.3. 4.) Forces to unlatch and open doors shall meet the requirements of the IFC, Sections 1010.1.3 through 1010.2. 5.) Portable fire extinguishers shall be installed in applicable areas for occupancy as required by IFC, Section 906. 6.) A review by this office shall be required for all alterations/modifications to the existing sprinkler system. A stamped plan set may be required if alterations are above an accepted minimum. 7.) A review by this office shall be required for all alterations/modifications to the existing fire alarm system. A stamped plan set may be required if alterations are above an accepted minimum. 8.) An inspection of the space shall be scheduled with this office prior to occupancy.	LPOTZ@JACKS ONWY.GOV	02/08/24	2/8/24
CONDITIONS		Building plans must meet the most current adopted codes of the Town of Jackson at the time of permit submittal.	KSLUDER@JAC KSONWY.GOV	02/07/24	2/7/24



PERMIT NOTES

Report Run On: Thursday, 29
February 2024 15:37

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		CONDITIONAL USE PERMIT COMPLETED P24-006 CUP Conference ADDRESS: 105 Mercill Avenue OWNER: Teton County APPLICANT: Jackson Hole Childrens Museum 2/6/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 01/12/2024 DATE OF MATERIALS: 01/08/2024 REVISION NO.: 00 The Engineering Division has reviewed your application for a CONDITIONAL USE PERMIT CONFERENCE submitted on and with application materials as dated above. ENGINEER REVIEW: 1. The proposed kitchen has been eliminated from the project; therefore the grease trap requirements are no longer relevant. NOTES FOR APPROVAL 2. Current sewer capacity fees paid for the commercial spaces was based on Retail Stores and water capacity fees were based on water meter size. 3. Additional Water or Sewer Capacity fees may be assessed with the building permit. 4. The tenant understands that additional water or sewer capacity fees may be assessed with the building permit. (Narrative dated January 8, 2024)	SMOHROR@JACKSONWY.GOV	02/06/24	
GENERAL		Not concurrent with application requiring public hearing. Applicant paid \$640 but should have been charged \$3198. This charge is for the \$2558.00 difference.	CHOLDEN@JACKSONWY.GOV	01/24/24	
DEFICIENCY		See attached letter 1. Findings for Approval (CUP) Demonstrate compliance with LDR Section 8.4.3 Additionally, staff requests clarification of proposed uses as defined by the LDR classification of uses.	KPAGE@JACKSONWY.GOV	01/15/24	1/15/24

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf	0	5158	1	1.272

Existing Workforce Housing Credit1.272

Step 3: Proposed Development

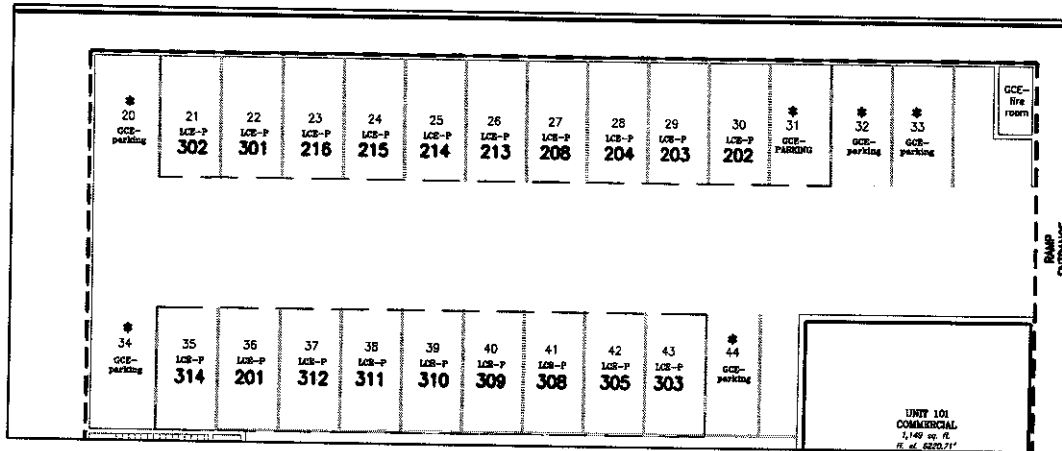
Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Assembly	0.000142	0	5158	1	0.732

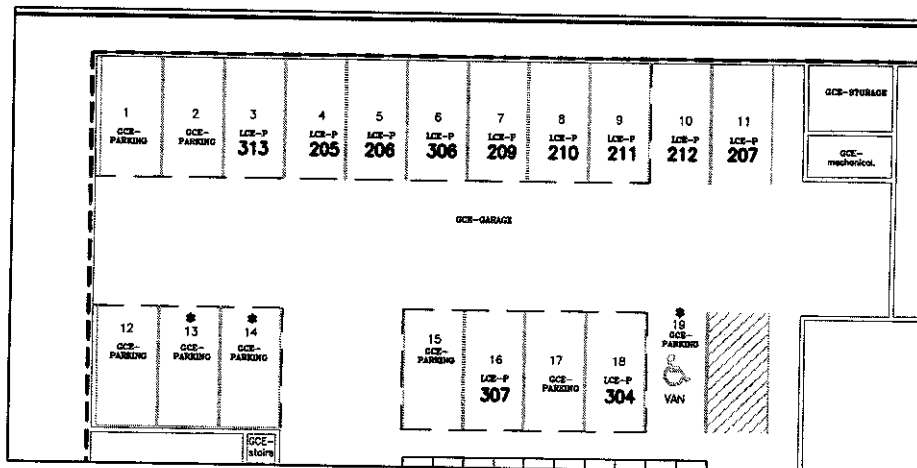
Affordable Workforce Housing Required:0.000 unitsFee-in-Lieu Amount:\$-

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

Parking Exhibit



FIRST FLOOR



BASEMENT FLOOR

NOTE:

Parking spaces marked with * shall not be used for residential parking between 8:00am-6:00pm Monday through Friday.

DRAWING NO EXHIBIT 6	DRAWING TITLE MERCILL AVE. CONDOMINIUMS PARKING EXHIBIT	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 2/24/2023
JOB NO 22-336			ENGINEERED SK
			DRAWN SK
			CHECKED SK
			APPROVED LE



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: Jackson Hole Children's Museum (JHCM)
Physical Address: 105 Mercill Avenue
Lot, Subdivision: 19, Joseph R. Jones Third Addition PIDN: 22-41-16-28-4-35-CND

PROPERTY OWNER.

Name: Teton County Phone: 307.732.0867
Mailing Address: Board of County Commissioners; PO Box 1227; Jackson, WY ZIP: 83001
E-mail: awatkins@tetoncountywy.gov

APPLICANT/AGENT.

Name: GYDE Architects (John Stennis) on behalf of JHCM (Ethan Lobdell) Phone: 307.733.7303
Mailing Address: PO Box 4735, Jackson, WY ZIP: 83001
E-mail: js@gydearchitects.com, jb@gydearchitects.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 #: P23-047 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

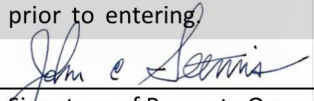
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Name Printed

1/08/2024

Date
Principal

Title



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: LUTHER P PROPST Title: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Being duly sworn, deposes and says that Teton County is the owner in fee of the premises located at: _____
Name of legal property owner as listed on deed

Address of Premises: 105 Mercill Avenue, Jackson, WY 83001

Legal Description: PID# 22-41-16-28-4-35-CND

Please attach additional sheet for additional addresses and legal descriptions

GYDE Architects (John Stennis) on behalf of
Jackson Hole Children's Museum (Ethan Lobdell)

And, that the person named as follows: Name of Applicant/agent:

Mailing address of Applicant/agent: PO Box 4735, Jackson, WY 83001

Email address of Applicant/agent: js@gydearchitects.com, jb@gydearchitects.com

Phone Number of Applicant/agent: (307) 733-7303

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 ☐ Home Occupation ☒ Other (describe) BUP, CUP

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.

ATTEST:

Luther Propst
Property Owner Signature
Chair

Maureen Murphy
Teton County Clerk



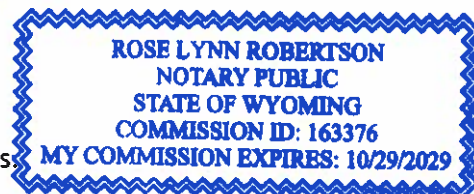
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Luther Propst this 19 day of December, 2023. WITNESS my hand and official seal.

Rose Lynn Robertson
Notary Public

My commission expires:



PROJECT DESCRIPTION/NARRATIVE

Conditional Use Permit Application, revision 1

January 23, 2024

PROJECT: Jackson Hole Children's Museum, P24-006

PROJECT ADDRESS: 105 Mercill Avenue, Jackson, WY 83001

PRE-APPLICATION #: P23-047, 4/10/2023

ENVIRONMENTAL ANALYSIS: Not required, not in NRO, interior fit-out

NEIGHBORHOOD MEETING: Optional per P23-047 comments dated 4/21/2023

Narrative Description of the Proposed Development:

The suites 101, 102 & 103 at 105 Mercill are currently unfinished commercial units and do not currently have an assigned occupancy type. This project is an interior fit-out to transform the suites into the Jackson Hole Children's Museum with occupancy type A-3. Business, Education, and Storage occupancies will be accessory to the primary A-3 occupancy. The museum will meet all egress, life safety, accessibility, and building requirements of the following applicable codes and regulations:

- International Building Code 2021
- International Energy Conservation Code 2021
- International Existing Building Code 2021
- International Fire Code 2021
- International Mechanical Code 2021
- The National Electrical Code 2020, NFPA 1, 70, 101
- International Plumbing Code 2021
- International Fuel Gas Code 2021
- ANSI 117.1 2017
- Town of Jackson Land Development Regulations (LDRs), August 18, 2023

Suite 101 will be used as a flexible workshop space for JHCM's K-5 programming, including afterschool, summer camps, TSCD STEAM programming, community partner programs (Bereavement groups, mindfulness for Mammas), family programming, member and fundraising events, and other museum activities. Suites 102 and 103 are undivided and will function as the main portion of the museum with exhibits, staff offices, PreK programming and larger event space.

The Jackson Hole Children's Museum will be a facility for the community. Current and ongoing partnerships include Happy Kidz Daycare (suite 104 tenant), Teton County School District, Teton Literacy Center, Children's Learning Center (neighbor on Mercill Avenue), St. John's Medical Center, Mindfulness for Mammas, all preschools, private schools, and the homeschool community. JHCM expects to serve every child in Teton County in their primary demographic of children 10 years and younger. Their work is categorized into four domains: PreK, K-5, and community programming, and museum visitation & membership.

The museum will be open up to six days per week, Sunday through Thursday, with the potential to expand into Friday and Saturday depending upon staff availability and community demand. Public and semi-public hours of operation are 9 am to 5 pm. Staff hours are 8 am to 6 pm.

A typical family visit is 2-3 hours. Younger families with children under 8 years of age typically visit in the mornings. 12 pm to 2 pm is typically a quiet time due to lunch and nap times. There is increased use by school-age children and their families from 3 pm to about 5 pm.

During the school year (September through June), K-5 and PreK programs run concurrently in three sessions: morning (9 am to 12 pm), afternoon (12 pm to 3 pm), and after school (3 pm to 5 pm). Area daycares typically bring classes to the morning session. K-5 classes from TCSD, private schools, and homeschools visit in both the morning and afternoon.

Summer camps run concurrently with the museum for 10 weeks, 4-5 days a week, depending on age range, from 8:30 am to 3:30 pm. Camps have 17-20 participants for a total of 34-40 children/week.

Residents dominate museum usage between October and April, while tourist visitation increases from May through September. The highest demand is typically on holidays when school is out of session, and participation peaks at 80 to 150 participants per day. Programming typically pauses at this time to accommodate the surge in museumgoers.

Future planned events include quarterly fundraising and community-building events with a maximum attendance of 150 people and monthly member events with fewer than 50 attendees. Events may occur during evening hours and would abide by all county and town regulations.

Parking

The Planning Department previously established that 105 Merrell Avenue is required to have 20 commercial and 39 residential parking spaces, 9 of which can be shared for a total of 50 parking spaces. The site has 6 street credits, which further reduce the requirement for parking on-site to 44 spaces. Per the Commercial Lease Agreement, section 7.1, the museum is permitted to use the 14 spaces designated as General Common Element (GCE) on the Plat. Section 2.2.12.C.2 of the LDRs requires an independent calculation for assembly use parking in zone CR-2. By the following calculation (see Table 1), the 14 spaces should be sufficient for museum operations the majority of the time, though there may be some overlap on weekends and holidays.

Because residential and commercial utilization of parking can be assumed to be asynchronous during the week, JHCM does not anticipate residential demand on the 14 shared GCE spaces for most days. There may be some overlap on weekends. It is anticipated that 2-3 spaces will be utilized by staff of the childcare facility in Suite 104 on weekdays. 3-5 spaces will be utilized during working hours (8 am – 6 pm) by museum staff.

The largest number of visitors will reach the museum via bus or shuttle from school programs and will not utilize parking spaces. At least 6 spaces are available for museum-goers throughout the day from 9 am – 5 pm. This accommodates 24 families for 2-hour visits during the day.

Most vehicular traffic to the museum throughout the year will be for pick-ups after school and in the mornings and evenings during summer camps. Spaces may be utilized temporarily for approximately 5 minutes as parents drop off or pick up their children between 8-8:30 am and 4-5:30 pm. Using 7 parking spaces over ½ hour would allow for the drop-off or pick-up of approximately 42 vehicle loads, more than

required for summer camps or afterschool programs. Most patrons will likely use street parking for drop-off and pick-ups, further reducing the load on the GCE spaces.

It is anticipated that staff and patrons may bike, walk, or take alternative transportation to the museum, especially in nicer weather, further reducing the parking demand. The Miller Park SMART Bus Transfer Hub is also approximately 3 blocks from the museum, as is a public parking lot.

Per section 6.2.2.C of the LDRs one bicycle parking space is required per 10 vehicular parking spaces of non-residential use. Two bicycle parking spaces are required for the 20 commercial vehicular spaces required. JHCM will work with the landlord, Teton County, to encourage biking and provide parking alternatives to motor-vehicle use.

For infrequent special events, JHCM anticipates that visitors will park on-street or in public lots available throughout town.

Table 1: Estimation of Shared Use Demand of 14 GCE parking spaces at 105 Mercill Avenue.

	M-F 8 – 9am	M-F 9am – 4pm	M-F 4 – 5pm	M-F 5 – 6pm	M-F 6pm – 8am	Weekends/ Holidays
Residential Units	-	-	-	-	0-14	0-14
Suite 104 (Daycare)	2-3	2-3	2-3	2-3	-	-
Museum Staff	3-5	3-5	3-5	3-5	-	3
Museum Visitors	-	6	6	6	-	6
School Shuttles	-	-	-	-	-	-
Afterschool & Camp Pick-up & Drop-off	3-7*	-	3-7*	3-7**	-	-
MUSEUM TOTAL	6-12	9-11	12-18[†]	12-18[†]	-	9
TOTAL USE	8-14	9-14	14-21[†]	14-21[†]	0-14	9-23[‡]

* June – August only

** School year only

† Maximum parking includes temporary parking for pick-up for approximately ½ hour per day that will likely be offset with on-street parking.

‡ Overlap may occur on holidays and weekends with residential use of shared parking spaces and patrons may have to utilize other public parking areas. Patrons may also use alternate transportation options such as biking, walking, and public transport.

Housing Mitigation

There is no change to the existing residential units, which are all either workforce ownership or workforce rental housing. Previous housing mitigation for the commercial spaces was calculated at the rate for offices (0.000247 x SF). The Assembly calculation at the museum rate is 0.000142 X SF as provided by the Town of Jackson Planning and Building Department in the comments to the pre-application conference dated April 21, 2023 (P23-047).

Existing Housing Mitigation for Office: $0.000247 \times 6,841 \text{ SF} = 1.689727 \text{ units}$
Converting 5,158 SF of 6,841 SF from office to assembly, 1,683 SF to remain office:
 $0.000247 \times 1,683 \text{ SF} = 0.415701 \text{ units}$
 $1.689727 - 0.415701 = 1.274026 \text{ existing units}$
Proposed Housing Mitigation, Assembly: $0.000142 \times 5,158 \text{ SF} = 0.732436 \text{ units}$
Housing Mitigation Required: $0.732436 - 1.689727 = -0.54159 \text{ units}$
NO HOUSING MITIGATION REQUIRED

Compatibility of Use with Character of the Zone

The general intent of the Commercial Residential-2 (CR-2) Zone is for a lively mix of retail, office, lodging, and residential spaces just outside the downtown core that serves as a transition to lower-density residential areas. Located on the ground floor of an existing three-story mixed-use building with residences above, the Jackson Hole Children's Museum will enliven the street corner of its neighborhood and support the residential spaces in CR-2 and the surrounding zones. The museum will add to the variety of uses and amenities to create an active and engaging pedestrian experience at the street front as promoted by the Comprehensive Plan.

The operational hours are typical retail hours, and the density and intensity of the museum is not expected to be any more than the daycare located within the building at Suite 104. It should not present any adverse effects to the desired character of the zone. JHCM recognizes that the museum activities may generate sounds similar to those that may be expected if residences were located next to a public park or school. JHCM will assess acoustic measures recommended by an acoustical engineer in the build-out of the museum spaces.

The museum will comply with all other relevant standards of the LDRs and other Town ordinances. The existing building is in substantial conformance with all standards or conditions of prior permits and approvals.

Summary Response to Findings, LDR Section 8.4.3:

1. Is compatible with the desired future character of the area:
 - a. As per the section "Compatibility of Use with Character of the Zone" in the narrative above, the Jackson Hole Children's Museum meets the intent of the CR-2 zone and will enliven the street front and add to the variety of amenities as promoted by the Comprehensive Plan.
2. Complies with the use-specific standards of [Division 6.1](#):
 - a. In the CR-2 zone, Institutional Assembly use is allowed with a CUP. The museum is a public or semi-public gathering area.
3. Minimizes adverse visual impacts:
 - a. The project seeks to minimize any adverse visual impacts and anticipates it will enliven and improve its street front. The project will meet all signage and street front requirements as described in LDR sections 5.6 and 2.2.12.B.7.
4. Minimizes adverse environmental impacts:
 - a. JHCM does not anticipate that the project will have any environmental impacts.
5. Minimizes adverse impacts from nuisances:
 - a. JHCM recognizes that the museum activities may generate sounds like those that may be expected if residences were located next to a public park or school. JHCM will assess acoustic measures recommended by an acoustical engineer in the build-out of the museum spaces.
6. Minimizes adverse impacts on public facilities:

-
- a. The museum will be of service to the public and is an asset to the community. We do not anticipate adverse impacts to other public facilities.
 7. Complies with all other relevant standards of these LDRs and all other Town ordinances:
 - a. The project will comply with all relevant standards of the LDRs and other town ordinances.
 8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
 - a. The existing building is in substantial conformance with all standards or conditions of prior permits and approvals.

JHCM is not Designated as a Childcare Facility

- The State of Wyoming does not require certification for JHCM staff and does not consider the museum a childcare facility. Please see "Exhibit A_2024 Jan Memo Re Exemptions - Jackson Hole Children's Museum" for a letter from the Wyoming Department of Family Services for additional information.
 - JHCM does not require licensing per Department of Family Services per Wyoming Statutes, see attached WY Statute 14-4-102
 - No children 4 years of age or younger visit JHCM w/out parental/caretaker or partner organization supervision
 - The museum educational opportunities operate as after-school programming, summer camps, or partner organization field trips. Child visitors are accompanied by parents, caretakers, or partner organization staff.

Response to pre-application comments not addressed in the narrative above:

- There will not be a kitchen in the project therefore a grease trap will not be required.
- Full architectural plans will be submitted for the permit prior to construction or demolition.
- Tenant improvements will meet the requirements of the 2021 International Fire Code and NFPA standards.
- Tenant understands that additional water or sewer capacity fees may be assessed with the building permit.

Thank you for your consideration.

JACKSON HOLE CHILDREN'S MUSEUM

105 MERCILL AVENUE, JACKSON, WY 83001



PLAN AND SECTION LEGEND	
	EARTH, UNDISTURBED
	EARTH, DISTURBED
	GRASS
	GRAVEL
	CONCRETE, CAST IN PLACE, PRECAST
	CONCRETE MASONRY UNIT (CMU)
	STONE
	WOOD (ROUGH)
	WOOD (ROUGH) BLOCKING OR SHIM
	WOOD (FINISH)
	METAL, STRUCTURAL STEEL STUDS
	RIGID INSULATION
	BATT, LOOSE-FILL INSULATION
	FOAMED-IN-PLACE POLYURETHANE INSULATION
	LOW EXPANSION SPRAY FOAM INSUL.
	CLOSED CELL SPRAY FOAM INSUL.

LINE TYPES	
	HATCH
	FINE
	LIGHT
	MEDIUM
	HEAVY
	X-HEAVY
	GRADE LINE
	HIDDEN
	OVERHEAD
	ONE-HOUR RATED WALL
	TWO-HOUR RATED WALL
	BUILDING ENVELOPE
	CONTOURS
	FENCE
	NEIGHBORHOOD STRUCTURES
	PROPERTY LINE
	ROAD
	SETBACK
	DAMP PROOFING
	VAPOR BARRIER

ABBREVIATIONS			
ADJ	Adjustable/ Adjacent	LOC	Location
A.F.F.	Above Finish Floor	MAX	Maximum
ALT	Alternate	MECH	Mechanical
ALUM	Aluminum	MEMB.W.P.	Membrane Waterproofing
APPROX	Approximate	MFR	Manufacturer
ARCH	Architectural/Architect	MIN	Minimum
BD	Board	MISC	Miscellaneous
BLDG	Building	M.O.	Masonry Opening
B.M.	Bench Mark	MTL	Metal
B.O.	Bottom Of	(N)	New
BRG	Bearing	NEC	Necessary
BSMT	Basement	N.I.C.	Not in Contact
BTM	Bottom	NOM	Nominal
		N.T.S.	Not to Scale
CAB	Cabinet	O.A.F.	Overall Frame
CLG	Ceiling	O.C.	On Center
CLO	Closet	O.D.	Outside Diameter
C.M.	Construction Manager	OPNG	Opening
C.M.U.	Concrete Masonry Unit	OPP	Opposite
COL	Column	OPP.H.	Opposite Hand
CONC	Concrete	ORIG	Original
CONST.	Construction Joint	PL	Plate
CONT	Continuous	P.LAM.	Plastic Laminate
CONTR	Contractor	PLAS	Plaster
COORD	Coordinate	PLYWD	Plywood
C.T.	Ceramic Tile	PREFAB	Prefabricated
CTR	Center	PTD	Painted
C.W.	Cold Water		
DBL	Double	RAD	Radius
DET	Detail	R.D.	Roof Drain
DIA	Diameter	RECMMND	Recommendation
DIM	Dimension	REF	Reference
DISP	Dispenser/Disposal	REINF	Reinforce/ing
DN	Down	REQ'D	Required
D.P.	Dampproofing	REV	Revisions
DR	Door	RM	Room
DWG	Drawing	R.O.	Rough Opening
		RTG	Rating
EA	Each	S.C.	Solid Core
E.C.	Electrical Contractor	SCHED	Schedule
EL	Elevation	SECT	Section
ELEC	Electrical/ Electric	SF	Square Feet
ELEV	Elevator/ Elevation	SHT	Sheet
E/O	Equipment by Owner	SHTG	Sheathing
EQ	Equal	SIM	Similar
EQUIP	Equipment	SPECS	Specifications
EXIST or (e)	Existing	SQ	Square
EXT	Exterior	SS	Stainless Steel
FD	Floor Drain	STL	Steel
FDN	Foundation	STOR	Storage
F.E.	F.E. Fire Extinguisher	STRUCT	Structural
FIN	Finish	SUSP	Suspended
FLR	Floor		
F.O.S.	Face of Stud		
FR	Frame		
FT	Feet/Foot	TEL	Telephone
FTG	Footing	TEMP	Tempered
FURR	Furring	T.O.	Top Of
		TOIL	Toilet
		TRTD	Treated
		TYP	Typical
GA	Gauge	U.G.	Underground
GALV	Galvanized	U.L.	Underwriters Laboratory
G.C.	General Contractor	UNEXC	Unexcavated
Gyp. Bd.	Gypsum Board	UNFIN	Unfinished
		U.O.N.	Unless Otherwise Noted
H. B.	Hose Bibb	VERT	Vertical
H/C	Handicapped	V.I.F.	Verify In Field
H.C.	Hollow Core	V.T.R.	Vent Through Roof
H.M.	Hollow Metal		
HORZ	Horizontal		
HT	Height		
H.W.	Hot Water		
I.D.	Inside Diameter	W/	With
IN	Inch/Inches	W.C.	Water Closet
INSUL	Insulation	WD	Wood
INT	Interior	WDO	Window
INV	Invert	W.P.	Waterproof
		W.W.F.	Welded Wire Fabric
JAN	Janitor		
JT	Joint		

SITE, BUILDING, USE & OCCUPANCY	
PARCEL:	22-41-16-28-4-35-CND
LOT, SUBDIVISION:	LOT 19, JOSEPH R. JONES THIRD ADDITION
ZONING:	CR-2: COMMERCIAL RESIDENTIAL-2
COMPREHENSIVE PLAN DISTRICT:	2:3 TOWN COMMERCIAL CORE, CN, DOWNTOWN
RESOURCE OVERLAY:	LOGGING
DESIGN CRITERIA:	SEISMIC ZONE D, 75 PSF ROOF SNOW LOAD, 90 MPH/3 SEC WINDLOAD
BUILDING CONSTRUCTION TYPE:	V-A PER 2021 PERMIT RECORD
SPRINKLERS:	BUILDING IS FULLY SPRINKLERED; EXISTING SPRINKLERS SYSTEM TO BE MODIFIED THROUGH DRAWING/BUILD BY QUALIFIED VENDOR
NUMBER OF STORIES:	3 STORIES W/ BASEMENT
EXISTING OVERALL:	1 STORY - 1ST FLOOR TENANT FIT-OUT
PROJECT SCOPE:	
SITE AREA:	0.58 ACRES PER 2023 PLAT (25,317 SF)
BUILDING FOOTPRINT:	0.436 ACRES (18,974 SF)
TENANT AREA:	1ST FLOOR SUITE 101: 1,050 SF 1ST FLOOR SUITES 101 & 102: 4,070 SF TOTAL AREA OF WORK: 5,120 SF < 50% BUILDING AREA
IEBC CLASSIFICATION:	ALTERATION LEVEL 2
OCCUPANCY:	
EXISTING:	BASEMENT: S-1, S-2 (PARKING) 1ST FLOOR: B/M, S-1, S-2 (COMMERCIAL & PARKING) UNASSIGNED OCCUPANCY AT COMMERCIAL SUITES 101, 102, & 103; CURRENT USE IS B/M R-2, A-3, A-5 (RESIDENTIAL & COURTYARD) R-2 (RESIDENTIAL)
2ND FLOOR:	
3RD FLOOR:	
PROPOSED :	
BASEMENT:	NO CHANGE
1ST FLOOR:	SUITES 101, 103, 103 - ASSEMBLY (A-3), MUSEUM; NO CHANGE TO S-1, S-2 OCCUPANCY
2ND FLOOR:	NO CHANGE
3RD FLOOR:	NO CHANGE
PARKING:	PUBLIC PARKING (6) & GARAGE PARKING (44); (14) GARAGE SPACES DESIGNATED SHARED FOR JHCM USE

SYMBOL LEGEND	
	View Name
	SECTION TAG
	EXTERIOR ELEVATION TAG
	INTERIOR ELEVATION TAG
	ELEVATION DATUM
	NORTH ARROW
	DETAIL KEY
	GRID TAG
	DOOR TAG
	WINDOW TAG
	SPOT ELEVATION TAG
	ROOM TAG
	CENTERLINE TAG
	EXIT SIGN

PROJECT DIRECTORY	
PROJECT ADDRESS:	JACKSON HOLE CHILDREN'S MUSEUM 105 MERCILL AVENUE SUITES 101, 102, & 103 JACKSON, WY 83001 LOT 19, JOSEPH R. JONES THIRD ADDITION
BUILDING OWNER:	TETON COUNTY c/o LUTHER PROPST, CHAIRMAN BOARD OF COUNTY COMMISSIONERS PO BOX 1227 JACKSON, WY 83001 T 307.732.0867
TENANT:	JACKSON HOLE CHILDREN'S MUSEUM c/o ETHAN LOBBELL, EXECUTIVE DIRECTOR PO BOX 995 JACKSON, WY 83001 T 307.690.5584 ETHAN@JHCM.ORG
ARCHITECT:	GYDE ARCHITECTS CONTACT: JOHN STENNIS 80 WEST BROADWAY PO BOX 4735 JACKSON, WY 83001 T 307.733.7303 JS@GYDEARCHITECTS.COM
STRUCTURAL ENGINEER:	TBD
MEP ENGINEERING:	TBD
LIGHTING DESIGN:	TBD
ACOUSTIC ENGINEER:	TBD
CONTRACTOR:	BIG-D CONSTRUCTION CONTACT: PAUL CLEMENTI PO BOX 12680 JACKSON, WY 83002 T 307.215.8089 PAUL.CLEMENTI@BIG-D.COM

GENERAL CONSTRUCTION NOTES	
1.	CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY TETON COUNTY BUILDING AND FIRE DEPARTMENTS, LOCAL ELECTRICAL INSPECTOR AND OTHER GOVERNING AUTHORITIES.
2.	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION AND TEMPORARY SEPTIC FACILITIES, WHICH SHALL BE MAINTAINED ON SITE FOR DURATION OF CONSTRUCTION. A JOB PHONE MUST BE MAINTAINED ON SITE FOR DURATION OF CONSTRUCTION AND THE PHONE NUMBER WILL BE MADE AVAILABLE TO THE ARCHITECT.
3.	ALL CONSTRUCTION DEBRIS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT COUNTY LANDFILL OR RECYCLING FACILITY ONLY. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES. ON SITE REFUSE BURNING WILL BE DONE ONLY WITH APPROVAL OF OWNER, TETON COUNTY SHERIFF AND THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
4.	CONTRACTOR SHALL INFORM ARCHITECT OF ANY AND ALL OWNER REQUESTED CHANGES OR DIRECTIVES FOLLOWING OWNER/CONTRACTOR CONVERSATIONS. CONTRACTOR SHALL NOT PROCEED WITH OWNER REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR REVIEW FROM THE ARCHITECT AND WRITTEN CHANGE ORDER.
5.	ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING MATERIAL. GIVEN EXISTING CONDITIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF ARCHITECTURAL DRAWINGS WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION. VERIFY DISCREPANCIES WITH ARCHITECT.
6.	CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7.	SOLID WOOD BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME, AS REQUIRED BY THE IRC.
8.	G.C. TO PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY ARCHITECT / OWNER. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, ETC. - SEE PROJECT MANUAL.

PARKING DIAGRAMS	
	8 GCE SHARED SPACES (8 OF 14)
BASEMENT PARKING PLAN	
	6 GCE SHARED SPACES (6 OF 14)
FIRST LEVEL PARKING PLAN	

DRAWING LIST		
SHEET NO.	SHEET NAME	ISSUE DATE
GENERAL		
G1.0	COVER SHEET	JANUARY 08, 2024 - CUP
G1.2	PHASING, EGRESS, & LIFE SAFETY PLAN	JANUARY 08, 2024 - CUP
PROJECT DESCRIPTION AND DESIGN CRITERIA:		
THE SUITES 101, 102 & 103 AT 105 MERCILL ARE CURRENTLY UNFINISHED COMMERCIAL UNITS AND DO NOT CURRENTLY HAVE AN ASSIGNED OCCUPANCY TYPE. THIS PROJECT IS AN INTERIOR FIT-OUT TO TRANSFORM THE SUITES INTO THE JACKSON HOLE CHILDREN'S MUSEUM WITH ASSEMBLY OCCUPANCY TYPE A-3. BUSINESS (B), EDUCATION (E), AND STORAGE (S) OCCUPANCIES WILL BE ACCESSORY TO THE PRIMARY A-3 OCCUPANCY. THE MUSEUM WILL MEET ALL EGRESS, LIFE SAFETY, ACCESSIBILITY, AND BUILDING REQUIREMENTS OF THE FOLLOWING APPLICABLE CODES AND REGULATIONS. THIS DRAWING PACKAGE IS PART OF AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ESTABLISH THE OCCUPANCY REQUIRED FOR THE MUSEUM. A PRE-APPLICATION FOR THE CUP APPLICATION WAS HELD ON APRIL 10, 2023, PERMIT # P23-047.		
VICINITY MAP		
1" = 300'-0"		
APPLICABLE CODES:		
INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 THE NATIONAL ELECTRICAL CODE 2020, NFPA 1, 70, 101 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 ANSI 117.1 2017 TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS (LDRS), AUGUST 18, 2023		
Any Building Official, subcontractor or trades person noting discrepancies shall notify architect immediately upon their discovery.		

DATE JANUARY 08, 2024 - CUP

GYDE ARCHITECTS PC
80 WEST BROADWAY
P.O. BOX 4735
JACKSON, WY 83001
T 307.733.7303

STAMP

NOT FOR CONSTRUCTION

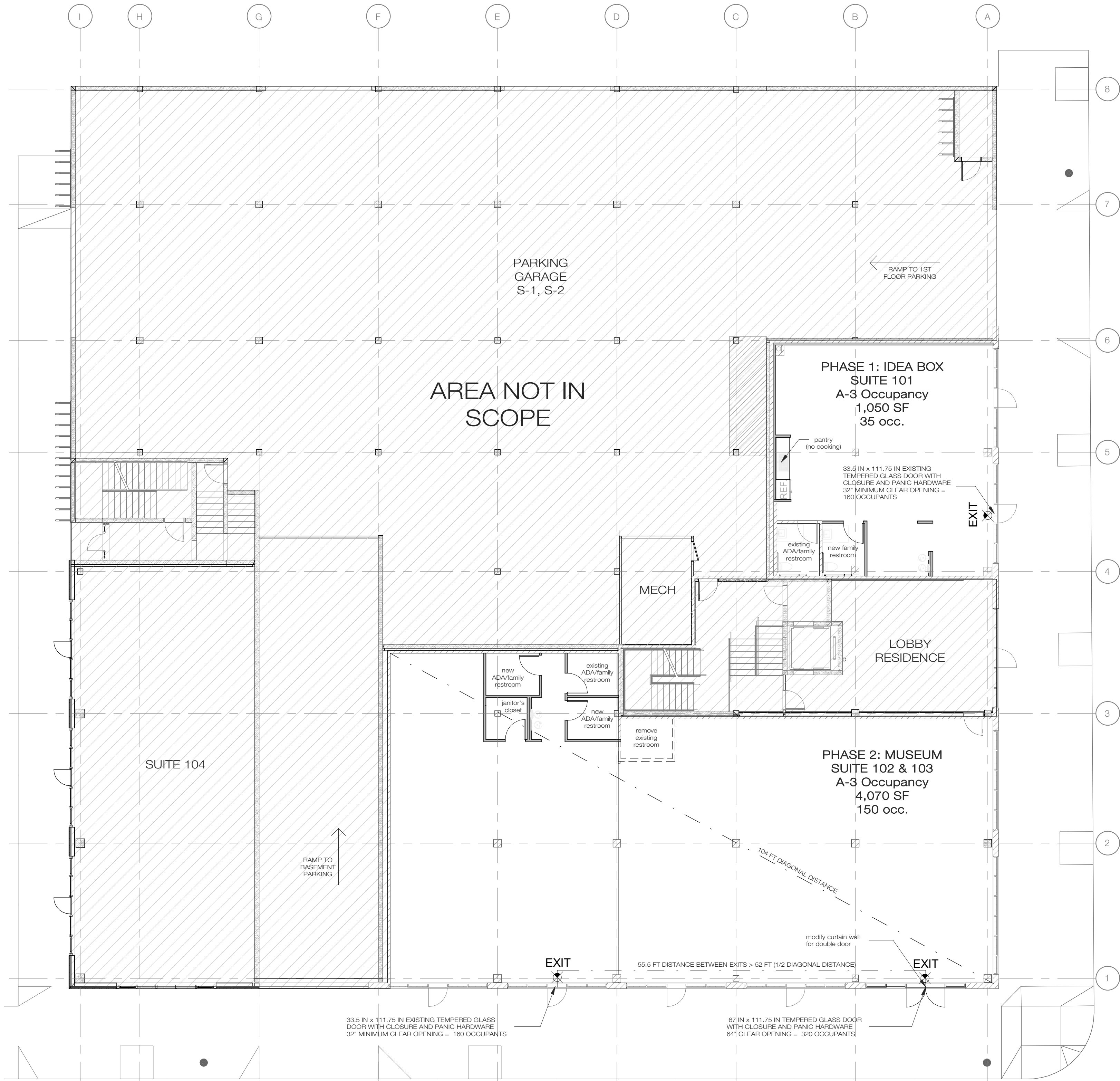
REVISIONS		
NO.	DESCRIPTION	DATE

SHEET NAME

COVER SHEET

SHEET NUMBER

G1.0



1 PHASING, EGRESS, & LIFE SAFETY PLAN
1" = 10'-0"

CODE SUMMARY

APPLICABLE CODES
INTERNATIONAL EXISTING BUILDING CODE - 2021 EDITION (IEBC)
INTERNATIONAL BUILDING CODE - 2021 EDITION (IBC)
INTERNATIONAL MECHANICAL CODE - 2021 EDITION (IMC)
INTERNATIONAL PLUMBING CODE - 2021 EDITION (IPC)
INTERNATIONAL FUEL GAS CODE - 2021 EDITION (IFGC)
INTERNATIONAL FIRE CODE - 2021 EDITION (IFC)
INTERNATIONAL ENERGY CONSERVATION CODE - 2021 EDITION (IECC)
NATIONAL ELECTRIC CODE - 2020 EDITION (NFPA 70)
TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS
2017 ANSI 117.1

NOTE: ALL CODE REFERENCES FOR TABLES AND SECTIONS ARE FROM INTERNATIONAL BUILDING CODE (IBC) UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATION AND IEBC CLASSIFICATION

BUILDING AREA: 18,974 SF
TENANT SPACE SF: 5,120 SF
WORK AREA SF: 5,120 SF (27% BUILDING AREA)
ALTERATION LEVEL 2
IEBC CLASSIFICATION: MUSEUM FIT-OUT OF EXISTING SUITES 101, 102, & 103, INCLUDING ADDITIONAL ADA/FAMILY RESTROOMS AND MODIFICATION TO PORTION OF EXISTING CURTAIN WALL TO PROVIDE A DOUBLE INSTEAD OF SINGLE DOOR. PROJECT WILL BE PHASED. SUITE 101, THE IDEA BOX, WILL BE PHASE ONE AND THE FULL MUSEUM FIT-OUT OF SUITES 102 & 103 WILL FOLLOW IN PHASE TWO. PHASES WILL BE PERMITTED SEPARATELY.

OCCUPANCY

CLASSIFICATION & USAGE: A-3 MUSEUM

TOTAL OCCUPANT LOAD:

SUITE 101 (IDEA BOX): 35 OCCUPANTS
SUITES 102 & 103 (MUSEUM): 150 OCCUPANTS

EGRESS

SEE PLAN DIAGRAM /G1.2 FOR BREAKDOWN
OCCUPANT LOADS PER TABLE 1004.1.2

BUILDING HEIGHT & AREA

NO CHANGE TO HEIGHT OR AREA OF EXISTING BUILDING

CONSTRUCTION TYPE

TYPE OF CONSTRUCTION: V-A PER PERMIT OF 2021

FIRE-RESISTANCE RATINGS FROM TABLE 601

STRUCTURAL FRAME: 1 HR
EXTERIORS BEARING WALLS: 1 HR
INTERIOR BEARING WALLS: 1 HR
EXTERIOR NONBEARING WALLS: PER TABLE 705.5
INTERIOR NONBEARING WALLS: NR
ROOF CONSTRUCTION: 1 HR
FLOOR CONSTRUCTION: 1 HR
SHAFTS & VERTICAL EXIT ENCLOSURES: 2-HR

NOTE: "NR" DENOTES "FIRE RESISTANCE RATING NOT REQUIRED"

FIRE RESISTANCE RATED CONSTRUCTION

FIRE RESISTANCE RATED CONSTRUCTION OF THE REQUIRED RATINGS ARE PROVIDED THROUGH TESTED ASSEMBLIES OR OTHER APPROVED METHODS. SEE CONSTRUCTION DETAILS FOR FURTHER INFORMATION.

ALL JOINTS (HEAD-OF-WALL AND BASE-OF-WALL) SHALL BE PROTECTED WITH A TESTED FIRESTOP ASSEMBLY FOR ALL WALL-WALL, WALL-FLOOR AND FLOOR-CURTAIN WALL JOINTS.

ALL THROUGH PENETRATIONS SHALL BE PROTECTED WITH A TESTED FIRESTOP ASSEMBLY OR OTHER APPROVED METHODS. THIS INCLUDES MEMBRANE ONLY PENETRATIONS OF WALL ASSEMBLIES FOR ELECTRICAL BOXES OR OTHER WALL BOXES. PROVIDE LISTED DAMPER ASSEMBLY IN ACCORDANCE WITH THE IMC FOR DUCT THROUGH PENETRATIONS.

OPENING PROTECTIVES (WINDOWS, DOORS AND SHUTTERS) SHALL BE THE SAME AS EXISTING PER IEBC 2021 1011.7.2 BECAUSE THE NEW OCCUPANCY, A-3 IS LOWER OR EQUAL TO THE HAZARD CATEGORY OF THE EXISTING B & M OCCUPANCY PER TABLE 1011.7.

THE EXISTING EXTERIOR OPENING PROTECTIVES TO REMAIN, THEREFORE NEW EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED. ALL EXISTING VERTICAL ENCLOSERS TO BE 2 HOUR FIRE-RATED W/ 90 MINS. FIRE PROTECTED OPENING. GC. TO VERIFY COMPLIANCE IN FIELD.

FIRE RATED ASSEMBLY RATING	DOOR / SHUTTER MINIMUM RATING	GLAZING MINIMUM RATING
1-HR	60 MINUTES**	45 MINUTES**
1.5-HR	90 MINUTES	NOT PERMITTED*
2-HR	90 MINUTES	NOT PERMITTED*
3-HR	180 MINUTES	NOT PERMITTED*

*GLAZING IS PERMITTED IN FIRE RATED EXTERIOR WALLS. PROVIDE 45 MINUTE FIRE RATED GLAZING IN EXTERIOR WALLS OF 1-HR FIRE RATING. PROVIDE 90 MINUTE FIRE RATED GLAZING IN EXTERIOR WALLS WITH A FIRE RATING GREATER THAN 1-HR.

**SEE OPENING PROTECTIVES NOTE ABOVE- NOT REQUIRED IN THIS REMODEL PER NOTES ABOVE.

INTERIOR FINISHES IBC TABLE 803.13

REQUIRED INTERIOR WALL AND CEILING FINISH CLASSIFICATIONS - SPRINKLERED BUILDING:

OCCUPANCY GROUP	EXIT STAIRWAYS EXIT PASSAGEWAYS	CORRIDORS EXIT ACCESS	ROOMS SPACES
A-3	B	B	C

NOTE: 1,000 FT² OF CLASS C MATERIAL IS PERMITTED FOR PANELING OR WAINSCOTING IN GRADE LEVEL LOBBY WHEN APPLIED TO NON-COMBUSTIBLE BASE (FURRING STRIPS ALLOWED).

FIRE SUPPRESSION SYSTEMS

THIS FACILITY HAS BEEN PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE EXISTING TENANT'S SPACE. THE ORIGINAL SYSTEM WAS DESIGNED IN ACCORDANCE WITH NFPA 13 2019 AND IBC 903.3.1.1. ANY AND ALL MODIFICATIONS SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13. SIZING AND INSTALLATION TO BE DONE BY LICENSED FIRE SPRINKLER CONTRACTOR AND PLANS TO BE SUBMITTED TO TOWN OF JACKSON FIRE DEPARTMENT FOR REVIEW AND APPROVAL BEFORE INSTALLATION.

STANDPIPE SYSTEMS

THIS BUILDING DOES NOT REQUIRE A STANDPIPE PER IBC SECTION 905.3.1.

FIRE ALARM & DETECTION SYSTEMS

THE BUILDING HAS BEEN PROVIDED WITH A FIRE ALARM AND DETECTION SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72 AND IBC SECTION 907. THE SCOPE OF WORK INCLUDED IN THIS SCOPE OF WORK WILL REQUIRE THE RELOCATION OF NOTIFICATION APPLIANCES AND SMOKE DETECTORS.

NO CARBON MONOXIDE DETECTION IS REQUIRED PER IBC 915. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUPS 1-1, 1-2, 1-4 AND R OCCUPANCIES AND IN CLASSROOMS IN GROUP E OCCUPANCIES IN THE LOCATIONS SPECIFIED IN SECTION 915.2 WHERE ANY OF THE CONDITIONS IN SECTIONS 915.1.2.THROUGH 915.1.6. PER IFC 908.7

PORTABLE FIRE EXTINGUISHERS

FIRE EXTINGUISHERS AND CABINETS SHALL BE LOCATED THROUGHOUT THE TENANT'S SPACE FOR CLASS A FIRE HAZARDS PER IBC SECTION 906. MAXIMUM TRAVEL DISTANCE FROM ANY LOCATION TO A FIRE EXTINGUISHER AND ASSOCIATED CABINET SHALL NOT EXCEED 75 FEET.

DOOR SWING

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE, IBC SECTION 1006.

RAMPS

THE RUNNING SLOPE OF THE RAMP IS LIMITED TO 1:12 (8 %). THE SLOPE MEASURED PERPENDICULAR TO THE PATH OF TRAVEL SHALL NOT BE GREATER THAN 1:48 (2 %). THE MAXIMUM VERTICAL RISE FOR ANY SECTION OF RAMP IS 30 INCHES MAXIMUM. RAMPS WITH A RISE GREATER THAN 8 INCHES SHALL BE PROVIDED WITH A HANDRAIL 34"-38" ABOVE FINISHED SURFACE IN ACCORDANCE WITH SECTION 1012.

EXIT ACCESS

EGRESS FROM THE INTERIOR ROOMS THROUGH SINGLE ADJOINING ROOMS IS ALLOWED FOR ROOMS WITH ACCESSORY USES TO ONE ANOTHER IN ACCORDANCE WITH SECTION 1004.2.1.

COMMON PATH OF EGRESS TRAVEL IS LIMITED TO 75 FEET.

EXITS REQUIRED

BASED ON THE OCCUPANT LOAD OF SUITE 101, ONE EXIT IS REQUIRED PER TABLE 1006.2.1. SUITES 102 AND 103 REQUIRE A MINIMUM OF 2 EXITS PER TABLE 1006.2.1. TWO OF THE EXITS ARE REQUIRED TO BE SEPARATED A MINIMUM OF 1/2 THE DIAGONAL DISTANCE ACROSS THE AREA SERVED BY THE EXITS. THE EXISTING EXTERIOR EXITS PROVIDE THE REQUIRED SEPARATION DISTANCE.

EXIT EMERGENCY SIGNAGE AND ILLUMINATION

EXISTING EXIT SIGNS TO BE RELOCATED AND ADDED TO COMPLY WITH SECTION 1013. EMERGENCY LIGHTING SHALL BE PROVIDED PER SECTION 1008.3. PROVIDE AN AVERAGE OF 1 FOOTCANDLE ALONG THE PATH OF EGRESS WITH AN EMERGENCY ELECTRICAL SYSTEM.

EXIT ACCESS TRAVEL DISTANCE

TRAVEL DISTANCE IS DETERMINED FROM TABLE 1017.2 FOR A FULLY SPRINKLERED BUILDING.

OCCUPANCY A 250 FEET

PLUMBING FIXTURES

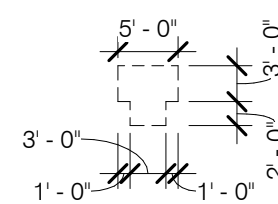
MUSEUM ASSEMBLY OCCUPANCY REQUIRES ONE WC PER 125 MALE OCCUPANTS AND ONE WC PER 85 FEMALE. A TOTAL OF TWO FAMILY TOILET ROOMS WILL BE PROVIDED AT SUITE 101 FOR 35 OCCUPANTS. ONE NEW AND ONE EXISTING THAT COMPLIES WITH WITH 2017 ANSI 117.1. A TOTAL OF THREE FAMILY TOILET ROOMS COMPLYING WITH 2017 ANSI 117.1 WILL BE PROVIDED AT SUITE 1102 & 103 FOR 150 OCCUPANTS, ONE EXISTING AND TWO NEW. ALL RESTROOMS WILL BE DESIGNATED FOR USE BY ALL PERSONS REGARDLESS OF THEIR SEX PER IBC SECTION 2902.1.2 AND 2902.2 EXCEPTION 5. COMPLIANCE PER IEBC SECTION 306.7.16.4 AND IPC 403.1.1 EXCEPTION 3, IPC 403.1.2, AND IPC 403.2 EXCEPTION 5.

ACCESSIBILITY NOTES

ALL NEW SPACES TO COMPLY WITH CHAPTER 11 OF THE IBC 2021 AND ICC A117.1-2017 (ALL CODE REFERENCE BELOW REFERS TO ICC A117.1-2017 UNLESS NOTED)

GENERAL ACCESSIBLE CLEARANCES

1. CLEAR FLOOR SPACE WHERE REQUIRED PER 305.3.2 TO BE 48" X 30".
2. IN NEW BUILDINGS AND FACILITIES, THE TURNING SPACE TO BE 67" MIN. DIAMETER PER 304.3.1.1; 60" MIN. DIAMETER IN EXISTING BUILDINGS AND FACILITIES PER 304.3.1.2.
3. T-SHAPED TURNING SPACE TO COMPLY WITH 304.3.2.2 AS SHOWN:



4. KNEE AND TOE CLEARANCE PER C306.1(b) and (c)
5. PROTRUDING OBJECTS WITHIN ACCESSIBLE ROUTES SHALL NOT BE UNDER 27" AFF OR PROTRUDE MORE THAN 4" INTO THE ROUTE PER FIGURE 307.2.

ACCESSIBLE ENTRY AND ACCESSIBLE ROUTE

6. 90 DEGREE TURNS TO BE ACCESSIBLE WITH 8" CHAMFERED CORNERS PER 403.5.3.1.2.
7. DOORS WITHIN ACCESSIBLE ROUTES TO HAVE CLEAR WIDTH OF 32" MIN. WHEN OPEN PER 404.2.2
8. DOOR CLEARANCES AT DOORS WITHIN ACCESSIBLE ROUTES TO COMPLY WITH TABLE 404.2.3.2 AS SHOWN BELOW:

TABLE 404.2.3.2-MANUEVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE	MANUEVERING CLEARANCES AT MANUAL SWINGING DOORS	
	Approach Direction	Perpendicular to Doorway
From front	Push	60 inches (1525 mm)
	Pull	18 inches (455 mm)
From back	Push	60 inches (1525 mm) ^a
	Pull	6 inches (155 mm)
From large side	Push	60 inches (1525 mm) ^a
	Pull	36 inches (915 mm)
From large side	Push	54 inches (1375 mm)
	Pull	42 inches (1065 mm)
From large side	Push	42 inches (1065 mm) ^b
	Pull	22 inches (555 mm) ^b
From small side	Push	48 inches (1215 mm) ^b
	Pull	24 inches (610 mm)
From small side	Push	42 inches (1065 mm) ^b
	Pull	24 inches (610 mm)

^a Push and pull (150 mm) of door and door frame.
^b Push and pull (150 mm) of door and door frame.
^c From large side.
^d In existing buildings and facilities, the dimension perpendicular to the door or gate for the front direction on the push side shall be 48 inches (1215 mm).

9.TACTILE SIGNAGE WITH BRAILLE AND PICTOGRAMS TO BE PROVIDED AT RESTROOMS, EXIT STAIR AND DOORS. ALL SIGNAGE TO COMPLY WITH 703. ALL SIGNAGE TO BE LOCATED 40" MIN. ABOVE THE FLOOR AND AND TO BE ON THE LATCH SIDE OF THE DOOR WITH A MIN. CLEAR FLOOR AREA OF 18" X18" IIN FRONT OF THE SIGN AND CENTERED ON THE SIGN.

ACCESSIBLE BATHROOMS

- EXISTING BATHROOMS ARE ACCESSIBLE.
- A. BATHROOM COUNTERS TO BE MAX. 34" AFF
 - B. CLEAR SPACE TO BE PROVIDED UNDER COUNTER PER C306.1(b) AND C306.1(b)
 - C. CLEAR FLOOR SPACE IN FRONT OF SINKS AND URINAL TO BE PROVIDED
 - D. ONE WHEELCHAIR ACCESSIBLE STALL TO COMPLY WITH SECTION 604.9
 - E. TURNING CIRCLE OR T-SHAPE TO BE PROVIDED IN BATHROOM.
 - F. URINAL RIM TO BE MAX. 17" AFF AND 13.5" MIN. DEPTH PER SECTION 605
 - G. AT LEAST ONE MIRROR TO HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE AT 40" AFF MAX.
 - H. TOWEL DISPENSERS AND HAND DRYERS TO COMPLY WITH C603.8(b)

ACCESSIBLE DINING

ACCESSIBLE DINING TO BE PROVIDED IN THE BAR AND RESTAURANT AREA WITH TABLES BETWEEN 28"-34" HIGH PER 902.4 AND CLEAR FLOOR SPACE PER 902.5.1



JACKSON HOLE CHILDREN'S MUSEUM

105 MERCILL AVENUE,
JACKSON, WY 83001

GYDE ARCHITECTS PC
80 WEST BROADWAY
P.O. BOX 4735
JACKSON, WY 83001
T.307.733.7303

NOT FOR CONSTRUCTION

JANUARY 08, 2024 - CUP

NO.	DESCRIPTION	DATE

PHASING, EGRESS, & LIFE SAFETY PLAN

G1.2



WYOMING DEPARTMENT OF FAMILY SERVICES

Safe at home • Supporting the people who support the families • Opportunities for success

MEMORANDUM

Date: January 23, 2024

To: Miki Aristorenas, Director of Operations
Jackson Hole Children's Museum

From: Michelle Lala, Regional Child Care Licensing Supervisor
Support Services Division

Re: State Exemptions to Child Care Licensing

Ref: ML-23-038

Jackson Hole Children's Museum has reached out to the Department of Family Services - Child Care Licensing to inquire about whether several of their programs would require licensure and has asked for verification of the exempt status.

At this time, the Department has reviewed the following programs:

Museum Pop-Ups
TLC Afterschool
JHCM Afterschool
STEAM
Pre-K Programs
Summer Camps

Based on the summary provided, it does not appear that any of these programs would need to be licensed and meet either a. The After School Program Exemption (WY Statute 14-4-102(x)) or b. The Part-time Daycare Facilities Exemption (WY Statute 14-4-102(xi)). Additionally, any program in which the parent is present with their own child at all times is not childcare and would not need to be licensed.

If these programs change their operations or add additional age groups or hours, this statement would be void and a new review of the program would be required to ensure it meets an exemption statute.

STAFF REPORT



2Meeting Date:	March 6, 2024	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Development Plan for a new 2-story, 12,366 sf bank at the property addressed at 380 S. Highway 89 (P23-226)	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 3 (CR-3) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with qualifying floor area exceeding 9,750 sf. The proposed building includes 12,366 sf of qualifying floor area. Development Plans require Planning Commission review and recommendation before the Town Council’s final review and consideration.

Requested Action.

The applicant on behalf of Zions Bank, Prescott Muir Architects, is requesting a recommendation of approval for a Development Plan for a new 2-story, 12,366 sf bank (Service use) at the property addressed at 380 S. Highway 89.

Recommendations.

The Planning Director recommends **approval** of a Development Plan for a new 2-story, 12,366 sf, bank at the property addressed at 380 S. Highway 89, subject to the departmental reviews attached hereto, this staff report, and the following conditions:

1. Prior to Town Council review, the applicant shall provide at least 1.25 plant units (Plant Unit Alternative C) within the 20’ front landscape buffer. In addition, the overall landscape plan shall shift additional vertical plantings in front of the building consistent with the purpose of the landscaping standards to screen and soften physical development.
2. Prior to Town Council review, the applicant shall revise the landscape plan and remove and replace all fruit-bearing trees and shrubs.
3. Prior to Town Council review, a ‘Trees in Lawn’ pedestrian frontage shall be provided along the highway.
4. At the time of building permit submittal, an updated photometric map shall be provided that demonstrates no light trespass occurs beyond any property line.
5. Prior to issuance of a Certificate of Occupancy for the building, the applicant shall apply and be approved for a Basic Use Permit for the “Service” use and “Drive-thru ATM” use.

Key Issues.

No key issues have been identified at this time. The project as conditioned complies with the LDRs.

Project Location.

The property is located at 380 S. Highway 89 and is legally known as LOT 2, MACINTYRE SUBDIVISION (PIDN: 22-41-16-32-4-19-003). An aerial photo is shown below on the following page:



Background/Project Description.

Background:

The subject site is 0.85 acres (37,173 sf) in size, zoned CR-3, and located on the east side of South Highway 89 just north of Shervins gas station. The site, which used to be home to the Rendezvous Bistro restaurant, has since been removed in preparation for the proposed redevelopment. Proposed redevelopment will also remove all the existing trees on the site. The surrounding properties to the north, east, and south are all zoned CR-3, and across the highway to the west is a Town parcel zoned Rural. The property is not located within the Lodging Overlay, Natural Resource Overlay, or Scenic Resource Overlay.

The adjacent highway right-of-way, (i.e., South Highway 89) is owned and maintained by the Wyoming Department of Transportation (WYDOT). The site has historically been accessed via a +/-45' curb cut and driveway that straddles the southern property line and is shared by the subject property, the Hampton Inn to the east, and Shervins to the south. The subject site is encumbered by several easements including a 30' shared access easement that runs along the southern property line benefitting the Hampton Inn, two access/utility easements totaling 48' along the western street property line, and a variable 20'-50' wide utility easement that runs along the eastern property line.

Project Description:

The applicant is requesting approval of a Development Plan for a new 2-story, 12,366 sf, 39' tall building for Zion's Bank Financial Center. As proposed, the site will maintain its historical vehicular access off South Highway 89 via a two-way access drive along the southern property line. Moving counterclockwise, the two-way access continues along the east side of the building, then opens up into three one-way ATM drive-thru lanes on the north side of the building, then continues as a one-way exit along the west side of the building bringing vehicles back to the entrance of the site. A total of 29 spaces are provided of which 25 are on-site and four are shared

off-site spaces with the adjacent property to the east. Eight of the parking spaces are designed as Electric Vehicle (EV) capable and two spaces are designed as EV installed.

To serve pedestrian needs, internal sidewalks are proposed along the south and east sides of the building, both of which merge and connect to the existing sidewalk along South Highway 89. Landscaping is primarily proposed along the west and north sides of the building due to the shared access easement to the south and utility easement to the east sides of the building. Snow storage is provided directly in front of the building and within the 20'-wide landscape buffer adjacent to the highway. A trash enclosure is provided in the northeast corner of the site and 3 bike racks are provided near the southwest corner of the building.

Regarding the building itself, primary pedestrian access is provided on the south and east sides of the building. The first floor consists of a waiting/lobby area, a teller service area, bathrooms, and various offices. The second floor is primarily an open space for conferences, training, and similar financial gatherings. The primary proposed materials are gray stone veneer, aluminum clad paneling in champagne color, exposed wood joists, wood-wrapped steel columns, and exterior EIFS.

Staff Analysis.

Development Plan Overview

The purpose of a Development Plan is to review a physical development that is large and complex enough to benefit from a public review. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the CR-3 zone. Please refer to the LDR Compliance table below:

LDR Compliance Table Commercial Residential-3 (CR-3)			
	Required	Proposed	Compliance
Lot Standards			
Building Setbacks			
Primary Street (Highway 89)	20' from property line 30' from back of curb	50' from property line 65' from back of curb	Complies.
Side Interior (north and south)	5'	5'-8" from north side 58'-6" from south side	Complies.
Rear (east)	10'	42'-7" from east	Complies.
Landscaping			
LSR	10% or 3,717 sf	16.5% or 6,136 sf	Complies.
Plant units	7 Plant Units (PU) 1/1,000 sf of required landscape area + 1 PU per 12 spaces + 1.25 PU in 20' front landscape buffer	7 PU (as conditioned)	Complies as conditioned
Parking Setbacks			
Primary Street, surface (min)	20'	20'	Complies.
Secondary Street, surface (min)	10'	30'	Complies.
Bulk Standards			

Street Facade			
Width of ground and 2nd story in primary street setback range			
% of lot width (min)	50% of 123' (excludes 30' right-of-way easement) = 61.5'	Ground Floor – 71' 2nd Floor – 74'	Complies.
Building Height			
Building Height (max)	42'	30'-39'	Complies.
Stories (max)	3	2	Complies.
Building Stepback			
3-Story Stepback	Not applicable for 2-story building	n/a	n/a
Scale of Development			
Floor Area Ratio (FAR)	0.40 x 37,173 sf (site area) = 14,869 sf max allowed	1 st floor = 6,102 sf 2 nd floor = 6,264 sf Total FAR = 12,366 sf	Complies.
Form Standards			
Pedestrian and Building Frontage			
Trees in Lawn	5' planting buffer + 6' clear sidewalk	5' planting buffer + 6' clear sidewalk	Complies as conditioned
Building Frontage	Office	Office	Complies.
Use Standards			
Parking	2.25/1,000 sf (Service use) = 28 total required.	25 on-site spaces provided (1 is ADA) + 4 shared off-site spaces = 29 total provided	Complies.
EV Parking	30% EV capable 5% EV installed Total Required = 10 (2 EV installed + 8 EV capable)	10 provided (2 EV installed + 8 EV capable)	Complies.
Bike Parking	4 bike parking spaces required 1/10 nonresidential vehicle spaces required.	3 racks = 6 bike parking spaces	Complies.
Housing Mitigation	The existing restaurant of 4,632 sf carries credits of 2.77 units	Proposed: 2.67 units	Complies. No Mitigation Required

Site Layout and Building Design

Staff finds the proposed site plan is consistent with the goals of the CR-3 zone and with the corresponding Comprehensive Plan Subarea (Subarea 4.1 – Midtown Highway Corridor) which encourages adequate building setbacks and screening proportional to the busy highway corridor and also encourages parking to be located to the side or rear of buildings to be screened. As proposed, the site plan accomplishes both of those goals as the building is setback 50' from the property line, has ample landscaping (as conditioned), and locates the parking to the side and rear of the building. In addition, the building itself is below the allowed building height of 42' and does not utilize all of the maximum allowed FAR of 14,869 sf. Also, the applicant is not using the allowed 2:1 Workforce Housing Bonus which has allowed many projects to substantially increase development potential.

Finally, the proposed exterior materials are high quality which visually enhances the building aesthetics along this busy highway corridor.

Vehicular Access and Circulation

Staff is supportive of the proposed access and circulation plan which is very similar to how the previous restaurant site was laid out. Due to the numerous existing easements that encumber the property, the resulting building envelope is restricted beyond the required setbacks and thus the proposed building location, access, and parking are laid out appropriately. Although there will be 16 new spaces along the south of the building that will back out onto the shared access drive, which is allowed on private roads, the bank has different peak hourly traffic demands than the hotel to the east and thus staff is not concerned that this would create any issues.

Pedestrian Frontage and Street Facade

The current pedestrian improvements adjacent to the subject property include an 8' attached buffer zone with pavers and a 4'-4.5' detached sidewalk. Although the CR-3 zone allows both Trees in Grates or Trees in Lawn, staff is recommending Trees in Lawn which would match with the existing lawn to the north along the Albertsons property. Trees in Lawn requires a 5' wide landscape buffer with trees spaced 30'-40' apart and a 6' detached sidewalk. A condition of approval has been added requiring that Trees in Grates be shown on the plans prior to Town Council review. One thing to mention is that South Highway 89 right-of-way is owned by the Wyoming Department of Transportation (WYDOT). WYDOT will need to review and approve all proposed improvements and there is a chance WYDOT may not allow trees along the street as they can conflict with plowing/snow storage operations depending on the type and size of tree. At this time staff has not received final review comments from WYDOT on this matter. In the event WYDOT prohibits street trees in the right-of-way, those required street trees will need to be provided on-site since they are required by the LDRs.

Landscaping

Staff finds that as conditioned, the proposed landscape plan meets the CR-3 zone's Landscape Surface Ratio (LSR), plant unit requirement, and landscape screen wall requirement for parking lots. The applicant has provided 6,136 sf of LSR which is almost double the minimum requirement. The applicant has also provided the required 6 plants that satisfy their 1/1,000 sf of required LSR and 1/12 parking spaces requirement. However, properties in the CR-3 zone fronting the highway also require an additional 1.25 plant units to be located within the first 20' of the property which has not fully been provided. Although the first 20' has ample shrubs of various heights and one tree to help screen the parking and driveway surfaces, the applicant will need to demonstrate 1.25 plant units consistent with Alternative C which as described in LDR Section 5.5.3.E. A condition of approval has been added addressing this matter. Staff has also added a condition of approval requiring the removal of all fruit-bearing shrubs and trees and replacing them with non-fruit-bearing species native to the area.

Exterior Lighting

In the CR-3 zone, LDR Section 5.3.1 (Exterior Lighting Standards) allows 3 lumens per square foot of site development with a maximum of 50,000 lumens per acre of site development. Site development is essentially the inverse of the Landscape Surface Ratio and includes all impervious surfaces including paved areas, parking, access, buildings, structures, at-grade patios and porches, etc.

Based on the proposed site development shown at 31,037 sf, a maximum of 93,111 lumens is allowed. As proposed the applicant is proposing 40,567 lumens which is less than half of the lumens allowed. After reviewing the preliminary photometric map provided by the applicant, it appears that some proposed lighting trespasses

beyond the north, east, and south property lines which the LDRs prohibit. However, staff will work with the applicant to verify and ensure there is no light trespass. Staff has added a condition of approval requiring that at the time of building permit submittal, the photometric map shall ensure that no light trespass occurs beyond the property line.

Operational Standards and Snow Storage

The CR-3 zone requires trash and recycling enclosures to be provided for nonresidential developments and residential developments with more than 4 dwelling units which has been satisfied through the provision of a trash enclosure in the northeast corner of the property.

The minimum required snow storage is calculated as 2.5% of all uncovered driveway surfaces. The applicant has provided slightly over 2,000 sf of snow storage in two locations west of the building which far exceeds the minimum requirements.

Affordable/Employee/Workforce Housing

The development will not incur an affordable workforce housing mitigation fee because the property's existing credit of 2.77 units from the previous restaurant exceeds the 2.67 units generated by the proposed development.

Design Review Committee (DRC)

The DRC reviewed this project at its January 10, 2024, meeting and recommended approval (4-3 vote) to the Planning Director as presented. Overall, the DRC complemented the project's high-quality materials, landscaping, site layout, and design. However, the main point of contention was over the height of the building and some members commented that the building felt too tall for a 2-story building even though they understood that the building is 3' lower than the allowed building height of 42'. There was also discussion around the cantilevered roof that extends beyond the walls of the west and east building walls. Some DRC members felt this element was out of place and did not compliment the design. One suggestion that came out of the meeting was adding additional landscape screening south of the building which faces the gas station.

Public Comment

None received at the time of writing this staff report.

Comprehensive Plan & Priority Alignment.

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

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

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

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

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

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

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

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

Complies. The DRC reviewed this Development Plan for final review on January 10, 2024, and recommended approval to the Planning Director with no conditions.

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

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

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

Not applicable. There are no prior applicable permits or approvals for this project.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review this Development Plan including response to public comment and report drafting is approximately 40-50 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** of Development Plan P23-226 for a new 2-story, 12,366 sf bank at the property addressed at 380 S. Highway 89 based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 6, 2024.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-226		BUILDING DEPARTMENT COMMENTS	The structure must meet the most current adopted building codes of the Town of Jackson Development Plan Comments Completed P23-223Development Plan ADDRESS:380 S Hwy 89 OWNER:Zions Bank APPLICANT:Prescott Muir Architects 1/10/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 12/19/2023 DATE OF MATERIALS: 12/18/2023 REVISION NO.: 00 The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. CONSTRUCTION MANAGEMENT PLAN 1.Follow the Construction Management Checklist for the appropriate items to address and language that needs to be included. 2.The checklist can be found on the Town of Jackson website. Click on Government, then Public Works, then Engineering Division. Scroll down to Checklists. 3.Community and neighborhood outreach will be extremely important with Shervins Auto and Tire Care and the Hotel. 4.Follow the Towns LDR requirements for neighborhood outreach and the CM Plan Checklist for neighborhood meeting procedures. 5.A Crane Swing Agreement may be required when the proper crane is selected. They are required when a crane is positioned on private property, but the crane swing arm reaches over the public right of way. 6.Construction fence fabric will create a pedestrian/vehicular site obstruction at the proposed ingress/egress to the site. Address how you plan to minimize this obstruction. PROJECT SPECIFIC COMMENTS 7.Sheet C1.1, Site Plan, omitted the existing ADA crossing at the ingress/egress driveway approach. Coordinate any proposed work in this location with all Civil and Landscape plans.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-226		ENGINEERING DEPARTMENT COMMENTS	8.Sheet C2.1, Grading Plan, refers to the geotechnical report in the general grading notes. Provide the mentioned geotechnical report. 9.The detectable warning panel shown on the east side of the drive thru egress lane is shown out of center. DWP should be centered in the walkway. 10.Verify the ADA parking space complies with a 2% maximum slope in all directions. Label and dimension appropriately. 11.Verify ADA ramp at the access aisle meets ADA slope requirements. Label appropriately for clarification. 12.Sheet C3.1, Utility Plan, eliminate note No. 9 of the General Utility Notes. 13.Utility Piping Materials, revised note 1 to read PE 3408 or PE 4710. 14.ToJ standards are one water tap per lot. Branch the domestic water line off the fire line outside the building per ToJ standards. 15.Provide minimum cover of 7-ft on water lines. Insulate per Town specifications if minimum cover is not provided. 16.The Town will perform the hot tap as noted. Add to the note to schedule in advance with the Town for the hot tap. 17.Meter vaults are not allowed. Move the water meter inside the building as close as possible to the water service line point of entry. 18.Water meter location(s) and size(s) shall be clearly indicated on the plans prior to building permit approval. 19.Backflow devices shall clearly be indicated on the potable water system, fire suppression and irrigation plans prior to permit approval and shall be in conformance with Chapter 12 of Water Quality rules and regulations of the Wyoming Department of Environmental Quality. 20.Reduced pressure principal assembly backflow preventers (RPZ) are required to be installed on all fire protection system applications. Reduced pressure backflow assembly requires a drain. 21.A double check backflow device is required for domestic water service connections shall be considered to be low hazard back-siphonage connections, unless determined otherwise by a hazard classification. 22.Add double cleanout on the SS service line per the Town standards. 23.Provide minimum cover of 5-ft on sanitary sewer lines. Insulate per Town specifications if minimum cover is not provided. 24.Recommend not using a 90-degree bend on the SS service line. Add two 45-degree bends in its place. 25.Revise the wye connection to existing SS note to read Town of Jackson will tap the SS service at the existing main. Coordinate with the Town in advance to schedule the tap. 26.Existing water and sewer taps should be reused unless there is physical or hydraulic constraint that requires new services. 27.The proposed StormTech will require a WYDEQ UIC 5D2 permit, include a note to this effect on the plans. Provide a copy of the permit once procured. 28.Provide storm water calculations for the sizing of the proposed StormTech structure. 29.Provide civil sheets with water details, sanitary sewer details, storm water details, ADA parking		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			space details, trench details, erosion control details, etc. 30.Show all proposed erosion control measures utilizing Best Management Practices (BMPs) to prevent erosion from occurring and leaving the site on construction plans. 31.Sheet L-L101 shows trees in the boulevard area. Verify with WYDOT on whether the trees shown are an obstruction within the site distance triangle. This is different from the Towns site obstruction triangle. Provide documentation from WYDOT concerning tree approval/disapproval. A WYDOT landscaping license is required and is acceptable documentation of approval. 32.Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. 33.Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g., transformers. 34.Sheet A0.1, the parking spaces shown for future Electric Vehicle Charging Stations (EVCS) may create an ADA conflict depending on the size of the EVCS. Verify there will be minimum ADA clearance on the sidewalk when the units are installed. 35.Provide elevator type information confirming that an elevator sump is not required. 36.Sheet A1.2, Second Floor Reference Plan shows a catering kitchen with one 3-compartment sink(?), a 2-compartment sink and associated appurtenances. Provide grease mitigation per IPC for the catered kitchen.		
P23-226		FIRE DEPARTMENT COMMENTS	1.) Owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of construction per the requirements of the IFC, Chapter 33. 2.) A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. 3.) A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. 4.) Project shall be provided with approved address identification and be legible and placed in a position that is visible from the street or road fronting the property. 5.) A key box shall be provided in an approved location. 6.) A fire lane of not less than 26' shall be provided along the south side of the building to accommodate aerial apparatus access. 7.) EVSE stations - installation and fire protection in accordance with IFC, Section 1207. 8.) Roof installed PV system - to be coordinated with the Fire Department. Installation and fire protection in accordance with IFC, Section 1205. Electrical portion in accordance with NFPA 70. 8.) Fire Riser room - SE corner of building in stairwell. Entry door shall be identified by an approved sign.		
P23-226		PARKS AND RECREATION DEPARTMENT COMMENTS	Applicant will be re-developing streetscape with grass strip to replace pavers current in place. Rocky Mountain Maple are acceptable as "street tree". Request root barrier be included in planting adjacent to both street and sidewalk. No mention of irrigation tie in. Adjacent property owner installed irrigation and controls it, as well as maintenance of the strip. Please call out how irrigation will be handled and who will maintain the grass strip and associate trees.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-226		PATHWAYS DEPARTMENT COMMENTS	Include wheel stops for all parking spaces that abut a pedestrian walkway to prevent vehicle overhang onto the walkway. Please provide bike parking rack design details per the soon-to-be updated Town standards. The pedestrian sidewalk should continue uninterrupted across the vehicular entrance without dropping down (i.e. a continuous sidewalk). There is likely to be an extension of the cycle tracks and sidewalk on South 89 at some point in the future. The applicant should be aware that any landscaping or other elements located in the right of way could be impacted by this future project. Additionally, the entrance driveway approach should take into account that the future sidewalk will likely be at the edge of the right of way and will be a continuous sidewalk (requiring the driveway to rise to the sidewalk elevation instead of the sidewalk dropping down to the driveway elevation).		
P23-226		PLANNING DEPARTMENT COMMENTS	Please see staff report.		
	01/10/2024	PC KEY ISSUES		KSLUDER@JACKSONWY.GOV	01/10/2024
	01/12/2024	PC FINAL DRAFT		AERSKIN@JACKSONWY.GOV	
	01/12/2024	POLICE DEPARTMENT COMMENTS		BSCHILLING@JACKSONWY.GOV	01/12/2024
	01/16/2024	COMPLETENESS REVIEW		SMOHROR@JACKSONWY.GOV	
	01/19/2024	TOWN COUNCIL MEETING		LPOTZ@JACKSONWY.GOV	
	02/09/2024	START DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	02/09/2024
		JOINT HOUSING DEPARTMENT COMMENTS			
		FINAL LETTER			
		INITIAL REPORT			
		LEGAL DEPARTMENT COMMENTS			
		PC ROUGH DRAFT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		DETERMINATION OF SUFFICIENCY			
		COMPLETE REPORT			
		DETERMINATION OF SUFFICIENCY			
		PC PUBLIC NOTICE			
		PLANNING COMMISSION REVIEW AND RECOMMENDATIO N			
		TC PUBLIC NOTICE			
		FINAL REPORT			

From: Darin Kaufman <darin.kaufman@wyo.gov>
Sent: Thursday, December 7, 2023 9:30 AM
To: Tyler Valentine
Subject: Re: 380 S Highway 89 - Development pre-application

Tyler,
Thank you for the opportunity to comment.
WYDOT has no objections and no concerns.

Inform the applicant that they must obtain the necessary permits from WYDOT for any work within the US 89 highway right-of-way for items such as access modification, landscape work and/or new sidewalk connection.

It does not appear there is any utility work, but For any new utility construction within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at <https://usa.maintstar.co/Wyoming/Logon.aspx>. Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to set up your login credentials.

An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.

WYDOT Utilities Section can be found at the following link:
http://www.dot.state.wy.us/home/engineering_technical_programs/utilities_section.html

Thank you.

Darin Kaufman, P.E., PTOE
WYDOT District 3 Traffic Engineer
3200 Elk Street
Rock Springs, WY 82902
Office: 307.352.3034
Cell: 307.389.0235

On Wed, Nov 29, 2023 at 9:47 AM Tyler Valentine <tvalentine@jacksonwy.gov> wrote:

Darin,

I apologize this didn't get to you sooner. We have a new office manager and it slipped through the cracks. But this is a pre-application for a new bank at 380 S Highway 89. Please let me know what comments or concerns you have. Thx!

Tyler Valentine

Senior Planner, AICP

Town of Jackson

Phone (307) 733-0440 #1305

tvalentine@jacksonwy.gov

www.jacksonwy.gov



E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

TRANSMITTAL

DATE: 12.14.23

PROJECT: Zions Bank Jackson
380 S Highway 89
Jackson, Wyoming

TO: Jackson Hole City Planning Department

RE: Development Plan Resubmittal

WE TRANSMIT:

() PICK UP () HAND DELIVER (X) EMAIL
() EXPRESS MAIL () REGULAR MAIL

INDEX	DATE	DESCRIPTION
1	12.18.23	Permit Application
2	08.03.23	Letter of Authorization
3	02.14.24	Project Narrative*
4	12.18.23	Land Development Regulation Compliance Summary
5	12.13.23	Construction Management Plan
6	09.08.23	ALTA Survey
7	01.30.24	Civil sheets C0.0, C0.1, C1.1, C2.1 and C3.1*
8	02.06.24	Landscape sheets L-L001, L-L101 and L-L501*
9	02.01.24	Electrical Lighting Cutsheets and sheet ES1.1*
10	02.14.24	Architectural sheets A0.1, A1.1, A1.2, A2.1 and A2.2*
11	12.18.23	Context Elevations
12	02.14.24	Figure Ground Areal Plan*
13	02.14.24	Renderings*
14	12.18.23	Material Board

NOTE: *Documentation has been updated since the initial Development Plan Submittal dated 12.18.23



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: Zions Bank Financial Center
Physical Address: 380 S Highway 89 Jackson, Wyoming 83001
Lot, Subdivision: _____ PIDN: 22-41-16-32-4-19-003

PROPERTY OWNER.

Name: Zions Bank Phone: 801.419.1475
Mailing Address: 1 South Main Street, Salt Lake City ZIP: 84133
E-mail: delon.askvig@zionsbank.com

APPLICANT/AGENT.

Name: Prescott Muir Architects Phone: 801.521.9111
Mailing Address: 171 W Pierpont Avenue, Salt Lake City, Ut ZIP: 84101
E-mail: jay@prescottmuir.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
Jay Lems

Name Printed

12.18.23

Date
Architect

Title



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

Date:

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

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

Being duly sworn, deposes and says that ZIONS BANCORPORATION, N.A. is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 380 S HIGHWAY 89, JACKSON WY 83001

Legal Description: LOT 2, MACINTYRE SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: PRESCOTT MUIR ARCHITECTS, ATTN: JAY LEMS

Mailing address of Applicant/agent: 171 W PIERPONT AVENUE, SALT LAKE CITY, UT 84101

Email address of Applicant/agent: Jay@prescottmuir.com

Phone Number of Applicant/agent: 801 521.9111

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

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

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

Property Owner Signature

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

STATE OF UTAH)
) SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Delon Askug this 3rd day of August 2025. WITNESS my hand and official seal.

Paul Strasser

Notary Public



My commission expires: 6/11/2025

MEMO

DATE: 02.14.24

TO: Town of Jackson Planning and Zoning Department

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning: Section 2.2.13 CR-3 Commercial Residential-3

2.2.13.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Highway 89/191:

1.1.A Primary street setback range:

i. Required:

- Property Line (min.): 20'
- Back of curb (min.): 30'
- Property line (max.): 85'

ii. Provided:

- Property Line: 50'
- Back of curb: 65'

1.1.B Side interior:

i. Required (min.): 5'

ii. Provided:

- North: 5'-8"
- South: 58'-6"

1.1.C Rear:

i. Required (min.): 10'

ii. Provided: 42'-7"

- ITEM 2: Landscaping Area:
- 2.1 Landscape Surface Ratio:
- 2.1.A Required (min): 10% = 3,717 SF
- 2.1.B Provided: 19.4% = 7,119 SF
- 2.2 Highway 89 Streetscape Standards:
- 2.2.A Landscape Strip Required: 20'
- 2.2.B Landscape Strip Provided: 20'

- ITEM 3: Plant Units:
- 3.1 Required: 6 units.
- 3.2 Provided: 6 units.

- ITEM 4: Parking Setbacks:
- 4.1 Highway: Primary Street:
- 4.1.A Required (min): 20'
- 4.1.B Provided: 20'

- ITEM 5: Access:
- 5.1 Existing to remain.

2.2.13.B.2 Bulk Standards

- ITEM 6: Street Façade:
- 6.1 Width of ground and second story in primary street setback range:
- 6.1.A Required: 50% of lot width (min.)
- i. Lot width along Highway 89:
- 123' (excludes 30-foot right-of-way easement)
 - $123' \times 0.5 = 61.5'$ min.
- 6.1.B Provided:
- i. Level 1: 71'-0"
- ii. Level 2: 74'-0"

ITEM 7: Building Height:

7.1 Required:

- 7.1.A Height (max.) roof pitch < 5/12: 42'
- 7.1.B Height fronting Highway 89/191 (min.): 24'
- 7.1.C Stories (max.): 3

7.2 Provided:

7.2.A Height:

- i. Upper roof: 39'-0"
- ii. Lower volume coping height: 30'-0"

7.2.B Stories: 2

ITEM 8: Building Stepback:

8.1 Required:

- 8.1.A Stepback for any 3rd story street façade or street façade over 30' (min.): 10'
- 8.1.B Encroachment in stepback (max. % of overall façade width): 60%

8.2 Provided:

8.2.A Upper roof: 39'-0"

i. Encroachment in stepback:

- Level 2 width: 74'-0"
- $74'-0" \times 0.6 = 44'-5"$
- Width of level 2 façade that exceeds 30-feet in height: 31'-0"

8.2.B Lower volume coping height: 30'-0"

ITEM 9: Scale of Development:

9.1 Required (max.):

9.1.A Floor area ratio (FAR max.): 0.40

- i. Total site area: 37,173 SF
- ii. $0.40 \times 37,173 \text{ SF} = 14,869 \text{ SF}$

9.2 Provided:

9.2.A Current Design Floor Area (measured to the exterior face of structural walls):

- i. L1: 6,102 SF
- ii. L2: 6,264 SF
- iii. Total: 12,366 SF
- iv. $12,366 \text{ SF} / 37,173 \text{ SF} = 33.2\%$

2.2.13.B.3 Form Standards

ITEM 10: Pedestrian Frontage Options:

- 10.1 Required: Trees in grates or trees in lawn.
- 10.2 Provided: Trees in lawn.

ITEM 11: Building Frontage Options: Highway 2.2.1.6:

11.1 Story Height:

11.1.A Required:

- i. Ground story height (min.): 12'
- ii. Upper story height (min.): 9'
- iii. Ground floor elevation (min.-max): 0' - 5'

11.1.B Provided:

- i. Ground story height: 12'
- ii. Upper story height: 9'
- iii. Ground floor elevation: 0' - 6"

11.2 Transparency:

11.2.A Required:

- i. Ground story, primary street (min.): 40%
- ii. Upper story, primary street (min.): 20%

11.2.B Provided:

- i. Ground story, primary street: Greater than 40%
- ii. Upper story, primary street: Greater than 20%

11.3 Pedestrian access:

11.3.A Entrance facing primary street:

- i. Not provided.
- ii. Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department:

The Town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit."

- iii. The above requested site modifications have been implemented in the current site plan design.

ITEM 12: Parking Type Options: Surface parking

2.2.13.B.4 Fencing: Noted, N/A

2.2.13.B.5 Environmental Standards: Noted, N/A

2.2.13.B.6 Scenic Standards:

ITEM 13: Exterior Lighting:

- 13.1 Light trespass is prohibited.
 - 13.1.A Site lighting design prohibits trespass.
- 13.2 All light fixtures over 600 lumens shall be fully shielded.
 - 13.2.A All light fixtures are over 600 lumens and are fully shielded.
- 13.3 Max lumens per SF of site development:
 - 13.3.A Required: 3 fc/SF max.
 - 13.3.B Provided: 1.7 fc/SF.
- 13.4 Lumens per site max:
 - 13.4.A Required:
 - i. All fixtures: 100,000
 - ii. Unshielded fixtures: 5,500
 - 13.4.B Provided:
 - i. All fixtures: 40,567
 - ii. Unshielded fixtures: N/A.
- 13.5 Light color:
 - 13.5.A Required: $\leq 3000\text{K}$
 - 13.5.B Provided: 3000K

2.2.13.B.7 Natural Hazards to Avoid: Noted, N/A

2.2.13.B.8 Signs: Noted

2.2.13.B.9 Grading, Erosion Control, Stormwater: Noted

2.2.13.B.10 Physical Development Permits Required

ITEM 14: 9,750 SF – 19,500 SF:

- 14.1 Required:
 - 14.1.A Development Plan
 - 14.1.B Building Permit
 - 14.1.C DRC Review

2.2.13.C Allowed Uses and Use Standards

ITEM 15: Allowed Uses:

15.1 Commercial Uses:

15.1.A Service (permitted):

- i. Banks, saving and loans, and credit unions.

ITEM 16: Use Requirements:

16.1 Parking (min.):

16.1.A Required:

i. Service:

- Parking Requirement: 2.25/1,000 SF

ii. Level 1: Service

- Building Area (Exterior face of structure): 6,102 SF
- 6,102 SF x 2.25/1,000 SF = 13.72 stalls

iii. Level 2: Service

- Building Area (Exterior face of structure): 6,264 SF
- 6,264 SF x 2.25/1,000 SF = 14.09

iv. Total L1 and L2 parking required: 27.81 ~ 28 stalls total

16.1.B Provided:

- i. 25 stalls on-site (1 accessible stall, 2 EV stalls, 8 EV future)
- ii. 4 stalls off-site (shared parking agreement)
- iii. 29 stalls total

16.2 Electrical Vehicle Supply Equipment (EVSE):

16.2.A Required (Nonresidential):

i. EVSE Capable: 30% of off-street parking provided.

- 28 stalls x 30% = 8.4 stalls.

ii. EVSE Installed: 5% of off-street parking provided.

- 28 stalls x 5% = 1.4 stalls

16.2.B Provided:

i. EVSE Capable: 10 total stalls.

ii. EVSE Installed: 2/10 stalls.

16.3 Affordable Workforce Housing Units (min.):

16.3.A Existing building:

i. Use: Restaurant

- Building Area (exterior face of structure): 4,632 SF
- Affordable Workforce Housing Requirement: 0.000599 (restaurant)
- $4,632 \text{ SF} \times 0.000599 = 2.774568$ (credit)

16.3.B Proposed new building:

i. Use:

- L1: Service
- L2: Service

ii. Building Area (exterior face of structure):

- L1: 6,102 SF
- L2: 6,264 SF

iii. Affordable Workforce Housing (AWH) Requirement: 0.000216 (service)

iv. Required:

- $L1: 6,102 \text{ SF} \times 0.000216 = 1.318032$
- $L2: 6,264 \text{ SF} \times 0.000216 = 1.353024$
- Total L1 and L2 AWH Units required: 2.671056

16.3.C Existing building AWH credit compared to proposed new service building AWH unit requirement:

- i. Restaurant 2.774568 (credit) – New Service Building 2.671056 = 0.103512 credit remaining

Project Narrative Description of the Proposed Development

Existing Site, Building and Use:

The 0.85-acre site consists of a relatively flat site with an existing single-story wood framed building constructed in 1996 that is unoccupied. The existing building area totals 4,632 square feet. The existing building's use was a restaurant use. The remaining area of the site is comprised of asphalt paved parking and drive aisles with site lighting poles, and landscaping at the site perimeter. The west portion of the site was used as an exterior dining area.

The existing building, site lighting, paving and select landscaping is to be demolished to allow for the proposed new site development. A demolition permit has been granted by the Town of Jackson dated October 11th, 2023.

Proposed New Site Development and Use:

The proposed new site development involves redeveloping the site to include a new two-story financial center with an attached three-lane drive-in facility for Zions Bank. The site and building are designed to front Highway 89. Land Development Regulations for this site require a 20-foot minimum building setback from the property line fronting Highway 89, however several existing utility easements along the highway frontage require the building to be setback 50-feet from the property line.

The south portion of the site contains a 30-foot right-of-way easement for the full length of the lot in the east-west direction. The northeast portion of the site has an existing curb cut allowing for vehicular circulation in the east-west direction to-and-from the east neighboring lot. Adjacent to the northeast neighboring access point, on the neighboring property, is a shared parking easement between Zions Bank and the Jackson Hotel (Hampton Inn), totaling (4) parking stalls. Both the northeast site access to the neighboring site and the shared parking are proposed to be maintained as part of the new development. The site contains other utility easements along the west frontage, south portion of the lot (north of the ROW), and along the east boundary. All easements encumbering the site are identified on the Alta Survey.

The proposed new two-story financial center building contains a total building area for both floors of 12,366 square feet. The first floor is 6,102 square feet, and will accommodate (9) enclosed offices, open office workstations, teller line and transaction area, seating area, employee work room, breakroom, restrooms, (2) public entries with vestibule/foyer functions, (2) stairs and (1) elevator. The second floor is 6,264 square feet and will accommodate (1) conference room, (1) large meeting room, catering kitchen, electrical, mechanical and IT rooms, storage rooms, restrooms, (2) stairs and (1) elevator.

The second floor conference room will be used on a daily basis by Zions Bank employees for typical small meeting room functions. The second floor larger meeting room will serve Zions Bank organized functions such as employee training sessions, regional executive meetings, and on occasion other banking functions with catered food service during either breakfast, lunch, or dinner. The meeting room is designed to accommodate up to (96) attendees in a table and chair setting, with perimeter circulation and presenter areas. The meeting room is not available to the general public for rent. The meeting room may be used by Zions Bank for gatherings as much as 3-times a week, but more likely 2 – 4-times per month. The food service will be catered by local vendors who will deliver food to the financial center. Zions Bank currently has two other similar large meeting room spaces at other regional financial centers located in Boise Idaho and Provo Utah that serve the same function as is proposed for this project.

Housing Mitigation Plan and Parking Compliance:

As described above, both the first floor and second floor are classified as Bank use, or Service use as defined by the Land Development Regulations. With the total building area at 12,366 square feet, the resulting parking requirement totals (28) stalls, and the affordable workforce housing (AWH) requirement totals 2.671056 units. The current site design allows for (25) on-site parking stalls plus (4) off-site shared parking stalls, totaling (29) stalls combined. As demolition of the existing restaurant building provides an AWH credit of 2.774568 units, and the new development totals an AWH requirement of 2.671056 units, the project results in a remaining AWH credit of 0.103512. Thus, both parking and affordable workforce housing requirements for the proposed new site development are in compliance with the Land Development Regulations.

The project development requires (28) parking stalls. Therefore, under nonresidential use, 30% of the required parking stalls shall be provided with Electrical Vehicle Supply Equipment (EVSE) capable stalls, and 5% shall be EVSE installed stalls. Thus, a minimum of (7) stalls shall be provided as EVSE capable and (2) stalls shall have EVSE installed. The project proposes to provide (8) EVSE capable stalls and (2) EVSE installed stalls, exceeding the LDR EVSE requirements.

As stated above, the project development requires (28) parking stalls. One bicycle parking space is required for every ten vehicle spaces required. Thus, (3) bicycle parking spaces are required, and (6) bicycle parking spaces are proposed, exceeding the LDR bicycle parking requirements.

Architecture:

The new Zions Bank building is proposed as a two-story building, comprised predominantly of limestone masonry veneer at the upper portion of the building's exterior. The stone masonry returns to the interior at the building's main axes, extending down to the interior ground level finish floor to define distinct volumes at each building corner. At the exterior, the stone masonry is held above the ground level finish floor at a 10-foot datum, and the ground level exterior walls below the stone masonry are recessed back from the face of the stone and clad with light bronze anodized aluminum paneling and curtain wall glazing.

A continuous clerestory curtain wall system wraps around the building above the stone masonry volumes and below the wood-framed roof structure, providing daylighting into the second floor from all sides of the building. The upper wood framed roof structure floats over the stone masonry volumes below and is supported by wood clad steel columns at the building exterior and interior.

The building façade fronting Highway 89 consists of an expansive curtain wall system between the two stone masonry volumes, allowing passers by a glimpse into the building's interior, and offering the building occupants a visual connection to mountain and street views of the exterior. The south façade incorporates one of the two main entries for the building, with a projected entry canopy leading to a two-story entry foyer with an open stair to the second level and access to the bank's ground floor open lobby area. The east façade includes the second main entry to the building with a two-story entry portico and canopy allowing for direct access to the bank's lobby. The drive-in facility and canopy is located to the north of the building, away from pedestrian access, and set back from the west face of the building to limit its exposure from the street.

Findings for Approval:

Response to findings for approval in LDR 8.3.3.C and 8.5 as applicable.

8.3.3 Development Plan

C. Findings for Approval

A development plan shall be approved upon finding the application:

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

Compliant: Yes

The property is located within Subarea 4.1 Midtown Highway Corridor of the Jackson/Teton County Comprehensive Plan.

The project development consists of a financial center/bank building and is classified as a Service use under the LDR's. Service use developments are encouraged in the Midtown Highway Corridor subarea.

The project is oriented toward Highway 89 with direct vehicular and pedestrian access to the site from the highway and frontage. The pedestrian corridor from the frontage extends through the site to allow for greater connectivity with the existing hotel to the east.

Parking is located to the south and east of the building, away from the highway, utilizing the existing site access from Highway 89 and right-of-way connection to the hotel. The project also includes a drive-in facility that is located to the north of the building, set back from the west façade to reduce its exposure and visual impact on the street facing façade.

The parking areas and drive aisles that front Highway 89 are screened with year-round vegetative hedges that vary in height from 2.5-feet to 4-feet.

The massing of the two-story building consists of perimeter volumes 30-feet above adjacent finished grade; clad in aluminum paneling at the main level of the building and dimensional stone veneer at the second level. The building then increases in height to over 38-feet at the primary roof of the second floor with clerestory windows that step back from the lower volumes. Large panes of curtain wall provide relief from the (4) perimeter volumes and upper roof, revealing the interior public spaces of the building and allowing for greater transparency and views to the interior and exterior. Punched openings within the perimeter volumes correlate with the aluminum paneling and fenestration below to formulate a subtle cadence and order across each façade.

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

Compliant: Not applicable

Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO) do not apply to this project.

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

Compliant: Yes

The proposed Service use development replaces an existing Restaurant use. Utility demands and vehicular traffic volumes of the new development will be less intensive than that of the prior restaurant use. The proposed two-story Service use will utilize less power consumption than the previous single story Restaurant use. All site storm water is proposed to be detained on-site utilizing a below grade storm water detention system. Traffic patterns of the new development have been improved and are now more direct compared to the site configuration of the existing restaurant use.

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

Compliant: Yes

The project development connects the project site with the public way along the Highway 89 frontage and extends the connectivity through the site with the adjacent hotel to the east. The pedestrian connection to the site and the neighboring property is located on the south face of the building and includes bike parking and an outdoor bench/seating area.

Variable height landscaping and plant materials located within the park strip, frontage setback, and street facing landscaping areas provide a transition from the predominant vehicular highway corridor to a slower traffic pattern and more human scale. The layering of landscaping areas within the frontage also creates an assortment of screening of the drive aisle and parking areas from the highway.

The selection of materials and building massing also vary as the building height increases. Light bronze anodized aluminum paneling at the main level of the perimeter volumes extends from the grade plane up to 10-feet in height. The upper limestone volumes project outward beyond the face of the aluminum paneling creating a shadow relief below, then extending upward to a 30-foot coping height. A ribbon clerestory window that is set back considerably from the face of the stone volumes wraps around the entire building, emphasizing that the nearly 39-foot high upper roof and structure is decoupled from the lower volumes. Recessed light bronze anodized aluminum curtain wall glazing separates the overall mass of the building at the west, south and east building facades, delineating the public spaces within the building as well as the two main entries. Each of the south and east entries consist of projected curtain wall and aluminum clad wall and canopy elements that not only assist in identifying the public entry, but allow for further relief and variation in scale from the overall building mass. Along the north, the drive-in facility canopy height corresponds with the second level floor elevation and the recessed north curtain wall system above, which further registers with the south entry/foyer fenestration, reinforcing the relationship of the north-south building axis.

The building's upper most roof structure and columns remain largely exposed. The primary structure consists of painted steel girders and douglas fir wood clad steel columns exposed at both the exterior and interior. The secondary structure consists of douglas fir wood joist framing that extends through the building to the north and south exterior roof fascia. The roof structure of the south entry foyer and the drive-in facility canopy are treated similarly as the upper roof structure.

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

Compliant: Yes

The proposed project development has been designed in compliance with the Town of Jackson Land Development Regulations, the Town of Jackson Design Guidelines, and the design is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.

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

Compliant: Yes

The proposed project development is in substantial conformance with all standards or conditions of any prior applicable permits or approvals pertaining to this project.

PROJECT: Zions Bank Jackson Wyoming
Financial Center
380 S Highway 89
Jackson, Wyoming 83001

RE: Land Development Regulation Compliance Summary

LDR Standard	Required	Proposed	Compliant
2.2.13.B.1 - Lot Standards			
Building Setbacks			
Primary Street Setback Range	Property Line (min): 20' Back of Curb (min): 30'	Property Line: 50' Back of Curb: 65'	Yes
Side Interior	Min: 5'	North: 5'-8" South: 58'-6"	Yes
Rear	Min: 10'	42'-7"	Yes
Landscaping			
Landscape Surface Ratio	10% = 3,717 S.F.	16.5% = 6,136 S.F.	Yes
Plant Units			
All Uses	6 Units	6 Units, RE: Landscape Drawings	Yes
Parking Setbacks			
Highway: Primary Street	Min: 20'	20'	Yes
Access			
Curb Cut Width (max)	24'	Existing to remain	
2.2.13.B.2 - Bulk Standards			
Street Façade			
% of Lot Width (Width of Ground and 2nd Story in Primary Street Setback Range)	50% Lot width along highway 89: 123' (excludes 30' right of way easement) $123' \times 0.5 = 61.5'$ (min)	Level 1: 71'-0" Level 2: 74'-0"	Yes
Building Height			
Height (max) roof pitch < 5/12	42'	Upper roof: 39'-0"	Yes
Height fronting highway 89/191 (min)	24'	Lower volume coping Height: 30'-0"	Yes
Stories (max)	3	2	Yes
Building Stepback			
Stepback for any 3rd Story street façade or street façade over 30' (min)	10'	Upper Roof: 39'-0"	See below

Encroachment in setback (max % of overall façade width)	60%	Encroachment in setback: Level 2 width: 74'-0" $74'-0" \times 0.6 = 44.5'$ Width of level 2 façade that exceeds 30' in height" 31'-0"	Yes
Floor Area Ratio (max)	0.40 Total site area: 37,173 S.F. $0.40 \times 37,173 = 14,869$ S.F.	Current design floor area (measured to the exterior face of structural wall) L1: 6,102 S.F. L2: 6,626 S.F. Total 12,366 S.F. $12,366/37,173 = 33.2\%$	Yes

2.2.13.B.3 - Form Standards

Pedestrian Frontage Options	Trees in Sod	RE: Landscape Drawings	Yes
Building Frontage Options			
Ground Story Height (min)	12'	12' min	Yes
Upper Story Height (min)	9'	9' min	Yes
Ground Floor Elevation (min - max)	0 - 5'	0'-6"	Yes
Transparency			
Ground Story, Primary Street (min)	40%	Greater than 40%	Yes
Upper Story, Primary Street (min)	20%	Greater than 20%	Yes
Pedestrian Access	Entrance facing primary street	Not provided Pursuant with prior discussions and email dated 06.27.23 with Tyler Valentine of the Town of Jackson Planning Department: The town is "...supportive of not requiring an entrance facing the highway provided the parking is shifted to the back and the 2-way circulation in the front goes to a one-way exit." The above requested site modifications have been implemented in the current site plan design.	

2.2.13.B.4 - Fencing

	Noted	N/A	N/A
2.2.13.B.5 - Environmental Standards	Noted	N/A	N/A

2.2.13.B.6 - Scenic Standards			
Exterior Lighting			
Light Trespass	Prohibited	Site lighting design prohibits trespass	Yes
Light Fixtures Over 600 Lumens	Shall be fully shielded	All light fixtures are over 600 lumens and are fully shielded.	Yes
Max Lumens Per F.F. of Site Development	3 FC/SF max	1.7 FC/SF	Yes
Lumens Per Site (max)	100,000	40,567	Yes
Light Color	≤ 3,000k	3,000k	Yes
2.2.13.B.7 - Natural Hazards to Avoid	Noted	N/A	N/A
2.2.13.B.8 - Signs	Noted	Under separate permit	
2.2.13.B.9 - Grading, Erosion Control, Stormwater	Noted	RE: Civil drawings	N/A

*RE: Land Development Regulation Compliance and Narrative Project Description for more detailed compliance information



Site Information & Construction Management Plan

ZION BANK - JACKSON, WY

December 13, 2023



R&O CONSTRUCTION

R&O 933 Wall Avenue . Ogden, UT 84404
Will Haymond | 801.627.1403 | willh@randoco.com



General Overview

Zions Bank Corporation has engaged R&O Construction to perform demolition on an existing structure located at 380 S. Highway 89 for further plans to develop that property. This proposed high-performance 12,366 square foot building will soon feature state of the art banking experiences for the community and employees.

PROJECT TIMELINE

Construction is set to commence in Summer of 2024 and is expected to take 18 to 24 months to complete.

SAFETY MEASURES

R&O Construction manages a comprehensive safety plan adhering to OSHA standards. A site specific safety plan will be prepared and submitted to the Town of Jackson for approval. All subcontractors working on the site will have completed R&O's Safety Orientation before starting work on the first day. Subcontractor teams working on site will complete a daily "Pre-task planning" form to identify possible hazards in advance to mitigate risk.

COMMUNITY AND BUSINESS OUTREACH

R&O Construction will identify and communicate with local properties and businesses potentially affected by the construction. A contact list will be established to share updates about construction progress, scheduling, and right-of-way work.

COLLABORATION WITH THE TOWN

Recognizing the shared nature of the right-of-way space, R&O Construction, their contractor, will closely collaborate with the town to support community events and town improvement projects.

CONSTRUCTION PARKING STRATEGY

To minimize parking impact, construction workers will be encouraged to use public transit and carpooling. All town parking rules will be strictly followed. Some off-street parking will be available at a designated construction staging/parking area.

ON-SITE WORK SCHEDULE

The construction site will operate from 7 AM to 5:30 PM, Monday through Friday, and 7 AM to 3:30 PM on Saturdays. The site will be closed on major holidays recognized by the Town of Jackson. Any exceptions for holiday work will be communicated to the Town in advance.

INITIAL SITE LOGISTICS

An initial site logistics plan is attached to this document.

STORMWATER MANAGEMENT

Traditional methods like grading, straw waddles, and dandy bags will be employed for stormwater management, with specific Best Management Practices (BMPs) detailed in the construction documents.



CRANE SELECTION AND USE

The method for hoisting and building the structure will be finalized once the design documents reach a “CD” (Construction Document) level. We anticipate approximately 6 months of hoisting with either forklifts or cranes. Crane type will be determined based on material hoisting but will be appropriately sized to minimize impact to the surrounding community.

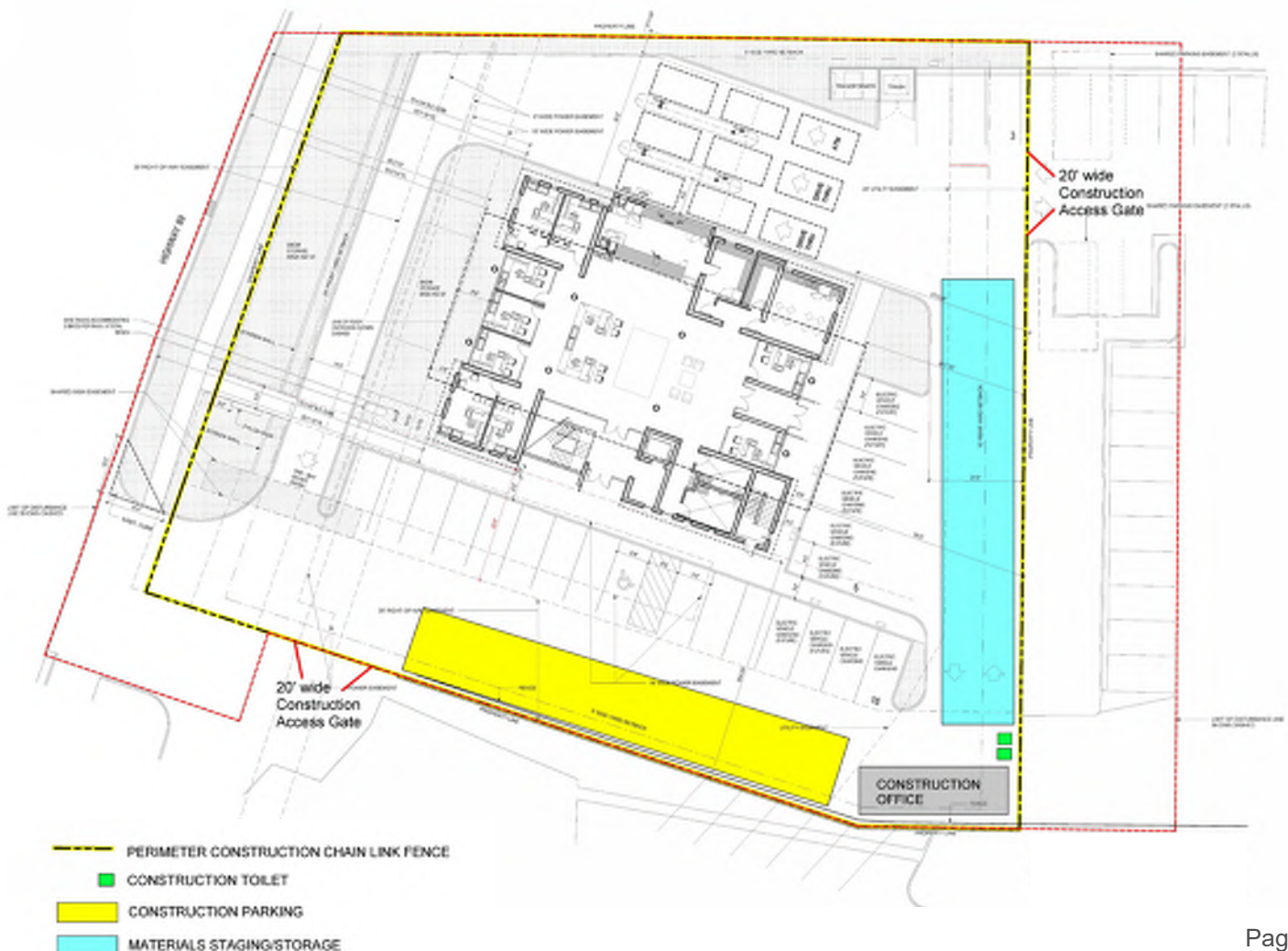
PEDESTRIAN SAFETY

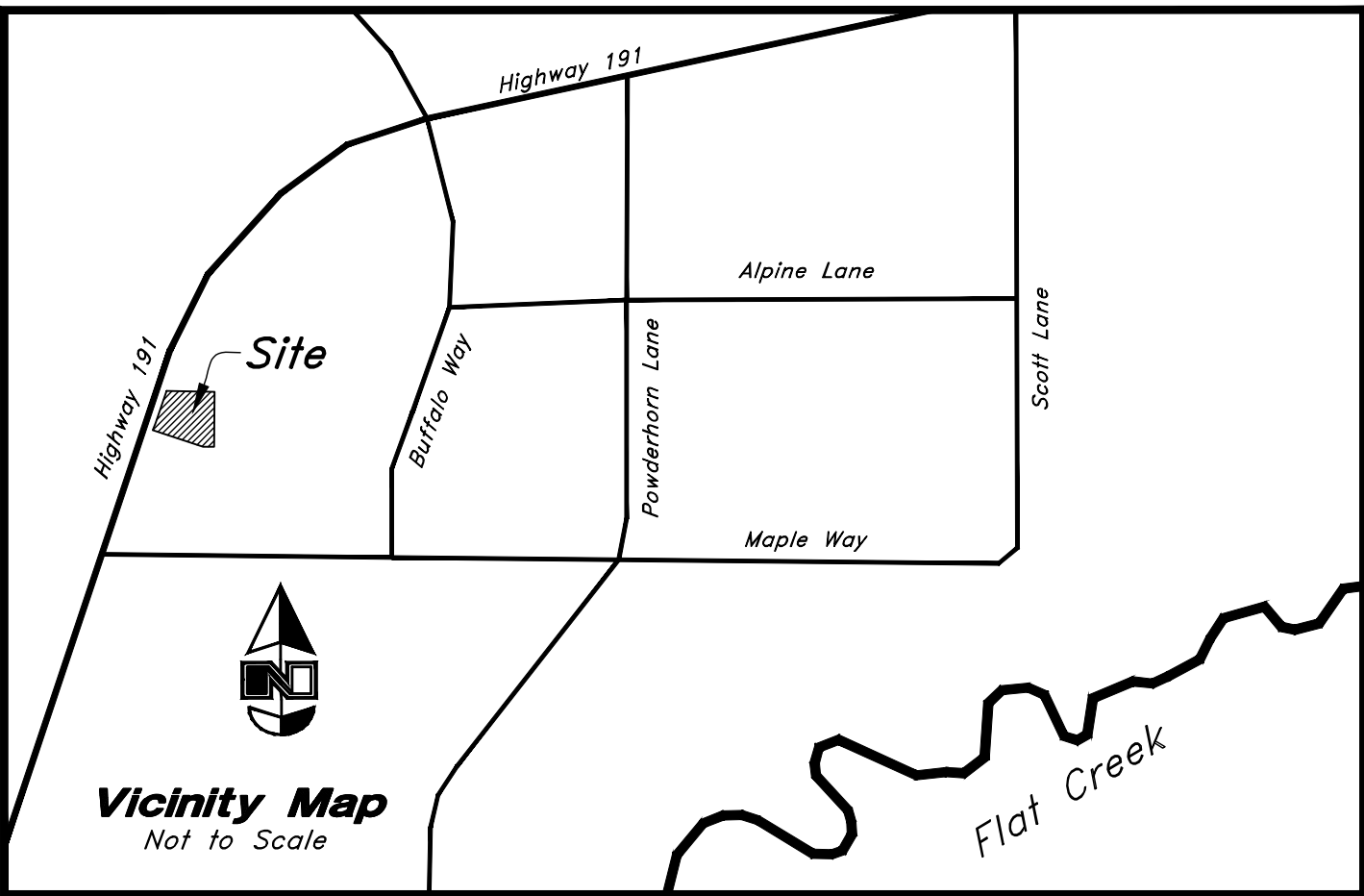
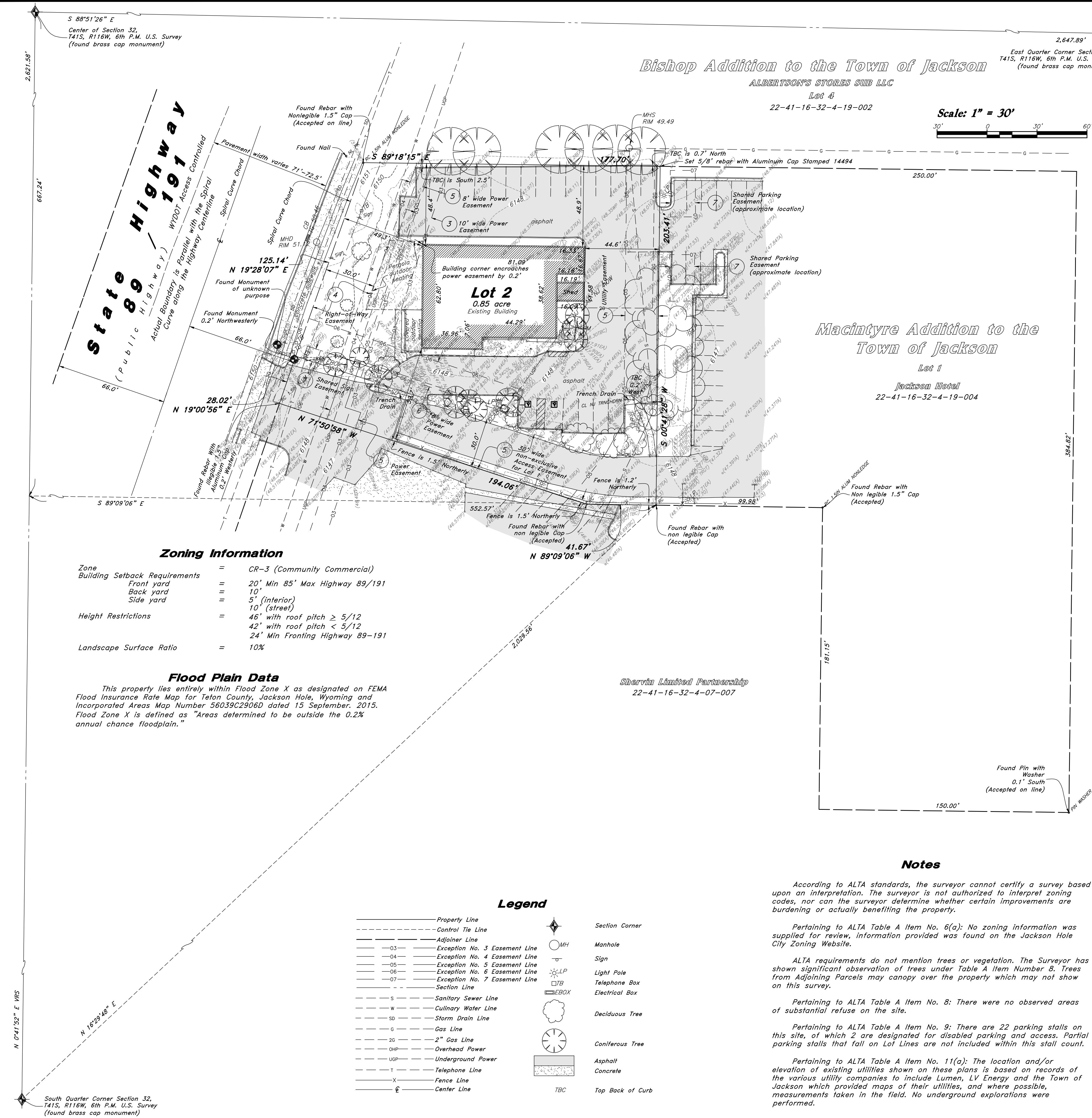
The existing sidewalk along 380 S. Highway 89 will remain outside of the general construction perimeter fence, and remain open to the public. Only minor landscape improvements are planned along Highway 89 at this time. The project site will have a perimeter fence with several 20' access gates to enter the site. Signage will be posted for pedestrians, vehicular traffic, as well as construction personnel.

CONSTRUCTION ACCESS AND TRAFFIC CONTROL

A stable construction access route will be established and maintained, detailed in the Stormwater Management Plan (SWMP) for permit submission. Entrance will be well identified as construction access. Traffic control measures on Highway 89 will be according to the nature and duration of each activity, with a focus on minimizing disruption.

Site Logistics Plan





Narrative

This Survey was requested by Zions Bank prerequisite to the development of this property.

This Survey retraces and honors the underlying Macintyre Addition to the Town of Jackson Subdivision recorded May 9, 1991 as Document No. 309346 in Book 1 Map at Page 0214 Plot No. 722 as it is staked on the ground however Right-of-Way monuments were located 0.25' Northwestly from calculated location.

Field measurements were collected on the VRS to place this Survey on the NAD 1983 Wyoming West Zone State Plane Datum and record bearings must be rotated 31'41" clockwise to match State Plane Datum.

A line between monuments found for the South Quarter Corner and the Center of Section 32 was assigned the VRS bearing of North 0°41'52" East as the Basis of Bearings to place the Survey on the NAD 1983 Wyoming West Zone State Plane Datum.

Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report Policy No. 5011456-0007401e dated September 7, 2021 from Wyoming Title & Escrow, Inc. issued by First American Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- 10' wide Easement over electric distribution circuits and incidental purposes to Lower Valley Power and Light, Inc., recorded June 19, 1978, as instrument No. 184641 in Book 71 at Page 590 Official Records.
- 30' wide Right-of-Way Easement to the Town of Jackson in a document recorded April 1, 1982, as instrument No. 233278 in Book 124 at Page 230 Official Records:
- All matters as delineated on the Official Plat of Macintyre Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 722 location of the power easement described in Exception 3 above and the power easement shown on the plat are in two different locations as show hereon.
- 16' wide Easement to Lower Valley Power and Light, Inc., recorded June 17, 1996, as instrument No. 0419084 in Book 321 at Page 421 Official Records.
- Shared Parking and Signage Easement Agreement between Bistro Investments, LLC and Jackson Hotel, LLC recorded September 14, 2011, as instrument No. 0801197 in Book 789 at Page 381 Official Records shared parking stalls are plotted approximately per Exhibit.

Description

Lot 2 of the Macintyre Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 9, 1991 as Plat No. 722.

Certification

To Zions Bancorporation, N.A, a national banking association, Wyoming Title & Escrow, Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on August 4, 2022.

Date: _____

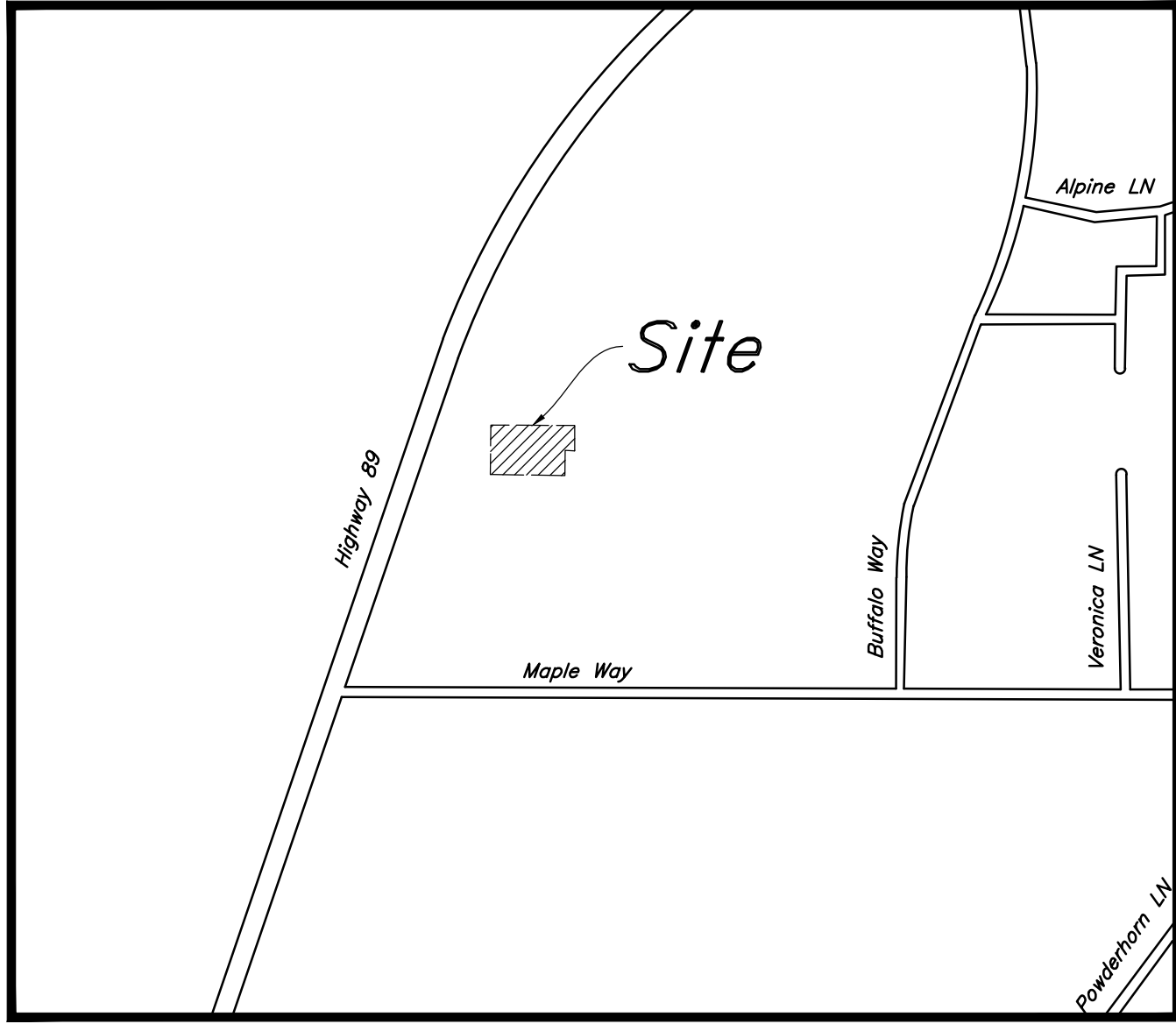
Andy Hubbard
Wyoming PLS No. 14494
For and on behalf of Anderson Wahlen & Associates

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - NWengineering.net

ALTA / NSPS Land Title Survey
Zions Bank
380 South Highway 89
Jackson Hole, Teton County, Wyoming
A Part of the Southeast Quarter of Section 32, T41N, R116W, 6th P.M. U.S. Survey

8 Sep, 2022
SHEET NO. **1**
of 1

Zions Bank
380 South Highway 89
Jackson Hole, Wyoming, 83002



Civil Sheet Index

C0.0 **Cover Sheet**
C0.1 **Demolition Plan**
C1.1 **Site Plan**
C2.1 **Grading Plan**
C3.1 **Utility Plan**

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

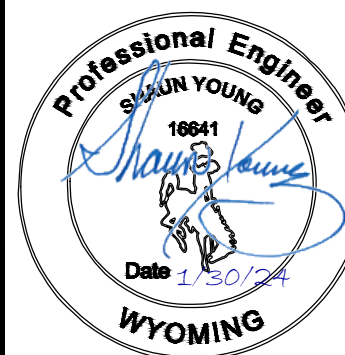
Legend

Proposed Curb & Gutter	Existing Improvements	
Proposed Open Face C & G	Existing Asphalt	
Proposed Asphalt	Existing Concrete	
Proposed Concrete	Existing Inlet Box	
Proposed Truncated Domes	Existing Catch Basin	
Proposed Inlet Box	Existing Manhole	
Proposed Catch Basin	Existing Fire Hydrant	
Proposed Manhole	Existing Water Valve	
Proposed Transformer	Existing Overhead Power Line	
Proposed Meter Box	Existing Water	
Proposed Water Meter	Existing Secondary Water	
Proposed Comba Box	Existing Sewer	
Proposed Fire Hydrant	Existing Storm Drain	
Proposed Water Valve	Existing Gas	
Proposed Water Line	Existing Power	
Proposed Sanitary Sewer	Existing Telephone	
Proposed Storm Drain	Existing Fence	
Proposed Conduit Line	Flowline	
Proposed Power Line	Centerline	
Proposed Gas Line	Existing Contour	
Proposed Fire Line	Existing Spot	
Proposed Secondary Water Line	Existing Light Pole	
Proposed Roof Drain	Existing Street Light	
Proposed Fence	Existing Building	
Ridge line	Existing Telephone Box	
Grade Break	Existing Power Meter	
Proposed Contour	Existing Electrical Box	
Direction of Drainage	Existing Electrical Cabinet	
Proposed Spot	Existing Gas Meter	
ADA Accessible Route	Existing Water Meter	
Property Line	Existing Irrig. Control Box	
Sawcut Line	Existing Ballard	
Proposed Light Pole	Existing Hose Bib	
Proposed Street Light	Working Point	
Proposed Building	Existing Deciduous Tree	
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Designed by: JD
Drafted by: JD
Client Name:
Prescott Muir
21-286 CV

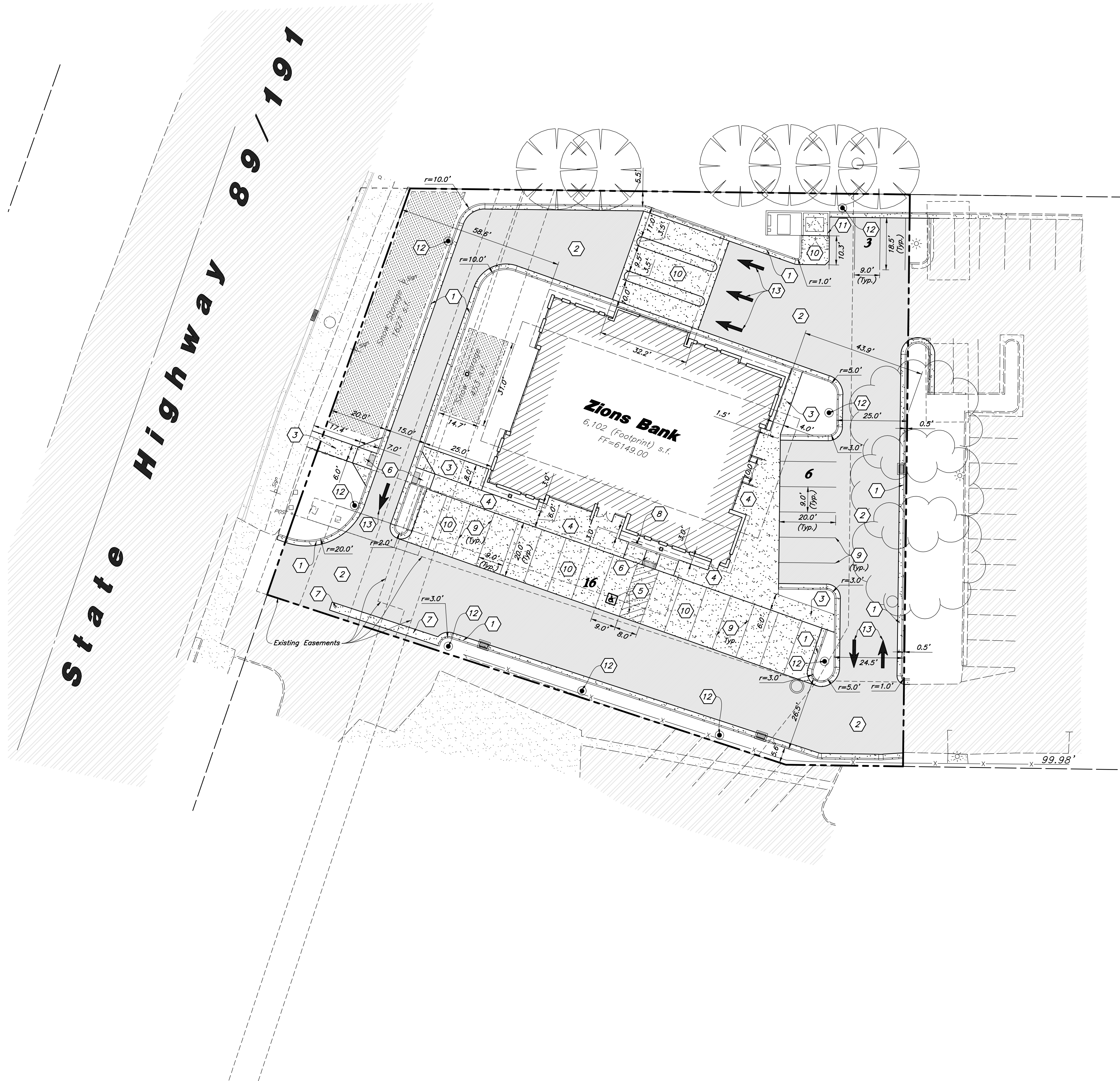


Cover Sheet
Zions Bank
380 South Highway 89
Jackson, Wyoming



30 Jan, 2024
SHEET NO.
C0.0

W:\21-286 Zions Jackson Hole, WY\dwgs\21-286 SP.dwg, 1/30/2024 10:16:44 AM, 1:1



Site Data

Site Area = 37,173 s.f. (0.85 ac.)
Landscaped Area (Within Property) = 7,199 s.f. (19.4%)
Impervious (Paved) Area = 23,872 s.f. (64.2%)
Building Footprint Area = 6,102 s.f. (16.4%)

Parking

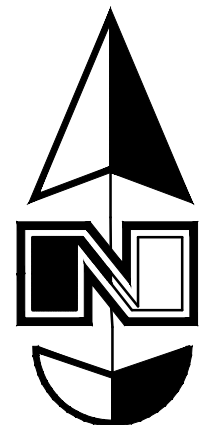
Provided Onsite = 25 stalls
Shared Offsite = 4 stalls
Total Parking = 29 stalls (2.25/1,000)

Bike Parking Provided = 6

Hatch Legend

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

Scale: 1" = 20'



Site Construction Notes

- Const. 24" Curb & Gutter (1 C4.1)
- Const. Asphalt Paving (2 C4.2)
- Const. Concrete Sidewalk, (See Architectural Plans for Scoring Pattern) (4 C4.1)
- Const. Thickened Edge Sidewalk, (See Architectural Plans for Scoring Pattern) (5 C4.1)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (8 C4.1)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (11 C4.2)
- Const. 3.0' Concrete Waterway (3 C4.1)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (6 C4.1)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats) (11 C4.2)
- Const. Concrete Paving, Integral Color Black (6 C4.1)
- Const. Dumpster Enclosure (See Architectural Plans) (11 C4.2)
- Const. Light Pole (See Site Electrical Plan) (11 C4.2)
- Const. Directional Arrows per MUTCD (13 C4.2)

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

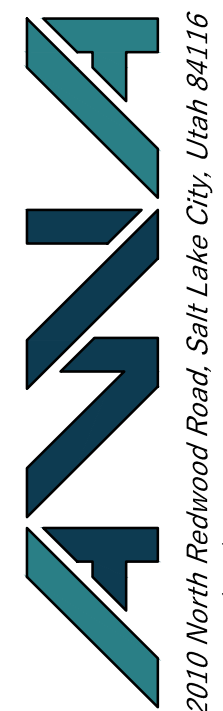
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

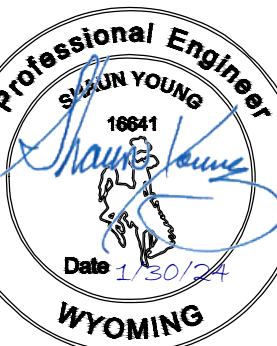
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Site Plan
Zions Bank
360 South Highway 89
Jackson, Wyoming



30 Jan, 2024

SHEET NO.

C1.1



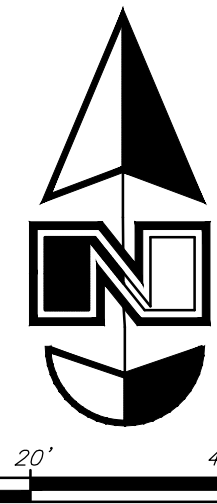
1. All grading shall be in accordance with the project geotechnical study.
 2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
 5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, dry unit weight, or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. The recommendations in the following Geotechnical Engineering Report by AGEC Applied Geotech are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Investigation Proposed Zions Bank"
- Project No.: 1220001
Dated: May 18, 2022
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey shall be prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ⑦ 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.



File : E:\23077_Zions Bank Jackson Hole\Code\...\Landscape3.dwg Feb 13, 2024 - 4:36pm

LANDSCAPE NOTES

A

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.

6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.

8. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.

9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DEPTHS DESCRIBED IN THE SPECIFICATIONS - SECTION 329300. IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND SODDED AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.

13. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AND SUBSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS. EXISTING SOILS MAYBE USED IF THEY MEET THE SPECIFICATIONS STANDARDS AND/OR AMENDED TO MEET THE SPECIFICATIONS STANDARDS.

REFERENCE SCHEDULE NOTES

B

1

4" DEPTH OF 1" TO 3" DIA. BARK MULCH OVER WEED BARRIER FABRIC AND 12" OF AMENDED TOPSOIL MIX, TYP.

2

BIKE RACKS - 2 BIKES PER RACK - ACCOMMODATING A TOTAL 6 BIKES

3

SITE LIGHTING - BY OTHERS

4

BENCH

5

PYLON SIGN - BY OTHERS

6

DUMPSTER ENCLOSURE - BY OTHERS

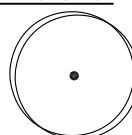
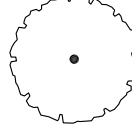
7

TURF AREA WITH 6" AMENDED TOPSOIL MIX - SEE SHT. L-1501 DTL. H

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE

C

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B 4 B	3"cal	5
	Fraxinus pennsylvanica 'Marshall's Seedless' / Marshall's Seedless Ash	B 4 B	3"cal	2
SHRUBS				
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal		13
	Pinus mugo 'Jakobsen' / Jakobsen Mugo Pine	5 gal		14
	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal		12
	Potentilla fruticosa 'McKay's White' / McKay's White Bush Cinquefoil	5 gal		6
	Prunus besseyi 'Pounsee Buttes' / Sand Cherry	5 gal		26
	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac	5 gal		8
LARGE SHRUB				
	Acer ginnala 'Flame' / Flame Amur Maple	10 gal		6
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	5 gal		37
PERENNIALS / GRASSES				
	Calamagrostis acutifolia 'Karl Foerster' / Foerster's Reed Grass	5 gal		15
	Echinacea purpurea 'Magnus' / Magnus Coneflower	1 gal		8
	Festuca mairei / Atlas Fescue	1 gal		92
	Iris pallida 'Albo-variegata' / Sweet Iris	1 gal		16
	Mahonia repens / Creeping Mahonia	1 gal		60
	Nepeta x faassenii 'Blue Wonder' / Catmint	1 gal		8
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal		30
	Rudbeckia fulgida sultivantii 'Goldsturm' / Black-eyed Susan	1 gal		21
GROUND COVERS				
	* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.			

LANDSCAPE NOTES

D

OVERALL OBJECTIVES:

ON ONE OF THE PRIMARY OBJECTIVES OF THE LANDSCAPE DESIGN IS PROVIDE EXPOSURE TO THE PROPOSED BUILDING. AS A RESULT, IT IS PROPOSED TO REMOVE THE EXISTING TREES.

PER THE HIGHWAY 89 REQUIREMENTS, A HEDGE IS DEFINED IN THE ROW WITH COMPACT OREGON GRAPE AND THE MUGO PINES. THE HEDGE AND OTHER PLANT MATERIAL SUPPORTS THE DESIGN TO SCREEN AND SOFTEN PARKED VEHICLES AND THE DRIVE LANE AS VIEWED FROM OFF SITE.

THE OVERALL PLANT MATERIAL DEFINES THE VEHICULAR AND PEDESTRIAN SPACES.

SCREENING IS PROVIDED ON THE NORTH SIDE OF THE PROPERTY AND AROUND THE DUMPSTER.

PLANT UNITS

LANDSCAPE AREA SITE (REQUIRED)

3,717 SF / 1,000

4 UNITS

HIGHWAY 89

25 STALLS / 12

2 UNITS

PARKING LOT REQUIREMENT

TOTAL UNITS

7.25 UNITS

THIS PLAN PROPOSES USING ALTERNATE "A" PLANT UNITS.

PLANT QUANTITY (ALTERNATE "A")

TREES

7.25 UNIT X 1 =

7

7

LARGE SHRUBS

7.25 UNIT X 6 =

43

43

55 CONTAINERS SHRUBS

7.25 UNIT X 4 =

29

29

PRESCOTT MUIR ARCHITECT

171 WEST PIERPONT AVE.

•

SALT LAKE CITY, UTAH 84101

•

TEL: 801.521.9111

FAX: 801.521.9158

DATE:

02.06.24

SHEET NO.

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DRAWN BY:

RG

PROJECT NO.:

21087

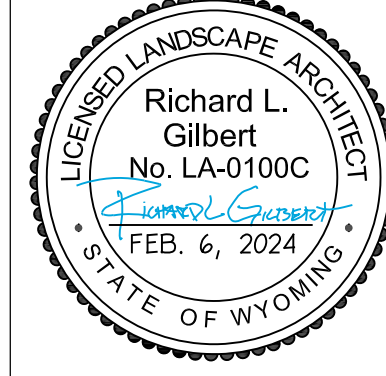
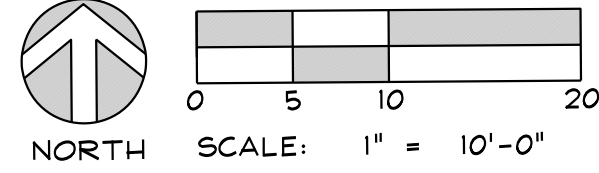
ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S. HIGHWAY 89
JACKSON, WYOMING 83301

CONSULTANT:

Ate Sitio Design
Landscape Architecture & Architectural Site Design
Atte Sitio Design LLC
380 S. Highway 89, Suite 200
Jackson, WY 83301
office 801.487.4823 fax 801.466.3046

LANDSCAPE PLAN

NOT FOR CONSTRUCTION



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Calamagrostis acutifolia 'Karl Foerster'
Foerster's Reed Grass



Panicum virgatum 'Heavy Metal'
Heavy Metal Switch Grass



Prunus besseyi 'Pawnee Buttes'
Sand Cherry



Acer freemanii 'Autumn Blaze'
Autumn Blaze Maple



Rudbeckia fulgida sullivantii 'Goldsturm'
Black-eyed Susan



Echinacea purpurea 'Magnus'
Magnus Coneflower



Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac



Fraxinus pennsylvanica 'Marshall's Seedless'
Marshall's Seedless Ash



Mahonia aquifolium 'Compacta'
Compact Oregon Grape
Height: 3' per Progressive Plants



Prunus virginiana 'Canada Red'
Canada Red Chokecherry



Festuca mairei
Atlas Fescue



Pinus mugo 'Jakobsen'
Jakobsen Mugo Pine
Height: 3' per Progressive Plants



Iris pallida 'Albo-variegata'
Sweet Iris



Acer ginnala 'Flame' Flame
Amur Maple



Pinus sylvestris 'Hillside Creeper'
Hillside Creeper Scotch Pine



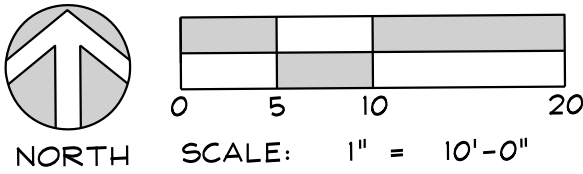
Mahonia repens
Creeping Mahonia



Nepeta x faassenii 'Blue Wonder'
Catmint



Potentilla fruticosa 'McKay's White'
McKay's White Bush Cinquefoil



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SHEET NO.

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DATE:
02.06.24

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DRAWN BY:
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PROJECT NO.:
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office 801.487.4823 fax 801.466.3046

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
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LANDSCAPE IMAGES

TEL: 801.521.9111 FAX: 801.521.9158

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SALT LAKE CITY, UTAH 84101

•

171 WEST PIERPONT AVE.

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801.521.9158

Richard L. Gilbert
No. LA-0100C
FEB. 6, 2024
STATE OF WYOMING

NOT FOR CONSTRUCTION



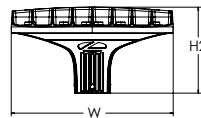
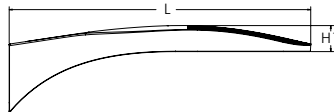
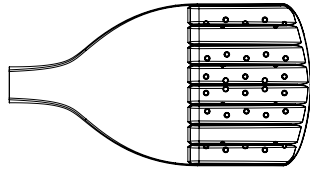
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED							
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) ⁴	Shipped included
	P1 P5	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V) ^{7,8}	RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16, 24}	
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	BLC4 Type IV backlight control ³	208 ^{16, 24}	SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹
	Rotated optics			T4M Type IV medium	LCCO Left corner cutoff ³	240 ^{16, 24}	RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG Type IV low glare ³	RCCO Right corner cutoff ³	277 ^{16, 24}	SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM Forward throw medium		347 ^{16, 24}	WBA Wall bracket ¹⁰
		35K 3500K	80CRI			480 ^{16, 24}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		40K 4000K	80CRI				
	50K 5000K	80CRI					

Control options		Other options	Finish <i>(required)</i>
Shipped installed		Shipped installed	
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11, 12, 18, 19}	HS Houseside shield (black finish standard) ²⁰	DDBXD Dark Bronze
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{13, 18, 19}	L90 Left rotated optics ¹	DBLXD Black
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	R90 Right rotated optics ¹	DNAXD Natural Aluminum
PERS	Five-pin receptacle only (controls ordered separate) ^{14, 19}	CCE Coastal Construction ²¹	DWHXD White
		HA 50°C ambient operation ²²	DDBTXD Textured dark bronze
		BAA Buy America(n) Act Compliant	DBLBXD Textured black
		SF Single fuse (120, 277, 347V) ²⁴	DNATXD Textured natural aluminum
		DF Double fuse (208, 240, 480V) ²⁴	DWHGXD Textured white
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird Spikes (field install required)	



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 10/30/23
Page 1 of 9

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0SDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- MVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 and P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



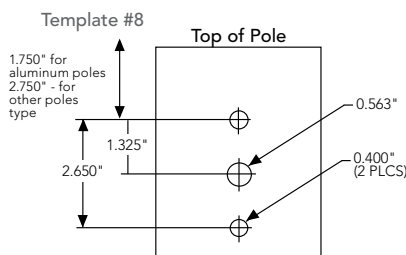
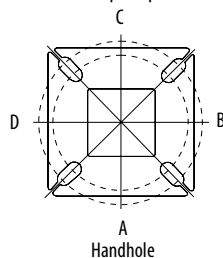
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

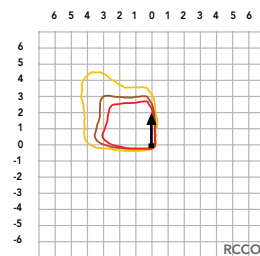
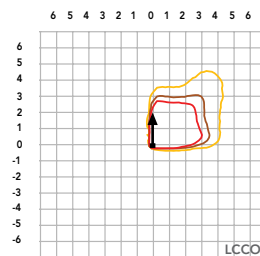
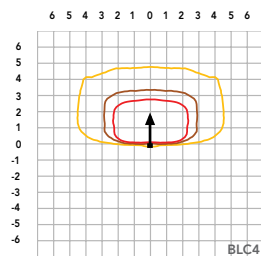
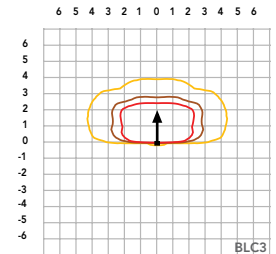
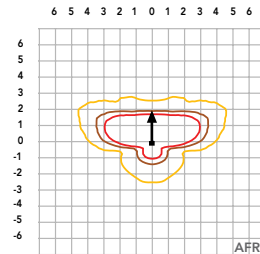
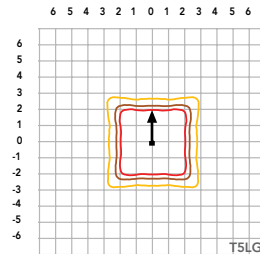
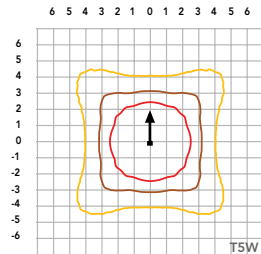
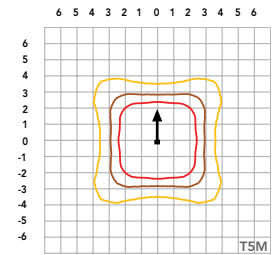
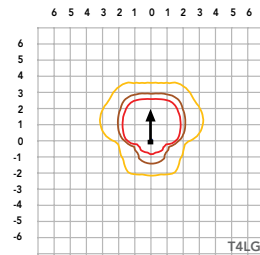
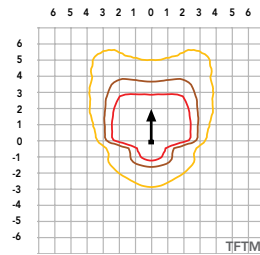
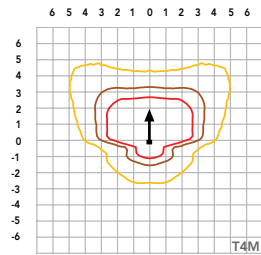
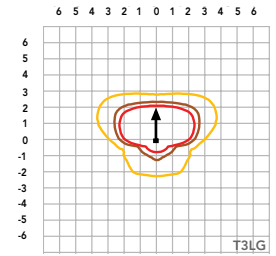
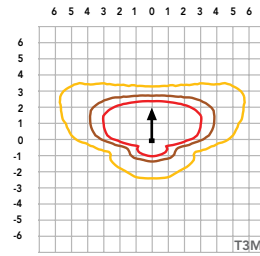
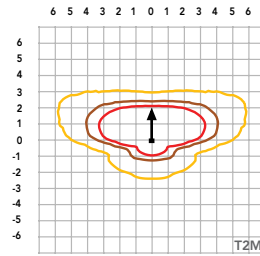
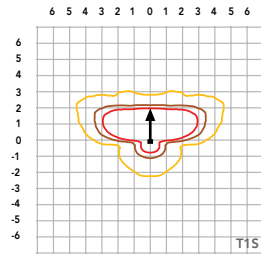
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

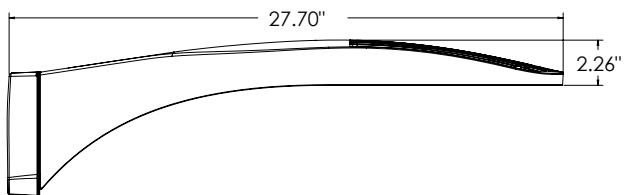
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

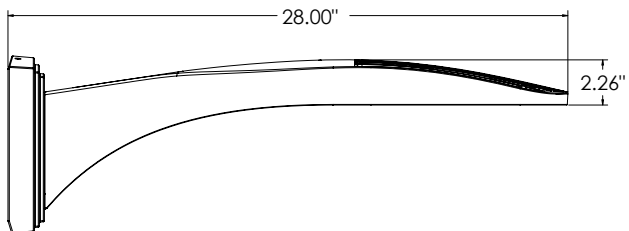
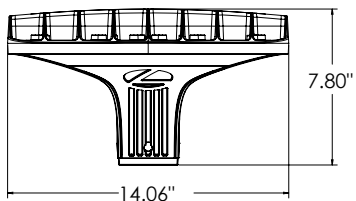
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

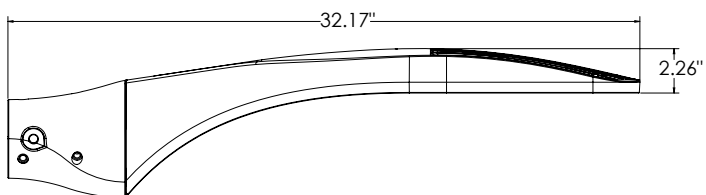
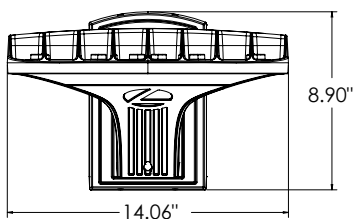
Dimensions



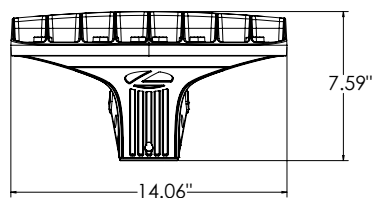
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



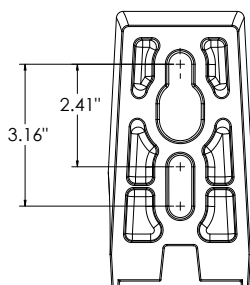
DSX0 with WBA mount
Weight: 27 lb



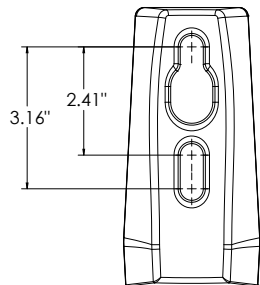
DSX0 with MA mount
Weight: 28 lbs



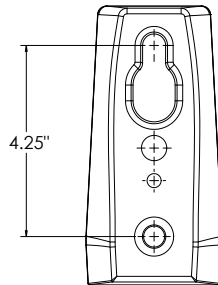
SPA (STANDARD ARM)



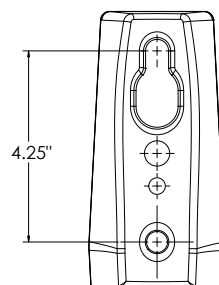
RPA



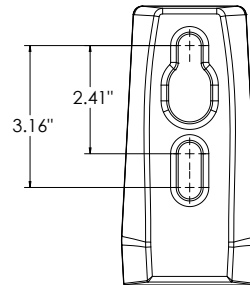
SPA5



RPA5



SPA8N

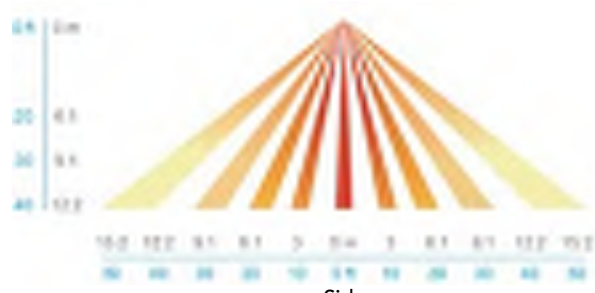


nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

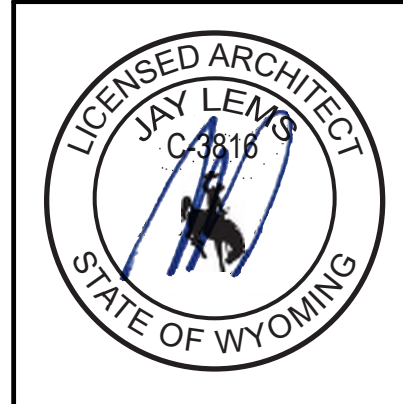
BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



TEL: 801.521.9111 FAX: 801.521.9158

ARCHITECTURAL SITE PLAN

SALT LAKE CITY, UTAH 84101

ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

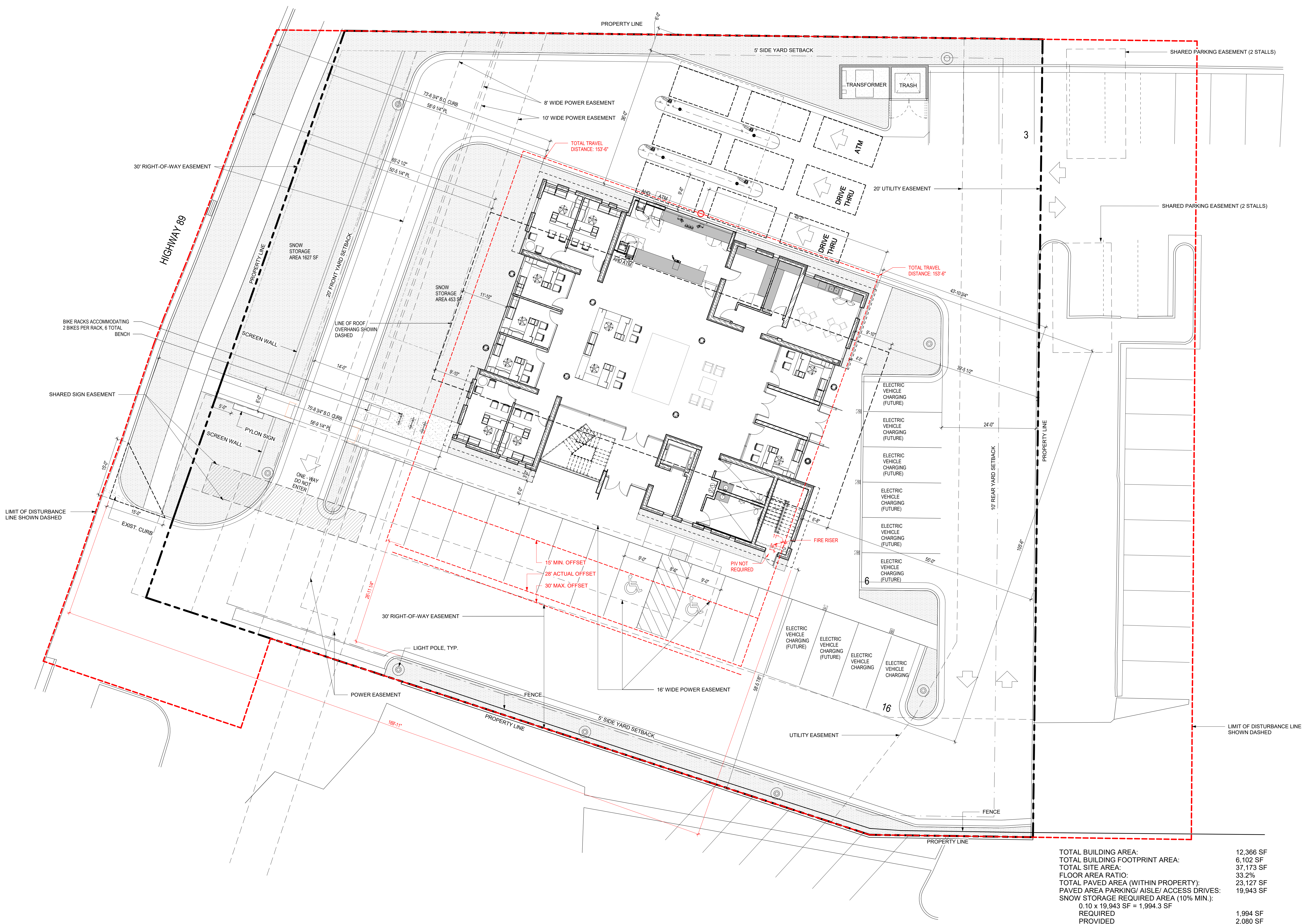
PROJECT NO.: 21.097

DATE: 02.14.24

SHEET NO. A0.1

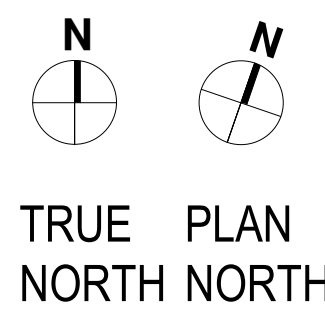
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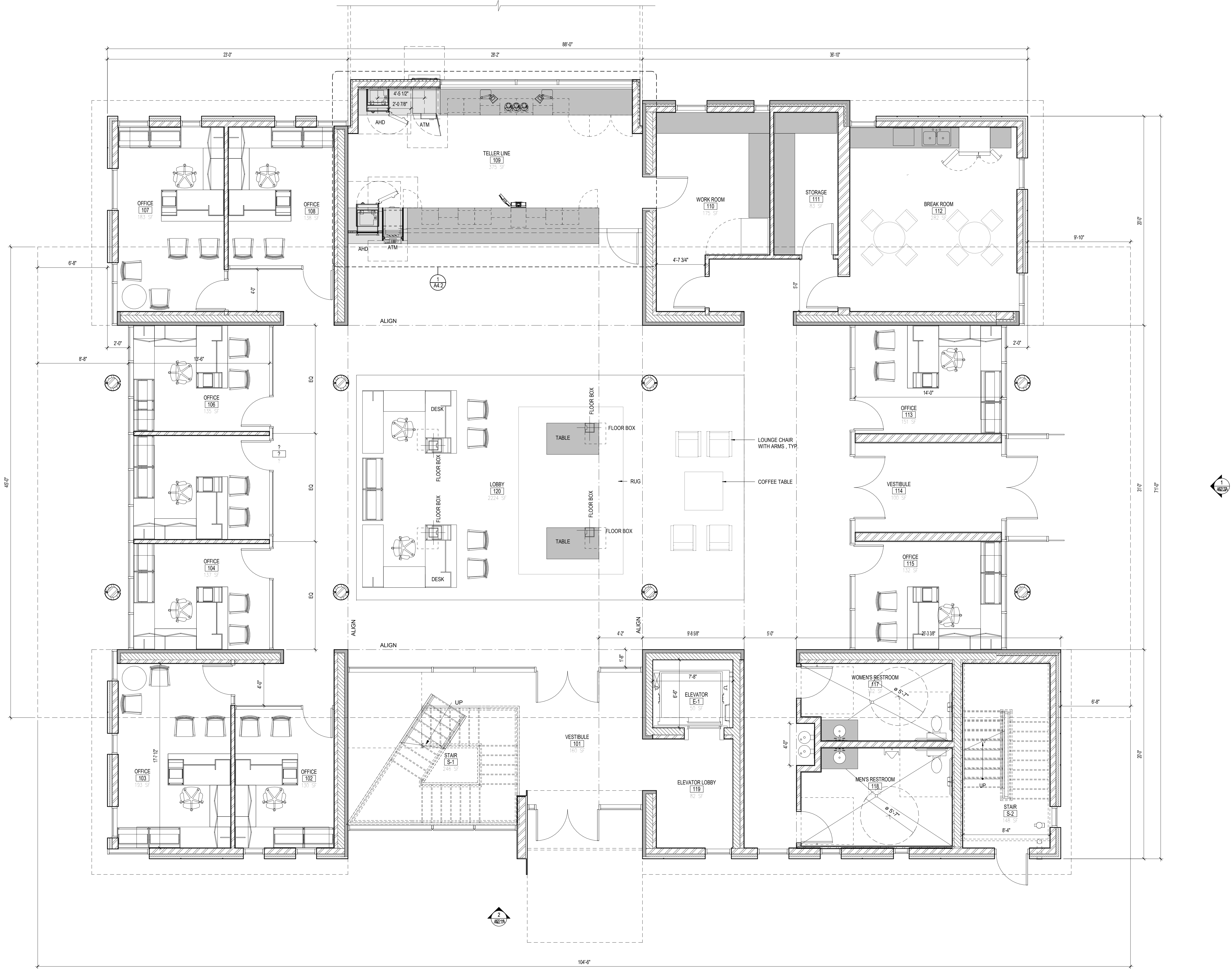


ARCHITECTURAL SITE PLAN

1" = 10'-0"

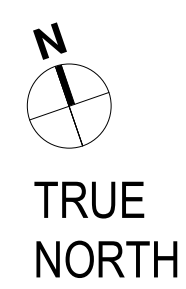
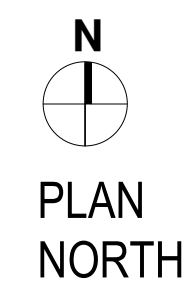


TOTAL BUILDING AREA:	12,366 SF
TOTAL BUILDING FOOTPRINT AREA:	6,102 SF
TOTAL SITE AREA:	37,173 SF
FLOOR AREA RATIO:	33.2%
TOTAL PAVED AREA (WITHIN PROPERTY):	23,127 SF
PAVED AREA PARKING/ AISLE/ ACCESS DRIVES:	19,943 SF
SNOW STORAGE REQUIRED AREA (10% MIN.):	0.10 x 19,943 SF = 1,994.3 SF
REQUIRED	1,994 SF
PROVIDED	2,080 SF
LANDSCAPED AREA (WITHIN PROPERTY):	7,199 SF
LANDSCAPED PERCENTAGE OF SITE AREA:	10%
REQUIRED	19.4%
PROVIDED	
TOTAL REQUIRED PARKING STALLS:	27.81 ~ 28 STALLS (2 ACCESSIBILITY STALL)
L1 (SERVICE - 2.25 STALLS PER 1,000 SF)	6,102 SF X 2.25/1000 = 13.72 STALLS
L2 (SERVICE - 2.25 STALLS PER 1,000 SF)	6,264 SF X 2.25/1000 = 14.09 STALLS
TOTAL PROVIDED PARKING STALLS:	25 STALLS
ONSITE:	(1 ACCESSIBILITY STALL, 2 EV, 8 EV FUTURE)
SHARED OFFSITE:	4 STALLS
TOTAL PARKING STALLS:	29 STALLS
BIKE PARKING:	
REQUIRED	3
PROVIDED	6



FIRST FLOOR REFERENCE PLAN

1/4" = 1'-0"
FIRST FLOOR: 6,187 S.F.
(EXTERIOR FACE OF STRUCTURE): 6,102 SF



PRESCOTT MUIR ARCHITECT

171 WEST PIERPONT AVE.

SALT LAKE CITY, UTAH 84101

TEL: 801.521.9111 FAX: 801.521.9158

DATE:

02.14.24

DRAWN BY:

DM

PROJECT NO.:

21.097

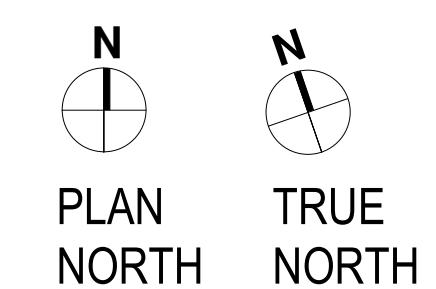
ZIONS BANK JACKSON, WY
FINANCIAL CENTER
380 S HIGHWAY 89
JACKSON, WYOMING 83001

FIRST FLOOR REFERENCE PLAN



A1.1

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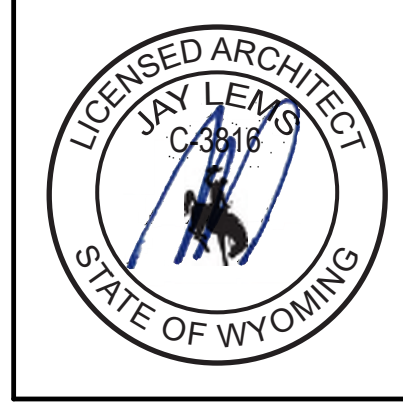
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYED NOTES

- 1 COLOR ANODIZED ALUMINUM SHEET METAL KNIFE EDGE, COLOR TO MATCH EXTERIOR GLAZING SYSTEM
- 2 WOOD JOISTS SISTERED OVER TUBE STEEL JOIST
- 3 PAINTED STRUCTURAL STEEL BEAM
- 4 PAINTED STEEL COLUMN
- 5 WOOD WRAPPED @ STEEL COLUMN
- 6 COLOR ANODIZED ALUMINUM GLAZING SYSTEM
- 7 DIMENSIONAL STONE VENEER, SIZE: 2 1/4" H X 3 1/2" D X 36" L, COLOR: NAIROBI GRAY LIME STONE
- 8 DIMENSIONAL STONE SILL, COLOR: NAIROBI GRAY LIMESTONE
- 9 ACM PANELING, COLOR TO MATCH EXTERIOR CURTAIN WALL/ STOREFRONT SYSTEM, BASIS OF DESIGN: ALPOLIC MATERIALS, COLOR ANODIZED CHAMPAGNE, THICKNESS 4MM
- 10 AFTER HOURS DEPOSIT (AHD) BY OWNER'S EQUIPMENT CONTRACTOR
- 12 FIRE DEPARTMENT CONNECTION, STAINLESS STEEL FINISH
- 13 COLOR ANODIZED ALUMINUM SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR
- 14 PAINTED HOLLOW METAL DOO AND FRAME
- 15 SMOOTH TROWELED EIFS
- 16 AUTOMATIC TELLER MACHINE (ATM) BY OWNER'S EQUIPMENT CONTRACTOR



TEL: 801.521.9111 FAX: 801.521.9158

SALT LAKE CITY, UTAH 84101

171 WEST PIERPONT AVE.

PRESCOTT MUIR ARCHITECT

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FINANCIAL CENTER

380 S HIGHWAY 89

JACKSON, WYOMING 83001

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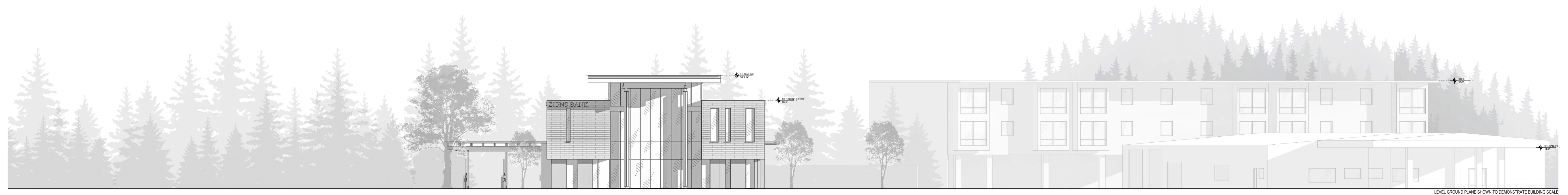
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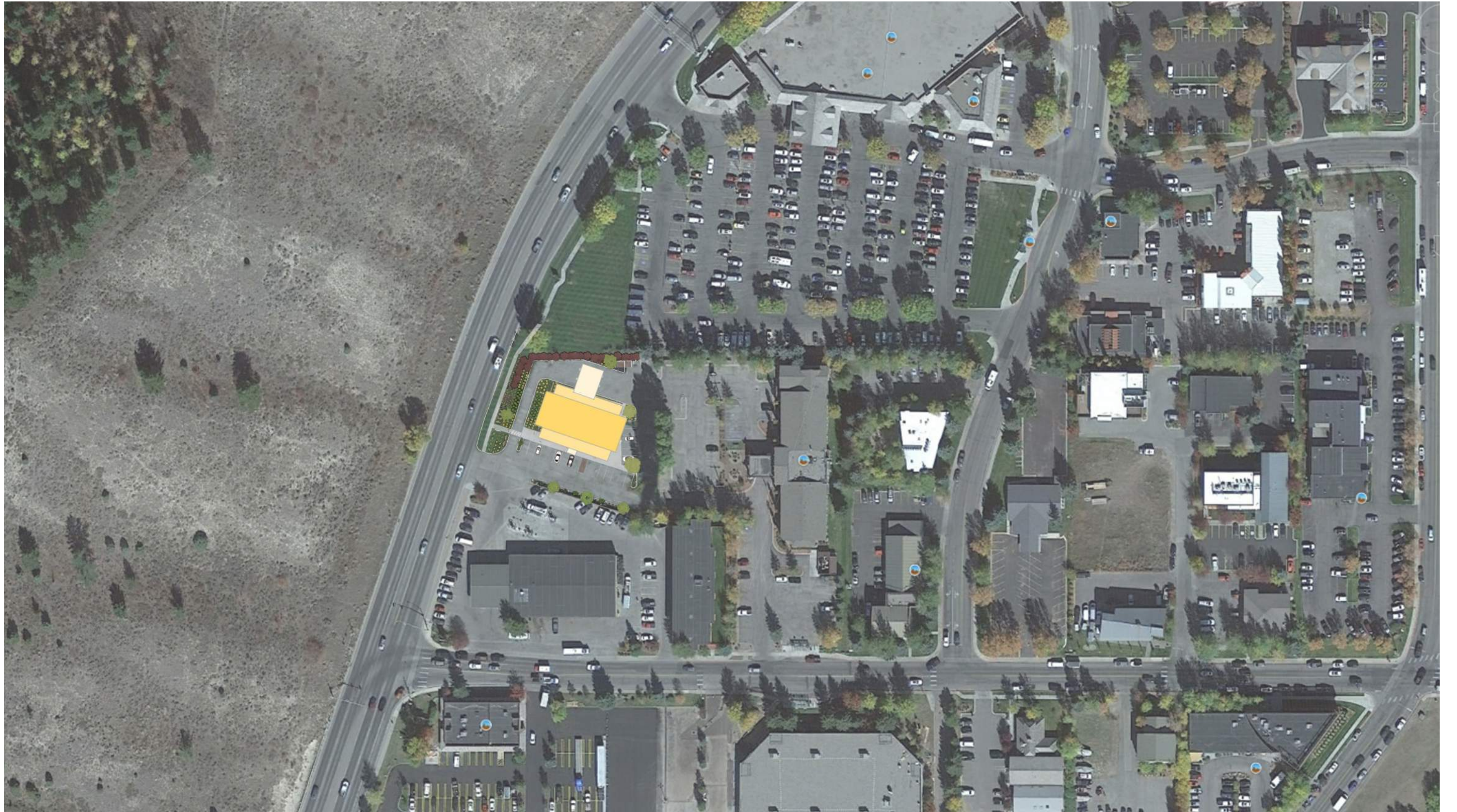
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ZIONS BANK JACKSON, WY
CONTEXT ELEVATIONS - VIEW LOOKING EAST

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SITE PLAN

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
WEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTH VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
SOUTHEAST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
EAST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHEAST VIEW

PRESCOTT MUIR ARCHITECTS



ZIONS BANK JACKSON FINANCIAL CENTER
NORTHWEST VIEW

PRESCOTT MUIR ARCHITECTS



ALUMINUM CLADDING
CHAMPAGNE ANODIZED



EXTERIOR STONE SLAB CLADDING
NAIROBI GRAY LIMESTONE



EXTERIOR EIFS



WOOD
DOUGLAS FIR



CURTAIN WALL WINDOW SYSTEM