

AGENDA
Planning and Zoning Commission
March 20, 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 or to a special meeting scheduled by the Commission.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

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

<https://us02web.zoom.us/j/82213752914?pwd=RkV2SC82QW9NMm4yU0tCWFZyQ3UrUT09>

Or join at **zoom.com** with Webinar ID: **822 1375 2914** and Password: **83001**

2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. March 6, 2024 Regular Planning and Zoning Commission Meeting
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
 - I. P24-018: 210, 230 N. Glenwood St. – Glenwood Hotel
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 6, 2024
UNAPPROVED

The Planning and Zoning Commission met in a regular session on March 6, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 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, Christie Watts, Abigail Petri, Steph Wise (via Zoom)

STAFF: Tyler Valentine, Katelyn Page, Casey Holden

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES: A motion was made by Abigail Petri and seconded by Laura Bonich to approve the February 7, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P24-006: 105 Mercill Ave-Children's Museum-CUP

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF: One member asked about mitigation for allowed uses and how the original developers mitigated for the highest level of impact for parking and affordable workforce housing requirements at time of construction knowing the commercial units have not been occupied to date.

APPLICANT PRESENTATION: Ethan Lobdell, executive director of the Jackson Hole Children's Museum explained the different programs offered at the museum. These programs include summer camps, after school programs, and membership opportunities for the public. The project has been developed over the last 4-5 years and had many partnerships and agencies supporting the vision. The goal is a childcare focused organization that benefits the community.

QUESTIONS FOR APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The commission all agreed that it is a straightforward project and great

for the community.

MOTION: A motion was made by Christie Watts and seconded by Abigail Petri 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. Katie Wilson called for the vote. Steph Wise abstained from voting. The vote showed all in favor. The motion carried.

ITEM P23-226: 380 S Hwy 89-Zion Bank Development Plan

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: The commission questioned housing mitigation and the housing credits associated with the land. There was some discussion about the site circulation and the use of two-way lanes versus the one-way drive-through lane with respect to the Hampton Inn entrance and exit.

APPLICANT PRESENTATION: None

QUESTIONS FOR APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The commission agreed that it is an appropriate location and recognized the concerns as stated by the Design Review Committee but referenced the adherence to the LDRs. The Commission believes that all findings make sense.

MOTION: A motion was made by Christie Watts and seconded by Laura Bonich 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. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: Informed the Commission about the two vacant positions on the Design Review Committee and explained the application process. The RFP process started for the 4 candidates for the Virginian project and there is a recording available. Commission asked for an update on South Park and staff informed the commission about the scheduled meetings in April.

Adjourn: A motion was made by Laura Bonich and seconded by Abigail Petri to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 6:05 pm.

minutes:ll

STAFF REPORT



Meeting Date:	March 20, 2024	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	Sketch Plan for 3-story hotel at 210 and 230 N. Glenwood Street (P24-018)	Public Comment:	Yes

Purpose & Policy Considerations.

A Sketch Plan is required in the Commercial Residential – 2 (CR-2) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a floor area that exceeds 13,800 sf. The proposed development is approximately 38,000 sf gross.

Requested Action.

The applicant is requesting approval of a Sketch Plan for a new 38,000 sf hotel at the properties addressed at 210 and 230 N. Glenwood Street.

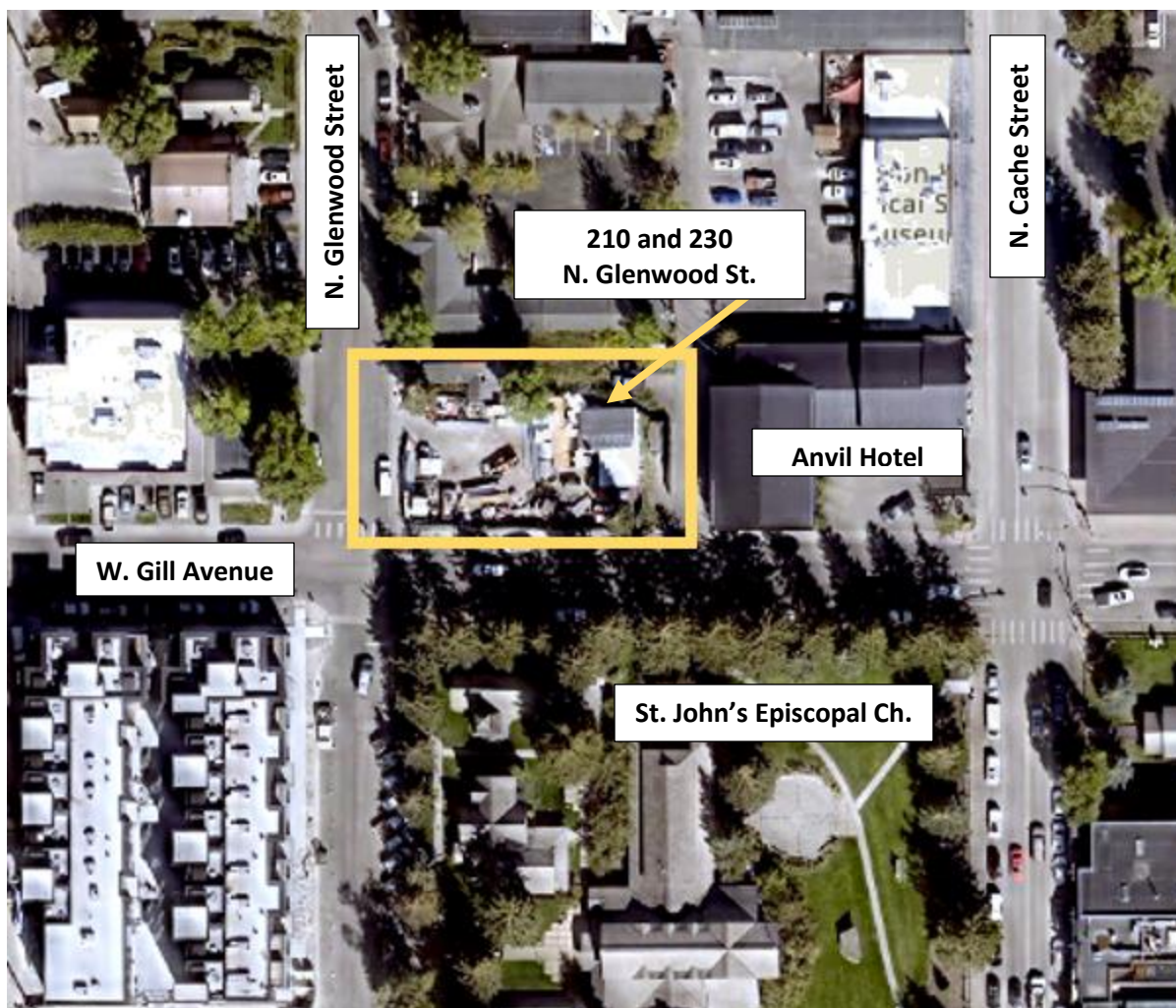
Recommendations.

The Planning Director recommends **approval** of a Sketch Plan for a new 38,000 sf hotel at the properties addressed at 210 and 230 N. Glenwood Street, subject to the departmental reviews attached hereto and following eight (8) conditions:

1. Prior to Sketch Plan review by Town Council, the applicant shall provide draft deed restrictions for the transfer of 8,000 sf of development rights to 210 and 230 N. Glenwood Street from 81 South King Street. The deed restrictions shall be recorded with the Teton County Clerk prior to approval of the Development Plan.
2. Prior to Sketch Plan review by Town Council, applicant shall revise site plans to include a bulb out at the northeast corner of the N. Glenwood Street and W. Gill Avenue intersection consistent with direction from the Town Engineer.
3. Prior to Sketch Plan review by Town Council, applicant shall revise site plans to include a streetlighting plan consistent with direction from the Town Engineer.
4. Prior to Sketch Plan review by Town Council, applicant shall revise site plans to include curb relocation consistent with the Community Streets Plan and direction from the Town Engineer.
5. Prior to Sketch Plan review by Town Council, the applicant shall provide a conceptual landscape plan meeting the standards of LDR Sec. 5.5.2 (Landscape Plan). A final landscape plan will be required as part of the Development Plan submittal.
6. Prior to submittal of Development Plan, the applicant shall revise the housing mitigation plan to meet the minimum unit allocation standards of LDR Sec. 6.3.4.C.
7. Prior to submittal of Development Plan, the applicant shall revise plans to include detailed dimensions for the proposed canopy design.
8. Prior to Development Plan review by Town Council, the applicant shall provide a request for any designated loading spaces located within the public right of way.

Project Location.

The property is located at 210 and 230 N Glenwood Street, legally known as LOT 11 and Pt. LOT 12, BLK. 1, SIMPSON PIDNs (respectively): 22-41-16-28-4-07-011 and 22-41-16-28-4-07-010. An aerial photo is shown below and on following page:



Background/Project Description.

Existing Condition

The properties at 210 and 230 N. Glenwood Street total 0.32-acre (13,940 sf) and are located at the corner of N. Glenwood Street and W. Gill Avenue with alley access along the eastern property line. The project is within the Commercial Residential-2 (CR-2) zone and Lodging Overlay. An existing 1,151 sf office building and several temporary storage units at the properties are proposed for demolition or removal. The existing office building is a two story cabin structure which Teton County GIS dates to approximately 1923.

Project Description

The applicant is requesting approval of a Sketch Plan for a 38,000 sf, 3-story hotel structure. The program includes 26 total onsite parking spaces within structured parking on ground and basement floors with vehicular access from N. Glenwood Street and the alley to the east. The first floor is primarily devoted to hotel reception desk, café and guest lounge area, and back of house functions supporting the hotel such as kitchen and office areas.

The second and third floors have nearly identical floor plans with 15 hotel rooms each (a total of 30 keys for the project). A private guest amenity area at the roof top level includes movable furniture and a sunken hot tub. It is accessible via stair and elevator and not planned for public access at this time.

Staff Analysis.

Sketch Plan Overview

A Sketch Plan is required because the development's qualifying floor area of 38,000 sf exceeds 13,800 sf. The purpose of a Sketch Plan is to publicly review a large projects for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. According to the LDRs, the objectives of the Sketch Plan review are:

- 1. Identification of the opportunities to achieve the desired future character for the site;*
- 2. Identification of development-related issues to be addressed through the development plan;*
- 3. Discussion of alternative site designs that may better implement these LDRs; and*
- 4. Identification of natural and scenic resources protected by these LDRs.*

Sketch Plan approval permits the submittal of a Development Plan, it does not permit actual physical development. The applicant will be required to address any concerns raised during Sketch Plan approval when they apply for a Development Plan. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project generally complies with the LDR requirements of the CR-2 zone for a Sketch Plan. Please refer to the LDR Compliance table below:

Sketch Plan - LDR Compliance Summary			
	Requirement	Proposed	Compliance
Primary Street Setback Range	0'-10' (min.-max') N. Glenwood St.	0'	Complies.
Secondary Street Setback Range	0'-10' (min.-max') W. Gill Ave.	0'	Complies.
Side Interior Setback	5' (min.)	5'	Complies.
LSR	10% (min.)	1,394 sf	Complies.
Plant units	1/1,000 sf of landscape area	2 (min.) required	Complies. (as conditioned).
Parking	0.75/room (23 on-site min.)	26 on-site 7 on-street	Complies.
Building Height (max)	42'	42' (plus exceptions overrun for stair/elevator/ railings at roof top)	Complies.
Stories (max)	3	3	Complies.
Floor Area Ratio	0.80 FAR	0.80 FAR 1.37 (effective) FAR Includes incentive for Transfer of Development Rights (TDR)	Complies. (as conditioned)
Pedestrian Frontage	Trees in grates	Trees in grates	Complies.
Building Frontage Type	Lodging	Lodging	Complies.
Affordable Housing	1.055 units	1.055 units	Complies. (as conditioned)

Site Design, Pedestrian Frontage, and Street Improvements

The proposed site plan is consistent with the general intent of the CR-2 zone of creating a vibrant mix of uses with buildings of varied massing and articulation and with the Comprehensive Plan Downtown District which serves as Town's center of visitor and lodging experience with buildings that create an attractive street wall.

The CR-2 zone requires a trees-in-grates pedestrian frontage accommodating a 6' sidewalk and 5' furnishing area which the proposed site design incorporates. This new and expanded pedestrian frontage along both street will significantly improve pedestrian safety, function, and use of the public right of way.

For street and curb design, Town will require conceptual level site design updates to accommodate a bulb-out with dual ADA ramps at the northeast corner of the N. Glenwood Street and W. Gill Avenue intersection. Additionally, curbs along the property's street frontages at N. Glenwood Street and W. Gill Avenue are required to be relocated in accordance with the Community Streets Plan (CSP) which calls for a 60'-wide R.O.W with 37'-wide street for mixed-use district local streets or BT (bus/truck) streets and as well as a 6'-wide attached landscape buffer and 5'-wide detached sidewalk consistent with the CR-2 zone. This means the location of curbs along the property's street frontages will shift into the public right of way to accommodate the dimensions of a 37'-wide street under the CSP. At this time, staff estimate the curb location will shift approximately 1'-2'.

Town will also require conceptual level site design updates to accommodate streetlights along both street frontages which will be impacted by the bulb out and curb locations mentioned above. These design updates, required prior to Sketch Plan review by Town Council are addressed in further detail within department review comments and conditions of approval.

At this time no major improvements are proposed or required for the alley as a majority of vehicular access will be taken from N. Glenwood Street. Staff will review improvements and impacts to the alley again at time of Development Plan submittal.

The proposed design includes a canopy at the ground floor extending from the building into the public right of way over portions of the N. Glenwood Street and W. Gill Avenue pedestrian frontages. Such an encroachment into the public right of way requires review and approval by Town Council and requires recordation of that agreement with the Teton County Clerk. Staff include a condition of approval that the applicant provide greater detail of the proposed canopy design at time of Development Plan submittal. A recorded encroachment agreement is required prior to issuance of the building permit for the structure.

Based on department reviews, and as conditioned, staff feel the general site design of this Sketch Plan adequately accommodates the type and intensity of use proposed at the site and do not anticipate adverse impacts on public facilities and services.

Building Design and Size

The applicant proposes to exceed the allowed .80 FAR (11,152sf) and achieve an effective FAR of 1.37 (19,152sf) through a Transfer of Development Rights (TDR) for Historic Preservation which allows properties with a Registered Historic Resource to transfer or sell unused floor area (Transferred Floor Area) to another eligible property according to the standards of LDR Sec. 5.9.6.C.6. Transferred floor area may be used to exceed the FAR typically allowed in the receiving zone and also provides a credit towards the workforce housing mitigation required by the proposed development.

In this case, 210 and 230 N. Glenwood proposed to receive a transfer of 8,000sf of non-residential floor area from 81 S. King Street. Because, as of the drafting of this staff report, the legal documents required to formalize this transfer have not been recorded with the Teton County Clerk, Staff recommends a condition of approval that, prior to Sketch Plan review by Town Council, the applicant shall provide draft deed restrictions for the transfer of 8,000 sf of development rights to 210 and 230 N. Glenwood Street from 81 South King Street. The deed restrictions shall be recorded with the Teton County Clerk prior to approval of the Development Plan.

The 3-story structure includes a flat roof design and is 42' in height with the exception of 10' overruns allowed for stair and elevator access to the roof level as well as railings and moveable furniture at the roof level. The structure reaches a total of 52' with allowed height exceptions and all roof level components are not visible from the adjacent street view as required by LDR Sec. 9.4.9.C. The building's design adheres to the required 40% third story stepback, including larger step-backs in places than the minimum required 10', and also "steps down" at the northern side of the structure toward neighboring property at 240 N. Glenwood Street.

Vehicular Access, Parking and Loading, and Service and Deliveries

There are two points of vehicular access to the property. The first is from N. Glenwood Street via a two-way driveway to a basement level parking garage serving 17 vehicle spaces. The second is from the alley via a two-way driveway to structured parking at ground level serving an additional 9 vehicle spaces. All vehicle parking provided onsite is covered and fully screened from view. Required electric vehicle supply equipment and bicycle parking are provided at ground level within the parking structure. Though not required, staff suggest additional short-term bicycle parking may be provided along the pedestrian frontages within the 5' furnishing zone.

The public alley will be utilized for trash and recycling pick-up, deliveries, and an access point to the utility transformer. Trash and recycling receptacles are enclosed within the ground level parking garage and fully screened from view. Presumably, general deliveries, such as FedEx or UPS, are also able to use the on-street parking spaces along N. Glenwood Street or W. Gill Avenue for convenience when available, as is common throughout Town.

Site plans show one on-street vehicle parking space along N. Glenwood Street designated as a 15-minute Loading Zone intended for guest check in and deliveries. As this vehicle space is located within the public right of way restricted use is not at the discretion of the applicant. Instead, the proposal to set time limitations on the vehicle space will be reviewed by Town Council who is the final decision maker on such restrictions of the public right of way. Such a request to formally designate this or another on-street parking space as a 15-minute Loading Zone or similar restriction will be reviewed at the time of Town Council's review of the Development Plan submittal for the project.

Landscaping and Snow Storage

A final landscape plan is not required at Sketch Plan review. The CR-2 zone requires a minimum LSR of 10%. This landscape area is provided in planter beds along the pedestrian frontages or along the side property lines. Staff estimates a minimum of 2 plant units will be required for the project and the applicant notes any required plant units are proposed either in planter beds or along the side property lines. Staff includes a condition of approval that a conceptual landscape plan showing general location and species of plant units be submitted to staff prior to Town Council review of the Sketch Plan. A final landscape plan meeting the standards of LDR Sec. 5.5.2 (Landscape Plan) will be required as part of the Development Plan submittal.

Because all on-site parking and the majority of drive aisles at the property are covered, estimated snow storage of around 10sf required by the proposed design is very minimal. Proposed snow storage is located in the landscape strips along the side property lines near uncovered drive aisles.

Affordable Workforce Housing Mitigation

Based on existing use at the property, the proposed TDR, and proposed building program, the project will have an estimated 1.055 unit requirement for affordable workforce housing mitigation. As mentioned above, floor area transferred under the TDR program provides a credit towards the workforce housing mitigation required by the proposed development. The existing office use and proposed TDR result in a credit of 2.010 units and the proposed development requires mitigation of 3.064 units under the assumption the guest café/lounge area on first floor are considered incidental to the primary lodging use. Department reviews request the applicant clarify the described use of the café/lounge in the Development Plan in order for staff to determine whether it is an incidental or primary use. Additionally, staff notes the currently proposed housing mitigation plan is dependent upon finalizing the TDR of 8,000 sf of housing credits. In the event the proposed TDR is not finalized for the properties as conditioned in this staff report, the available affordable workforce housing mitigation credits would be reduced by 1.726 units attributed to the TDR of 8,000 sf of Retail use and require the housing mitigation plan to be revisited by the applicant.

To address the estimated 1.055 unit housing requirement, the applicant's housing mitigation plan proposes to deed restrict one 1-bedroom unit located off-site with the remaining 0.055 unit requirement fulfilled by a fee in lieu payment. However, per LDR Sec. 6.3.4 (Unit Size— Type of Affordable Workforce Housing Required.), the first unit provided to fulfill required housing mitigation shall be a 2 bedroom (min.) unit with affordability restriction of 80%-120% AMI with highest priority placed on provision of units at the property. On-site construction of housing units is feasible since this applicant proposes new construction of a mixed-use building and restricted housing square footage is exempt from FAR. The Housing Department's review of the proposed mitigation plan states the Sketch Plan application does not sufficiently explain why on-site provision of the mitigation home is impractical according to the findings of LDR Sec. 6.3.5.C.

Additional department reviews address project requirements prior to building permit submittal and certificate of occupancy of proposed structure. A final Housing Mitigation Plan which deed restricts an existing home must demonstrate the unit meets standards required by the Housing Department Rules and Regulations and will be inspected by the Housing Department to verify compliance with those standards.

Based on the review comments by the Housing Department, Staff recommend a condition of approval that prior to submittal of Development Plan, the applicant shall revise housing mitigation plan to meet the minimum unit allocation standards of LDR Sec. 6.3.4.C.

Conformance with the Comprehensive Plan

Staff finds that the proposed project conforms with the community's vision of the area as described in the Comprehensive Plan. The subject property is located within District 2.3 – "Downtown" which is a "large, mixed use, transitional Subarea (that) consists of a variety of retail, restaurant, office and other commercial activities, along with long term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our community as well as the center of the visitor experience, as a significant amount of lodging is located here."

A goal of this subarea is to create a consistent building size and form with an attractive street wall. The Comprehensive plan envisioned a variety of two and three story structures with potential incentives for four story structures such as provision of workforce housing. Staff feel the proposed Sketch Plan conforms with the overall Comprehensive Plan and the general vision of District 2.3 – "Downtown".

Design Review Committee (DRC)

The applicant's Sketch Plan design was reviewed on March 13, 2024, by the DRC which recommended approval to Town Council (5-0) as presented with no conditions of approval. In general, DRC felt the building is well designed with appropriate scale, massing, and articulation for its context and well connected to the pedestrian experience at the property. There was positive feedback on material selection reflective of Jackson and local architecture. During its presentation to DRC, staff explained the applicant's alternative design renderings showing beams holding the third story at the northwest corner do not meet the LDR requirement for third story setback. As part of department review comments, staff request all renderings showing said beam be removed prior to Sketch Plan review by Town Council.

Public Comment

No public comment has been received at this time.

Comprehensive Plan & Priority Alignment.

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

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

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

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

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

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

Complies. As conditioned, staff find that the proposed project will not have significant impacts on public facilities and infrastructure. Submittal requirements for Sketch Plan review by Town Council and subsequent Development Plan submittal require the applicant team to address street and pedestrian frontage design which serve to improve the adjacent public facilities and mitigate impact from new physical development.

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

Complies. As conditioned, staff find that the application meets all standards of the LDRs and other Town Ordinances at the level of detail required by a Sketch Plan. A Transfer of Development Rights recorded with the Teton County Clerk is required for the proposed design to meet maximum scale of development allowed in the CR-2 zone. Additionally, the applicant's proposed housing mitigation plan, in part, relies on the same transfer. Lastly, while the applicant plans to address Engineering Department review comments and LDR requirements for street and pedestrian frontage design – namely, bulb out, streetlighting, and curb location – staff's recommended conditional of approval requires that conceptual plans for these items be submitted prior to Sketch Plan review by Town Council.

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

Complies. There are no other prior applicable permits or approvals.

Fiscal Impact.

No fiscal impact has been identified at this time.

Staff Impact.

The amount of staff time to review this Sketch Plan, draft staff reports, and present at public hearings is approximately 22 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Draft TDR Deed Restrictions

ZCV (TDR) P23-164 and P23-167 ZCV Final Letter

Suggested Motion.

I move to **recommend approval** of Sketch Plan P24-018 for a new 38,000 sf hotel at the properties addressed at 210 and 230 N. Glenwood Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 20, 2024.



PERMIT NOTES

Report Run On: Friday, 15 March
2024 10:48

Permit # P24-018 Parcel # : 22-41-16-28-4-07-011
Site Address: 210 N GLENWOOD STREET
Project Name: 210, 230 N. Glenwood - Glenwood Hotel - Sketch Plan

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		SKETCH PLAN Approved with Conditions P24-018 Sketch Plan Review ADDRESS: 210-230 N Glenwood Street OWNER: Pine Tree Corporation APPLICANT: Northworks Architects & Planners, LLC 3/12/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 2/2/2024 DATE OF MATERIALS: 2/1/2024 REVISION NO.: 00 The Engineering Division has reviewed your application for a SKETCH PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS FROM PLANNING PRE-APP MEETING 1. Pre-application review responses stated NE working on the site plan including a bulb-out and all other comments have been noted. However, not all the previous comments were found in the Sketch Plan submittal. 2. Refer to and comply with all the planning pre-application review comments dated 1/15/2024. 3. Provide a bulb out at the corner of Gill and Glenwood prior to presentation to Town Council. 4. Design the building to the sidewalk and not the sidewalk to the building. 5. The proposed 6-ft sidewalk on N Glenwood Street is partially on private property. Add a note that a public access agreement with the Town will be required. 6. Provide street cross sections showing existing and proposed conditions relative to the street, back of curb and property lines keeping note 2 above in mind. Adjust the curb lines to meet the Community Streets plan sections for these roads to the extent possible. 7. Anticipate pavement replacement to the centerline to accommodate grade changes within the intersection and possibly curb and gutter. 8. Provide a streetlighting plan that complies with the LDRs. Keep in mind the streetlighting review comments from the planning pre-app meeting. 9. Show the existing water service to Lot 12 on the existing site plan. Refer to the planning pre-app notes for abandonment of existing water service lines. 10. Show the abandoned sanitary sewer main	BTLENZ@JACK SONWY.GOV	03/12/24	3/15/24



PERMIT NOTES

under the sidewalk on Gill Avenue on the existing site plan. Refer to the planning pre-app notes for abandonment of existing sanitary sewer service lines.

11. The proposed location of the electrical transformer next to the alley does not scale to provide minimum setback off the alley. Provide dimensions for electrical and utility clearances from the public alley. Minimum two feet to transformers, etc.

12. Provide a striping and signage plan for all work within public right of way or within public easements. Refer to the planning pre-app notes for additional comments that need to be addressed.

13. A demolition permit will be required for each existing structure to be removed. Include the trees within the public rights-of-way that will be removed on the demolition plans.

14. Provide a landscape plan for the raised planters and planted areas stated in the Project Narrative that complies with the LDRs and addresses erosion control.

15. Provide site obstruction triangles for commercial property on the landscape plans. No plants taller than 2.5 feet in height at maturity are allowed within the site triangle.

16. The proposed ADA van parking space on the first floor plan does not meet the minimum dimension requirements for an ADA van parking space.

17. Dimension note at the basement garage opening states 24'-0" from Public ROW. Dimension is not referenced from the Property Line, but the Pedestrian Frontage Line.

18. Provide a Construction Management Plan / Narrative, address any offsite storage of materials, job shack, pedestrian walkway, etc., that complies with our CM Plan checklist found on Town of Jackson website, Engineering Department.

19. On the Special Restrictions for Affordable Housing document, update the Town of Jackson Mayor and Town Clerk along with the year on the last two pages.

20. Review water AWWA M22 water demands. It looks like 6000 fixture units was used versus 600 fixture units. Revise accordingly.

CONDITIONS

The applicant is requesting approval of a Sketch Plan Permit for the development of an approximately 19,000sf building (38,000sf including basement parking) comprising a 30-room hotel and caf. A transfer of development rights from a Historic Resource site to add 8,000sf of floor area beyond the FAR permitted by the CR-2 zone is coupled with proposed transfer of housing mitigation credits.

Affordable Workforce Housing Standards:

The applicant finds that 0.284 credit units consistent with on-site buildings or uses in existence currently can be applied to the site for the 1,151sf office located at 230 N. Glenwood. Application materials also state that, the applicant has applied for, and received approval from the Town of Jackson to transfer housing mitigation credits of up to 8,000 s.f. from 81 S King Street to 210 and 230 N Glenwood Street (the property that is the subject of this

KMALONE@JAC 03/12/24
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3/12/24



PERMIT NOTES

application). Portions of the site at 81 S King Street received Historic Register approvals in 2021 (P21-236) and 2023 (P23-139). This Sketch Plan application references LDR Sec. 5.9.6.C.5:

For any property with a Registered Historic Resource, the landowner may transfer or sell any unused housing mitigation credits to another property in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone. To calculate the amount of the credit, the Town will assume the following: 1) for a residential zone, the credit assumes 100 percent Detached Dwelling development; 2) for a mixed-use zone, the credit assumes 100 percent Retail development.

According to Zoning Compliance Verification P23-164 & 167, of the maximum 9,750sf floor area allowance on the lot, only 1,495sf of existing floor area is not qualified as a Registered Historic Resource thus does not correlate to transferrable housing mitigation credits. This leaves 8,255sf of housing mitigation credits that can be transferred to the Glenwood Hotel site. Assuming 8,000sf is applied for the transfer at 100% Retail use, this equals 1.726 housing unit credits.

Thirty one-bedroom hotel rooms generate a mitigation requirement of 3.064 units according to the Town of Jackson Housing Mitigation Calculator. The applicant states that the first-floor lobby and caf are not subject to employee generation because these spaces are ancillary to the hotel use. However, the caf appears to be accessible to the public and does not clearly meet an exemption or circulation area definitional standard of Division 6.3 Affordable Workforce Housing Standards of the Town LDRs. Sec. 6.3.2.C. Exemptions speaks to Accessory Uses described in LDR Sec. 6.1.11, but a caf is not an Accessory use listed here. Incidental uses to a Primary use are not specifically exempted from applicability of housing mitigation. Sec. 6.3.3.A.6 clarifies that, Common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit, shall not be included in the calculation. While this may cover the lobby, hallways and entryways of the hotel, a caf does not meet the definitional standard for shared circulation and may actually be more relevant to the Restaurant/Bar or Retail standards for the amount of Affordable Workforce Housing required. The Town Planning Department is responsible for assessing applicable LDR standards related to the amount of housing mitigation obligation from employee generating development, so the above LDR references are only highlighted to assist Planning Staff in making a determination.

Housing Staff takes responsibility for ensuring that the required housing mitigation amount is satisfied through acceptable methods and follows long-term compliance requirements. This application proposes that the remainder of the housing mitigation required, after consideration of the on-site and transferred 2.01 credits, be



PERMIT NOTES

satisfied via deed restriction of an existing residential unit at 140 W Broadway as Affordable Workforce housing. Payment of a fee-in-lieu to cover a portion of a second mitigation unit likely is also required.

Type of Affordable Workforce Housing Required. LDR Sec. 6.3.4 prescribes an 80-120% Median Family Income range affordability allocation and 2-bedroom size allocation to the first unit of required housing mitigation. This application proposes restricting a one-bedroom home as Affordable for 80-120% Median Family Income households. This does not meet the unit size (allocation of bedrooms) required by the LDRs. This application does not meet the standards for an Administrative Adjustment (Sec. 6.3.4.C.1) because the adjusted bedroom allocation shall provide housing for a total number of 1.8 workers and a one-bedroom assumes only 1.45 workers per unit. Each required affordable or workforce housing unit shall also include, at a minimum, the components of livability required by the Housing Department Rules and Regulations. Since no information or floor plan was provided for the proposed Affordable mitigation unit, an assessment of Livability Standards is not included in this review.

Method for Providing Required Affordable Workforce Housing. The highest priority method for meeting required mitigation is by on-site construction of housing units, which is feasible since this applicant proposes new construction of a mixed-use building and restricted housing square footage is exempt from FAR. However, the applicant asserts that, an affordable housing unit within a Conventional Lodging use is less livable than providing the unit off site as long as the off-site unit(s) are close to commercial services and transportation infrastructure. This application does not sufficiently explain why on-site provision of the mitigation home is impractical according to the findings of LDR Sec. 6.3.5.C. Additionally, a Housing Mitigation Plan that proposes restriction of an existing home must demonstrate that it is maintained to the standards required by the Rules and Regulations by providing the certificate of occupancy for the unit, and an inspection of the maintenance of the unit to the standards of the Rules and Regulations completed by a qualified professional inspector (Sec. 6.3.6.A.3.d.viii).

Process & Conditions of Approval:

The following conditions of approval are recommended by the Housing Department to be included upon approval of the Sketch Plan for Glenwood Hotel.

1. Codification and tracking of housing mitigation credit transfer. The Documentation Required to Transfer Floor Area Under the TDR program listed under LDR Section 5.9.6.C.6.d shall also include documentation of the transferred housing mitigation credits on both the sending and receiving sites.
2. Unit size. The required housing mitigation unit shall be two bedrooms or larger in size to meet the allocation standards of LDR Sec. 6.3.4.C.
3. Mitigation Method. Development Plan



PERMIT NOTES

application shall demonstrate compliance with the preferred mitigation method standards of LDR Sec. 6.3.5.B. For restriction of an existing unit, higher priority mitigation methods must be found impracticable, and application must include the certificate of occupancy for the unit, and an inspection of the maintenance of the unit to the standards of the Rules and Regulations completed by a qualified professional inspector.

4. Required components of livability. Restricted housing units shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.

Prior to applicants submittal of Building Permit, the Livability Standards Questionnaire (<https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.

a letter from the Housing Department will be issued to the applicant stating whether the unit (s) are compliant with Livability Standards or whether there are required changes.

a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application. Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure restricted units were built to approved Livability Standards.

5. Deed Restriction. To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the mitigation dwelling unit shall be subject to a deed restriction for housing, in perpetuity, in a form established and approved by the Housing Department. If the mitigation unit is located off-site from the employee-generating development, a Housing Mitigation Agreement may also be required for recordation on the employee-generating site for tracking purposes.

Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the unit/property. The applicant will be responsible for payment of recording fees.

the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

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



PERMIT NOTES

frontage which will be within a dedicated access easement) (Sec. 9.4.4.B)

2. Plant Units Prior to Sketch Plan review by Town Council, applicant shall include conceptual level landscape plan with number, location, and species of required plant units. Landscaping in Public Rights-of-Way (Street trees) are in addition to required landscaping on private property and do not count towards onsite Plant Units requirements (Sec. 5.5.4.F.)

3. Parking Standards - Adjust ADA parking space dimensions or location to ensure 1 space has ADA aisle of 8 rather than 5. (LDR Sec. 6.2.2.C.4). Adjust Electric Vehicle Supply Equipment (EVSE) calculations per LDR Sec. 6.2.2.D. Calcs. are based on percent of off-street parking and do not include on-street parking. 30% EVSE capable plus 5% EVSE installed. Based on 26 onsite parking spaces this is 8 capable and an additional 2 installed spaces for 10 total EV related spaces.

4. Revise submittal packet for rendering consistency Prior to Council review of sketch plan, applicant shall ensure architectural renderings show most recent updates to NW corner 3rd story beams and to roof level (ex: removal of outdoor kitchen sink, sunken spa, and removal of mechanical enclosure behind stair overrun)

5. Clarify if floor area devoted to cafe/lounge Revise submittal to clarify if cafe area is proposed as an incidental use to the principal lodging use or its own primary use as defined by LDR Sec. 6.1.2.B.1-2. It is staffs understanding at this time that cafe/lounge area is incidental use to the primary lodging use. However, this is inconsistently shown across application packet and ultimately impacts housing mitigation and parking requirements. For example, the floor area is shown as a principal use parking calculations (pg 5 of 7 LDR compliance excerpt of application packet) but included as incidental use in housing mitigation plan (pg 33 of 83 application)

6. Rooftop elements - shall comply with LDR Sec. 9.4.9.C (Building Height Exceptions) at time of Development Plan submittal.

7. Proposed canopy extending into public right of way requires encroachment agreement approved by Town Council and recorded with the Teton County Clerk. Recordation required prior to issuance of building permit. Applicant shall include detailed dimensions and drawings of the extent of this encroachment with their development plan submittal.

8. Suggested Short-term bicycle parking While not required, staff suggest inclusion of short term bicycle racks within the furnishing area of the pedestrian frontage at time of development plan submittal.



PERMIT NOTES

9. Staff notes all signage is reviewed and approved through a sign permit application and not part of a sketch plan or development plan.

CONDITIONS	In addition to Fire Department comments provided on P23-224 the project shall: 1.) The owner or owner's 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 the construction. 2.) Project will meet the requirements of the International Fire Code (IFC) for applicable energy systems, Chapter 12.	LPOTZ@JACKSONWY.GOV	03/04/24	3/4/24
CONDITIONS	Structure must meet the most current adopted building codes of the Town of Jackson at the time of permitting.	KSLUDER@JACKSONWY.GOV	02/14/24	2/14/24

GLENWOOD HOTEL

210-230 N. GLENWOOD ST

SKETCH PLAN SUBMISSION

FEBRUARY 1, 2024



NORTHWORKS



HOTEL JACKSON

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01

COVER LETTER

NORTHWORKS

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

January 31, 2024

Re: Sketch Plan: 210-230 N. Glenwood Street

Dear Mr. Anthony,

Please accept this Sketch Plan application for the redevelopment of the property located at 210-230 N. Glenwood Street. Included in this application are the following items:

1. Cover Letter
2. Application Form
3. Letter of Authorization
4. Project Narrative, Pre-App Responses & Neighborhood Meeting Notes
5. LDR Compliance
6. Responses to Findings for Approval (8.3.2C)
7. Housing Mitigation Plan
8. Architectural Drawings & Renders
9. Civil Drawings

The proposed project implements the goals noted in the Jackson/Teton County Comprehensive Plan. It conforms with the Town of Jackson land development regulations and design guidelines.

The project is a mixed-use building totaling approximately 19,000 square feet including a hotel lobby and café at the street level, and two additional levels comprised of 15 hotel rooms on each floor (30 rooms total).

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

Sincerely,



Kimberly Daul
Project Architect, Northworks Architects

02

APPLICATION



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Glenwood Hotel
Physical Address: 210-230 N. Glenwood St, Jackson, WY 83001
Lot, Subdivision: Lots 11-12, Blk. 1, Simpson PIDN: 22-41-16-28-4-07-011,
22-41-16-28-4-07-010

PROPERTY OWNER.

Name: Pine Tree Corporation Phone: _____
Mailing Address: PO Box 1677, Jackson, WY 83001 ZIP: _____
E-mail: sdarwiche@hoteljackson.com

APPLICANT/AGENT.

Name: Northworks Architects & Planners, LLC Phone: 307-201-5324
Mailing Address: PO Box 4207, Jackson, WY ZIP: 83001
E-mail: kdaul@nwks.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

☒ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P23-224 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.

Kimberly Daul
Signature of Property Owner or Authorized Applicant/Agent
Kimberly Daul
Name Printed

01/08/2023
Date
Project Architect
Title

03

LETTER OF AUTHORIZATION



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: Sadele Darwiche Title: officer

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

Address of Premises: 210-230 N Glenwood St, Jackson WY 83001

Legal Description: Lots 11 & 12, Block 1, Simpson

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Northworks Architects and Planners, LLC

Mailing address of Applicant/agent: PO Box 4027, Jackson, WY 83001

Email address of Applicant/agent: ajanak@nwks.com

Phone Number of Applicant/agent: 307-201-5324

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) Pre-Application Conference

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 _____
officer

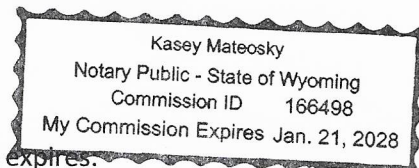
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Kasey Mateosky this 5th day of Dec 2023. WITNESS my hand and official seal.

Notary Public

My commission expires.



Jan 21, 2028

04

PROJECT NARRATIVE,
PRE-APP RESPONSES
& NEIGHBORHOOD
MEETING NOTES

NORTHWORKS

PROJECT NARRATIVE

OVERVIEW

The proposed project is located at 210-230 N. Glenwood Street, one block north of St. John's Episcopal Church and west of the Anvil Hotel. For purposes of this application, we are referring to the project as "Glenwood Hotel". The hotel will contain a ground floor lobby café space, parking at grade and in the basement, and two stories of hotel rooms.

EXISTING SITE

The site consists of two lots at the corner of N. Glenwood St. and W. Gill Ave (Lots 11 & 12, Blk. 1). An existing chiropractor office building at the northwest corner of the site will be demolished.

PROGRAM

The project will be a total of approximately 38,000 gross square feet (including basement parking) and 3 stories tall. The first floor will include a lobby reception area and café/lounge space, along with back of house spaces and parking accessed from the alley. A ramp down to the basement parking will be accessed from N. Glenwood St. The second and third floors each contain 15 hotel rooms (a total of 30 keys), all of which have access to a private balcony. A small rooftop terrace is set back from the street and is open only to hotel guests.

The building will have a total FAR area of 19,152 square feet; 8,000 square feet will be transferred to this project in addition to the by-right 11,152 square feet allowed by the LDRs with the lodging overlay.

The project meets the town's landscape requirements via the inclusion of planted areas along all 4 sides of the building. Along Glenwood St. and Gill Ave, a series of raised planters enliven the streetscape. Along the alley and north yard, planted areas will also include the required planting units.

On-Site parking is located partially at grade, fully shielded from view from the street, and accessed via an alley at the rear of the building. Basement parking is accessed via Glenwood St. at the northwest corner of the site. Garage doors shield both entrances from view. The project proposes a total of 7 street spaces and 26 on-site spaces.

CONCLUSION

This Sketch Plan application complies with the Town of Jackson Land Development Regulations, Design Guidelines, and applicable provisions of the Jackson/Teton County Comprehensive Plan.

PRE-APP RESPONSES

General Discussion Notes/Comments from meeting:

1. **LDR vesting** – Project is vested under the current LDRs at time of determination of sufficiency of sketch plan submittal.
 - Noted.
2. **Summary of LDR Compliance** – Please include summary table of how project complies with the CR-2 zone including form-based standards like Building Frontage Options (LDR Sec. 2.2.1.D). Staff notes the project is not limited to “Lodging Frontage” as any use allowed in the applicable zoning district is allowed in any building frontage type, provided the use meets all other zoning and building code requirements. Compliance table should include dimension or calculation for how each standard is met as opposed to a “yes” noting apparent compliance.
 - Summary of LDR Compliance is included in the application.
3. **Response to Findings of Approval** – Include specific responses to each of the required Sketch Plan findings of approval listed in LDR Sec. 8.3.2.C
 - Responses to Findings of Approval is included in the application.
4. **Transfer of housing credits and development rights** – Sketch plan submittal shall include detailed housing mitigation plan describing existing credits on site, unit requirement of proposed development, and how the project plans to meet any housing unit requirement (ex: provision of units onsite or transfer of credits from a historic register property). Please reference LDR Sec. 6.3.5 - Method for Providing Required Affordable Workforce Housing and Sec. 5.9.6.C.5 – Incentives for Historic Preservation (Workforce Housing). Staff notes that final recordation of TDR deed restrictions (for FAR) have not yet been finalized/recorded and will be required as a condition of approval if the recording has not occurred prior to Town Council review. Similarly, if applicant plans to utilize a housing mitigation credit transfer from Historic Register property, restrictions have not yet been recorded. These restrictions will also be required as a condition of approval if the recording has not occurred prior to Town Council review.
 - Housing Mitigation Plan is included in the application.
5. **3rd Story setback and encroachments into** – Planning Director confirmed the design as currently shown does not meet required 10’ setback at 3rd floor or 3’ allowed encroachment into said setback (northwest corner). Additionally, it is not the purview of the DRC committee to address, review, or approve LDR compliance as their review is limited to the Town’s Design Guidelines. Revise design prior to DRC and Sketch Plan submittal. See LDR Sec. 9.4.1 for rules of measurement pertaining to setback.
 - As shown on plans A1.03, A1.50, A1.51 and A2.00, the structure has been revised to meet the 3rd floor setback requirements.
6. **Roof top mechanical room** - The proposed rooftop mechanical room exceeds allowed building height and is not included in height allowance for elements used exclusively for elevator or stairway access to a roof. Revise design prior to DRC and Sketch Plan submittal.
 - As shown on plans A0.00, A1.50 & A1.51, the rooftop mechanical room has been removed.
7. **Roof height / deck / guardrail / pergola / deck furniture**
Current LDRS - Proposed design does not comply to current LDR height maximums. Under the current LDRs, structures used exclusively for elevator or stairway access to a roof may exceed the maximum allowable building height, provided they do not exceed the maximum height by more than ten feet, do not occupy more than 20 percent of the roof area, and are not visible from ground level view from a contiguous street (not limited to a right angle to the feature but all along the continuing street). Elements such as railings, furniture, hot tub, pergola structure may not exceed the max building height under current LDRs. The stair/elevator access components will need to be revised to meet the height allowance prior to DRC and Sketch Plan submittal.

NORTHWORKS

Pending LDR Updates - However, it appears the applicant can benefit from pending LDR updates that address some of the proposed rooftop elements. Under proposed updates currently under review by Town Council, some elements other than stair/elevator access will also be allowed to exceed the building height under certain conditions. This proposed text, an addition to current LDR Sec. 9.4.9.C

- As shown on plans A1.00, A1.50, A1.51, A2.00 and A2.01, the pergola rooftop structure and mechanical room have been removed. The rooftop stair/elevator overrun has been adjusted to not exceed 10' in height. A note has been added to indicate the hot tub is recessed into the roof structure. Lastly, a transparent guardrail has been added along the rooftop deck extents in lieu of planter boxes.
- The project prefers to pursue the Pending LDRs over the Current LDRs so that set-back transparent rooftop railings can extend above the maximum height.

8. **Pending LDR updates** (Town Council 3rd reading tentative 2/26)

Raised planter beds – “structural elements” including raised planter beds can count towards LSR

Bicycle parking - Conventional lodging would require 1 bike parking space per 11 lodging units with Short-term bike parking / long-term bike parking split 50/50.

Rooftop deck/furniture/railing (see notes above)

- Noted.

9. **Loading Requirement.** Demonstrate sufficient off-street loading facilities are provided for hotel operations/deliveries etc. The requirements of 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

- As shown on plan A1.01, a dedicated loading spot on Glenwood has been added. That street parking spot is the closest to an ADA compliant ramp that leads to the lobby entrance. Adjacent to the ramp, there is a single door entrance to the rear parking area that has direct access to the back of house spaces. Furthermore, there is an access door located in the alley adjacent to the parking entrance. This also leads to the back of house delivery and package storage spaces.

10. **Designated 15min On-street space** - Review of designated “guest check in” on-street vehicle parking space. Include a detail of this request within your sketch plan and development plan submittals. Include number of requested spaces, location of spaces along Glenwood or Gill, and suggested timeline for stall turnover such as 15min. Staff will present this to Council alongside your sketch/development plan requests.

- As shown on plan A1.00 & A1.01, one street parking spot on Glenwood has been designated to be a 15 min loading spot.

11. **EVSE charging** – Lodging requires 30% of spaces to be EVSE capable and 5% to be EVSE installed. Capable means capacity is available at site and conduit present.

- As shown on plan A1.01, two EVSE-installed charging spaces have been added (5% of 33 total parking spaces = 1.65 spaces EV spaces). A minimum of 10 spaces (30%) will be EVSE capable. Thus, 8 in addition to the existing 2 spaces.

12. **Partial Vacation** – This item may be reviewed and acknowledged by Council prior to issuance of building permit with applicant choosing to finalize recordation immediately before issuance of building permit. It is staff’s understanding that, in the event a partial vacation needs to be “undone”, applicant could record an affidavit with Town acknowledgement to void the partial vacation document.

- Noted.

Engineering Department Notes:

- Nelson Engineering will continue to develop site plans to show updated curb locations and a bulb-out at the corner of Glenwood & Gill.
- All other comments have been noted.

NORTHWORKS

CONSTRUCTION MANAGEMENT NARRATIVE

Once a General Contractor has been selected, the GC will carry out site management in multiple phases in accordance with the project site plans. The demolition phase will be contained by a fence and all construction activity shall occur on site. The excavation phase will involve off haul and coordination with Town of Jackson regarding right of way permits for sewer and utilities. If needed during the construction phase, the General Contractor will apply for a right of way use permit for a lane closure that will be occupied by a mobile crane.

The General Contractor will protect the pedestrian walkway with a 8' tall fence with screening. The construction barrier will extend the full length of the construction site and openings will be protected by gates that are controlled access points. The General Contractor will follow best practices for traffic control for all major deliveries. Construction parking will be self-enforced through staffing and signage.

The General Contractor will coordinate with the town to identify the properties and businesses most impacted by the construction information regarding schedule, traffic control, right of way use via site signage. The General contractor will conduct proactive neighbor outreach to ensure all neighbors impacted by the project are aware of the schedule, duration, and magnitude of the project.

NORTHWORKS

210-230 N Glenwood St. Neighborhood Meeting Summary

Meeting Location: 125 N Glenwood St.

Date: 1/29/2024

Time: 5:30-6:30pm

Katelyn,

The Neighborhood meeting for the 210-230 N Glenwood Hotel project was held in person at 125 N Glenwood on Monday, January 29th from 5:30-6:30pm. Ownership was represented by Sadek Darwiche and the design team was represented by Hal Hutchinson and Adam Janak. Project boards were displayed within the meeting space for neighbors to review and ask questions about the proposed project. Four neighbors attended the meeting and stayed for the duration of the meeting. All comments were very positive and supportive of the project. Negative comments were targeted towards the narrowing of the street and building a bulb-out at the corner of Glenwood and Gill. The neighbors suggested leaving the streets as they are today and painting the bulb-out rather than building a new bulb-out from concrete. The neighbors also recommended that employee housing be provided off-site if required. They had strong opinions that employee housing within a lodging project is not a quality option for an employee that also works on property. They emphasized that this should be considered for all commercial properties within the Town of Jackson.

Neighbors included:

Chris Koch: 230 N Glenwood

Serese Kudar: 260 N Cache

Michael Kudar: 260 N Cache

Diana Waycott: 285 N Cache

Attached are the sign-in sheet as well written comments that Serese Kudar, Michael Kudar and Diana Waycott provided. Chris Koch did not provide written comments but emphasized that he supported the project and how it will be a great benefit to this part of town.

Sincerely,

Adam Janak

NORTHWORKS

210-230 N Glenwood St. Neighborhood Meeting Sign-in Sheet

Meeting Location: 125 N Glenwood St.

Date: 1/29/2024

Time: 5:30-6:30pm

Project Synopsis:

The project will be a total of approximately 38,000 gross square feet (including basement parking) and 3 stories tall. The first floor will include a lobby reception area and café/lounge space, along with back of house spaces and parking accessed from the alley. The second and third floors each contain 15 hotel rooms (a total of 30 keys), all of which have access to a private balcony. A small rooftop terrace is set back from the street and is open only to hotel guests.

The building will have a total FAR area of 19,152 square feet; 8,000 square feet will be transferred to this project in addition to the by-right 11,152 square feet allowed by the CR-2 LDRs with the lodging overlay.

On-Site parking is located partially at grade, fully shielded from view from the street, and accessed via an alley at the rear of the building. Basement parking is accessed via N. Glenwood St. at the northwest corner of the site. Garage doors shield both entrances from view. The project proposes a total of 7 street spaces and 26 on-site spaces.

Name	Address	Email
CHRIS KACH	230 N GLENWOOD	CHRIS.KACH@CARTERSWOOD.COM
Sorese Kudak	260 N CACHE	sorese@theKudak.com
Michael KUDAK	260 N CACHE	michael.kudak@gmail.com
DIANA WAYCOTT	245 N CACHE	waycott4@gmail.com

185 E Hansen, Jackson, Wyoming 83001 p: 307.201.5324 www.nwks.com

NORTHWORKS

210-230 N Glenwood St. Neighborhood Meeting

Meeting Location: 125 N Glenwood St.

Date: 1/29/2024

Time: 5:30-6:30pm

Neighbor Name:

Comments: Supportive.

Curious and supportive - love the sustainable
size. Waycott

NORTHWORKS

210-230 N Glenwood St. Neighborhood Meeting

Meeting Location: 125 N Glenwood St.

Date: 1/29/2024

Time: 5:30-6:30pm

Neighbor Name: KUDAR, SERESE

Comments:

KUDAR, MICHAEL

WE SUPPORT THIS PROJECT - GOOD
FOR DOWNTOWN CORNER.

EFFICIENT, SOUND DESIGN

- NO NEED FOR BULBOUT
- NO BRAINWR, STRAIGHT FORWARD
LODGING PROJECT
- EXPEDITE PROCESSES
LETS GET THE TAX WORKING
- SWNER THAN LATER

05

LDR COMPLIANCE

NORTHWORKS

LDR COMPLIANCE

Lots 11 & 12, Blk. 1, Simpson
210 & 230 N Glenwood St
Jackson, Wyoming 83001

General	Source	Notes
Zoning district	Teton County GIS	ToJ – Commercial Residential-2 (CR-2)
PIDN	Teton County GIS	22-41-16-28-4-07-011 22-41-16-28-4-07-010
Gross Site Area (GSA)	Teton County GIS	.32 ac – 13,940 SF
LSR (Min)	TOJ LDR's section 2.2.12.B.1 (CR-2)	LSR = GSA x 10% 13,940 x 10% = 1,394 SF required
FAR (Max)	TOJ LDR's section 2.2.12.B.3 (CR-2)	GSA (0.46) sf + (0.34 Lodging Overlay) sf [13,940 (0.46) = 6,412 SF] + [13,940 (0.34) = 4,740 SF] = 11,152 SF (total by right)

2.2.12. CR-2: COMMERCIAL RESIDENTIAL-2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Requirement	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0'	Yes
Side interior (min.)	ToJ LDR Section 2.2.12. B.1	5'	5'	Yes
Rear (min.)	ToJ LDR Section 2.2.12. B.1	5' at corner lot	5'	Yes
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.12. B.1	10% of 13,940 SF = 1,394 SF	1,394 SF	Yes
Plant units (min.)	ToJ LDR Section 2.2.12. B.1	1/1,000 sf of landscape area	2	Yes
Parking lot (all uses)	ToJ LDR Section 2.2.12. B.1	1/12 parking spaces	3	Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.12. B.1	4'	n/a	n/a
Height in rear yard (max)	ToJ LDR Section 2.2.12. B.1	6'	6'	Yes
Setback from pedestrian frontage	ToJ LDR Section 2.2.12. B.1	1'	70' at transformer	Yes

NORTHWORKS

Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.12. B.1	0'	0'	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.12. B.1	30'	Set back 59'-1" from primary N. Glenwood St.	Yes
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.12. B.1	30'	n/a	n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.12. B.1	0'	Set back 28'-8" from secondary W. Gill Ave.	Yes
Access				
Curb cut width (max)	ToJ LDR Section 2.2.12. B.1	24'	20'-4"	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range % of lot width (min.) - Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	70% min. 30' min.	1st Floor: 99'-0" of 99'-9" lot width = 90% 2nd Floor: 78'-2" of 99'-9" lot width = 78% Outer building structure is aligned with corner along entire street length	Yes, see A1.01 & A1.02.
Width of ground and 2 nd story in secondary street setback range % of lot width (min.) - Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	35% min. 30' min.	1st Floor: 128'-8" of 139'-10" lot width = 92% 2nd Floor: 128'-8" of 139'-10" lot width = 92% Outer building structure is aligned with corner along entire street length	Yes, see A1.01 & A1.02.
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch <5/12 <i>Exceptions</i>	ToJ LDR Section 2.2.12. B.2 9.4.9.C	42' 10' over max. roof height	42' Stair has 10' overrun. Elevator has 10' overrun.	Yes Yes
Stories (max)	ToJ LDR Section 2.2.12. B.2	3 stories	3 stories	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.12. B.2	2 stories or 24' min.	3 stories	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or façade over 30' (min.)	ToJ LDR Section 2.2.12. B.2	10' min.	10' min.	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.12. B.2	60% max.	Primary: 52'-9" + 1'-2" = 53'-11" total encroaching / 89'-11" bldg. width = 60%	Yes

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			Secondary: 43'-8" + 29'-6" = 73'-2" total encroaching / 128'-8" bldg. width = 56%	
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.12. B.2	.46 + .34 for Lodging = .80 Total	11,152 SF total by right	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.12. B.2		n/a	n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.12. B.2	2:1	n/a	n/a
3. Form Standards				
Pedestrian Frontage				
Trees in grates	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.C.2	40' max. spacing	Yes
Building Frontage				
Lodging	ToJ LDR Section 2.2.12. B.3 2.2.1.D.5	Story heights: Ground story: 12' min Upper story: 7'-6" min Ground floor elev: 0'-5' Transparency: (min) Ground story, prim: 40% Ground story, sec: 20% Upper stories: 20% Blank Wall Area: Primary: 35' max. Secondary: 50' max. Pedestrian Access: Primary entrance: Req Entrancing spacing: n/a	Story heights: 12'-8" 9'-1" 0' to 2'-6" Transparency: (min) 44% 74% 20% min. Blank Wall Area: 22' 13' Pedestrian Access: Entries on both streets n/a	Yes, see A2.00
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.1	Yes	Yes, see A0.00 and A1.01
Surface parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.2.	n/a	n/a
Tuck-under parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.4	n/a	n/a
Enclosed parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.3.	Yes	Yes, see A1.01
Structured parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.5.	n/a	Yes
Underground parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.6.	Yes	Yes, see A1.00
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.12. B.4	20'		Yes

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Flat Creek north of Hansen	ToJ LDR Section 2.2.12. B.4	25'		Yes
Flat Creek south of Hansen	ToJ LDR Section 2.2.12. B.4	50'		Yes
Wetland	ToJ LDR Section 2.2.12. B.4	30'		Yes
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.12. B.4	15'		Yes
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.12. B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.12. B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.12. B.5	3		Yes
Lumens per site (max)	ToJ LDR Section 2.2.12. B.5			Yes
All fixtures		100,000		Yes
Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.12. B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.12. B.7	3 per business per frontage		Yes
Background color	ToJ LDR Section 2.2.12. B.7	No white or yellow		Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.12. B.7	3 sf per linear ft of street façade width up to 150 sf		Yes
Penalty	ToJ LDR Section 2.2.12. B.7	10% per projecting and freestanding sign		Yes
Sign Type Standards				
Canopy Sign Clearance (min) Setback (min)	ToJ LDR Section 2.2.12. B.7	7'6" from average grade 18" from back of curb		Yes
Projecting sign Height (max) Clearance (min) Setback (min)	ToJ LDR Section 2.2.12. B.7	24' above grade 7'-6" from average grade 18" from back of curb		Yes
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.12. B.8			Yes
Stormwater Management (sec.5.7.4.)				

NORTHWORKS

No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.12. B.8			Yes
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9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>13,800 sf	X	X	X	X		Sec.5.7.1.	n/a
Sign					X	Sec.5.7.1.	n/a

2.2.12.C - 1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	n/a	n/a	0.75/room	0.102*bedrooms
Short-term Rental (6.1.5.C)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <500 sf; otherwise 1.5/DU	0.102*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247*sف
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	3.37/1,000 sf	0.000216*sف
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000216*sف
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	0.000599*sف

Div. 6.2 – Parking and Loading Standards

The proposed project will provide a mix of lodging and commercial uses and provide parking in accordance with parking standards of the CR-2 Zone, Division 6.2. Parking and Loading Standards.

Table 1. Required and Proposed Parking

2.2.12.C - Required Parking					Proposed Parking			
Use	Requirement	Area (SF)	# of Units	Spaces Required	Proposed On-Site	Proposed On Street	Fee-in-Lieu	Total Proposed
Lodging								26
Conventional	0.75/room	-	30	22.5	26	-	-	26
Commercial								7
Restaurant	1/73 SF of dining area	500	-	6.8	-	7	0	7
Bar	1/40 SF of bar area	139	-	3.5	-	-	-	0
TOTAL								33

Required EVSE Parking					Proposed Bicycle Parking			
EVSE Installed	5% of spaces	-	-	1.7	-	-	-	2
EVSE-Capable	30% of spaces	-	-	9.9	-	-	-	10

6.2.2.D - Required Bicycle Parking					Proposed Bicycle Parking			
Bicycle Parking	1/11 vehicle spaces	-	-	3.0	-	-	-	3

6.2.5.C - Required Snow Storage					Proposed Snow Storage			
Snow Storage	2.5% of parking SF	532	-	13.3 SF				Complies

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A total of 9 ground floor parking spaces and 17 basement spaces results in a total of 26 provided on-site. This includes 2 accessible spaces. An additional 7 street spaces are provided.

Bicycle Parking

Fixed bicycle parking is proposed in the ground floor parking garage.

Snow Storage

Snow storage for the uncovered parking aisles will occur at the adjacent planting strips.

Loading & Deliveries

Loading for deliveries will occur primarily off the alley through a deliveries door that leads to a back-of-house storage room. There is also access to the back-of-house spaces and parking garage through a hallway at Glenwood Street.

Trash Removal

Trash pickup can occur at the alley. Trash containers can be rolled out from their screened enclosure into the nearby alley.

Town of Jackson Design Guidelines

A. Public Space

Use – The Glenwood Hotel incorporates usable public space at its attractive pedestrian frontages with planters along Gill Ave and Glenwood St. In adherence with the Town of Jackson Land Development Regulations (TOJ LDRs), the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into the hotel lobby café. The design of the building, particularly at the street level will support the future desired characteristics of the district noted as: "active uses, such as retail and service, are encouraged on the ground level, often with lodging, residential, or office on the upper floors."

Location – The corner lobby entry at Gill Ave. and Glenwood St. provides a seasonally adaptable and protected entry into the building. A buffer of planters, steps, and ramps separate it from the sidewalk, but glass walls and a canopy overhead invite people into the space.

Connections – By providing a vibrant lodging use with a lobby café/bar at ground level, the Glenwood Hotel will activate the neighborhood and become a lively pedestrian frontage.

Scale & Variety – The massing of the building is appropriately sized to provide a comfortable pedestrian experience.

Screening – The design will use street trees along the street frontages to screen pedestrians from the street. Parking will be enclosed and screened from view at the alley and northwest ramp entrance.

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B. Composition

The design uses material changes and massing elements to create visual interest at the scale of the pedestrian and of the neighborhood at large. The scale of the building is appropriate for its context. Furthermore, its entry canopy and reasonable floor heights create a welcoming entry sequence for pedestrians.

C. Massing

Mass & Height – The building mass and height are calibrated to the human scale. The design utilizes recessed entries, changes in building height, floor level changes, and lowered entry canopies to give the building a human scale. The proposed building adheres to the height standards outlined by the TOJ LDRs – reinforcing a sense of appropriate scale within the existing neighborhood context and benefiting the pedestrian experience.

Additive & Subtractive Massing – The building’s gridded façade uses additive and subtractive massing to create depth and interest along each facade.

Volume Complexity – The building volume avoids reading as monolithic due to the “carved away” nature of the second and third floors, where the grid structure steps back to reduce the building’s bulk.

Roofs – The building will have flat roofs that will drain snow and rain internally.

D. Street Wall

The design of the building provides an attractive street wall along Gill Ave and Glenwood St. The articulation of the structural grid along the façade creates a rhythm of solid walls and glazed openings that create a visually interesting streetscape experience.

E. Materials

Application of Materials – The application of each building material serves to define certain building elements as unique spaces or components of the program while creating an attractive façade that has an overall sense of unity.

Material Selection – The primary material palette for the building includes heavy timber, prefinished wood siding, and dark metal accents. The materials are in harmony with other building materials used on nearby buildings and throughout downtown Jackson.

06

RESPONSES TO FINDINGS FOR APPROVAL

RESPONSES TO FINDINGS FOR APPROVAL

The following findings for **Sketch Plan approval per LDR Section 8.3.2.C** can be made as follows:

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

Complies. The proposed project lies within District 2: Town Commercial Core, articulated in the Illustration of Our Vision chapter of the Comprehensive Plan and as further identified within Sub Area 2.3 Downtown. The proposed development plan will support and promote a vibrant mixed-use pedestrian friendly environment where Commercial Residential-2 (CR-2) Zoning provides predictable guidance for streetscapes, pedestrian frontages, building frontages and parking. The hotel will provide lodging capacity and employment opportunities. The project further allows realization of desired character-defining mix of building bulk and scale with a three-story building. Pedestrian sidewalk and streetscape characteristics are proposed to include landscape planters and enhance the pedestrian experience. On-site parking will be screened from the primary street view with loading off the rear alley.

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

Complies. The properties do not lie within either the NRO or SRO.

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;

Complies. The proposed project will not have significant impacts on public facilities and services. The proposed development will connect to Town water and sewer systems which exist in the adjacent streets and alley. The proposed development will provide 30 hotel rooms and a lobby café & bar. The single building design will consolidate sewer connections within the project to reduce connection points to the Town wastewater system. On-site parking will minimize traffic demands on the alley and on town and county roadways. New utility connections to the Town of Jackson services will be incorporated as part of this project. Impacts to schools and parks will be minimal. Impacts on police, fire and EMS facilities will not be significant as the proposed building design will improve on the current structures by providing fire sprinkler systems throughout the proposed building.

4. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan;

Complies. The development proposed in this project complies with Zone specific standards for Design Guidelines. As fully articulated within the details of this application, the proposed development of the subject property into the proposed lodging use with all relevant standards of the Land Development Regulations (LDRs) for the Commercial Residential 2 (CR-2) zone as they stand as the implementation, in regulatory form, of the stated vision and desires of the Jackson/Teton County Comprehensive Plan adopted November 2020. Further, the proposed project is consistent with other adopted Town Ordinances as included in The Municipal Code adopted by the Town Council through and including Ordinance No. 1319, dated June 21, 2022.

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

Complies. The subject property has not received any applicable development permits or approvals related to the proposed physical development.

07

HOUSING MITIGATION PLAN



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

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

Applicability (LDR 6.3.6.A.3.a)

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

2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. Housing credits are from pre-existing development as described in the attached narrative.

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

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒
If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

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

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

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

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

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

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

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

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

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

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

Method for Providing Required Housing (LDR 6.3.5):

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

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

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

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

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

Glenwood Hotel Housing Mitigation Plan:

Pre-Existing Development:

Based on LDR Division 6.3.2.A, development that was existed on 12/18/1995 or a building or use that was legally established since that date is credited against current Affordable Workforce Housing Standards. This includes the uses that generated the highest affordable housing requirement since the establishment of a development or use. This credit offsets the Affordable Workforce Housing Requirement of a new development.

The 210 N Glenwood property is currently vacant, and no housing credits are associated with that site. The 230 N Glenwood property contains an existing structure, originally built in 1923 as a single family dwelling. Since at least 1995, the existing structure contained office uses and a residential use. Currently, the existing building contains an office use (chiropractors office). This use includes the following floor area: are distributed within the building as follows:

- **First Floor Office Use Floor Area:** 919 s.f.
- **Second Floor Office Use Floor Area:** 232 s.f.
- **Total Office Use Floor Area:** 1,151 s.f.

Based on the above the total preexisting housing “credit” is as follows:

- Office Use: .000247 Units/s.f. = .284 Units
- **Total Credit:** .284 Units

Proposed Development:

The proposed development includes a total FAR of 19,152 s.f. of Floor Area. Included in this floor area are 15 individual conventional lodging units and the overall floor area also includes lobby and cafe/lounge space that is ancillary to the principal Conventional Lodging Use. Therefore, the overall use that is subject the Affordable Workforce Housing Requirements is based on the number of conventional Lodging Units proposed by the project and is calculated as follows:

- Conventional Lodging Units: 30 Units

Based on the above the total Affordable Workforce Requirement for the new development is as follows:

- Conventional Lodging: .102 Units/Room (.204 x 30) = 1.532 Units
- **Total Requirement:** 3.064 Units

Total Credit Less Housing “Credit”:

This is simply the total housing requirement less the total housing “credit” as follows:

Total Requirement (3.064 Units) - Total Credit (.284) = **2.780 Units Required to be provided**

Method for Providing Housing:

Based on the Town of Jackson Affordable Housing Calculator suggests that the mitigation for 1.248 units be provided in the following amounts:

- One 1-Bedroom Unit deed restricted at a rate affordable for persons up to 120% median income.
- One 2-bedroom Unit deed restricted at a rate affordable for persons up to 50% median income
- Fee in Lieu for the remaining .780 units totaling approximately \$212,000.

The application proposes to provide housing off site and via the utilization of housing credits. While the Town of Jackson affordable housing regulations state a preference to providing housing on-site, it is our position that an affordable housing unit within a Conventional Lodging use is less livable than providing the unit off site as long as the off-site unit(s) are close to commercial services and transportation infrastructure. In addition, the applicant has applied for, and received approval from the Town of Jackson to transfer housing mitigation credits of up to 8,000 s.f. from 81 S King Street to 210 and 230 N Glenwood Street (the property that is the subject of this application).

Based on the above, the applicant is proposing the following method for providing housing:

The applicant owns one 1-bedroom unit located at 140 W Broadway Avenue. The applicant proposes to deed restrict the existing 1-bedroom unit at a rate affordable for persons up to 120% median income. The remaining housing mitigation requirement will be paid through the utilization of all or a portion of 8,000 s.f. of affordable housing mitigation credit which will be transferred from 81 S King Street to 210 and 230 N Glenwood prior to submittal of a Development Plan application for the Glenwood Hotel project.

Phasing Plan:

All required housing will be provided prior to issuance of a certificate of occupancy for the Glenwood Hotel.

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		1151	1	0.284
Existing Workforce Housing Credit					0.284

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1	450	30	3.064

Affordable Workforce Housing Required: 2.780 units

Fee-in-Lieu Amount: n/a

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

**Special Restrictions
for Affordable Condominium Rental Housing
Located at _____, Town of Jackson**

These Special Restrictions for Affordable Condominium Rental Housing ("Special Restrictions"), are made and entered into this day of _____, 20 , by the undersigned Owner ("Owner") the Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in the Town of Jackson, Wyoming, and more specifically described as follows:

A Condominium Subdivision within _____ Town of Jackson, Teton County Wyoming.

PIDN: _____ ("Residential Unit")

WHEREAS, as a condition of its approval for permit # _____ received _____ (Date) ("FDP Approval") Owner was required to provide and restrict as follows:

(hereinafter "Residential Unit").

The Income Ranges are different than the Income Ranges defined in the Jackson/Teton County Housing Department Rules and Regulations because the FDP approval was received before the update to the Housing Rules and Regulations. The Rules and Regulations are enforced by the Jackson/Teton County Affordable Housing Department, such Rules and Regulations are defined in Section 1 below;

WHEREAS, in accordance with the FDP Approval, the Residential Unit is intended to address the need for rental housing for employees in Teton County, Wyoming and therefore Owner agrees it will not be owner-occupied;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further

resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of FDP Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit ~~and Land~~ shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and shall be enforceable by Housing Department and Town of Jackson, Wyoming.

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the FDP Approval, and in further consideration of the foregoing Recitals, which are incorporated herein by this reference, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Residential Unit shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS.

References made herein to the "Rules and Regulations" are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with Town of Jackson, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPANCY AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Housing Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

- A. Qualified Household. The rental, use and occupancy of the Residential Unit shall be limited to a Qualified Household, as set forth below (“Qualified Household”):
1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business. A “local business” means a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and the business serves clients or customers who are physically located in Teton County, Wyoming.
 2. Income Restriction. The Qualified Household’s gross income shall fall between 0 – 80% of the median family income in Teton County, Wyoming, as determined by the current year’s published Federal Department of Housing & Urban Development median family income chart for Teton County, Wyoming (“Income Cap”).
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by Owner. Owner shall require each prospective renter of a Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Affordable Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including at a minimum, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. Each Residential Unit shall be occupied as the Qualified Household’s sole and exclusive primary residence, and each tenant of a Residential Unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a

Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for Residential Unit. Each Residential Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting the Residential Unit. If the Housing Department, upon review of supporting documentation determines that an occupant of the Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of the Residential Unit pursuant to Sections 4 & 5 below.

- B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of the Town of Jackson, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.
- C. No Owner Occupancy. Owner shall not reside in or occupy the Residential Unit. For purposes of this paragraph, if Owner is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.
- D. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- E. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household

proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.

- F. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- G. Rental Rate. The household size used to determine the median family income is based on one (1) person per bedroom. A studio Residential Unit's maximum rent will be fifteen percent (15%) less than the maximum rental rate for a one-bedroom Residential Unit. The maximum Rental Rate that may be charged for the Residential Unit is variable annually based on the Housing and Urban Development Department's Median Family Income standard for Teton County, Wyoming. The Housing Department will calculate the maximum Rental Rate every year for the Residential Unit after the Housing and Urban Development Department issues the Median Family Income for Teton County, Wyoming in the following manner: The maximum monthly rental rate for 0 – 80% Income range for 2018 is: \$34,475 (50% of 2018 median family income for one (1) person household) multiplied by thirty percent (30%) with the product divided by twelve (12) and multiplied by 85% for a Studio = \$733. The rent charged must include basic utilities (electric, gas, water, sewer) and trash removal. Notwithstanding the foregoing to the contrary, the rental rate charged by Owner may at any time be less than the maximum rent calculation.
- H. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- I. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year.
- J. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- K. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- L. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.

- M. Insurance. Owner shall keep the Residential Unit continuously insured against “all risks” of physical loss (not otherwise covered by a homeowner’s association insurance), for the full replacement value of the Residential Unit.
- N. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner’s association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- O. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each Owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of not less than two (2) years.
- P. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit ~~Complex~~ may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of the Residential Unit shall be subject to these Special Restrictions. Not less than ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, each of the following shall be considered a default (“Default”):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.

- B. A violation of any term of these Special Restrictions or any laws affecting the Residential Unit.
- C. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- D. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- E. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES.-Subject to the notice and cure provisions, if any, of the Housing Department Rules and Regulations, in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Revocation. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, revoke or seek revocation of the rights to use or occupy the Residential Unit.
- D. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the Town of Jackson, Wyoming that these Special Restrictions are no longer consistent with the Town of Jackson, Wyoming goals for affordable housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Residential Unit, with the written consent of Owner of the Residential Unit ~~Complex~~ and Town of Jackson, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and Town of Jackson. These Special Restrictions shall be prior and superior to any mortgage or lien interest encumbering the ~~Land and/or Residential Unit Complex~~.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

To Owner

Jackson, WY 83001

SECTION 9. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file

suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION. Owner shall indemnify, defend, and hold the Housing Department and the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for an Owner's breach of any provision of these Special Restrictions. Owner waives any and all such claims against the Housing Department and the Town of Jackson.

SECTION 15. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 16. GOVERNMENTAL IMMUNITY. Neither the Town of Jackson, JTCHA, nor the Housing Department waive governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Owner has executed this instrument on the _____ day of _____, 20____
(the "Effective Date").

OWNER:

Its:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing Special Restrictions for
Employee Housing was acknowledged before me by _____ as
_____ President of _____.

Witness my hand and official seal.

(Seal)

Notary Public

TOWN OF JACKSON:

Pete Muldoon, Mayor

ATTEST:

Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Stacy Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20 , the foregoing instrument was acknowledged before me by Stacy Stoker, as Housing Manager of the Jackson/The Town of Jackson Affordable Housing Department.

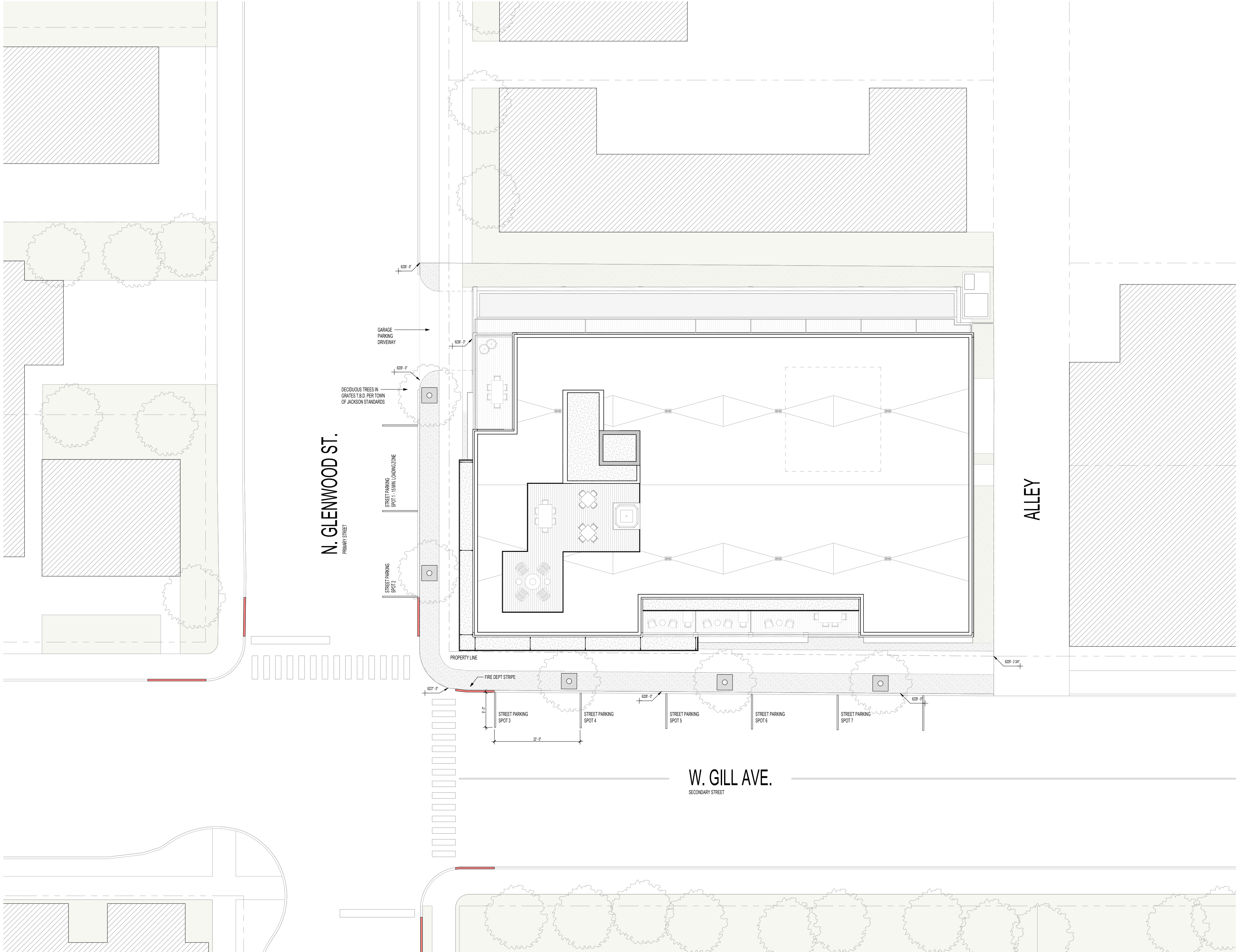
Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

08

ARCHITECTURAL DRAWINGS & RENDERS



1 ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"



NORTHWORKS

1012 N. Third Street
T 312.440.8600 F 312.440.8601 Chicago, Illinois 60642
www.nwks.com

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discrepancies shall be reported immediately to the Architect before proceeding.
Only signed dimensions should be used. Contractors and fabricators to verify
all dimensions on site prior to beginning work.

NO. ISSUED DATE ISSUED FOR

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIAL

PROJECT ADDRESS
ZIP CODE, STATE

2343 Project No.
Author Drawn By

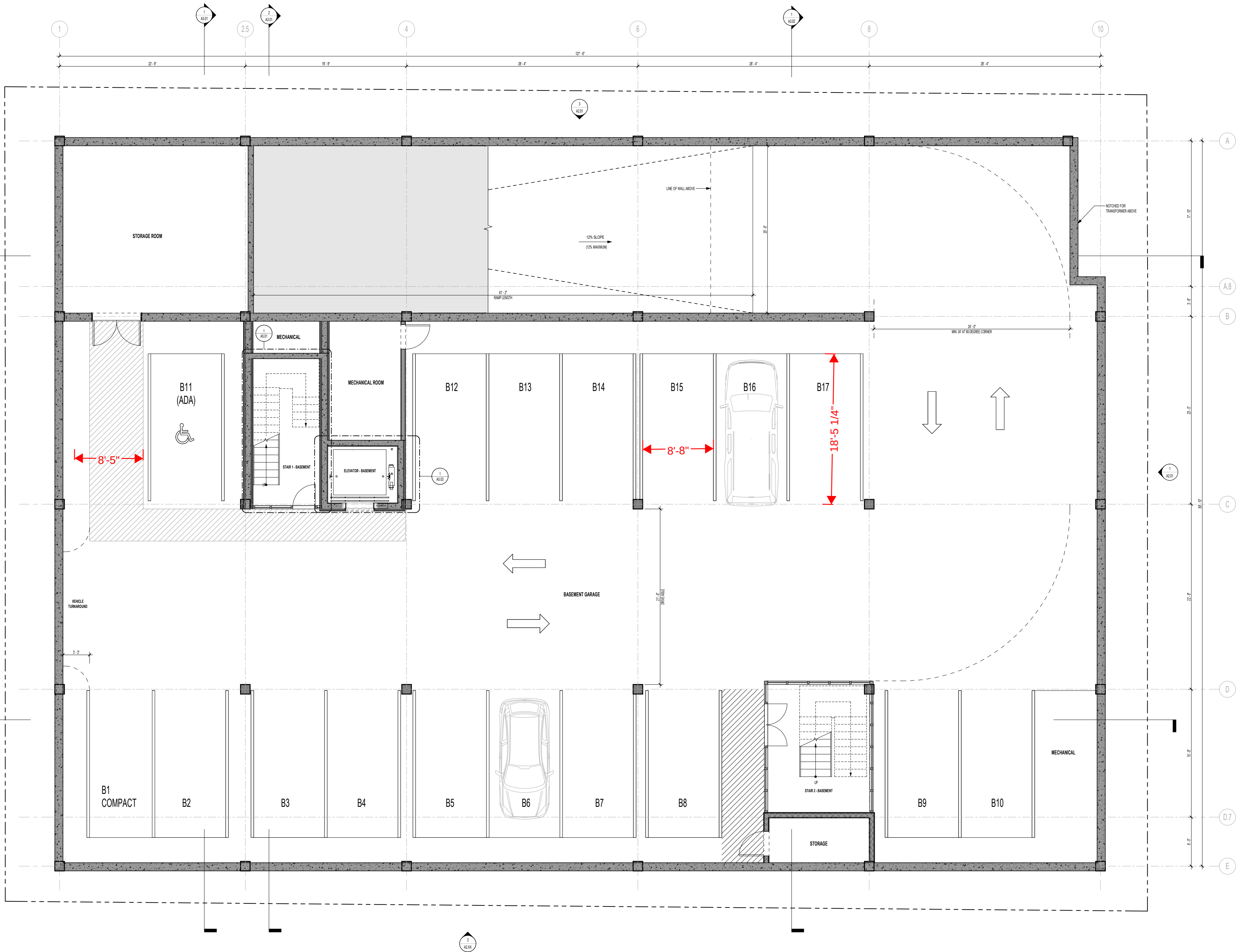
Checker Checked By

Discipline & Drawing Number

A0.00

Drawing Name
ARCHITECTURAL SITE PLAN

ISSUANCE



1 BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



NORTHWORKS

1512 N. Third Street Chicago, Illinois 60642
T 312.440.8600 F 312.440.8601 www.nwks.com

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NO. ISSUED DATE ISSUED FOR
1 xxxxxxxx REVISION 1

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIAL

PROJECT ADDRESS
ZIP CODE, STATE

2343 Project No.
Author Drawn By

Checker Checked By

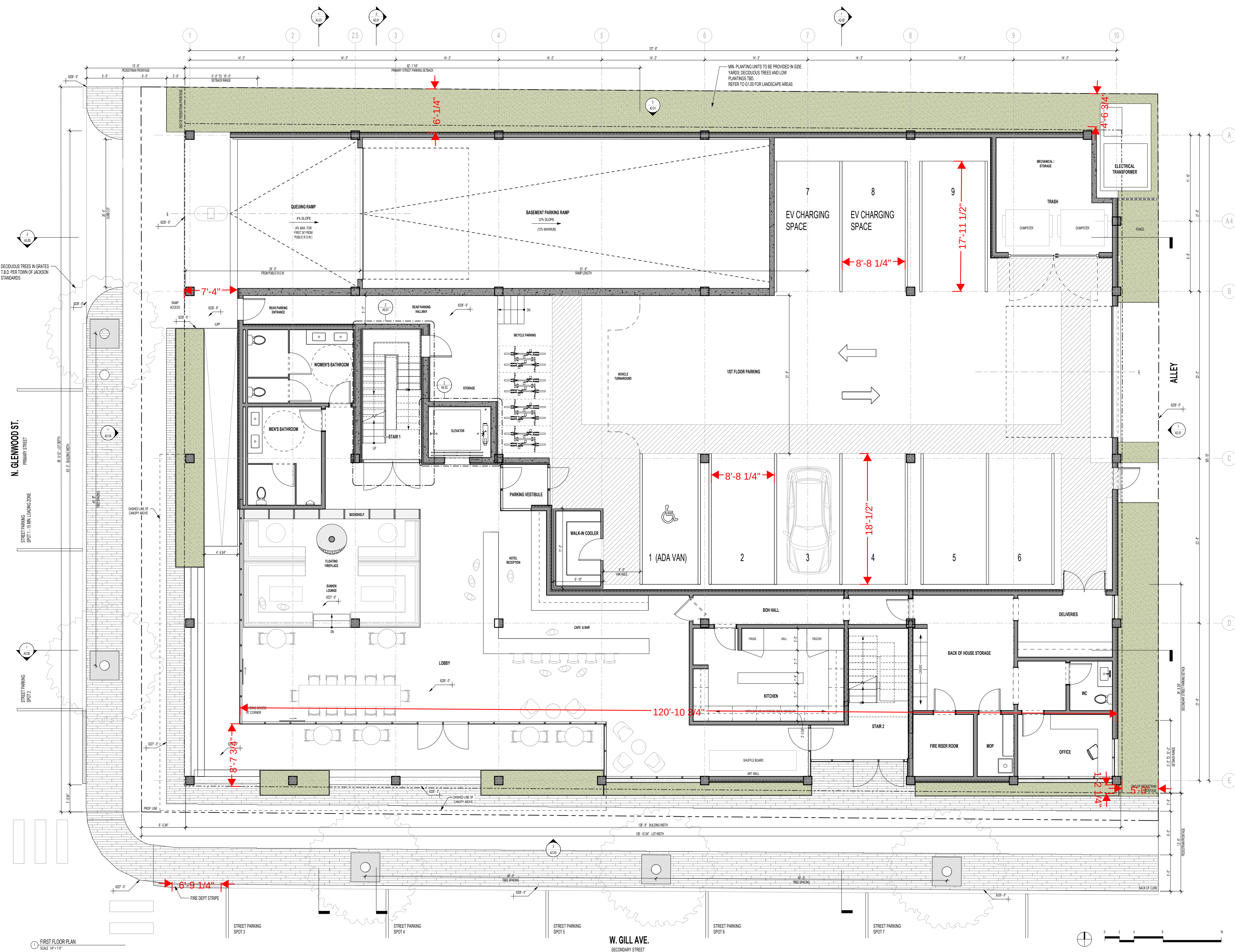
Discipline & Drawing Number

A1.00

Drawing Name

BASEMENT FLOOR PLAN

ISSUANCE SHEET



NO. ISSUED DATE ISSUED FOR

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIALPROJECT ADDRESS
ZIP CODE, STATE

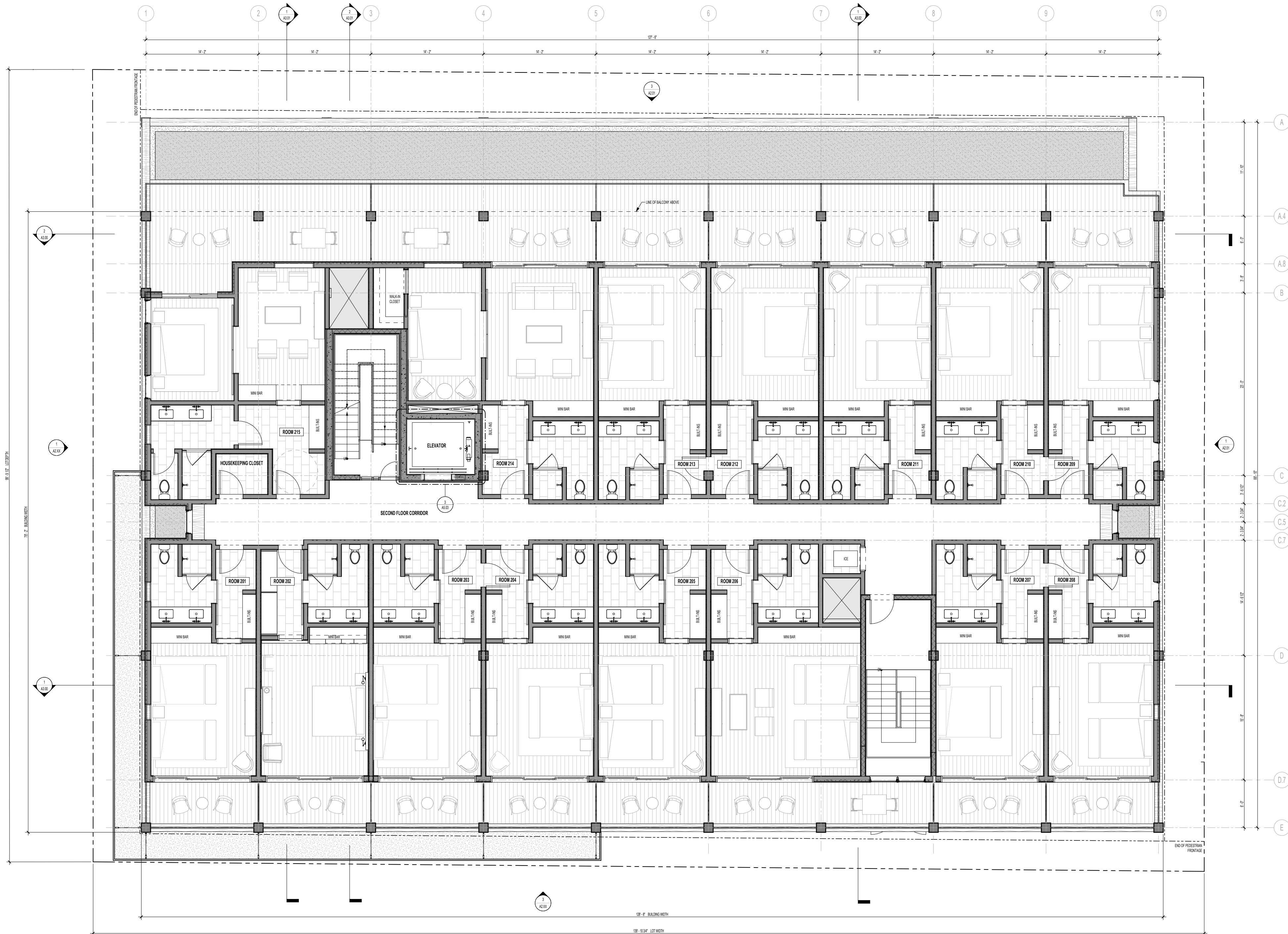
2343	Project No.
Author	Drawn By
Checker	Checked By

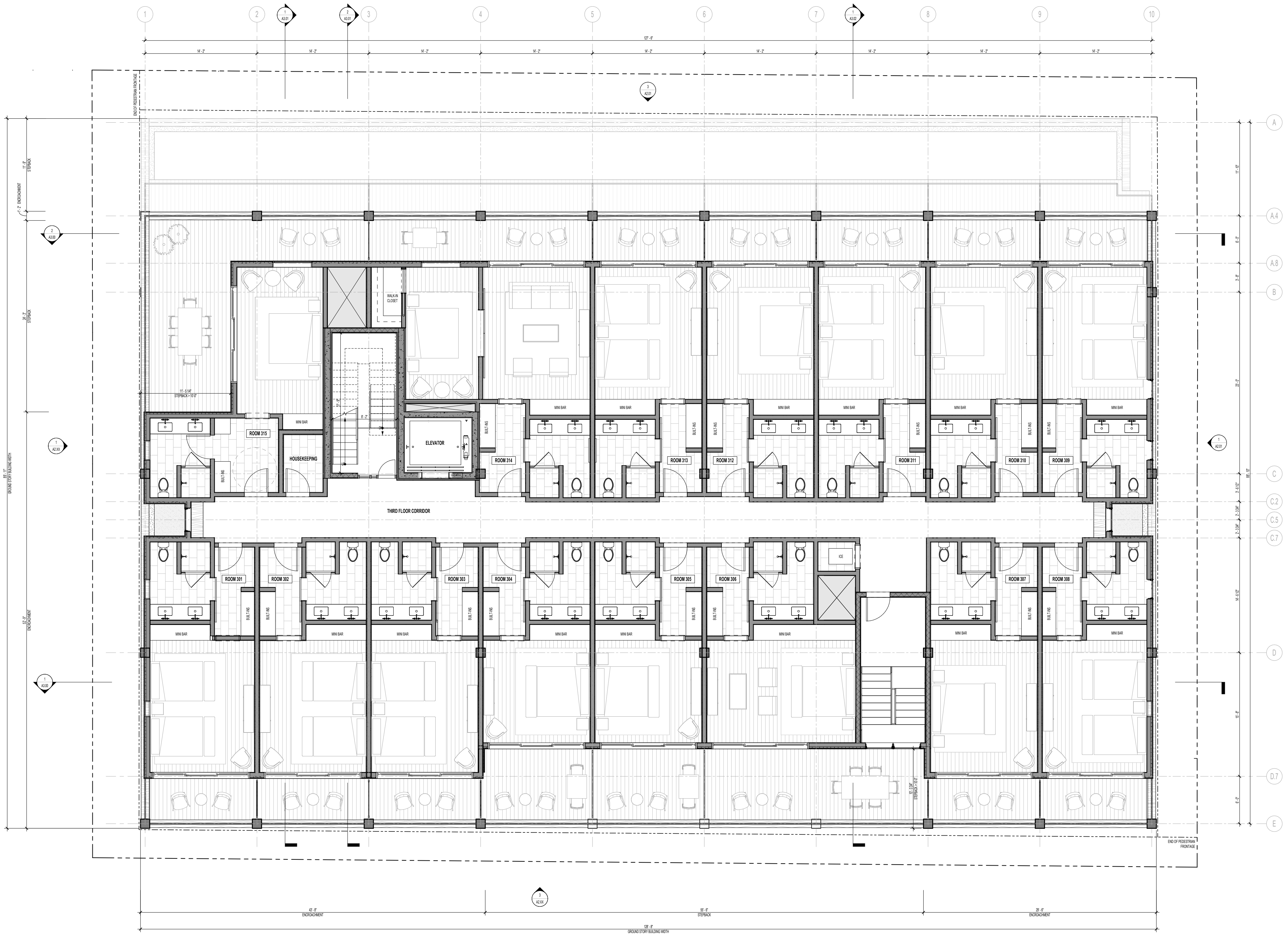
Discipline & Drawing Number

A1.02

Drawing Name

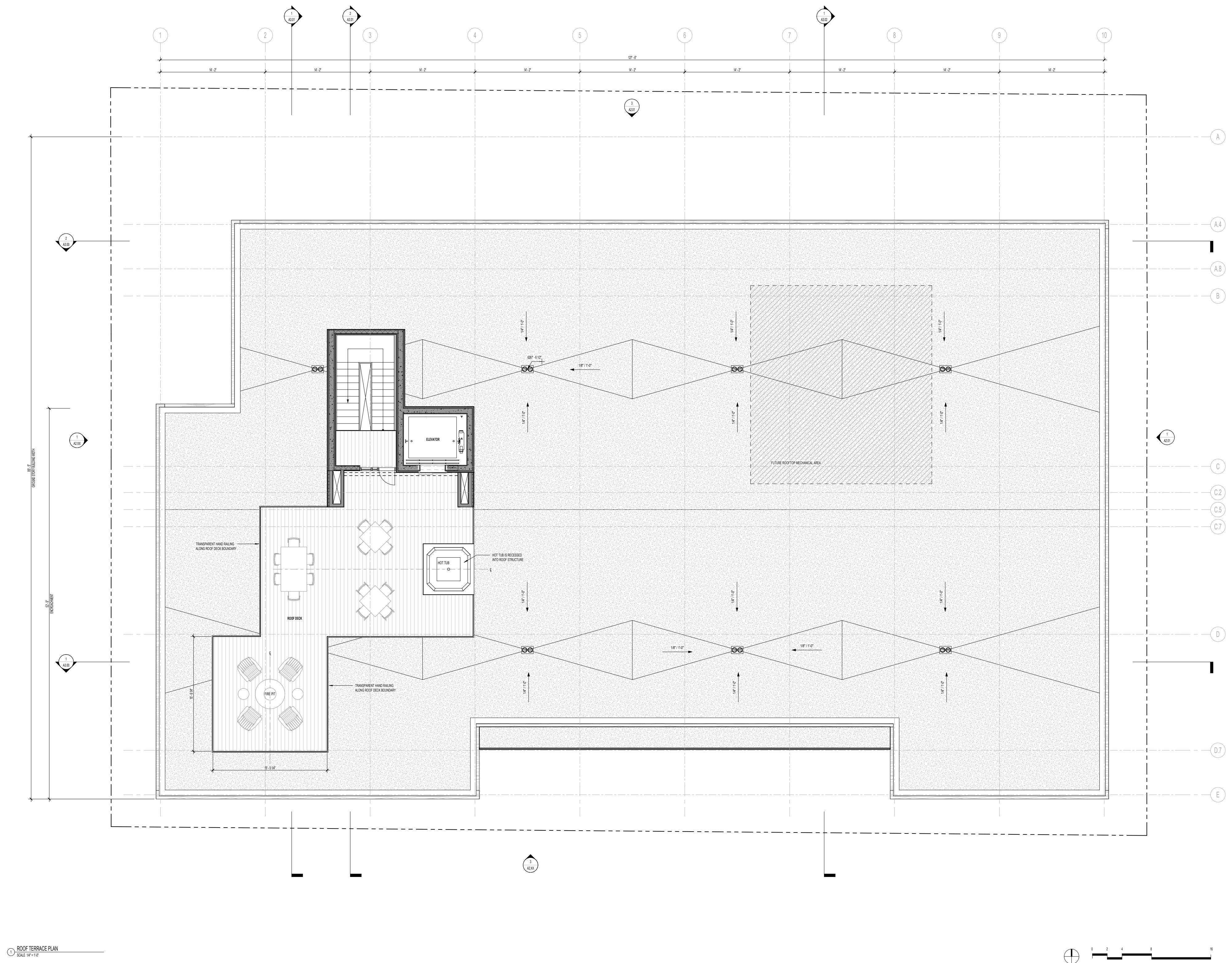
SECOND FLOOR PLAN





1 THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"





NO. ISSUED DATE ISSUED FOR

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIALPROJECT ADDRESS
ZIP CODE, STATE

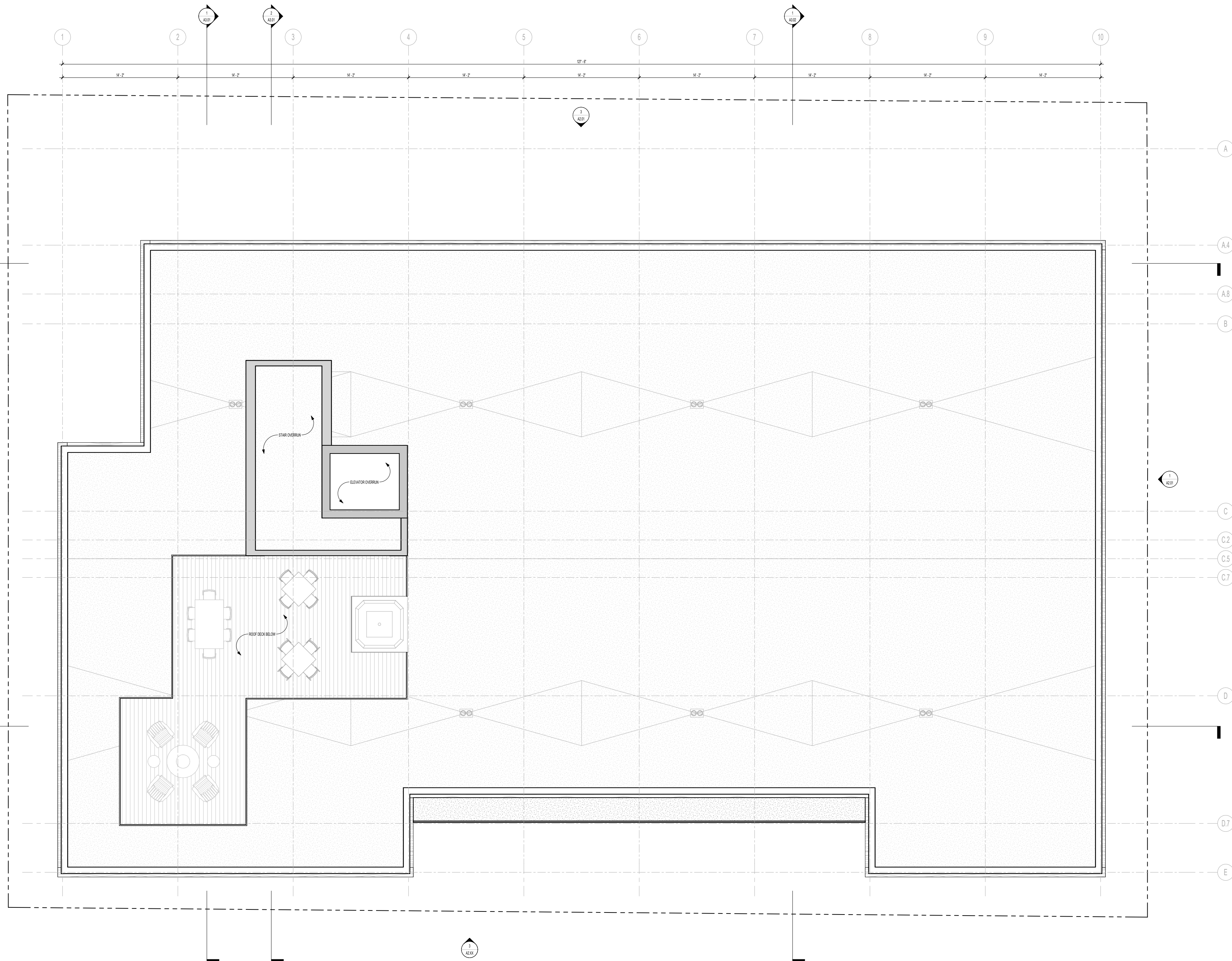
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

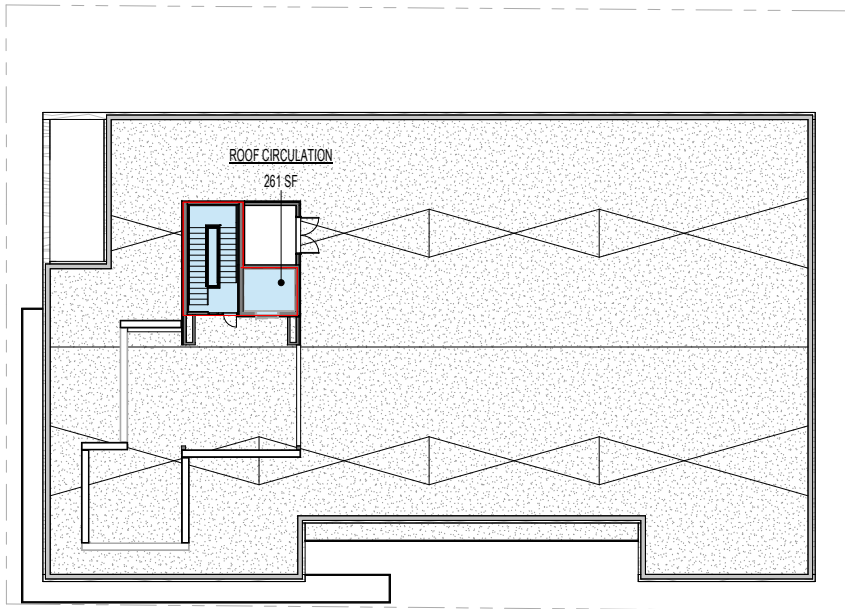
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Drawing Name

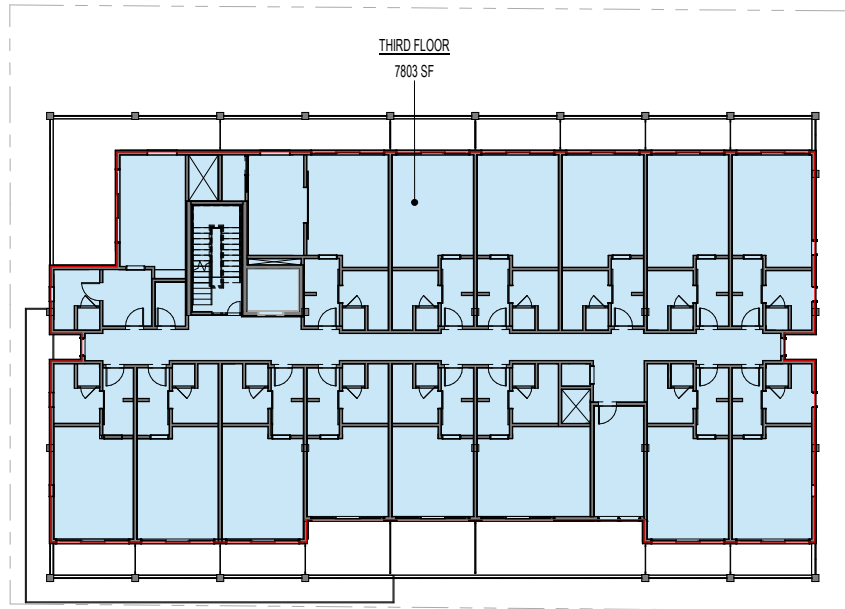
UPPER ROOF PLAN



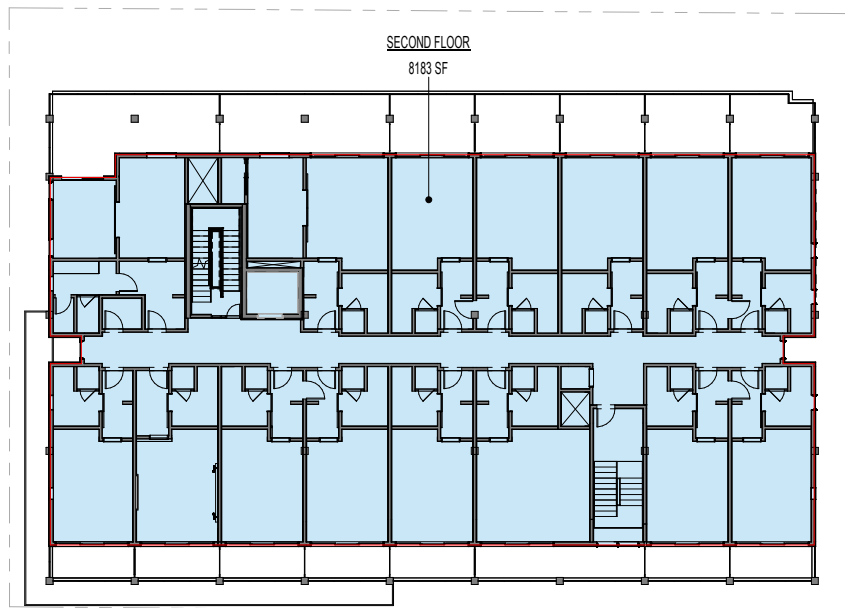
GROSS BLDG AREA	
LEVEL	AREA
ROOFTOP	1788 SF
1ST FLOOR F.F.	1026 SF
T.O. 2ND FLOOR	8183 SF
ROOFTOP	1788 SF
T.O. 3RD FLOOR	7803 SF
SUBFLOOR	1281 SF
T.O. ROOF STRUCT.	38715 SF



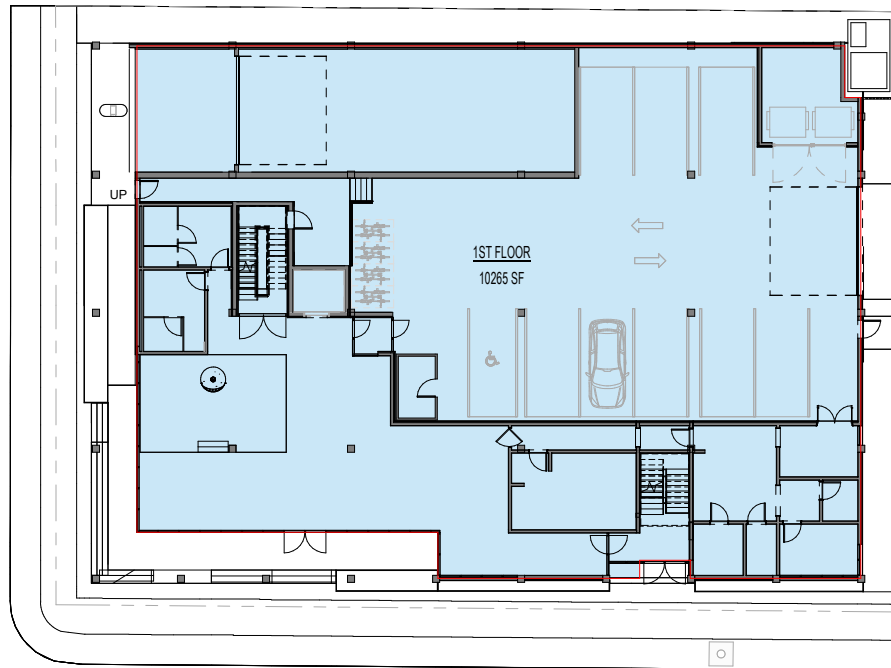
19 GROSS AREA - ROOF
SCALE 1/16" = 1'-0"



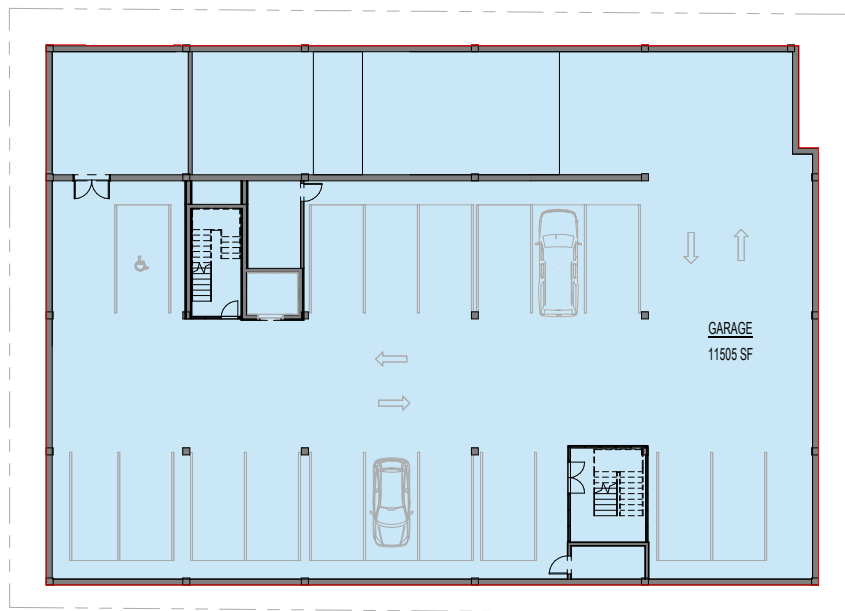
18 GROSS AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"



17 GROSS AREA - 2ND FLOOR
SCALE 1/16" = 1'-0"



16 GROSS AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"



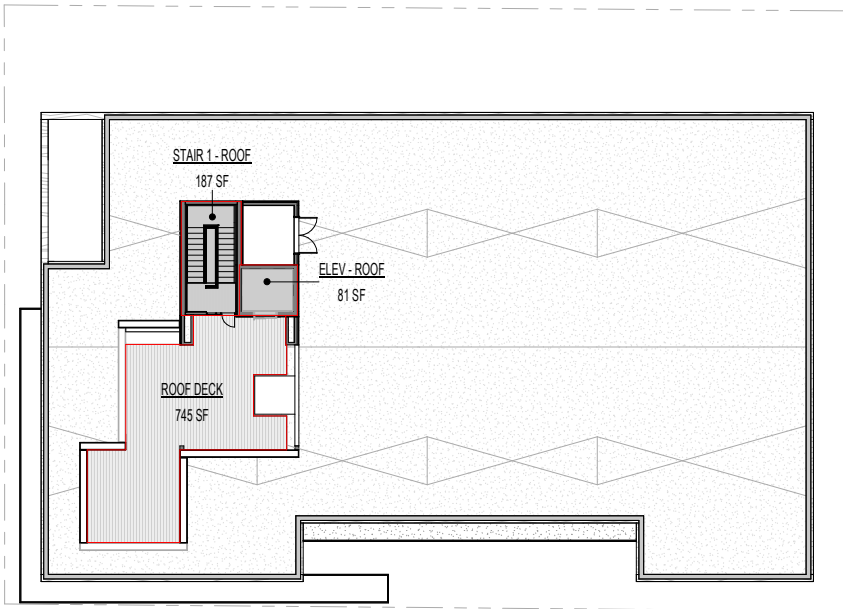
15 GROSS AREA - BASEMENT
SCALE 1/16" = 1'-0"

FAR Legend

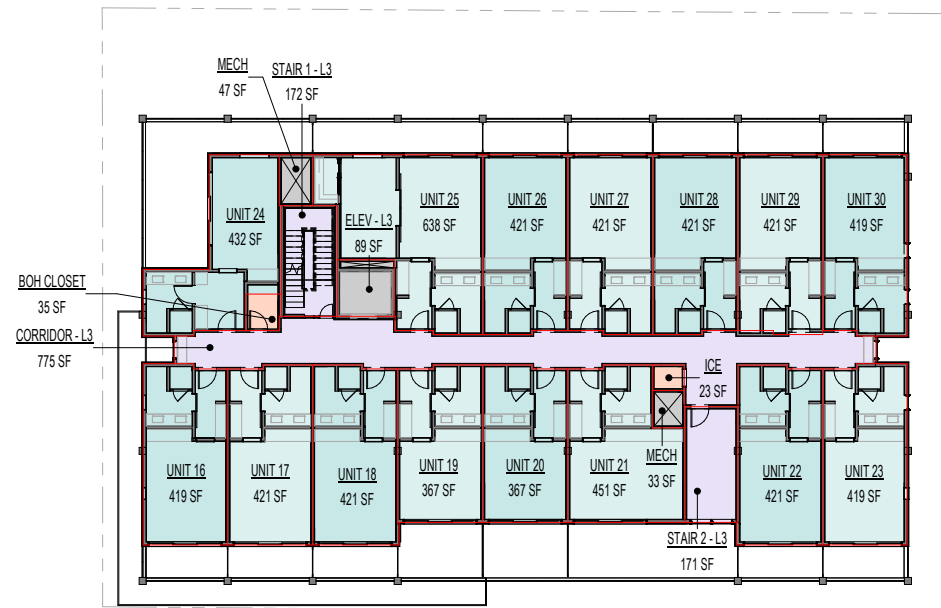
- AMENITY / LOBBY
- BACK OF HOUSE
- CIRCULATION
- HOTEL ROOM (EVEN)
- HOTEL ROOM (ODD)
- N/A

FAR AREA TOTALS		
NAME	FAR AREA TYPE	AREA
ROOF VESTIBULE	CIRCULATION	0 SF
1ST FLOOR F.F.		
LOBBY RESTAURANT	AMENITY / LOBBY	739 SF
LOBBY BAR	AMENITY / LOBBY	139 SF
HOTEL LOBBY	AMENITY / LOBBY	1139 SF
BATHROOMS	BACK OF HOUSE	341 SF
KITCHEN	BACK OF HOUSE	284 SF
BOH OFFICE	BACK OF HOUSE	636 SF
BOH CIRC.	BACK OF HOUSE	129 SF
STAIR 1-L1	CIRCULATION	187 SF
STAIR 2-L1	CIRCULATION	187 SF
REAR VESTIBULE	CIRCULATION	42 SF
ELEV-L1	CIRCULATION	87 SF
		3871 SF
T.O. 2ND FLOOR SUBFLOOR		
ICE	BACK OF HOUSE	13 SF
BOH CLOSET	BACK OF HOUSE	44 SF
CORRIDOR-L2	CIRCULATION	775 SF
UNIT 04	HOTEL ROOM (EVEN)	421 SF
UNIT 02	HOTEL ROOM (EVEN)	421 SF
UNIT 06	HOTEL ROOM (EVEN)	421 SF
UNIT 08	HOTEL ROOM (EVEN)	421 SF
UNIT 14	HOTEL ROOM (EVEN)	421 SF
UNIT 12	HOTEL ROOM (EVEN)	421 SF
UNIT 10	HOTEL ROOM (EVEN)	421 SF
UNIT 01	HOTEL ROOM (ODD)	419 SF
UNIT 03	HOTEL ROOM (ODD)	421 SF
UNIT 05	HOTEL ROOM (ODD)	421 SF
UNIT 07	HOTEL ROOM (ODD)	419 SF
UNIT 09	HOTEL ROOM (ODD)	421 SF
UNIT 11	HOTEL ROOM (ODD)	421 SF
UNIT 13	HOTEL ROOM (ODD)	421 SF
UNIT 15	HOTEL ROOM (ODD)	419 SF
UNIT 17	HOTEL ROOM (ODD)	421 SF
UNIT 19	HOTEL ROOM (ODD)	421 SF
		7803 SF
T.O. 3RD FLOOR SUBFLOOR		
BOH CLOSET	BACK OF HOUSE	36 SF
ICE	BACK OF HOUSE	13 SF
CORRIDOR-L3	CIRCULATION	775 SF
STAIR 1-L3	CIRCULATION	172 SF
STAIR 2-L3	CIRCULATION	171 SF
UNIT 16	HOTEL ROOM (EVEN)	419 SF
UNIT 18	HOTEL ROOM (EVEN)	421 SF
UNIT 20	HOTEL ROOM (EVEN)	421 SF
UNIT 22	HOTEL ROOM (EVEN)	421 SF
UNIT 24	HOTEL ROOM (EVEN)	421 SF
UNIT 26	HOTEL ROOM (EVEN)	421 SF
UNIT 28	HOTEL ROOM (EVEN)	421 SF
UNIT 30	HOTEL ROOM (EVEN)	419 SF
UNIT 01	HOTEL ROOM (ODD)	421 SF
UNIT 03	HOTEL ROOM (ODD)	421 SF
UNIT 05	HOTEL ROOM (ODD)	419 SF
UNIT 07	HOTEL ROOM (ODD)	421 SF
UNIT 09	HOTEL ROOM (ODD)	421 SF
UNIT 11	HOTEL ROOM (ODD)	421 SF
UNIT 13	HOTEL ROOM (ODD)	421 SF
UNIT 15	HOTEL ROOM (ODD)	419 SF
UNIT 17	HOTEL ROOM (ODD)	421 SF
UNIT 19	HOTEL ROOM (ODD)	421 SF
		19138 SF
TOTAL FAR AREA		19,138 SF

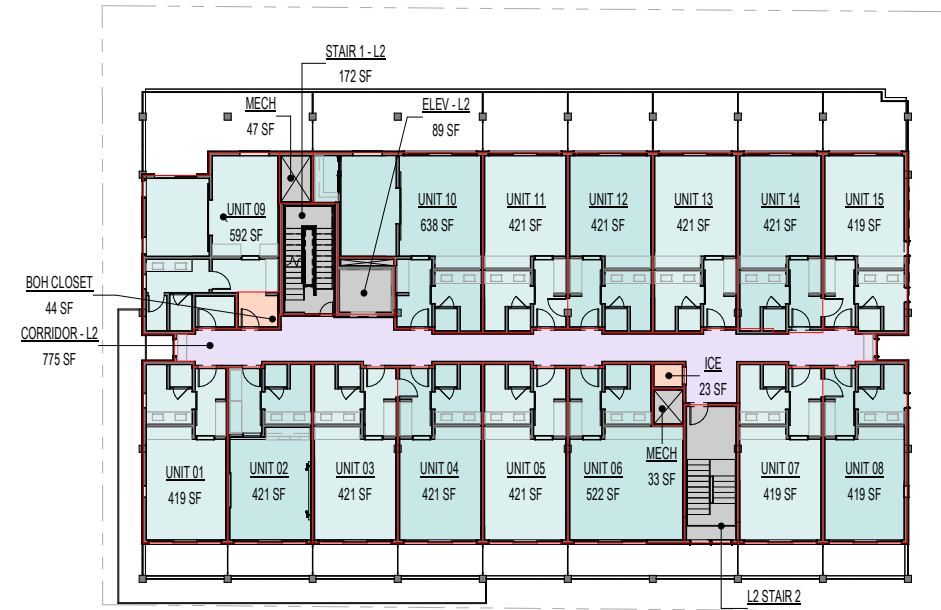
MAX FAR AREA: 19,138 SF



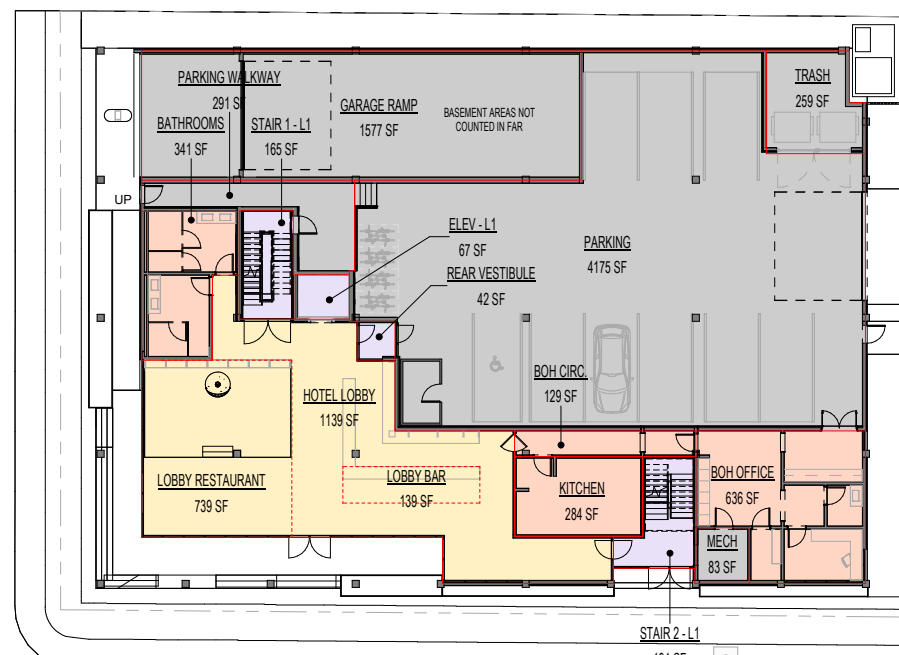
14 F.A.R. AREA - ROOF
SCALE 1/16" = 1'-0"



13 F.A.R. AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"



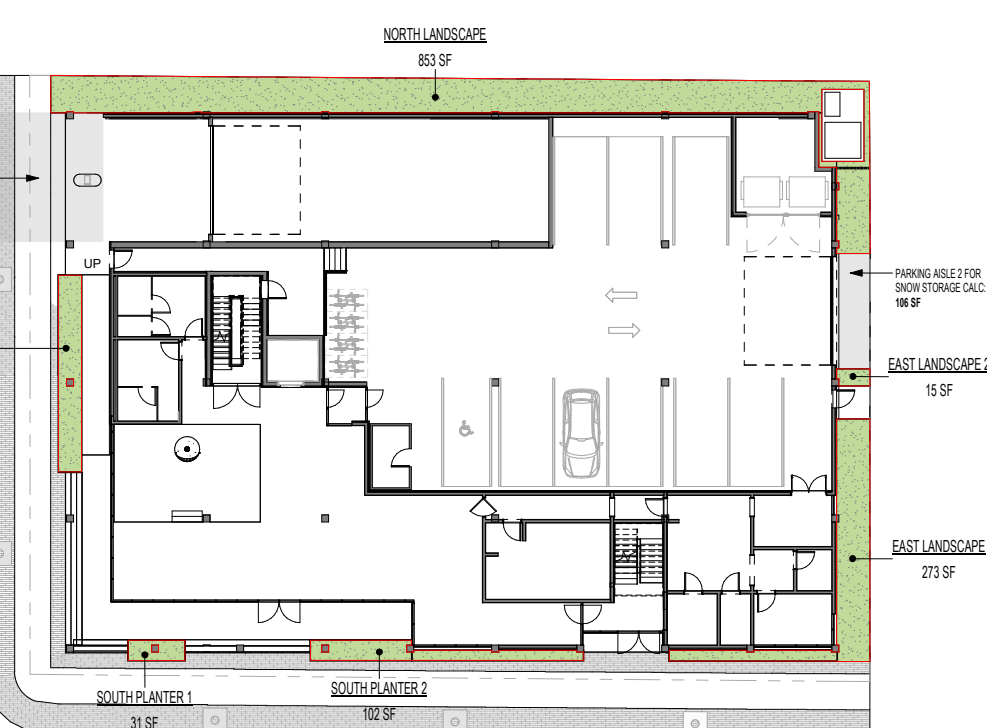
12 F.A.R. AREA - 2ND FLOOR
SCALE 1/16" = 1'-0"



11 F.A.R. AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"

LANDSCAPE SURFACE AREA		
Level	Name	Area
1ST FLOOR F.F.	EAST LANDSCAPE 2	15 SF
1ST FLOOR F.F.	SOUTH PLANTER 1	31 SF
1ST FLOOR F.F.	SOUTH PLANTER 2	102 SF
1ST FLOOR F.F.	WEST PLANTER	124 SF
1ST FLOOR F.F.	EAST LANDSCAPE	273 SF
1ST FLOOR F.F.	NORTH LANDSCAPE	883 SF
1ST FLOOR F.F.	SOUTH PLANTER 1	31 SF
1ST FLOOR F.F.	SOUTH PLANTER 2	102 SF
Grand Total		1,384 SF

SNOW STORAGE
TOTAL UNPROTECTED PARKING AREA (VARIABLE) = 532 SF
2.5% SNOW STORAGE = 133 SF
SNOW STORAGE TO OCCUR IN ADJACENT PLANTING STRIPS



10 LANDSCAPE AREA PLAN
SCALE 1/16" = 1'-0"

NORTHWORKS

1512 N. Third Street
Chicago, Illinois 60642
T 312.440.8600 F 312.440.8601 www.nwks.com

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NO. ISSUED DATE ISSUED FOR

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIAL

PROJECT ADDRESS
ZIP CODE, STATE

2343
Author
Checked By
Discipline & Drawing Number

G1.00

Drawing Name

GROSS & FAR AREA DIAGRAMS

ISSUANCE NAME

NEIGHBORHOOD CONTEXT

NORTH
GLORIETTA TRATTORIA,
SINGLE FAMILY HOMES



EAST
KNIT ON PEARL,
GRACE SPA, JACKSON
WORKFORCE CENTER



SOUTH
ST. JOHN'S EPISCOPAL
CHURCH, THE
GLENWOOD RESIDENTIAL
DEVELOPMENT

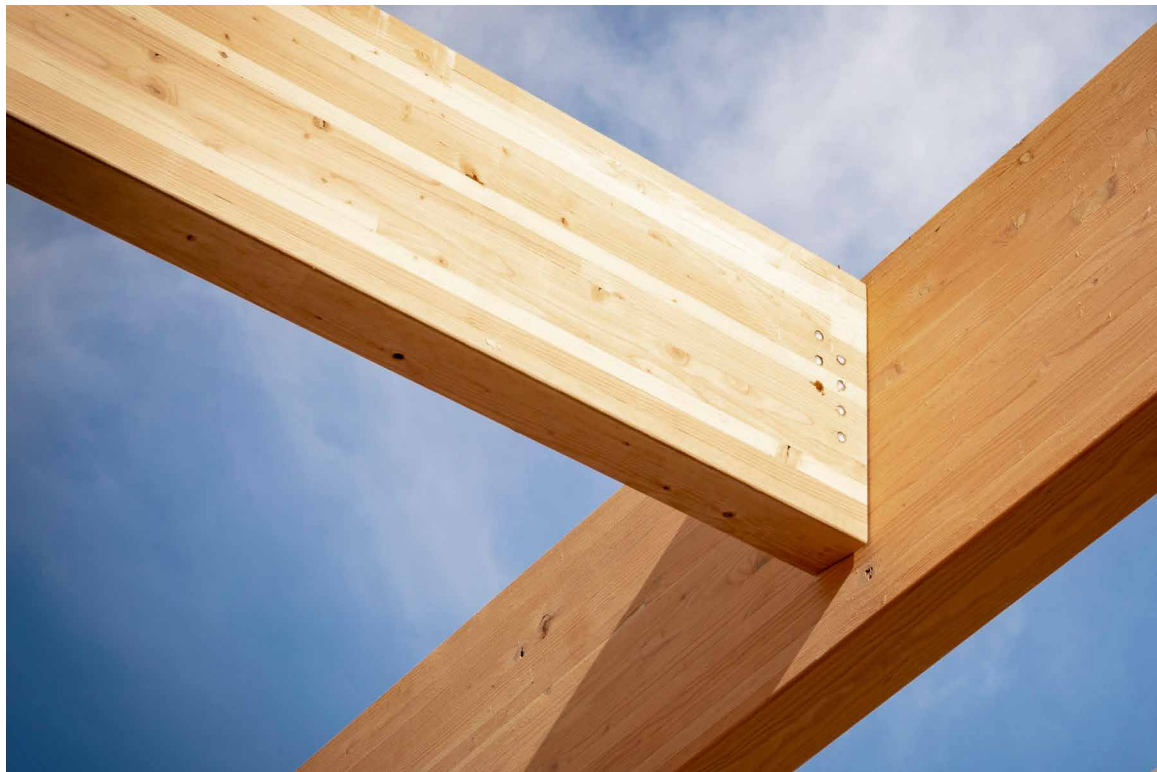


WEST
THE ANVIL HOTEL,
JACKSON HOME RANCH
WELCOME CENTER



PROPOSED MATERIAL PALETTE

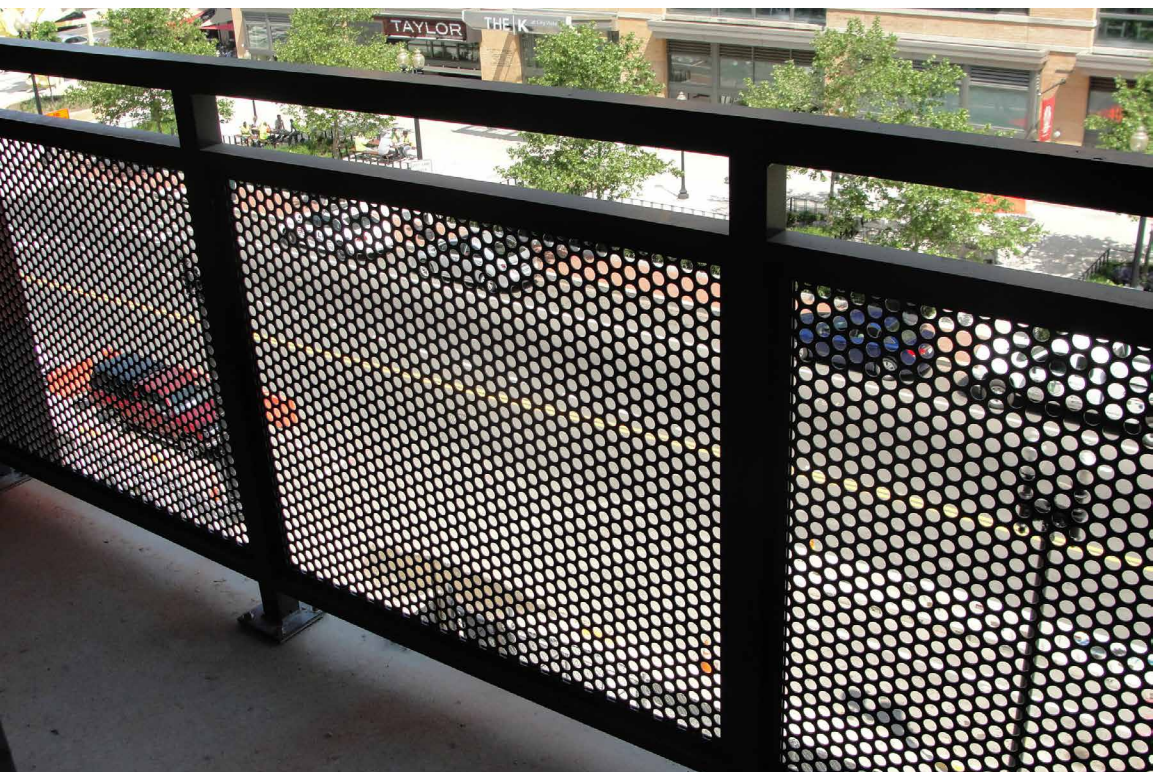
1 GLULAM COLUMNS AND BEAMS
EXTERIOR STRUCTURE, LEVELS 1, 2 & 3



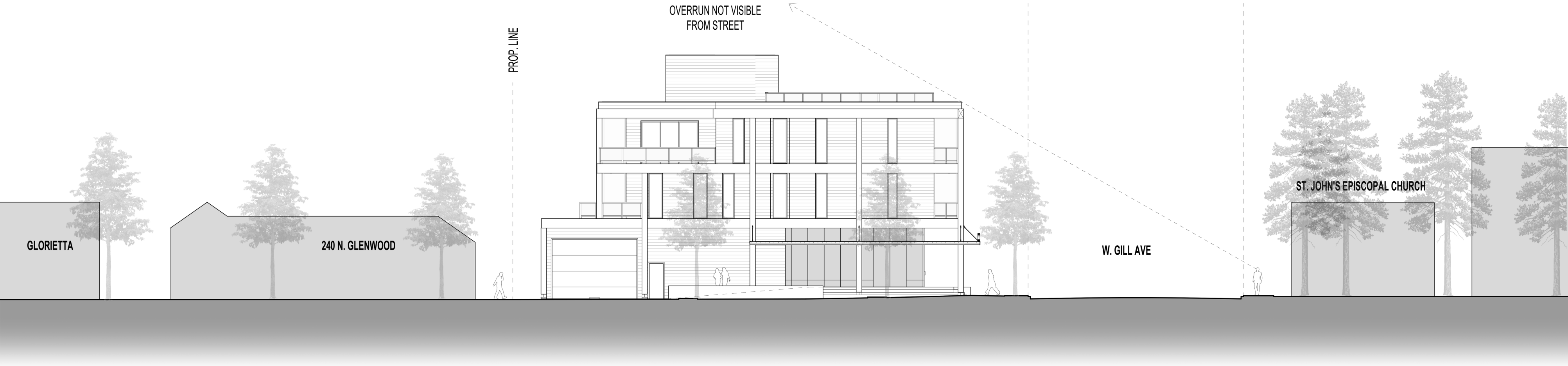
2 WOODEN HORIZONTAL SIDING
EXTERIOR WALLS, LEVELS 1, 2, 3 & ROOF FASCIAS



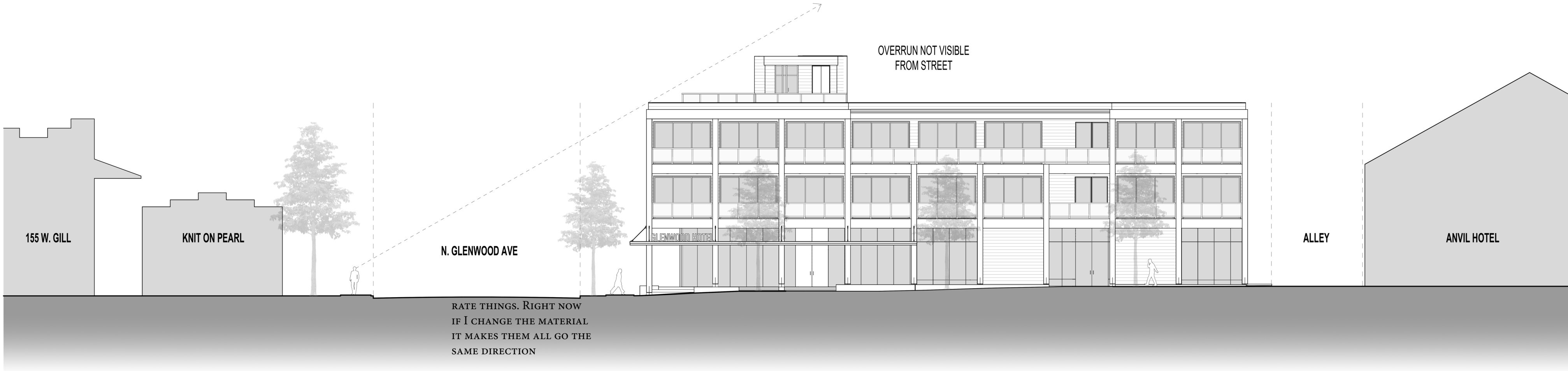
3 DARK METAL ACCENTS
*EXTERIOR FRAMING @ WINDOWS, ROOF PARAPETS, CANOPIES
& BALCONY RAILINGS*



NEIGHBORHOOD CONTEXT



N. GLENWOOD ST.

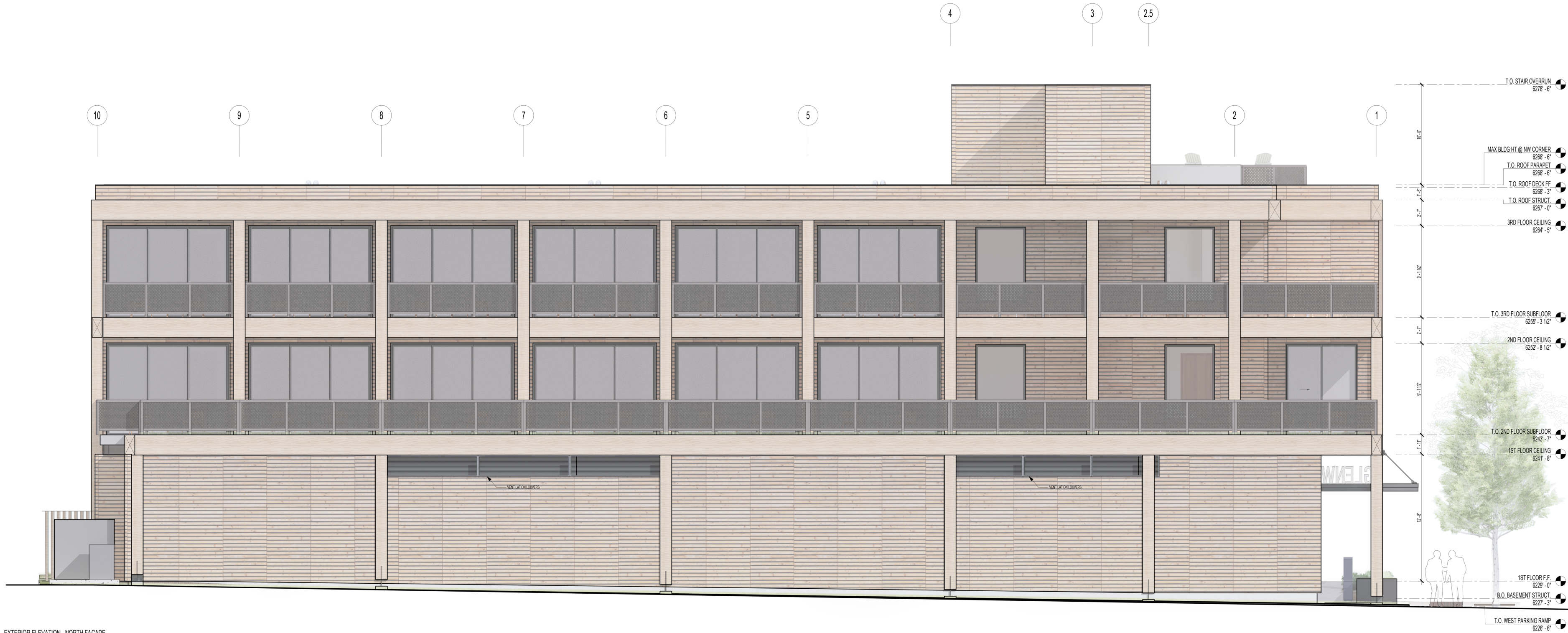


W. GILL AVE.





1 EXTERIOR ELEVATION - WEST FAÇADE
SCALE: 1/4" = 1'-0"



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

NORTHWORKS

1810 N. Tripp Street
Chicago, Illinois 60642
T 312.440.9850 F 312.440.9851
www.nwks.com

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NO. ISSUED DATE ISSUED FOR

PROFESSIONAL SEAL

Project
GLENWOOD COMMERCIAL

PROJECT ADDRESS
ZIP CODE, STATE

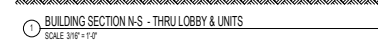
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A2.01

Drawing Name

EXTERIOR ELEVATIONS





EXTERIOR RENDERING – CORNER OF GLENWOOD STREET & GILL AVE



EXTERIOR RENDERING – CORNER OF GLENWOOD STREET & GILL AVE



EXTERIOR RENDERING – GILL AVE, LOOKING WEST



EXTERIOR RENDERING – GLENWOOD STREET, LOOKING SOUTH

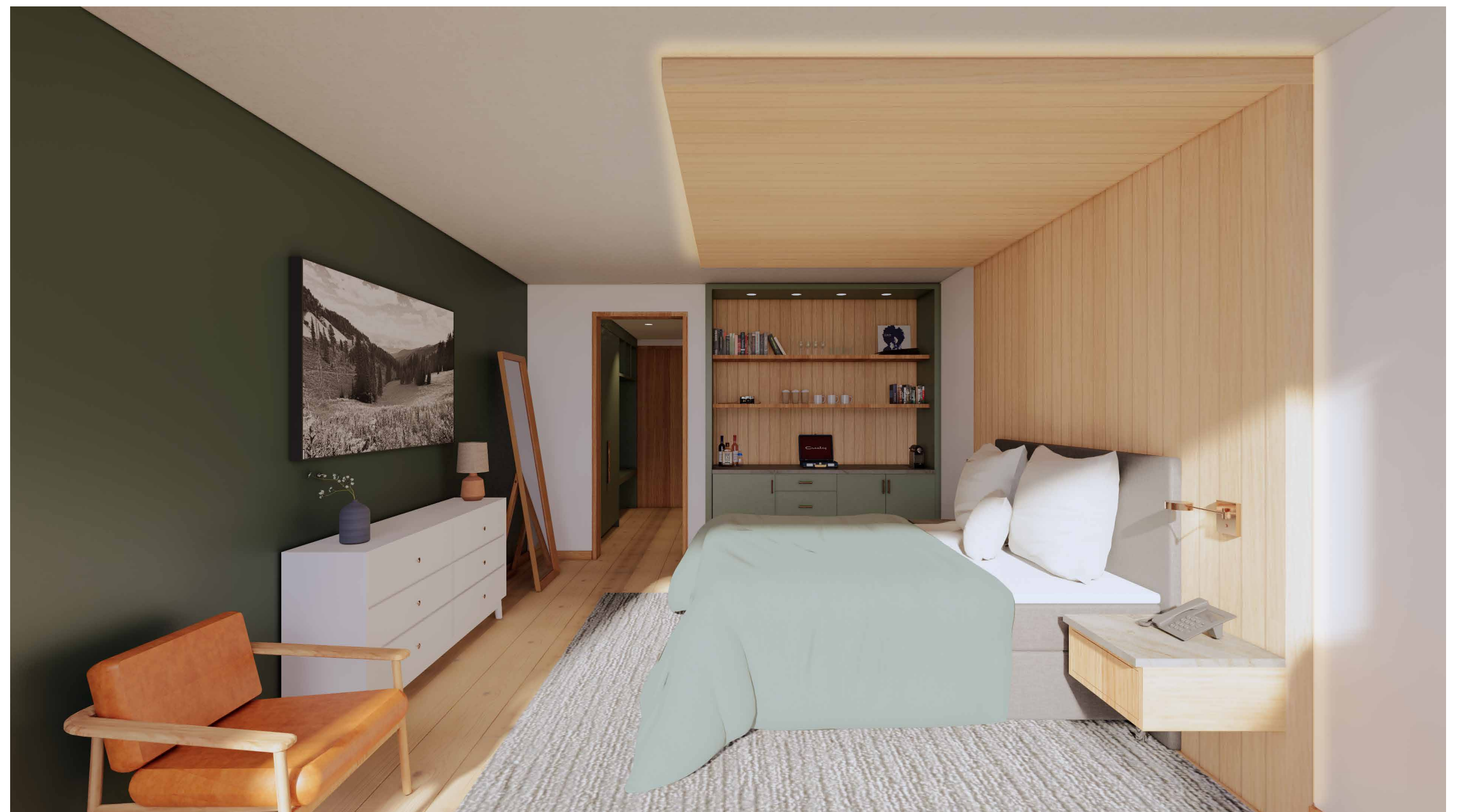


EXTERIOR RENDERING – AERIAL VIEW, CORNER OF GLENWOOD & GILL



THE DESIGN TEAM BELIEVES THAT THIS OPEN-AIR BEAM EXTENSION ALONG GLENWOOD STREET PROVIDES THE LIGHT, AIR & REDUCTION IN VOLUME THAT THE STEPBACK REQUIREMENTS PROMOTE – WHILE PROVIDING A MORE ELEGANT CORNER SOLUTION THAT TERMINATES THE STRUCTURAL GRID IN A MORE VISUALLY PLEASING MANNER.

EXTERIOR RENDERINGS – ALTERNATE STEPBACK INTERPRETATION



INTERIOR RENDERINGS – TYPICAL HOTEL ROOM

09

CIVIL DRAWINGS

ENGINEERING REPORT

1. Introduction

This engineering report provides the basis for design and addresses the engineering related issues for the proposed multi use development. The existing site contains a parking area and some small structures to be removed prior to the development. The site is completely developed with little to no existing pervious surfacing or landscaping. There are several existing buried and overhead utilities through the property. Water and sanitary sewer facilities are provided to the property through Town of Jackson (TOJ) Systems on several sides of the proposed development.

2. Water System

The site is surrounded on three sides by TOJ Water System Facilities. The TOJ has a 6-inch water main in North Glenwood Street and the alley, then an 8-inch main in West Gill Avenue. Due to the location of the project being near the downtown core of the TOJ, all water main facilities are adequately sized and looped. Per TOJ records there is an existing 4-inch water main that currently supplies water to the property.

To verify the existing water facilities are sized adequately, proposed water flows, both domestic and fire were estimated for the development. Due to the schematic nature of the programming of the development at this time, conservative estimates were utilized. Assumptions on use based on the proposed programming of the development are included in the Appendix along with flow projection calculations. Based on these assumptions, the peak domestic flow projection at the development is 200 gpm. Due to the size and proposed use of the development the structures will require automatic fire sprinkler systems. Fire flow requirements were calculated utilizing NFPA 13, along with the proposed programming of the facility. Fire flow requirements for the development sprinkler system are estimated to be 400 gpm. Due to the location of the development being in the core downtown area, it was assumed that additional exterior flow requirements would be needed in the event of a fire. It is assumed that 2 additional fire flows of 1000 gpm would be required on adjacent fire hydrants. The building fire flow, along with the 2 exterior fire hydrant flows were simulated in the TOJ Water Model. Results of the modeling are included in the Appendix, which indicate that residual pressure within the water system at adjacent fire hydrants never dropped below 20 psi during a fire flow scenario, meeting Wyoming Department of Environmental Quality (WYDEQ) requirements.

Using the projected fire flow demands to the structures, the water service supplying the development will need to be a 6-inch pipe from the existing 4 inch valve in the street, but the existing 4-inch tee and valve can remain. To comply with the TOJ's conventional practice that a single development be supplied water through one location, it is assumed that one service to the building will be installed. All proposed water system requirements are indicated on the Proposed Utility Plan located in the Appendix.

3. Sewer System

As can be noted from the existing site drawing located in the Appendix, there is an existing TOJ sewer main which runs north south in the alley to the east of the proposed development as well as in West Gill Avenue. The proposal is to gravity flow into the main within West Gill Avenue as this main is deeper and will allow all sanitary sewer located in the basement to gravity flow into the main based on preliminary finish floor elevations and existing sewer inverts.

To size the proposed piping the same assumed development programming was utilized as with the water system. Because there is little irrigation demand on the subject property it can be assumed the water and sewer demands will be close to equal. Based on calculations, included in the Appendix for the water demands, the peak hourly sanitary sewer flow was estimated at 200 gpm. Using this flow and assuming minimum pipe slopes a 6-inch gravity pipe would be adequate to serve the development. The proposed utility plan indicates the changes to the sanitary sewer system. The proposed service will be connected to the existing sewer main by the construction of a dog house manhole.

4. Wire Utilities and Gas

Power and communication facilities are readily available throughout the area and to this specific location. There are several overhead power and communication facilities which run north/south through the TOJ alley. Lower Valley Energy and Century Link Communications have been contacted to discuss relocation of the overhead facilities. The existing power pole in the alley that serves the property now contains a transformer bank will have to be replaced with a ground transformer. This transformer is proposed on the site and out of the TOJ alley.

5. Drainage and Stormwater

Development of the site will leave little to no pervious surface. This is much like the existing conditions of the site. All existing stormwater runoff from the site sheet flows onto neighboring parcels and TOJ roadways. Based on TOJ regulations the proposed development is required to retain any additional runoff above and beyond the existing conditions. Preliminary stormwater calculations were performed and are included in the Appendix. From the storm calculations it is indicated that approximately 15 cubic feet of storm water retainage is required on the site. This can be easily achieved by the use of roof drain scuppers that will only discharge pre condition storm water flows. Storm water will be collected on the roofs of the structures and various locations on the site and conveyed to the TOJ storm pipe in North Glennwood Street. In addition to the collection network gathering stormwater from the building roofs and surface drainage, snow melt and general drainage from the underground parking area will have to be collected and conveyed to the stormwater system. Due to the depth of the underground parking area, drains will require a pump or pumps to lift drainage to the stormwater collection system. All runoff collected within the parking areas will be conveyed to a sand/oil separator prior to being pumped to the collection system. The estimated .91 cfs of runoff calculated for a 100 yr storm event will not affect the TOJ system further downstream as was noted previously because the runoff amount is close to the existing flow which ultimately flows to the same collection system.

6. Streets and Access

Access to the development will be in two different locations. The entrance to the parking garage will be from Glenwood Street. The first-floor parking will be accessed off of the alley to the east of the development. The main pedestrian access will be at the Glenwood and Gill intersection. Sidewalks with pavers and tree wells will be installed along both Glenwood and Gill per TOJ requirements. The proposed 15-unit hotel development will result in peak hour of approximately 11 hourly vehicle trips having minimal effects on the existing traffic flow around the development.

7. Soils

A geotechnical investigation has not been completed at this time but will be finalized prior to the development plan submittal. Based on surrounding developments, existing basement construction, and general knowledge of the area, it is assumed groundwater will not be present.

8. Snow Storage

Due to the proposed scale of the development, there is very little area on the site which is not covered by roofs or decks. No snow storage will be required because of the nature of the development.

LAYOUT: EXISTING SITE#4648 - PRINTER/PCS - AutoCAD PLOT (General Documents)doc3 - PAGE SETUP - - DWG VER: 241 - - PLOTTED BY: Abby King
DWG NAME: S:\Proj\2023\276-01 (210-230 N Glenwood - Survey)\Survey\4 Drawing\23-276-01 SITE PLAN.dwg - DATE/TIME: 4/20/2023 11:37:46 AM

JABILITY COMPANY
INAL TOWNSITE
39800964

PANISZCZYN, FRANK & RHONDA &
LOT 7, BLK. 1
ORIGINAL TOWNSITE
INSTRUMENT #1014953

TETON CABLES
LOTS 8, 9, & 10, BLK. 1
ORIGINAL TOWNSITE
INSTRUMENT #1024272

GLENWOOD JH, INC.
LOTS 1-4, BLK. 6
ORIGINAL TOWNSITE
INSTRUMENT #0998313

GLENWOOD JH, INC.
LOTS 1-4, BLK. 6
ORIGINAL TOWNSITE
INSTRUMENT #0998313

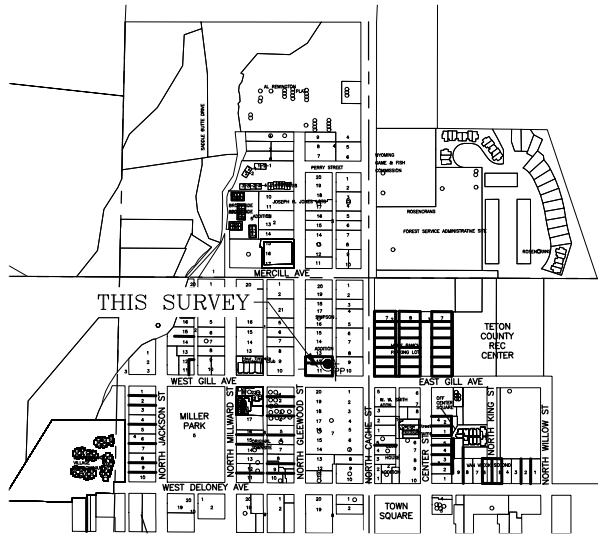
H, INC.
JACKSON

ANVIL HOTEL PARTNERS, LLC
LOTS 13-14-15, BLK. 1,
SIMPSON (EL RANCHO MOTEL)
BK 908 PHOTOS PG 914

GEN4 LLC
LOTS 6-8, BLK. 1, SIMPSON
INSTRUMENT #0999084

ANVIL HOTEL PARTNERS, LLC
LOTS 9-10, BLK. 1, SIMPSON
INSTRUMENT #0894374

EPISCOPAL CHURCH IN JACKSON HOLE, WY
LOTS 1 THRU 7 & 14 THRU 20 BLK 7,
ORIGINAL TOWNSITE
INSTRUMENT #0269659



VICINITY MAP
SE1/4 SE1/4
SECTION 28
T41N, R116W 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WY

0 500' 1000'

LEGEND

- | | |
|--|------------------------------|
| | PROPERTY LINE |
| | ADJACENT BOUNDARY LINE |
| | ROAD CENTERLINE |
| | SETBACK LINE |
| | BUILDING |
| | BACK OF CURB |
| | FLOWLINE OF CURB |
| | EDGE OF PAVEMENT |
| | FENCE LINE |
| | WATERLINE PER TOJ GIS |
| | SEWER LINE PER TOJ GIS |
| | STORM SEWER LINE PER TOJ GIS |
| | CURB STOP |
| | ELECTRIC METER |
| | FOUND BRASS CAPPED PIPE |
| | FOUND REBAR AND CAP |
| | FOUND T-STAKE |
| | CALCULATED POINT |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | POWER POLE |
| | SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | TELEPHONE MANHOLE |
| | TELEPHONE PEDESTAL |
| | DECIDUOUS TREE |
| | PINE TREE |
| | WATER VALVE |
| | PAVEMENT |
| | CONCRETE |

NOTE:

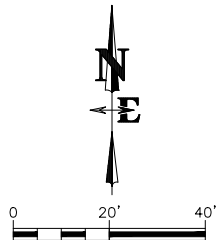
THE SITE SURVEY REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE ON SEPTEMBER 6, 2023. AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.

THE MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON;

PRIMARY BUILDING SETBACKS PER TOJ CR-2 ZONE
10' PRIMARY STREET
5' SIDE
10' REAR

SITE DEVELOPMENT SETBACKS AND BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT IN THE AUTHORITY HAVING JURISDICTION PRIOR TO PLANNING ANY DEVELOPMENT. IT IS ALSO TO BE UNDERSTOOD THAT OTHER APPLICABLE CODES, RESTRICTIONS, COVENANTS AND REGULATIONS APPLICABLE TO DEVELOPMENT AND USE SHOULD BE DETERMINED PRIOR TO PLANNING ANY DEVELOPMENT AS THESE ARE NOT SHOWN ON THIS MAPPING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°15'10"W	4.90
L2	N89°36'59"E	20.09
L3	S00°23'04"E	5.02



VERTICAL DATUM BASED ON NAVD88 (GEOID12B),
BENCHMARK SE PROPERTY CORNER ELEV = 6229.62'
DERIVED FROM NETWORK GPS OBSERVATIONS.

DRAWING TITLE

EXISTING SITE PLAN

JOB TITLE

LOTS 11 AND 12 SIMPSON ADDN
210 & 230 N GLENWOOD ST
JACKSON, WY

DRAWING NO

C1.0

JOB NO

23-276-01

DATE

9/20/2023

SURVEYED

ENGINEERED

DRAWN

CHECKED

APPROVED

REV.

SC

SC/AR

LR

LR

DATE

9/20/2023

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SC/AR

LR

LR

DATE

9/20/2023

SURVEYED

ENGINEERED

Site plan showing the proposed structure, sidewalk, and parking space. The plan includes utility lines (water and storm sewer) and various annotations for installation and connection to existing infrastructure.

Key features and annotations:

- PROPOSED STRUCTURE, SEE ARCHITECTURAL PLANS**: The main building footprint.
- BALCONY**: Two balconies are shown, one on the left and one on the right of the main structure.
- PROPOSED SIDEWALK**: A sidewalk running along the front of the building.
- PROPOSED PARKING SPACE, TYP.**: A parking space measuring 22'-0" by 9'-0".
- UTILITY INSTALLATIONS**:
 - INSTALL WATER SERVICE, SEE SHEET C3.0
 - CONNECT PROPOSED WATER SERVICE TO EXISTING 4" Ø STUB, SEE SHEET C3.0
 - INSTALL STORM SEWER MANHOLES AND SERVICE, SEE SHEET C3.0
 - INSTALL SEWER MANHOLE AND SERVICE, SEE SHEET C3.0
- STREET LAYOUT**: North Glenwood St and West Gill Ave. are shown.
- EXISTING PO**: Existing property line or other feature.
- PROPOSED TRANSFORM**: Proposed transformation or feature.
- BP**: Boundary Point.
- PP**: Property Point.
- ST**: Storm Sewer.
- WS**: Water Service.
- LP**: Lot Point.
- CS**: Center of Street.
- 6226**, **6227**, **6228**, **6229**, **6230**: Elevation points or markers.

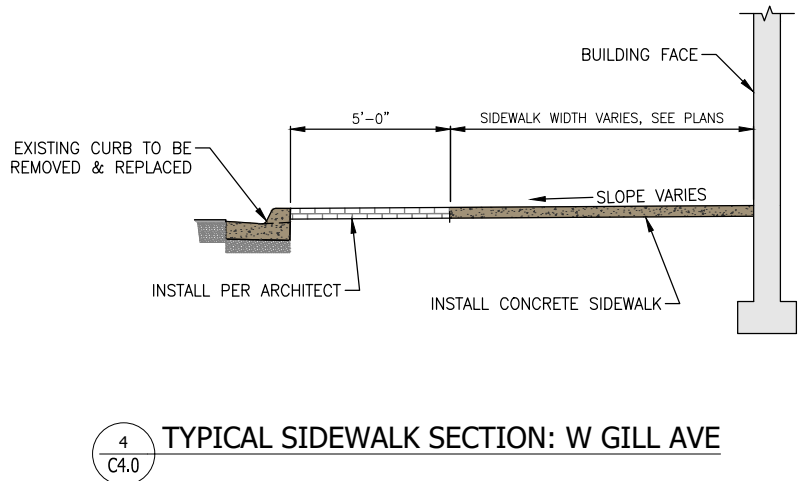
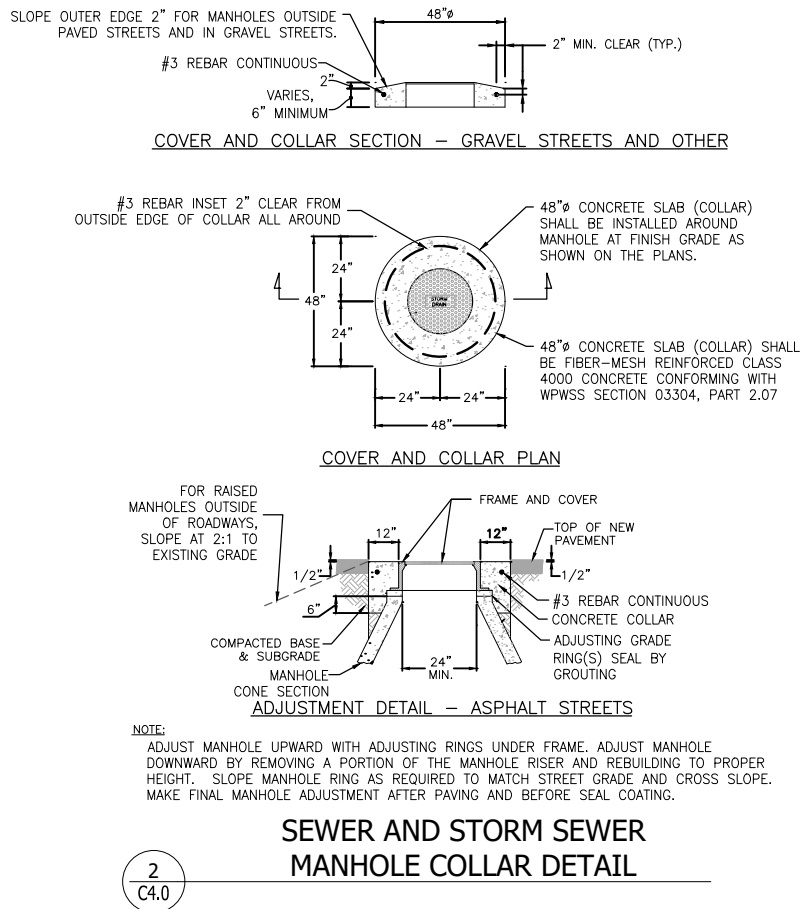
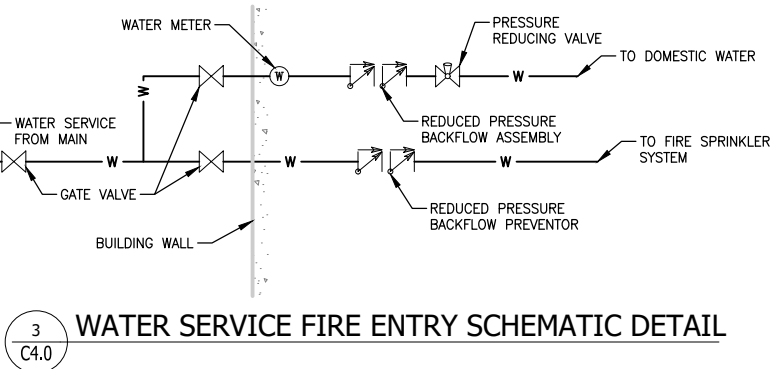
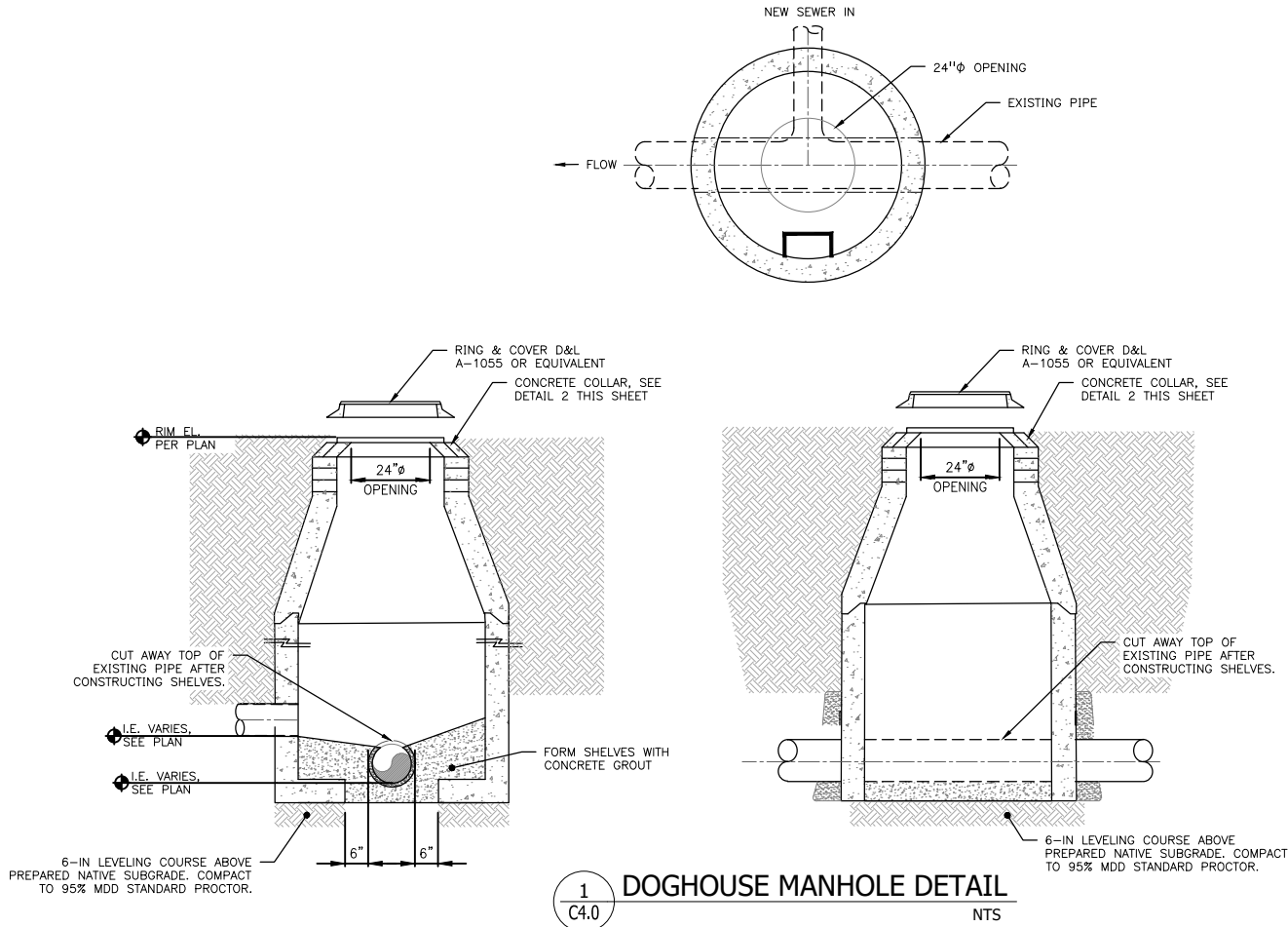
A horizontal graphic scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '10'' at its right end. The third segment is labeled '20' at its right end. The segments alternate in shading: the first is white, the second is black, and the third is white.



	INDEX CONTOUR
	MINOR CONTOUR
	WATER SERVICE
	6"Ø WATER SERVICE
	BURIED POWER
	BASEMENT LEVEL
	ROOF
	WATER VALVE
	SEWER MANHOLE
	STORM SEWER MANHOLE

DRAWING NO C2.0	JOB TITLE GLENWOOD COMMERCIAL 210 - 230 NORTH GLENWOOD JACKSON, WYOMING	DRAWING TITLE FINAL SITE PLAN	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	12/14/2023	REV.
				SURVEYED ENGINEERED DRAWN CHECKED APPROVED	NE AK AK/BIG MB	

LAYOUT: DETAILS\WDCS - PRINTED\PCS - Autocad PDF (General Documents)\D03 - PAGE SETUP - Dwg_Ver_241 - PLOTTED BY: Abby King
DWC NAME: S:\Projects\276-03 (230-230 N Glenwood - Civil)\Drawings\Civil\230-230 GLENWOOD - UTILITIES.dwg - DATE/TIME: 12/14/2023 9:54:49 AM



DRAWING NO C4.0	JOB TITLE GLENWOOD COMMERCIAL 210-230 NORTH GLENWOOD JACKSON, WYOMING	DRAWING TITLE DETAILS	P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	12/14/2023	REV.
				SURVEYED	NE	
				ENGINEERED	AK	
				DRAWN	AK/BIG	
				CHECKED	MB	
			APPROVED			

	Kitchen Sink (3/4" connection)	Lavatory (1/2" connection)	Shower Head (shower only)	Urinal (pedestal flush valve)	Wash Sink (each set of faucets)	Water Closet (flush valve)	Water Closet (tank type)	Dishwasher (3/4" connection)	Washing Machine (1" connection)
Basement									
1st Floor	1	5		1		4		1	2
2nd Floor			15		15		15		
3rd Floor			15		15		15		
Roof	1								

Domestic Water Flows

Description of Improvements:

BASEMENT	11,505	garage
1ST FLOOR	10,240	bathrooms, garage ramp, trash, parking, stairwells, elevator, lobby, kitchen, vestibule, office, mechanical
2ND FLOOR	8,183	15 hotel rooms, mechanical, stairwells, corridor, closet, elevator, ice
3RD FLOOR	7,815	15 hotel rooms, mechanical, stairwells, corridor, closet, elevator, ice
ROOF	261	stair, elevator, roof deck
TOTAL	38,004	sf

Estimating Domestic Max. Demand

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures

Assume Average Residential Fixture Value (AWWA M2)

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8		0
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2		0
Kitchen Sink (1/2" connection)	3		0
Kitchen Sink (3/4" connection)	7	2	14
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4	5	20
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7		0
Shower Head (shower only)	4	30	120
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7		0
Urinal (pedestal flush valve)	35	1	35
Urinal (wall or stall)	12		0
Urinal (trough. 2-ft unit)	2		0
Wash Sink (each set of faucets)	4	30	120
Water Closet (flush valve)	35	4	140
Water Closet (tank type)	3	30	90
Dishwasher (1/2" connection)	5		0
Dishwasher (3/4" connection)	10	1	10
Washing Machine (1/2" connection)	5		0
Washing Machine (3/4" connection)	12		0
Washing Machine (1" connection)	25	2	50
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10		0
Hose 1/2" (50ft length - wash down)	6		0
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
		Total Fixture Units	599

Base on Fixture Count of 599 using the upper line in Fig. 4.4 for a hotel the estimated Maximum Water Demand is 170 gpm.

32

SIZING WATER SERVICE LINES AND METERS

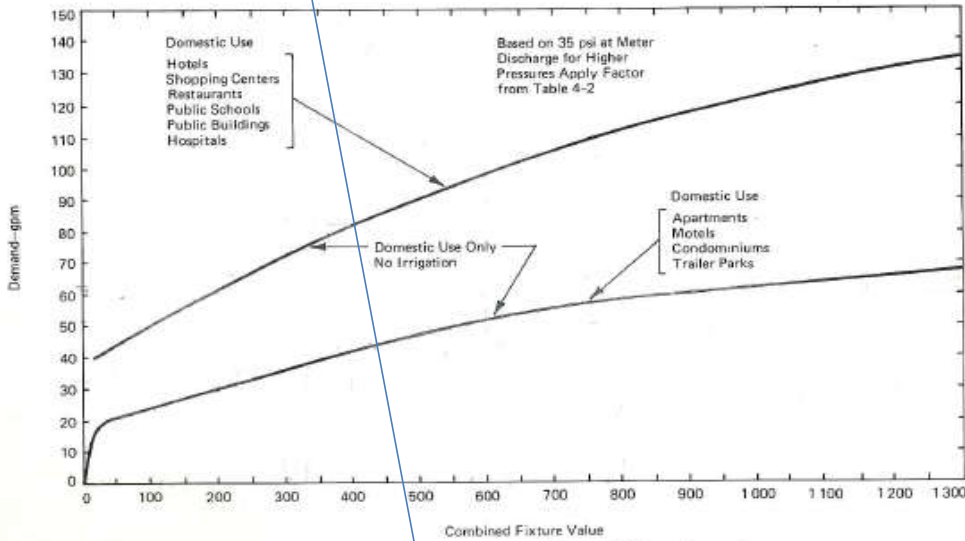


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range

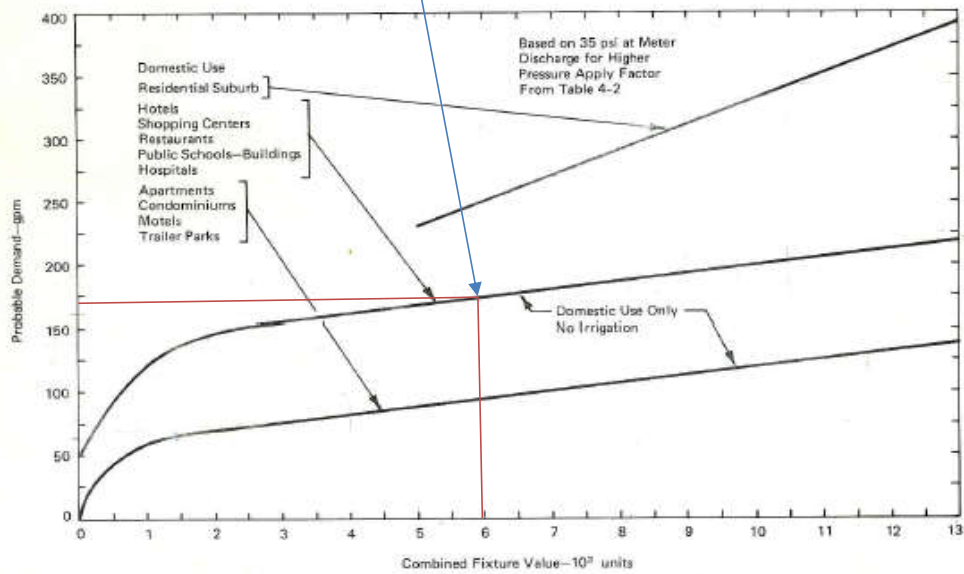


Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

detailed lists of fixtures before estimates can be prepared. If the structure is in the planning stage, the mechanical engineer or architect is the best source of information, and, if construction is underway, the plumbing contractor or the building permits section of the city will have the information. Field trips by the estimator are often necessary to assist the customer as well as to properly assess the project when

Calculate Demands Based on Estimated System Pressure

Est. Max. Demand	170	gpm
Pressure at Nearest Meter	64.8	psi
Elevation at Nearest Meter	6225	ft
Estimated F.F. at First Floor	6229	ft
Estimated F.F. at Roof	6262	ft
Pressure at Roof	48.8	psi

Table 4.2 (for pressures other than 35 psi)

Design Pressure	Factor
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

Est. Pressure (psi)	48.8	psi
Demand @ Est Pressure	200.00	gpm

Fire Spinkler Flows

Hazard Classification

Light Hazard Occupancies per NFPA 13, Section 4.5.1

Building Area:

BASEMENT	11,505	sf
1ST FLOOR	10,240	sf
2ND FLOOR	8,138	sf
3RD FLOOR	7,815	sf
ROOF DECK	789	sf
Total	38,487	sf

Minimum Flow for Hose Connection

100 gpm per NFPA 13, Section 19.3.3.1.2

Utilize Early Suppression Fast-Response Sprinklers (ESFR) per Section 14.2

Actual Design Area 3000 SF (conservative, Lobby area)

Required Flow

Required Density 0.1 gpm/sf per NFPA 13, Section 19.3.3.1.1

Sprinkler Demand 300 gpm

Required Flow (sprinkler and hose) **400 gpm**

Static Pressure at Fire Sprinklers 48.8 psi @ design height

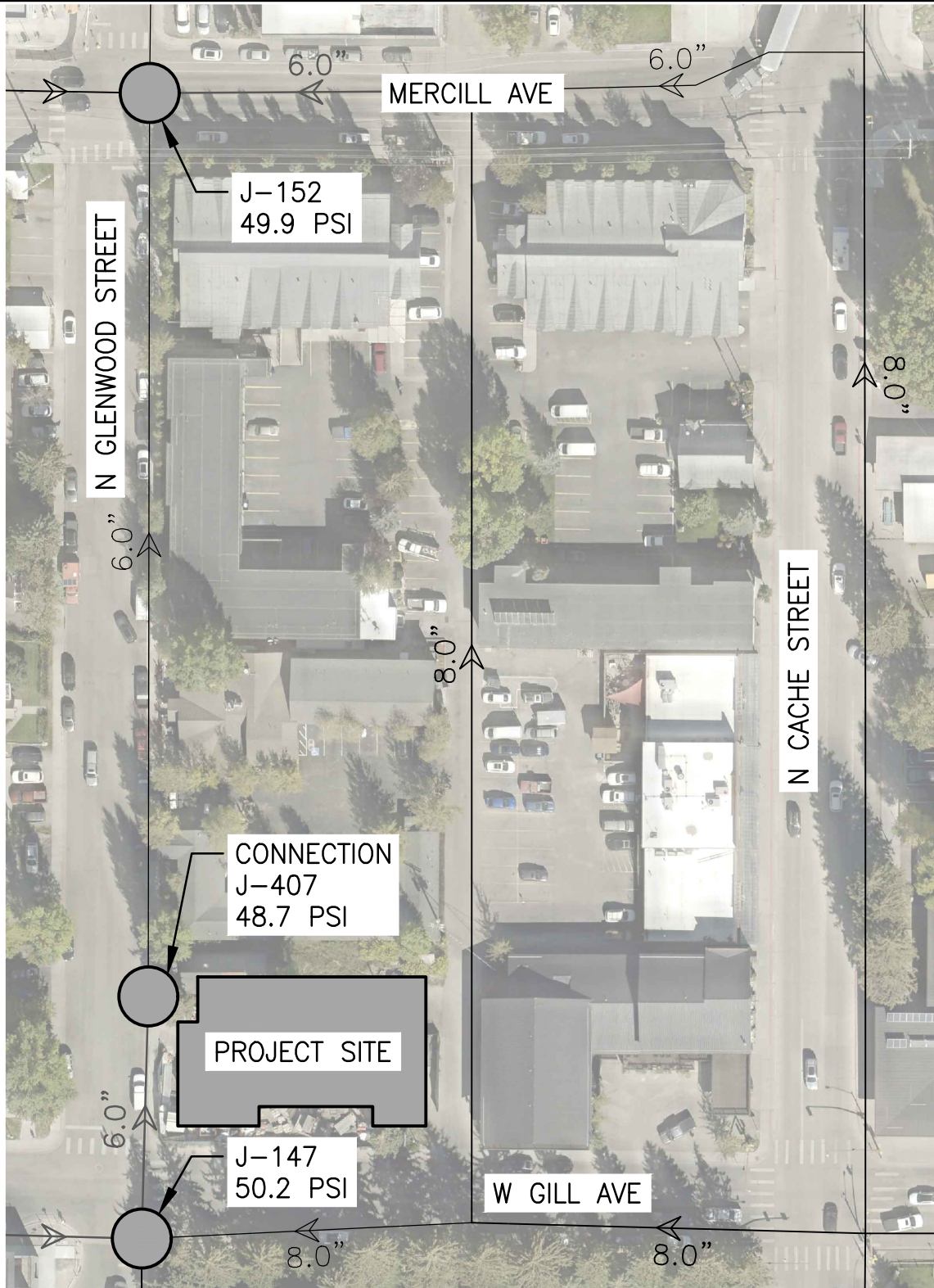
Dynamic Pressure at Fire Flow 37.4 psi @ design height

Summary of Hydraulic Model Results

Junction Label	Total Demand (gpm)	Residual Pressure (psi)
J-152	1,000	49.9
J-407	400	48.7
J-147	1,000	50.2

See Fire Flow Exhibit for junction locations.

S:\Projects\2023\276-03 (210-230 N Glenwood - CIVIL)\4 Drawings\Civil\210-230 GLENWOOD - WATER MODEL EXHIBIT.dwg (8x11) - Dec 13 2023 11:45:37 am PLOTTED BY: hng



FIRE FLOW EXHIBIT

NOTE: PROPOSED FIRE FLOW DEMAND WAS MODELED
USING TWO 1,000 GPM FLOWS AT (J-152) AND (J-147).

DRAWING NO 1	TITLE GLENWOOD COMMERCIAL 210-230 N GLENWOOD AVE JACKSON, WY 83001	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 12-13-23	REV.
JOB NO 23-276-03			SURVEYED	
			DRAWN AK	
			CHECKED	
			APPROVED	

STORMWATER RUNOFF CALC'S
210-230 N GLENWOOD STREET

23-276-03
12/13/2023
AK

PRE-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)=	2102	
C-VALUE =	0.9	
S =	50%	
L (ft) =	10	
tc (min) =	0.31	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

PARKING AREA CALCULATIONS

PARKING AREA (FT^2)=	7515	
C-VALUE =	0.9	
S =	10%	
L (ft) =	95	
tc (min) =	1.63	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT^2)	4360	
C-VALUE =	0.3	
S =	2%	
L (ft) =	40	
tc (min) =	7.23	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

Total Time of Conc., Tc = 7.23 min (landscaping)
Composite Cc = 0.71
Total Area, At = 13977 ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM EVENT	
DURATION, Td (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Initial Flow Rate, Qi (cfs) = 0.62 cfs at tc= 7.23 min

$$Q_i = C_c * I * A_t / (43560)$$

where,

Composite Cc = 0.71
Intensity, I = 2.70 in/hr at Td = 7.23 min
Total Area, At = 13977 ft^2

STORMWATER RUNOFF CALC'S
210-230 N GLENWOOD STREET

23-276-03
12/13/2023
AK

POST-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)	11430	
C-VALUE =	0.9	
S =	25%	
L (ft) =	20	
tc (min) =	0.55	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

DRIVEWAY CALCULATIONS

DRIVEWAY AREA (FT^2)	1400	
C-VALUE =	0.9	
S =	2%	
L (ft) =	5	
tc (min) =	0.64	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT^2)	1147	
C-VALUE =	0.3	
S =	2%	
L (ft) =	5	
tc (min) =	2.56	tc = 1.8(1.1 - C)L^0.5/S^0.3333, (Corps of Eng. Eqn.)

Total Time of Conc., Tc =	2.56	min (landscaping)
Composite Cc =	0.85	
Total Area, At =	13977	ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM EVENT	
DURATION, Td (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Final Flow Rate, Qf (cfs) = 0.91 cfs at tc = 2.56 min

$$Q_f = C_c * I * A_t / (43560)$$

where,

Composite Cc =	0.85	
Intensity, I =	3.33	in/hr at Td = 2.56 min
Total Area, At =	13977	ft^2

STORMWATER RUNOFF CALC'S

210-230 N GLENWOOD STREET

23-276-03
12/13/2023
AK

Post and Pre-Development Diff = **0.29** cfs

TABLE 1

DURATION, T _d (min)	INTENSITY, I (in/hr)	Design Flow, Q _d (ft ³ /s)	Design Storage Volume, V _d (ft ³)
2	3.40	0.936	6
3	3.27	0.900	21
4	3.13	0.863	32
5	3	0.826	39
7	2.73	0.752	39
8	2.60	0.715	34
9	2.46	0.678	24
10	2.33	0.641	11
15	1.9	0.523	-68
20	1.65	0.454	-162
30	1.3	0.358	-399
40	1.08	0.297	-667
50	0.95	0.261	-940

TABLE 1 EQUATIONS: $Q_d = C_c \cdot I \cdot A_t / (43200)$

$$V_d = (Q_d - Q_i) \cdot ((Q_d - Q_i) / Q_r \cdot T_d) \cdot 60$$

Where,

Composite C_c = 0.85
Intensity, I = 3.33 in/hr
Total Area, A_t = 13977 ft²
Final Flow Rate, Q_d (cfs) = 0.91 cfs at t_c = 2.56 min
Initial Flow Rate, Q_i (cfs) = 0.62 cfs at t_c = 7.23 min
Duration, T_d = 2.56 (min)

Req'd Storage Volume = 15.0 ft³

Channel Report

<Name>

Circular

Diameter (ft) = 0.50

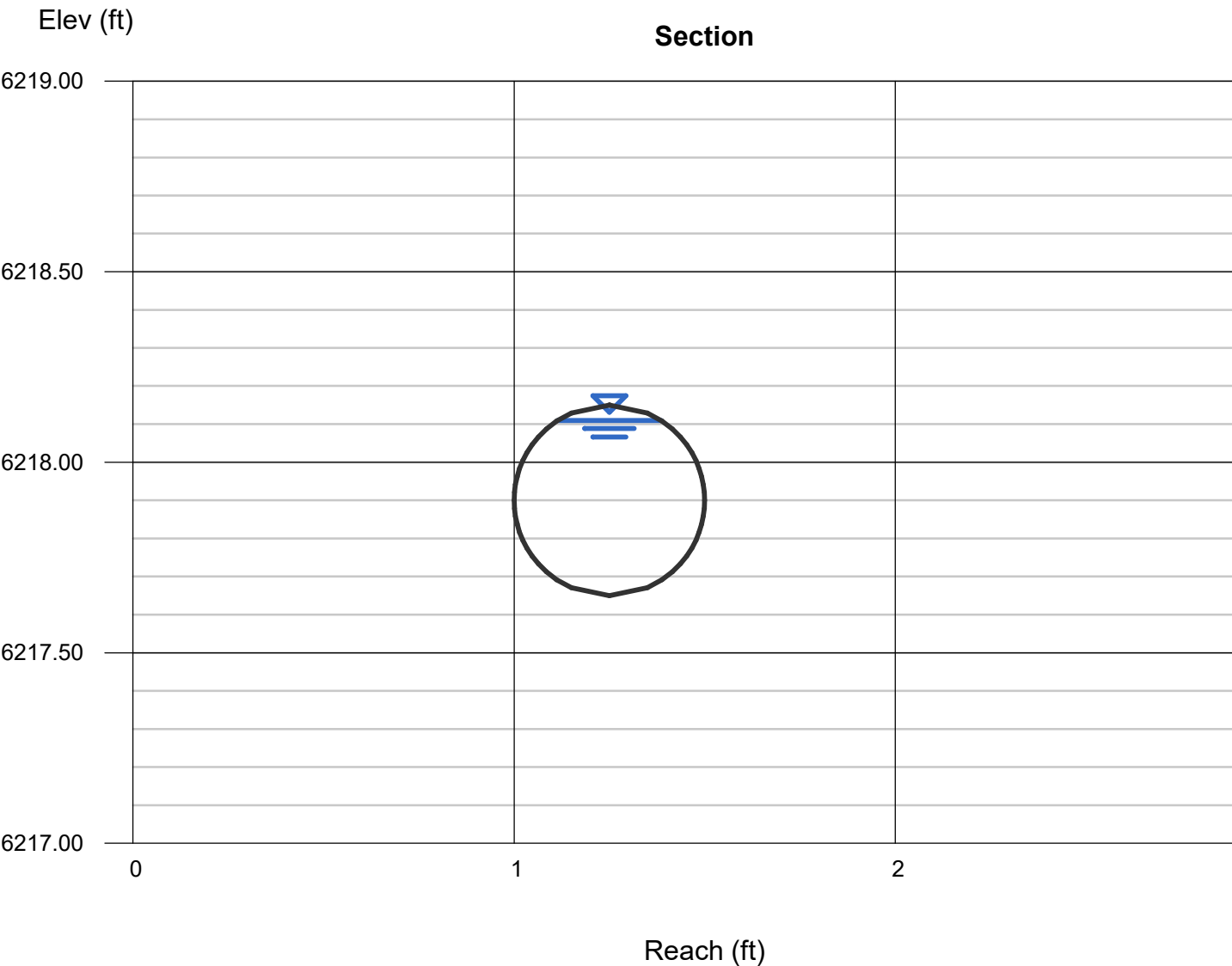
Invert Elev (ft) = 6217.65
Slope (%) = 2.00
N-Value = 0.025

Calculations

Compute by: Known Q
Known Q (cfs) = 0.44

Highlighted

Depth (ft) = 0.46
Q (cfs) = 0.440
Area (sqft) = 0.19
Velocity (ft/s) = 2.33
Wetted Perim (ft) = 1.29
Crit Depth, Yc (ft) = 0.34
Top Width (ft) = 0.27
EGL (ft) = 0.54



DEED RESTRICTION

Receiving Property Transfer of Development Rights for Historic Preservation

This Deed Restriction on two separate Receiving Properties in a Transfer of Development Rights for Historic Preservation ("Deed Restriction") is made this _____ day of _____, 20____ ("Effective Date"), by the undersigned Owner of the Receiving Property ("Owner") and signed by the Planning Director of the Town of Jackson, Wyoming.

RECITALS

WHEREAS, Owner, Pine Tree Corporation, holds fee ownership interest in two individual parcels of real property, located in the Town of Jackson, Wyoming, as more specifically described as follows:

Property 1:

Street Address: 210 N Glenwood Street

Legal Description: Lot 11, Block 1 of the Simpson Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 1, 2009 as Tract Map T-28L.

PIDN: 22-41-16-28-4-07-011

Property 2:

Street Address: 230 N Glenwood Street

Legal Description: Part of Lot 12, Block 1 of the Simpson Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 1, 2009 as Tract Map T-28L.

PIDN: 22-41-16-28-4-07-010

("Receiving Properties")

WHEREAS, the owner of a qualified sending property received Zoning Compliance Verification pursuant to ZCV P23-167 from the Town of Jackson Planning Department approving the transfer of development rights in the form of unused floor area from a sending property to the Receiving Properties pursuant to the program for the Transfer of Development Rights for Historic Preservation in the Town of Jackson Land Development Regulations ("LDRs") Section 5.9.6.

WHEREAS, the sending property is owned by Old Growth, LLC and is more specifically described as follows:

Street Address: 81 South King Street

Legal Description: Lot 9 of Block 1 of the Cache Creek Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1905 as Plat No. 102.

PIDN: 22-41-16-34-2-05-009

("Sending Property")

WHEREAS, ZCV No. P23-167 verifies the Sending Property is qualified to transfer unused floor area pursuant to LDR Section 5.9.6.C.6.a. The Sending Property contains two Registered Historic Resources and has transferrable floor area in the amount of Eight Thousand Two Hundred Fifty-Five (8,255) square feet of Non-Residential floor area.

WHEREAS, ZCV No. P23-167, as amended verifies the Receiving Properties are qualified to receive the floor area pursuant to LDR Section 5.9.6.C.6.b. The Receiving Properties are zoned as Commercial Residential 2 and do not have any significant environmental or developmental constraints. The Receiving Properties do not require a variance to any development standard, nor do they require any additional significant public infrastructure improvements to be paid by the Town of Jackson ("Town") to accommodate a transfer of floor area.

WHEREAS, the sale or transfer of the unused floor area is a private transaction between the affected landowners. The Town is not involved in the transaction or in the determination of the value or price of any transferred floor area.

WHEREAS, the two Registered Historic Resources exist on the Sending Property, described as follows: Coe House (P21-236) and Ellen Walker's Smart Shoppe (P23-139).

WHEREAS, the Sending Property has concurrently recorded historic preservation easements on the Sending Property that preserves the Registered Historic Resources in perpetuity to be held by the Teton Trust for Historic Places, or other qualified entity as required by the LDRs.

RESTRICTIONS

NOW THEREFORE, in consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants, and agrees to the following covenants.

SECTION 1. DEVELOPMENT RIGHTS TRANSFERRED TO RECEIVING PROPERTY

Receiving Properties hereby accept the transfer of Eight Thousand (8,000) square feet of Non-Residential floor area from the Sending Property.

The owner of the Sending Property voluntarily relinquished said development rights in the form of unused floor area that are severed from the fee interest in and to the Sending Property. Such development rights have been transferred as provided in this Deed Restriction and in the Deed Restriction on the Sending Property in a Transfer of Development Rights for Historic Preservation, each recorded, pursuant to LDR Section 5.9.6.C, as applied for and approved by the Town of Jackson Planning Department in ZCV No. P23-167.

SECTION 2. EFFECT OF TRANSFER OF DEVELOPMENT RIGHTS ON RECEIVING PROPERTIES

The development potential of the Receiving Properties are hereby increased by Eight Thousand (8,000) square feet of Non-Residential floor area and this increase shall be in addition to the maximum allowable floor area in the LDRs as applicable to the Receiving Properties.

All other effects, rights, and usage of the transferred floor area on the Receiving Properties are set forth in LDR Section 5.9.6.

SECTION 3. NO DEVELOPMENT RIGHTS CREATED OR VESTING OF TRANSFERRED FLOOR AREA

The transfer of floor area does not guarantee a development right or create a vested right on the Receiving Properties. The transferred floor area is vested only after an approved development permit or building permit is issued that includes the transferred floor area and demonstrates it can fit on the Receiving Properties while complying with all applicable LDRs.

SECTION 4. RECORDING OF DEED RESTRICTION

Owner, at its cost, shall promptly record this Deed Restriction in the Office of the Teton County Clerk, which must be recorded concurrently with the deed restriction and the historic preservation easement on the Sending Property.

SECTION 5. BUILDING PERMIT ISSUANCE

No building permit for the Receiving Properties that includes any of the transferred floor area shall be issued prior to recordation of this Deed Restriction, the recordation of the deed restriction on the Sending Property, and the recordation of the historic preservation easements on the Sending Property.

SECTION 6. NO LEGAL ACTION

No owner, prospective purchaser, or other party shall have the right to sue or bring other legal process against the Town or any person affiliated with the Town arising out of this Deed Restriction, and neither shall the Town have any liability to any person aggrieved by the decision of the Town regarding any matter relating to this Deed Restriction.

SECTION 7. MODIFICATION AND TERMINATION OF DEED RESTRICTION

This Deed Restriction may not be modified or terminated.

SECTION 8. MODIFICATION TO TRANSFER OF FLOOR AREA

Any proposed modification to the transfer of floor area, such as increasing or decreasing the amount transferred or re-transferring the floor area, shall require the approval of a new ZCV and recordation of a new and separate deed restriction.

SECTION 9. RESTRICTIONS AS COVENANT

These restrictions shall constitute covenants running with the land, as a burden thereon, and shall be binding upon, and inure to the benefit of, all parties having any right, title, or interest in the land, or any part thereof, their heirs, devisees, successors, administrators, and assigns, and shall inure to the benefit of and shall be enforceable by the Town and the Sending Property.

SECTION 10. CHOICE OF LAW, FORUM

These restrictions shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in

connection with these restrictions, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming.

SECTION 11. SEVERABILITY

Each provision of these restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS

Paragraph or section headings within these restrictions are solely for convenience or reference, and are not intended to, and shall not govern, limit, or aid in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER

No claim of waiver, consent, or acquiescence with respect to any provision of these restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION

Owner and any subsequent owner shall indemnify, defend, and hold the Town, and the Town's directors, officers, agents, and employees, harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury from a breach of any provision of these restrictions. Owner waives any and all such claims against the Town.

SECTION 15. GOVERNMENTAL IMMUNITY

The Town does not waive governmental immunity through these restrictions and specifically retain immunity and all defenses available to them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

SECTION 16. AUTHORIZATION

Each party signing below warrants to the other parties, that they have the full power and authority to execute this document on behalf of the party for whom they sign.

[Remainder of Page Intentionally Blank]

Signature of Owner

Date

Name printed

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing instrument was acknowledged before me by _____, as _____ a Wyoming limited liability company.

Notary Public

My commission expires: _____

Signature of Town of Jackson
Planning Director

Date

Name printed

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing instrument was acknowledged before me by above signee.

Notary Public

My commission expires: _____

DEED RESTRICTION

Sending Property Transfer of Development Rights for Historic Preservation

This Deed Restriction on the Sending Property in a Transfer of Development Rights for Historic Preservation ("Deed Restriction") is made this _____ day of _____, 20____ ("Effective Date"), by the undersigned Owner of the Sending Property ("Owner"), and signed by the Planning Director of the Town of Jackson, Wyoming.

RECITALS

WHEREAS, the Town of Jackson Planning Department approved a Zoning Compliance Verification, ZCV No. P23-167, to the owner of a sending property approving the transfer of development rights in the form of unused floor area from a sending property to two individual receiving properties pursuant to the program for the Transfer of Development Rights for Historic Preservation in the Town of Jackson Land Development Regulations ("LDRs") Section 5.9.6.

WHEREAS, Owner, Old Growth, LLC, holds fee ownership interest in real property, located in the Town of Jackson, Wyoming, as more specifically described as follows:

Street Address: 81 South King Street

Legal Description: Lot 9 of Block 1 of the Cache Creek Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1905 as Plat No. 102.

PIDN: 22-41-16-34-2-05-009

("Sending Property")

WHEREAS, the receiving properties are owned by Pine Tree Corporation and the properties are more fully described as follows:

Property 1:

Street Address: 210 N Glenwood Street

Legal Description: Lot 11, Block 1 of the Simpson Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 1, 2009 as Tract Map T-28L.

PIDN: 22-41-16-28-4-07-011

Property 2:

Street Address: 230 N Glenwood Street

Legal Description: Part of Lot 12, Block 1 of the Simpson Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 1, 2009 as Tract Map T-28L.

PIDN: 22-41-16-28-4-07-010

("Receiving Properties")

WHEREAS, ZCV No. P23-167 verifies the Sending Property is qualified to transfer unused floor area pursuant to LDR Section 5.9.6.C.6.a. The Sending Property contains a Registered Historic Resource, and it currently has transferrable floor area in the amount of Eight Thousand Two Hundred Fifty-Five (8,255) square feet of Non-Residential floor area. The amount of available unused floor area for transfer is determined by the maximum allowed FAR at the time of transfer.

WHEREAS, ZCV No. P23-167, as amended, verifies the Receiving Properties are qualified to receive the floor area pursuant to LDR Section 5.9.6.C.6.b. The Receiving Properties are zoned as Commercial Residential 2 and does not have any significant environmental or developmental constraints. The Receiving Properties do not require a variance to any development standard, nor do they require any additional significant public infrastructure improvements to be paid by the Town of Jackson ("Town") to accommodate a transfer of floor area.

WHEREAS, the sale or transfer of the unused floor area is a private transaction between the affected landowners. The Town is not involved in the transaction or in the determination of the value or price of any transferred floor area.

WHEREAS, the two Registered Historic Resources on the Sending Property are described as follows: Coe House (P21-236) and Ellen Walker's Smart Shoppe (P23-139).

WHEREAS, the Sending Property has concurrently recorded historic preservation easements on the Sending Property that preserves the Registered Historic Resources in perpetuity to be held by the Teton Trust for Historic Places, or other qualified entity as required by the LDRs.

RESTRICTIONS

NOW THEREFORE, in consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself to the following covenants.

SECTION 1. DEVELOPMENT RIGHTS TRANSFERRED FROM SENDING PROPERTY

Sending Property hereby transfers Eight Thousand (8,000) square feet of Non-Residential floor area to the Receiving Properties.

Owner voluntarily relinquishes said development rights in the form of unused floor area that are hereby severed from the fee interest in and to the Sending Property. Such development rights have been transferred as provided in this Deed Restriction and in the Deed Restriction on the Receiving Properties in a Transfer of Development Rights for Historic Preservation, each recorded, pursuant to LDR Section 5.9.6.C, as applied for and approved by the Town of Jackson Planning Department ZCV P23-167.

SECTION 2. EFFECT OF TRANSFER OF DEVELOPMENT RIGHTS ON SENDING PROPERTY

The development potential of the Sending Property is hereby reduced by Eight Thousand (8,000) square feet of Non-Residential floor area and this reduction shall be subtracted from the amount of floor area on the Sending Property as determined by ZCV No. P23-167. The Sending Property retains Two Hundred Fifty-Five (255) square feet of floor area following this transfer of floor area to the Receiving Properties. This remaining floor area on the Sending Property is available to be used for future development on the Sending Property or for future floor area transfers, pursuant to the LDRs, as amended from time to time. In the event the LDRs allowing for the Transfer of Development Rights is repealed, this Sending Property's right to transfer unused floor area will expire 25 years from the date of the repeal.

SECTION 3. NO DEVELOPMENT RIGHTS CREATED OR VESTING OF TRANSFERRED FLOOR AREA

The transfer of floor area does not guarantee a development right or create a vested right on the Receiving Properties. The transferred floor area is vested only after an approved development permit or building permit is issued that includes the transferred floor area and demonstrates it can fit on the Receiving Properties while complying with all applicable LDRs.

SECTION 4. RECORDING OF DEED RESTRICTION

Owner, at its cost, shall promptly record this Deed Restriction in the Office of the Teton County Clerk, and it shall be recorded concurrently with the historic preservation easement and the deed restriction on the Receiving Properties.

SECTION 5. NO LEGAL ACTION

No owner, prospective purchaser, or other party shall have the right to sue or bring other legal process against the Town or any person affiliated with the Town arising out of this Deed Restriction, and neither shall the Town have any liability to any person aggrieved by the decision of the Town regarding any matter relating to this Deed Restriction.

SECTION 6. MODIFICATION AND TERMINATION OF DEED RESTRICTION

This Deed Restriction may not be modified or terminated.

SECTION 7. MODIFICATION TO TRANSFER OF FLOOR AREA

Any proposed modification to the transfer of floor area, such as increasing or decreasing the amount transferred or re-transferring the floor area, shall require the approval of a new ZCV and recordation of a new and separate deed restriction.

SECTION 8. RESTRICTIONS AS COVENANT

These restrictions shall constitute covenants running with the land, as a burden thereon, and shall be binding upon, and inure to the benefit of, all parties having any right, title, or interest in the land, or any part thereof, their heirs, devisees, successors, administrators, and assigns, and shall inure to the benefit of and shall be enforceable by the Town and the Receiving Properties.

SECTION 9. CHOICE OF LAW, FORUM

These restrictions shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with these restrictions, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming.

SECTION 10. SEVERABILITY

Each provision of these restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 11. SECTION HEADINGS

Paragraph or section headings within these restrictions are solely for convenience or reference, and are not intended to, and shall not govern, limit, or aid in the construction of any terms or provisions contained herein.

SECTION 12. WAIVER

No claim of waiver, consent, or acquiescence with respect to any provision of these restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 13. INDEMNIFICATION

Owner and any subsequent owner shall indemnify, defend, and hold the Town, and the Town's directors, officers, agents, and employees, harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury from a breach of any provision of these restrictions. Owner waives any and all such claims against the Town.

SECTION 14. GOVERNMENTAL IMMUNITY

The Town does not waive governmental immunity through these restrictions and specifically retain immunity and all defenses available to them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

SECTION 15. AUTHORIZATION

Each party signing below warrants to the other parties, that they have the full power and authority to execute this document on behalf of the party for whom they sign.

[Remainder of Page Intentionally Blank]

Signature of Owner

Date

Name printed

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing instrument was acknowledged before me by _____, as _____ a Wyoming limited liability company.

Notary Public

My commission expires: _____

Signature of Town of Jackson
Planning Director

Date

Name printed

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing instrument was acknowledged before me by above signee.

Notary Public

My commission expires: _____



PLANNING & BUILDING DEPARTMENT

January 16, 2024

Hal Hutchinson
HH Land Strategies
PO Box 1902
Wilson, WY 83001

RE: P23-164 & 167
Zoning Compliance Verification for Transfer of Development Rights (TDR) - **AMENDED**
81 S. King Street, 210 N. Glenwood Street, and 230 N. Glenwood Street

Dear Mr. Hutchinson:

The purpose of this amended approval letter is to add 230 N. Glenwood Street as a receiving site to 210 N Glenwood Street. As amended, the Planning Director has considered your request to transfer 8,000 square feet of non-residential floor area and 8,000 sf of housing mitigation credits from the Sending Property located at 81 S. King Street to the Receiving Properties located at 210 N. Glenwood Street & 230 N. Glenwood Street. Per LDR Sec. 5.9.6.C.6.c.i, a Zoning Compliance Verification (ZCV) must be submitted prior to any TDR transaction to determine whether a proposed TDR transfer will comply with the LDRs. The purpose of this letter is to provide this ZCV.

Below is staff's summary of the requested TDR transaction as amended:

Sending Property (81 S. King Street)	Receiving Properties (210 & 230 N. Glenwood Street)
Zone: DC-2	Zone: CR-2 (eligible Receiving Properties)
Size: 0.17 acres	Use of TDR: Non-residential floor area and housing credits are allowed in CR-2
FAR: 1.3 = 9,750 sf	FAR allowed: TDR floor area exempt from FAR
Existing floor area: • Coe House: 2,725 sf • Ellen Walker cabin: 860 sf • Blacksmith cabin: 885 sf • Total existing: 4,470 sf	
Floor area requested for TDR = 8,000 sf Housing credits requested for TDR = 8,000 sf	

Use of TDR = Non-residential floor area and housing mitigation credits	
Floor area of Available for TDR = 9,750 sf – 885 sf (Blacksmith cabin) - 610 sf (Coe House addition) = 8,255 sf	
Floor area remaining (max) = 8,255 sf – 8,000 sf = 255 sf	
Housing credits Available for TDR = 9,750 sf – 885 sf (Blacksmith cabin) - 610 sf (Coe House addition) = 8,255 sf	
Housing credits remaining (max) = 8,255 sf – 8,000 sf = 255 sf	

Thus, based on the information provided in your original submittal letter dated March 23, 2023, your recent email request on January 16, 2024, to add 230 N Glenwood Street as a receiving site, and per the LDRs, the Planning Director finds that the request to transfer 8,000 sf of non-residential floor area and 8,000 sf of housing mitigation credits from the Sending Property to the Receiving Properties meets LDR Sec 5.9.6.C.6. The next step is to draft and record in the Teton County Clerk's Office a Notice of Transferred Development Rights (with Town signature) and a historic preservation easement on the Sending Property. As the likely holder of the preservation easement, the Teton County Historic Foundation should be consulted on the terms of the easement.

Floor area that is purchased or otherwise transferred through the TDR program does not guarantee a development right or create a vested right on the Receiving sites. The transferred floor area is vested only after an approved development permit or building permit is issued that includes the TDR floor area and demonstrates that it can fit on the Receiving sites while complying with all applicable LDRs.

This zoning compliance shall only verify zoning compliance at the time it is issued pursuant to Division 8.6.3 Zoning Compliance Verification of the Town of Jackson Land Development Regulations. If you should have any further questions, please do not hesitate to contact me.

Sincerely,



Tyler Valentine
Senior Planner

tvalentine@jacksonwy.gov
307-733-0440 ext. 1305