

AGENDA

Planning and Zoning Commission

May 15, 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.

THIS MEETING IS BEING HELD IN PERSON ONLY.

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. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. April 17, 2024 Planning Commission/BOA Regular Meeting
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. P24-065: 185 S. Willow St. Teton County GSB Expansion - CUP (Katelyn Page)
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
April 17, 2024
UNAPPROVED

The Planning and Zoning Commission met in a regular session on April 17, 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: Katie Wilson, Anne Schuler, Thomas Smits, Laura Bonich, Abigail Petri, Christie Watts

STAFF: Paul Anthony, Tyler Valentine, Katelyn Page, Lynsey Lenamond

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES: A motion was made by Anne Schuler and seconded by Christie Schutt to approve the April 3, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P23-204, 206, P24-007 PCJH Development Plan, PUD Amendment and CUP

STAFF PRESENTATION: Tyler Valentine

Staff noted that this project is in a master-planned neighborhood. The applicant is asking for uses that are not currently allowed on the property. Staff reviewed the research they did to conclude that 4 Lazy F Ranch has control/ownership. Institutional use is allowed in the CNMP and the fellowship building is not a full-scale new church. 32 parking spaces are required and applicant is providing 33, some of which will be in the church parking lot. The LDRs have no standards for traffic impact studies and the Town Engineer did not require one for this project.

QUESTIONS FOR STAFF:

Commission asked if the additional units in the CNMP are a “land-grab” situation or if the original developer has to approve them. Staff said their first step was to determine ownership, and then the units have to be approved before being transferred by the owner. Commission asked if the applicant were asking to put in the 3 approved units on this parcel if they would have to go through the PUD amendment process and staff confirmed that they wouldn’t. Commission asked for more detail on original approval; staff confirmed that the original owner was the developer of Blair place and the other phases, and then at the end of the process there were units left over that the owner could sell or transfer. Commission asked if the PUD defines “unit.” Staff confirmed that it isn’t specific, but the original plan was for single and multi family. Commission asked if there is a likelihood that any remaining units, if this project is approved and completed, will be used, if there

is space. Staff said there's not a lot of land available to build on, but Blair Place may have some room, and possibly the Community Bible Church. Commission asked about a scenario in which Blair Place was razed, then how many units could they build. Staff said they could build the number of units they were originally approved for, but if they wanted more, they would have to go through a MP amendment process. Commission wondered how important it is to have ownership and units figured out now so we don't have to address it in the future. Staff feels that it's clear that if this project is approved, there will be 38 units remaining and 4 Lazy F Ranch has ownership. But there is no assurance that legal battles won't happen down the road. Commission asked about zoning and what would happen if there was no residential going in on the parcel, staff said an amendment would be needed under NL-3 for the accessory use building. Staff is treating the accessory building as part of the church which is why it required the CUP, but acknowledges that it's not a full-scale church and that residents will use it. Commission asked why a lot line is not being created to be separated as institutional. Staff said the applicant could do that if they wanted but staff isn't requiring them to. Commission asked if they pass the CUP and applicant then scraps the development plan, is the CUP tied to this project. Staff said the Commission could condition the approval of the CUP to limit the square footage of the institutional building. Commission asked for clarification on what they are granting the applicant with approval of the CUP. Staff said they are limiting approval with the CUP and can add additional conditions but are approving a 1500 square foot church use specifically. Commission asked about Montana Road being County jurisdiction and if they will review the entry. Staff said Town Engineering will check in with the County to make sure they are okay with the project. Staff confirmed that the access being from Montana Drive is derived from the 1993 Land Exchange Agreement. Commission asked about down payment assistance, and staff confirmed that the Housing Department does have that program but any use of those funds for this project would have to be approved by the County Commissioners. Some Commission members think it is unclear on whether the land swap agreement is being violated since 3 units were agreed upon. Staff suggested that the item could be continued to get legal questions answered.

APPLICANT PRESENTATION:

Bill Collins spoke on behalf of the applicant. He confirmed that this is a residential development. Church has an immediate need for 10 units, and more units down the road. There are no private sector homes going in here, it's not new employees that will live here to work new jobs. It's for current staffing.

QUESTIONS FOR APPLICANT:

Commission asked about the type of units, and applicant confirmed they are townhouses and are on townhouse lots. Commission had applicant confirm that these units will be owned by the church and that they will then rent them out. Applicant said that is the plan, but that some lots could be sold later on. Applicant confirmed that any residents could use the fellowship building, whether they are church staff or not. Commission asked why church decided to deed restrict all of the units. Applicant wanted to be clear that they were not in this as a real estate deal. The deed restrictions

match what applicant wants this development to be. Commission asked about bedrooms and seasonal units. Applicant wants someone in every unit to be church related staffing, visiting speakers, etc. could stay in available bedrooms. No entire units would be temporary or seasonal.

PUBLIC COMMENT:

John Graham spoke on behalf of 4 Lazy F Ranch. James Musclow spoke regarding the units remaining after this project is completed. He questions who owns these units and about resulting traffic impacts from this project. Ryan Peterson spoke regarding the best use of this parcel, and questioned the church's need for staff housing. He also feels that the impact to wildlife would be great and that traffic would be impacted. Dan Heilig spoke regarding the entry and questioned whether there could be other options for access. Janice Skinner spoke about the impact to wildlife, she has concerns about density and access from Montana Drive. Scott Garland asked Commission to walk the area to get a feel for the area in regards density. He also questions the legality of ownership. Matt Miller spoke on behalf of the applicant (lawyer) and discussed vested rights. Robert Warburton spoke regarding whether the housing could be placed on a different part of the church's land.

COMMISSION DISCUSSION:

Commission discussed workforce housing and the possible sale of units with staff. Commission stated they are confused about the zoning and PUD. Staff affirmed that the PUD speaks first, zoning speaks second. Commission is concerned about the entry on Montana Drive. Commission expressed concern on impact to wildlife if parcel 2 is developed down the road. Staff said the area is not in a Natural Resource Overlay. Mila Dunbar spoke on behalf of the applicant regarding the retainer wall. Some Commission members felt that public comment should be taken into consideration and changes implemented and that the infrastructure isn't available to support this project. Commission discussed the difference of workforce housing being owned by employers vs. employees.

MOTION:

ITEM A: A motion was made by Laura Bonich and seconded by Abigail Petri to recommend approval of PUD Amendment P23-206 to amend the Cottonwood Park CNMP to allow "Multi-family Residential" (i.e., condominiums, townhomes, apartments) and "Institutional" (i.e., church) as allowed uses on the subject property based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM B: A motion was made by Laura Bonich and seconded by Christie Watts to recommend approval of Development Plan P23-204 for a two-phased development of 21- Workforce deed-restricted townhomes totaling 25,466 sf of above-ground habitable based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM C: A motion was made by Laura Bonich and seconded by Anne Schuler to recommend approval of Conditional Use Permit P24-007 for a new Institutional use, specifically for a 1,500 sf ancillary church building, based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-042 LDR Updates – Director Titles

STAFF PRESENTATION: Katelyn Page

Staff reminded Commission that LDR amendments must go before the Planning Commission before Town Council. The Planning Director has now become the Planning and Building Director.

QUESTIONS FOR STAFF: None.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION: None.

MOTION:

A motion was made by Anne Schuler and seconded by Abigail Petri to recommend approval to the Town Council of LDR Text Amendment P24-042 based upon the findings presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-043 LDR Updates - Noise

STAFF PRESENTATION: Katelyn Page

Town Council passed an ordinance that now has noise control and enforcement being under the purview of the municipal code as opposed to the LDRs.

QUESTIONS FOR STAFF: None.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION: None.

MOTION:

A motion was made by Anne Schuler and seconded by Thomas Smits to recommend approval to the Town Council of LDR Text Amendment P24-043 based upon the findings presented in the staff

report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-044 LDR Updates – Findings of Approval

STAFF PRESENTATION: Katelyn Page

The Town Attorney suggested that the LDR findings of approval be modified to be consistent with the comprehensive plan.

QUESTIONS FOR STAFF: Commission asked about the scenario that only a comprehensive plan exists without zoning. Staff said building code would then come into play.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION: None.

MOTION:

A motion was made by Anne Schuler and seconded by Christie Watts to recommend approval to the Town Council of LDR Text Amendment P24-044 based upon the findings presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION:

Councilmember Arne Jorgensen joined the Commission for a discussion on the tools that the Commission has to make decisions on big buildings, the 2 for 1 bonus, housing credits, and parking. Councilman Jorgensen spoke regarding his role as liaison. He feels that his presence at PC/BOA meetings would change the dialogue and discussion, and therefore made the decision to only be at a meeting if asked to attend. Commission asked how they can work with Councilman Jorgensen to more strongly voice to Town Council their concerns and lack of tools. Councilman Jorgensen spoke to a lack of engagement between PC and Town Council. Does this need to be a structural change? He also spoke to the process at the retreat that led to Council taking items off their priority list such as the big building discussion. If the item becomes a big topic with the public, Council can add it back to the priority list. Commission expressed concern that the design guidelines are not consistent, and concern that a long-range planner position may not be filled. Staff added that long-range planning can be done without that position being filled, but in FY26 the Planning and Building Director will be asking for a Town-only long-range planning position. Commission suggested it would be nice to have a more formal way for them to express their priorities to the Town Council. Commission also expressed the need for more clarity on how much they can weigh in on design guidelines.

MATTERS FROM STAFF: None.

Adjourn: A motion was made by Anne Schuler and seconded by Laura Bonich to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:41 pm.

minutes:ll

STAFF REPORT



Meeting Date:	May 15, 2024	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P24-065: Request for a Conditional Use Permit at 185 S Willow Street	Public Comment:	Yes

Purpose & Policy Considerations.

A Conditional Use Permit is required in the Public/Semi-Public—Town (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for Office use.

Requested Action.

The applicant, Teton County, requests approval of a Conditional Use Permit (CUP) for an expansion of 3,285 sf of Office use at the property located at 185 S Willow Street.

Recommendation.

The Planning Director recommends **approval** of a CUP for an expansion of 3,285 sf of Office use at the property located at 185 S Willow Street subject to this staff report, the departmental reviews attached hereto, and the following conditions:

1. Driveway and curb cut from S. Willow Street may not exceed a width of 20' within the public right of way.
2. Determination of, and provision for, any newly generated off-street parking for the GSB building shall be deferred until master planning of the municipal complex and construction of the proposed Teton County Courthouse project is complete.

Key Policy Questions.

Staff identified one key policy question for consideration at this time:

1. Does Planning Commission support a condition for deferred parking compliance until master planning of the municipal complex and construction of the proposed Teton County Courthouse project is complete.

Background.

Project Location

The property located at 185 S Willow Street is legally described as PT. LOT 2, BLK. 5, CACHE Creek Third Addition to the Town of Jackson. An aerial photo and zoning map of the Property are shown on the following page:



Existing Conditions

The “General Services Building” (GSB) at 185 S. Willow Street is an existing 7,500 sf building used as administrative offices for Teton County. It is part of the wider municipal complex serving Teton County and the Town of Jackson that includes 145 E. Simpson St (Clifford P. Hansen Courthouse), 180 S. King Street (Teton Co. Courthouse), 150 E. Pearl Ave (Town Hall), and 175 S. Willow Street (Jail and Dispatch). The property at 185 S. Willow Street and the wider municipal complex properties are zoned Public/Semi-Public (P/SP). Properties to the immediate east and south are zoned Office Residential (OR).

Parking for the existing use at 185 S. Willow Street is shared among all uses in the municipal complex. There are a total of 85 onsite vehicle parking spaces of which 14 are located behind the jail’s fence and require security access. Additionally, there are currently a total of 6 on-street parking spaces immediately adjacent to the General Services Building along E. Simpson Street and S. Willow Street. There is currently no comprehensive analysis of all the uses and the required parking for those uses in the municipal complex.

Master Planning - Proposed Courthouse and Jail Construction

Teton County Commissioners recently directed County staff to develop designs for construction of a new Teton County Courthouse and Sheriff Office/Detention Facility. As a result of that directive, County staff and stakeholders have been working to develop spatial and planning concepts on the current municipal complex site. Per the applicant, detailed master planning is expected to be completed by year end 2024 and encompass 145 E. Simpson St (Clifford P. Hansen Courthouse), 180 S. King Street (Teton Co. Courthouse), and 175 S. Willow Street (Jail and Dispatch). The proposed scope of that project will impact the overall floor area, campus circulation, and parking demand at the municipal complex including vehicle spaces shared by the GSB building.

Proposed Use

The applicant is seeking a CUP to increase the floor area of the Office use by 3,285 sf for a total of 10,785 sf (gross). Per the applicant, Teton County administration requires additional floor area to accommodate existing employees and to self-perform some small building and vehicle maintenance projects. Of the expanded floor area approximately 950 sf is allocated for tool storage and an enclosed garage bay accommodating one vehicle space. An open carport is provided adjacent to the enclosed garage and accommodates one vehicle space. Also, per the applicant, no additional full-time employees are expected to be hired at this time by Teton County to occupy this expanded floor area. It is intended to provide additional space to existing employees and functions that are currently part of Teton County operations. Thus, as proposed, there would be no practical increase in demand for parking.

Proposed landscaping and site plan changes include a new 34’ wide curb cut off S. Willow Street, additional plant units, and improved pedestrian amenities and entrance at the west side of the structure. Per the applicant, the design of the proposed addition continues the architectural style of the existing structure and is intended to coexist with other buildings at the municipal complex.

Office use requires vehicle parking of 3.3 spaces per 1,000 sf. A total of 2 vehicle parking spaces are proposed with the expanded use. The garage parking space is intended to accommodate maintenance vehicles utilized for light construction projects needed by the County. The carport parking space is intended for on-site vehicle maintenance as needed but may also be used by office staff when no maintenance is being conducted. The introduction of a curb cut along S. Willow Street will result in the loss of one on-street space reducing on-street

parking from 6 to 5 spaces in total. The CUP does not propose to provide any additional vehicle parking spaces at this time but continued shared use of parking spaces provided onsite in parking lots accessed from E. Simpson Street (34 spaces) and E. Pearl Avenue (37 spaces). Per the applicant, the 14 vehicle spaces located in secured access lot east of jail will not be accessible or utilized by employees working in the GSB building. However, as stated above, because the proposed additional space is intended for existing staff and not additional staff, there is no practical increase in demand for parking due to the proposal.

The P/SP zone is intended for uses that are public or semi-public nature. It also provides flexibility for uses that often have unique functional needs that cannot be accommodated in other zoning districts. As such, the LDRs do not specify a maximum floor area ratio (FAR), required setbacks, minimum landscape surface ratio (LSR) or other dimensional standards such as height for the P/SP zone. A summary of the proposed development and use standards is provided below.

Summary of Proposed Development and Use Standards			
Item	P/SP Requirement	Proposed	Comment
Vehicle Parking	11	2 onsite	Complies as conditioned.
Bicycle Parking	1 ST and 1 LT space	2 ST and 1 LT space	Complies.
Affordable Workforce Housing Mitigation	Exempt	No required mitigation.	Complies.
Building Setbacks	N/A	North – 17' (to jail structure) South – 5'-4" East – 11'-6" West – 26'	Complies.
Building Height	N/A	Existing Structure 35'-9" Proposed Addition 22'-4 5/8"	Complies.

Analysis.

The purpose of a CUP is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone. After reviewing the applicant's submittal, Staff find that the proposed use is compatible with the intended character of the P/SP zone.

Visual, Nuisance, and Environmental Impacts

Per the applicant, the configuration and location of the expanded floor area and access is largely driven by the floor plans of the existing structure and proximity of neighboring municipal structures. The proposed expansion utilizes available site area north and west of the existing footprint. A new curb cut provides access to the proposed garage and carport which would not be feasible from the west or north interior of the site due to existing structures and secured areas of the Jail/Dispatch building. In order to minimize the impact of the additional curb cut to public facilities – the pedestrian sidewalk and bollard protected bike path along S. Willow

Street – staff recommend a condition of approval that the driveway and curb cut not exceed a width of 20' within the public right of way. This standard is consistent with the maximum curb cut width allowed in other zones. The driveway and parking surface may flare wider than 20' once on the property.

Per the applicant, the height of the proposed addition is 14' lower than that of the existing structure thus does not challenge the scale of surrounding buildings. The design encloses exterior egress stairs that are currently exposed and fully encloses the proposed garage space. The proposed carport is enclosed on three sides and setback into the building's massing leaving the eastern side of the carport exposed but no closer to the property line than the plane of the enclosed garage. Some vehicle maintenance operations conducted in the carport will be visible to passersby along S. Willow Street, however, such operations will be performed in a partially enclosed portion of the structure and minimize adverse visual or nuisance impacts while fulfilling the unique functional needs of the proposed use.

No adverse environmental impacts from the proposed use have been identified at this time.

Vehicle and Bicycle Parking

Per LDR Sec 6.2.2.A.2, an applicant for a change of use shall only be required to additionally provide the difference between the vehicle parking requirement of the existing use and proposed use, regardless of the actual vehicle parking that exists. Therefore, staff reviewed only the vehicle parking requirement of the expanded use. Office use requires 3.3 vehicle spaces per 1,000 sf yielding a total of 11 vehicle parking spaces required for the proposed 3,285 sf expansion. The applicant proposes 2 vehicle spaces provided onsite within the garage and carport. As no comprehensive analysis of all the uses and the required parking for those uses in the municipal complex currently exists, and a Master Planning exercise for the wider municipal complex is expected for completing by year end 2024, the applicant feels it is infeasible and counterproductive at this time to propose a redesign of the existing site to accommodate the additional 9 required spaces when the site is proposed for redesign and reconstruction in the near future. Staff supports this reasoning and includes a recommended condition of approval that determination of, and provision for, any newly generated off-street parking for the GSB building shall be deferred until master planning of the municipal complex and construction of the proposed Teton County Courthouse project is complete.

Bicycle parking is required for new and expanded uses that generate off-street parking. Without a baseline for whether current vehicle parking provision meets demand at the municipal complex, staff are unable to determine if new vehicle parking is being generated. This in turn means a bicycle parking requirement is indeterminable. However, the applicant proposes 2 short-term and 1 long-term bicycle parking spaces which exceed the requirement for the expanded use assuming 11 vehicle spaces are generated. This means the applicant has provided bicycle parking spaces exceeding the highest possible requirement.

Affordable Workforce Housing Mitigation

Office use in the P/SP zone is exempt from affordable workforce housing mitigation. There is no required mitigation for the proposed use.

Design Review Committee (DRC).

DRC recommended approval of the proposed project at its December 13, 2023, meeting. The project had previously appeared before the committee for conceptual review with the applicant successfully incorporated DRC suggestions into the final design regarding addition of western canopies at the pedestrian entrance,

elongated window placement, exterior stair shrouding, and incorporating plant units near the western pedestrian entrance.

Public Comment.

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

Findings.

Pursuant to Section 8.4.3.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

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

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

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

Complies. Staff find that, as conditioned, the proposal is compliant with the standards of Division 6.1. The proposed Office use is exempt from affordable workforce housing mitigation in the P/SP zone and a condition of approval requires determination of, and provision for, any newly generated off-street parking for the GSB building shall be deferred until master planning of the municipal complex and construction of the proposed Teton County Courthouse project is complete.

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

Complies. Staff find that the proposed use does not pose any adverse visual impact on adjacent lands. The additional floor area housing the expanded use is designed in a manner to “step down” from the existing structure toward adjacent structures and lands and is no taller in height than the existing structure. Additional design steps are taken to fully or partially screen areas intended for vehicle maintenance, thus minimizing adverse visual impacts while maintaining functionality of the proposed use.

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

Complies. Staff find that the proposed use will not have an adverse environmental impact. The site is not located within the NRO or SRO and no adverse environmental impacts from the proposed operations of the use have been identified.

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

Complies. Staff find that design steps are taken to fully or partially screen areas intended for vehicle maintenance, thus minimizing adverse nuisance impacts while maintaining functionality of the proposed use.

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

Complies. Staff find that, as conditioned, the proposal shall not have a significant adverse impact on public services including the existing sidewalk and seasonal bike lane along S. Willow Street.

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

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

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

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

Fiscal Impact.

No fiscal impact is identified at this time.

Staff Impact.

The amount of Staff time to review this CUP and draft and present staff report is approximately 12 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council P24-065 for a Conditional Use Permit for an expansion of 3,285 sf of Office use at the property addressed 185 S. Willow Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated May 15, 2024.



PERMIT NOTES

Permit # P24-065
Site Address: 185 S WILLOW STREET
Project Name: 185 S. Willow Street - Teton Co. GSB CUP

Parcel # : 22-41-16-34-2-07-003

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		Response to findings of approval Please provide applicant response to the required findings of approval for a Conditional Use Permit LDR Sec. 8.4.3.C. Proposed Courthouse Master Planning Clarify in narrative what buildings and areas on the municipal complex will be included in the master planning process. Verify floor area tabulations Revise application and plan set to confirm total floor area and habitable vs nonhabitable floor area breakdown. The Carport should not be included as floor area as it does not meet the LDR definition of floor area which is interior to an enclosed building. It is staffs understanding the enclosed garage is nonhabitable floor area. This should be noted in your floor area tabulations (it appears it is not currently). A101 sheet showing addition 3800 and porch 560 does not appear to match narrative tabulations. Revise for consistency in sf calcs across CUP plan set sheets and narrative. Curb Cut - Verify width of proposed curb cut on S. Willow St. revise plans to include this dimension. On street parking spaces Confirm total amount of proposed on-street parking spaces 22 feet in length are immediately adjacent to 185 S. Willow St. as part of this design after curb cut is incorporated (ex: from property line at 145 E. Simpson St. > to corner of willow and Simpson > north to proposed curb cut.) Jail parking spaces (behind secured fence) Clarify if any users at 185 S. King have access to parking in secured jail lot. Clarify carport / garage spaces Verify intent of carport/garage vehicle spaces are intended for service repair as opposed to parking for office staff. What type and intensity of repair and service are proposed to be conducted there. Staff would like to understand what, if any, any adverse visual or nuisance impacts may occur to adjacent properties (i.e. meets findings of approval comment above). Clarify existing structure setback to southern property line.	KPAGE@JACKS ONWY.GOV	05/03/24	5/3/24



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		Comments applicable from B24-049 submittal. 1.) Project must meet requirements of the current adopted edition of the International Fire Code (IFC) at time of permit. 2.) A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled through this office prior to occupancy. 3.) A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled through this office prior to occupancy. 4.) Plans for exit signage, illumination and emergency illumination shall be provided for review and approval. 5.) Portable fire extinguishers shall be located and installed for the occupancy per the requirements of the IFC, Section 906. 6.) Fire Department access shall be reviewed and approved including but not limited to the riser room location and FDC.	LPOTZ@JACKSONWY.GOV	04/24/24	
CONDITIONS		Engineering will review the building permit as-is and provide comments.	JSILLIMAN@JACKSONWY.GOV	04/18/24	4/18/24



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: TETON COUNTY GENERAL SERVICES BUILDING ADDITION
Physical Address: 185 SOUTH WILLOW STREET JACKSON WY
Lot, Subdivision: PT LOT 2, BLK 5 CACHE-3 PIDN: 22-41-16-34-2-07-003

PROPERTY OWNER.

Name: TETON COUNTY - FACILITIES MANAGEMENT Phone: (307)203-0545
Mailing Address: PO BOX 3594 JACKSON WY ZIP: 83001
E-mail: jnash@tetoncountywy.gov

APPLICANT/AGENT.

Name: JASON BERNING, BERNING PROJECT MANAGEMENT Phone: (307)699-3733
Mailing Address: PO BOX 485 VICTOR ID ZIP: 83455
E-mail: BerningPM@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
☒ _____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P24-060 Environmental Analysis #: N.A.
Original Permit #: 1977-Bruce Hawtin 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?

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

Yes **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>.

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

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

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

_____ Signature of Property Owner or Authorized Applicant/Agent Jason Berning _____ Name Printed	_____ April 18 2024 Date _____ Owner's Representative _____ Title
--	---



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

Date:

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

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

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

Name of property owner as listed on deed

Address of Premises: 180 S King Street / Jackson, WY 83001 & 460 E. Pearl Ave, Jackson, WY 83001

Legal Description: PT. LOT 2, BLK 5, CACHE-3 / LOT 1, SUNRISE ADDITION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning / Berning Project Management

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

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 ☒ Demolition Permit
☐ Other (describe) _____

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

Sarah Mann
Property Owner Signature

Director of General Services

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

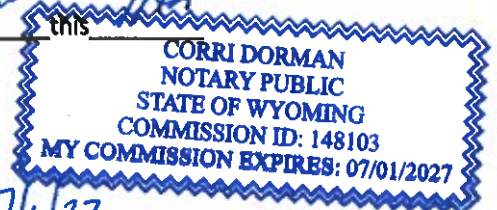
STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Sarah Mann this January, 2024 day of January, 2024. WITNESS my hand and official seal.

Corri Dorman

Notary Public

My commission expires: 7/1/27



C.U.P. NARRATIVE

Teton County Facilities Management
General Services Building Addition

May 8 2024

This project received DRC approval in October of 2023. The Conditional Use Permit is a procedural requirement from Town of Jackson's Planning Department, to give adequate public notice for Expansion of an Existing Use. Teton County Commissioners have approved construction for this project: Tool Storage and Office Addition to the General Services Building at Simpson & Willow. The County needs additional space and privatized offices for Growing Administrative needs. In addition, they would like to self perform small building projects and various repairs to their county wide facilities in-house, rather than subcontract this work. The new venue will be a home base for a mobile repair shop and tool storage for those projects. Below is a break-out of space allocation:

2500 Existing GSB Main Level - County Staff & Data Center
2500 Existing GSB Upper Level - County Admin Offices
2500 Existing GSB Basement Level –Public Law Consultation (Access to Justice Center)
7500 Existing GSB TOTAL

2190 New Ground Level – Offices & Tools
390 New Loft Level – Storage
2580 New Habitable

295 Loft Mechanical
410 Vehicle Bay (Garage)
545 Carport
1250 New Non Habitable

3830 NEW Addition TOTAL

Findings for Approval

1. It is compatible with the desired future character of the area

This block is permanently designated P/SP = Public/ Special Purpose, as part of the Downtown Core. Office expansion for public administrative use is consistent with future public and commercial character.

2. Complies with the use specific standards of Division 6.1

Article 6 of the Land Development Regulations shows "Office" as a Basic Use in the OR Zone [Office Residential] per table 6.1.1.

3. Minimizes adverse visual impacts

This addition remains 14 feet lower than the existing building, and thus does not challenge the scale of surrounding buildings. Vehicle Bays and Egress Stairs are

incorporated with consistent materials. The building addition creates friendlier facades along Willow and Simpson streets, enhancing the pedestrian experience.

4. Minimizes adverse environmental impacts

This project increases density in an urban zone, rather than developing a new parcel far from other County facilities. Steep slopes and proximity to water bodies are not factors on this site. All infrastructure improves and updates downtown utilities.

5. Minimizes adverse impacts from nuisances

This block is part of District N - Town Commercial Core. This P/SP Block is surrounded by zone OR (Office Residential.) Admin offices and Tool storage are consistent with these uses and will not be a nuisance to surrounding building occupants.

6. Minimizes adverse impacts on public facilities

This facility will support other public facilities, not impact them adversely.

7. Complies with all other relevant standards of these LDR's and Town Ordinances

To our knowledge, the project does not challenge any ordinances or LDR's.

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

To our knowledge, the project conforms with all prior standards and conditions.

The General Services Building is situated the southeast corner of the L-shaped Courthouse block. A Masterplan for the entire block with New County Courthouse, Hansen Courthouse, and County Jail will address questions about overall expansion, campus circulation, and parking. This masterplan will be complete by the end of 2024. A Condition of that Plan is resolution of parking requirements for the entire block. It is important to note the lack of LDR restrictions in this Town zone P/SP [Public/ Special Purpose.] Per Division 4.2, "Civic zones accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones." Per 4.2.1 B Physical development - All typical requirements for setbacks, height, FAR, LSR, etc. are Not Applicable. Nonetheless, the building expansion does not reduce any setbacks or increase height. The addition is also exempt from affordable workforce housing requirements, as the County makes extensive efforts to provide workforce housing through the Teton County Housing Authority. Parking at 3.3 per 1,000 sq ft is accommodated within the block complex shared with courthouse and jail and will be resolved as noted above. Notably, no additional Full Time County Employees will be hired at this time to occupy the expansion. The addition better serves current employees.

The proposed addition hugs the gabled roof building as a low-slung skirt to the north and west. Its complex footprint provides clearance to existing infrastructure and accommodates a large maintenance vehicle. A shallow, mono-slope roof caps the entire shape, helping to simplify the massing of this additive form. A new west entrance serves both existing building and proposed addition, increasing accessibility and shedding water better than the current porch surround. Exterior wall materials match the old cladding and

standing seam metal is introduced to cover the low slope roof and walls requiring non-combustible surfaces.

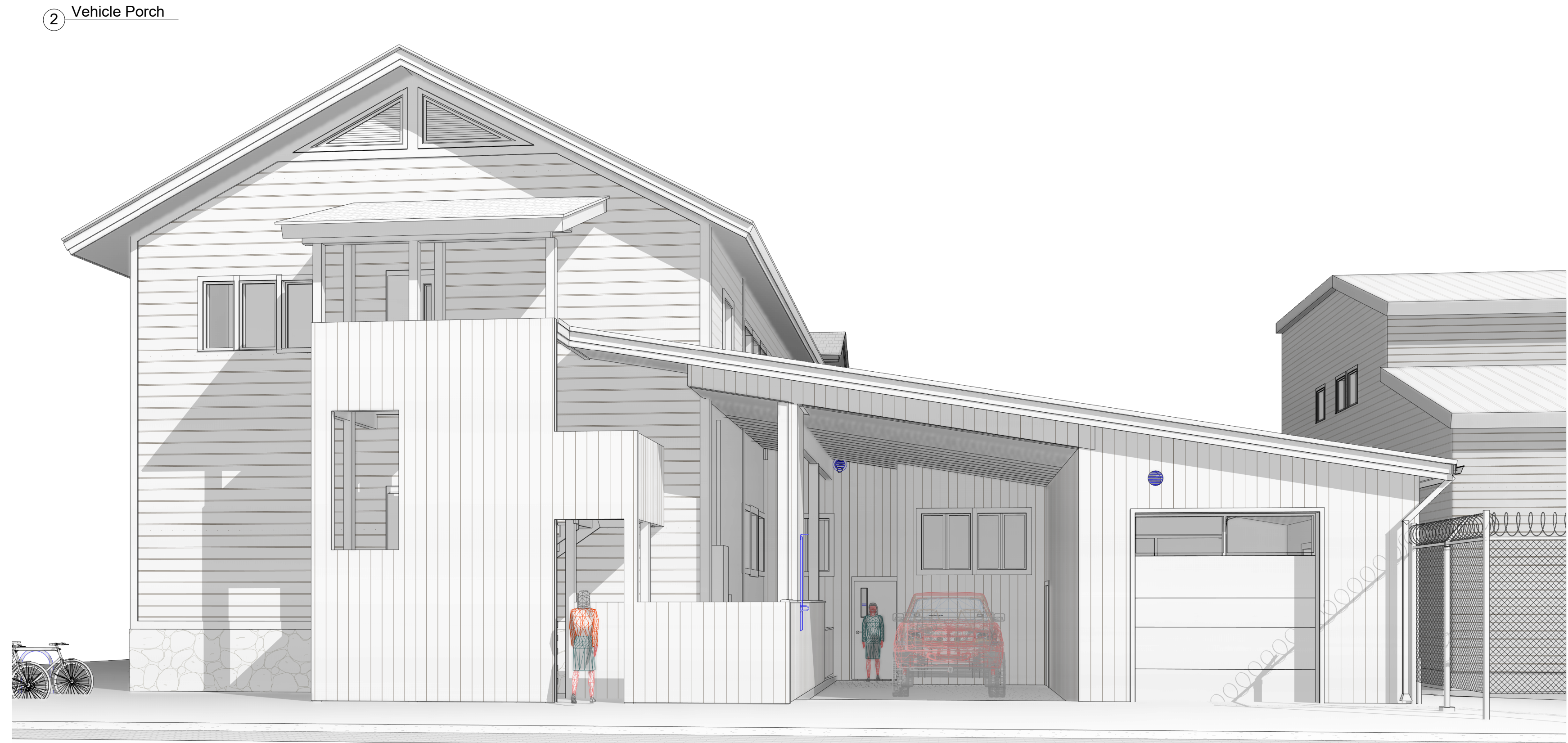
The existing General Services Building does not present an especially friendly face to the pedestrian or end user. While the gabled volume has good proportions, its opaque end walls and egress stairs present bleak and un-inviting entry points. The existing northern porch and yard once served a daycare, but is off limits to the public, and underutilized by staff. The county's desire is to recapture this space for the above programming needs.

Our new west entrance collects visitors from Simpson Street and redirects staff who park in the middle of the block to the south west corner of the building. The existing ramp is too steep for accessibility standards and hard to maintain in winter. It will be replaced with a machine lift, enclosed inside the new entrance. Both New and relocated Plantings at this west entrance emphasize a positive pedestrian experience.

The courthouse / jail / GSB complex has a variety of materials and forms, due to its piecemeal development history. The intent is to use existing colors and textures to simplify the addition and make it adhere to the existing building as much as possible. It is our hope that the new Courthouse will utilize the same roof material, so it is evident these buildings are all under one public umbrella. The adjacent Hansen structure directly to the west will remain to serve as interim County Courthouse while the primary Courthouse is rebuilt. We believe the building meets the vision statement of Town of Jackson Design Guidelines and we enhanced the design based on DRC input. We look forward to answering any questions you have and resolving any concerns.

Rachel Ravitz, Architect

Jason Berning, Owner's Representative



2021 INTERNATIONAL BUILDING CODE
TYPE VB CONSTRUCTION

RISK CATEGORY II - 2 Story + Basement 36 Ft Tall

SPRINKLERS OLD & NEW PORTIONS

2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE & NFPA-70
ANSI A117-2017

EXISTING BUILDING

2504 Basement

2504 Main floor

2504 Upper Floor

7512 Total

NEW ADDITION

2711 Office Level

556 Mezzanine Level

545 Carport

3812 Total

11,324 GRAND TOTAL

DEFERRED SUBMITTALS per IBC 107.3.4.1
To be Reviewed by Building Official Include
Roof Trusses, Sprinkler System, Radon Mitigation

Per 508.3 Non-Separated Occupancies
Most Restrictive Use is U-Utility

Per IBC Table 504.3
Type VB Occupancy U Sprinklered SM
Max Height is 60 Ft

Per Table 504.4
Max Stories above Grade = 2

Per Table 506.2
Type VB Occupancy U Sprinklered SM
Max Area is 16,500
Excluding Area Increases per Street frontage and
Excluding Basement Area

Basement Law Library A-3 per IBC 303.4
Max Area = 18,000 for Type VB SM Sprinklered

Note: Tie Exist Stair Egress Doors to new Fire Alarm

Number	Sheet Name	Designer
A001	TITLE SHEET	Ravitz
A002	SITE CONTEXT	Ravitz
A003	SETBACKS	Ravitz
A004	OCCUPANCY SUMMARY	Ravitz
A100	CODE & COMCHECK	Ravitz
A101	FOOTPRINT & FINISHES	Ravitz
A102	BASEMENT PLAN	Ravitz
A103	FLOOR PLAN - SHOP LEVEL	Ravitz
A104	MAIN LEVEL	Ravitz
A106	UPPER LEVEL & ADDITION ROOF PLAN	Ravitz
A107	DEMOLITION PLAN	Ravitz
A108	REST ROOM DETAILS	Ravitz
A201	3D STREET VIEWS	Ravitz
A202	SOUTH WEST NEW ENTRY	Ravitz
A300	CONTEXT COLOR ELEVATIONS	Ravitz
A301	EXTERIOR ELEVATIONS	Ravitz
A302	EXTERIOR ELEVATIONS	Ravitz
A401	BUILDING CROSS SECTIONS	Ravitz
A402	BUILDING SECTIONS	Ravitz
A404	ADDITION LONG SECTIONS	Ravitz
A405	BUILDING SECTIONS	Ravitz
A406	ENTRY AREA SECTIONS	Ravitz
A501	WALL DETAILS	Ravitz

FP1	FIRE PROTECTION	Hayward
FP2	FIRE PROTECTION DETAILS	Hayward

C1.0	CIVIL TITLE SHEET	Brough
C1.1	CIVIL GENERAL NOTES	Brough
C2.0	CIVIL EXIST CONDITIONS	Brough
C3.0	GRADING & SITE PLAN	Brough
C3.1	UTILITY & STORMWATER PLAN	Brough
C4.0	GRADING & SITE DETAILS	Brough
C4.1	WATER DETAILS	Brough
C4.2	SEWER & CABLE DETAILS	Brough
C4.3	STORMWATER DETAILS	Brough

L300	LANDSCAPE TRANSPLANT PLAN	Fleury
L301	PROPOSED LANDSCAPE PLAN	Fleury
L305	LANDSCAPE DETAILS SCHEDULE	Fleury

S1.1	STRUCTURAL NOTES	Sargent
S1.2	STRUCTURAL NOTES	Sargent
S2.1	FOUNDATION PLAN	Sargent
S2.2	LOFT FRAMING PLAN	Sargent
S2.3	ROOF FRAMING PLAN	Sargent
S2.4	STUD FRAMING LAYOUT	Sargent
S3.1	STRUCTURAL DETAILS	Sargent
S3.2	STRUCTURAL DETAILS	Sargent

M00	XL HVAC COVER SHEET	XL - Godak
M01	XL ENERGY COMPLIANCE	XL - Godak
M11	XL HVAC PLAN LEVEL 1	XL - Godak
M12	XL HVAC PLAN LEVEL 2	XL - Godak
M61	XL- HVAC 3D VIEW	XL - Godak
M71	XL-HVAC DETAILS	XL - Godak
M81	XL -HVAC SCEDULES	XL - Godak

P00	PLLUMBING COVER SHEET	XL - Bake
P11	WASTE PLAN LEVEL 1	XL - Bake
P12	WASTE PLAN LEVEL 2	XL - Bake
P21	WATER PLAN LEVEL 1	XL - Bake
P22	WATER PLAN LEVEL 2	XL - Bake
P71	PLUMBING DETAILS	XL - Bake
P81	PLUMBING SCHEDULES	XL - Bake

cr-M001	MECHANICAL LEGENDS & NOTES	CR-Meints
cr-M002	MECHANICAL SCHEDULES	CR-Meints
cr-M100	BASEMENT HVAC PLAN	CR-Meints
cr-M100F	BASEMENT FOUNDATION HVAC PLAN	CR-Meints
cr-M101	FIRST FLOOR HVAC PLAN	CR-Meints
cr-M102	SECOND FLOOR HVAC PLAN	CR-Meints
cr-MD100	BASMENT HVAC DEMO PLAN	CR-Meints
cr-MD101	FIRST FLOOR HVAC DEMO PLAN	CR-Meints
cr-MD102	SECOND FLOOR HVAC DEMO PLAN	CR-Meints

E00	ELECTRICAL SYMBOLS & ABBREVIATIONS	XL - Owens
E01	DETAILS RISERS & SCHEDULES	XL - Owens
E02	ENERGY COMPLIANCE FORMS	XL - Owens
E03	LIGHTING COMPLIANCE FORMS	XL - Owens
E11	LIGHTING PLAN LEVEL 1	XL - Owens
E21	LIGHTING PLAN LEVEL 1	XL - Owens
E31	MECHANICAL POWER PLAN LEVEL 1	XL - Owens

E-001	ELECTRICAL LEGENDS & NOTES	CR-Green
E-002	ELECTRICAL ONE LINE DIAGRAMS	CR-Green
E-003	ELECTRICAL SCHEDULES	CR-Green
E-100	BASEMENT POWER PLAN	CR-Green
E-101	FIRST FLOOR POWER PLAN	CR-Green
E-102	SECOND FLOOR POWER PLAN	CR-Green
ED-100	BASEMENT POWER DEMOLITION PLAN	CR-Green
ED-102	FIRST FLOOR POWER DEMOLITION PLAN	CR-Green

REGIONAL RELEVANCE



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Rachel@coRRnice.com

JORGENSEN

SARGENT
SARGENT ENGINEERS, INC.

XL
ENGINEERING

CATOR | RUMA
& ASSOCIATES, CO.

INSIDE
OUT
LANDSCAPE ARCHITECTURE, LLC

Jan 3 2024
Feb 2 2024
Feb 15 2024
May 01 2024 C.U.P.
& Permit

LICENSED ARCHITECT
RACHEL RAVITZ
B-0227
Date: 1-18-24
STATE OF WYOMING

CSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street
TITLE SHEET

TETON
COUNTY
WYOMING

Facilities
Management

Date

May 1 2024

A001

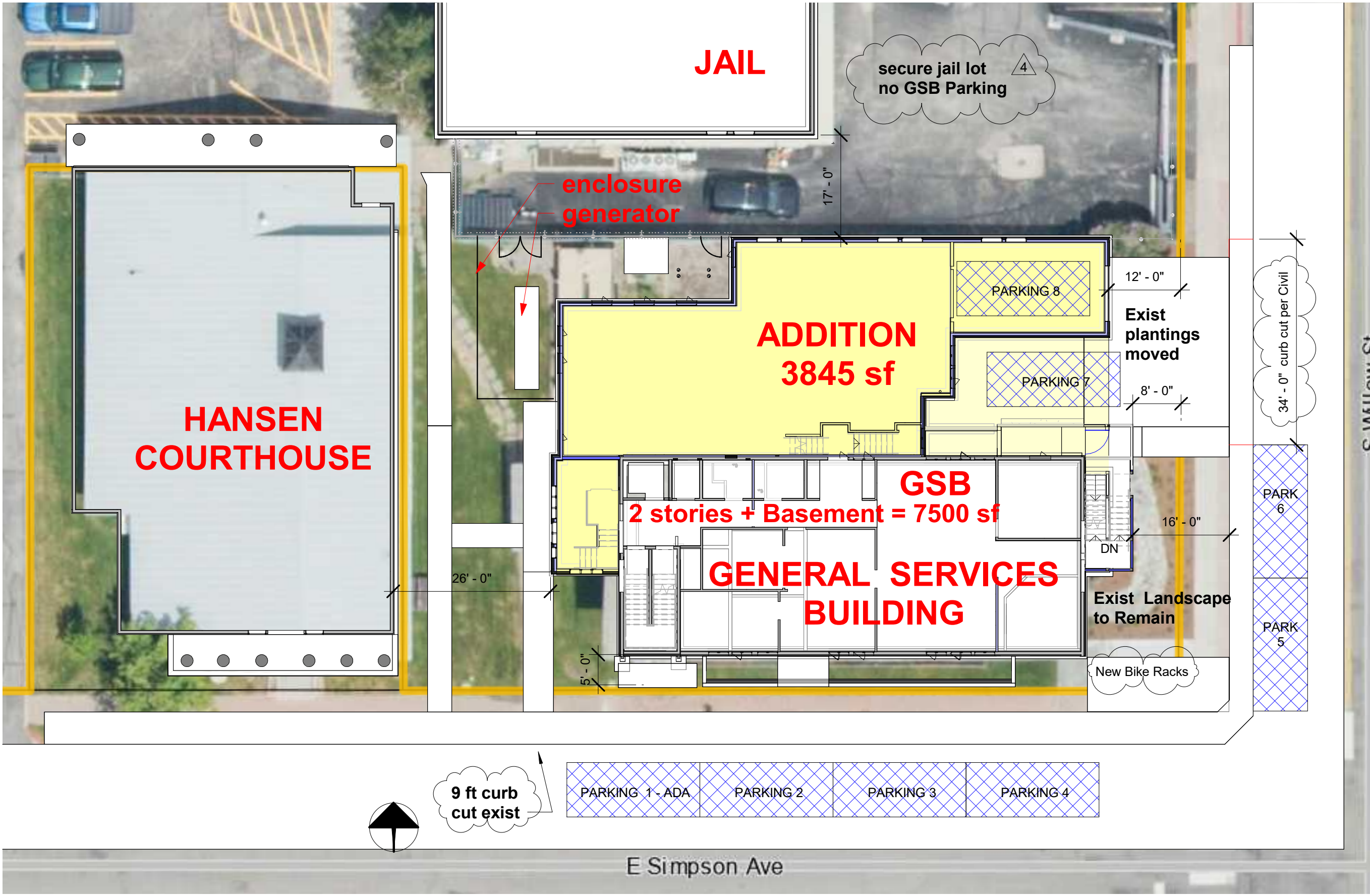
Scale



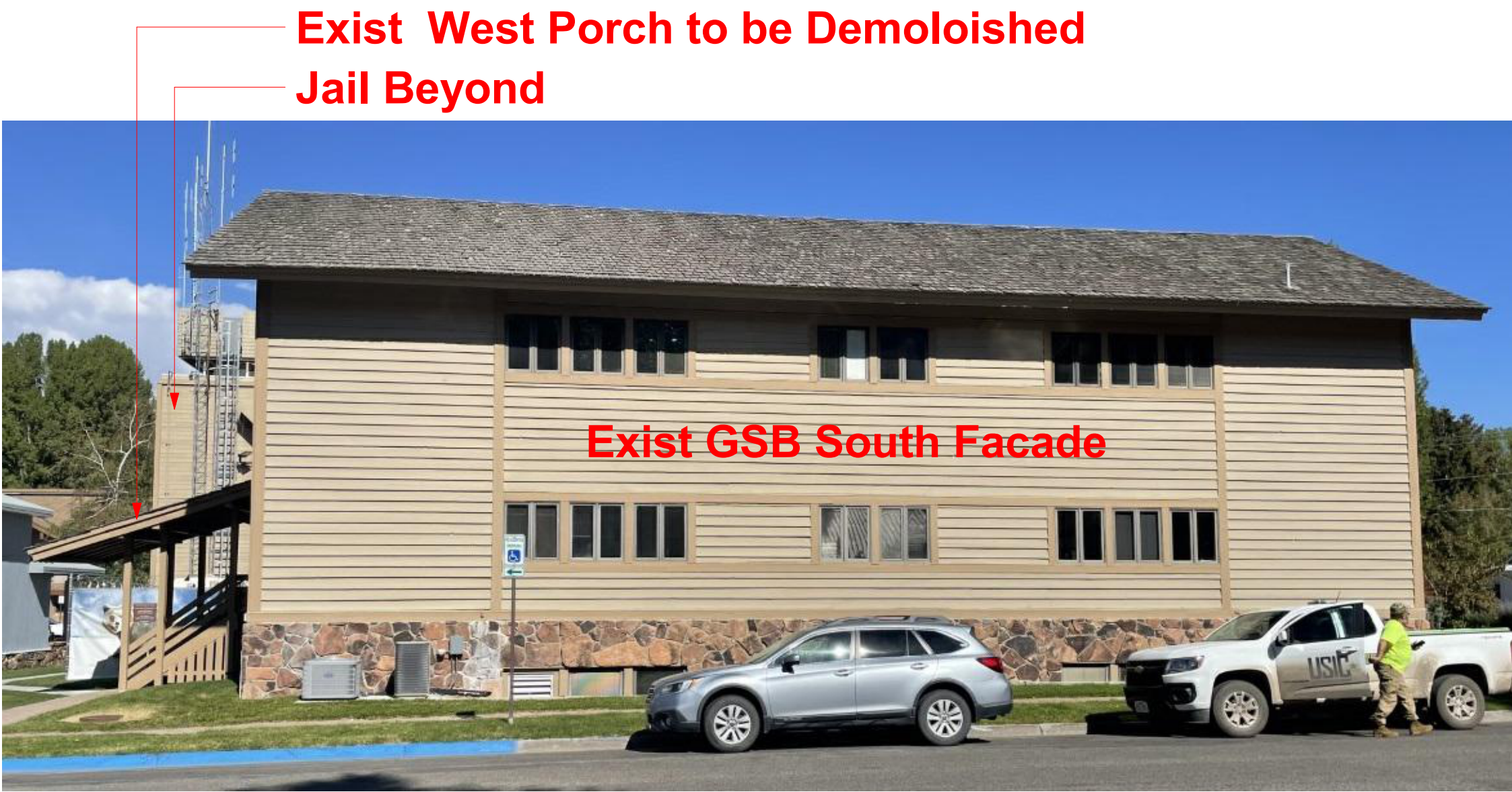
Existing Generator Enclosure



VICINITY MAP
1.8 Acre Public Space



1 Site
1/16" = 1'-0"



REGIONAL RELEVANCE

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& ASSOCIATES, CO.

Jan 3 2024
Feb 2 2024
Feb 15 2024
May 01 2024 C.U.P. & Permit

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

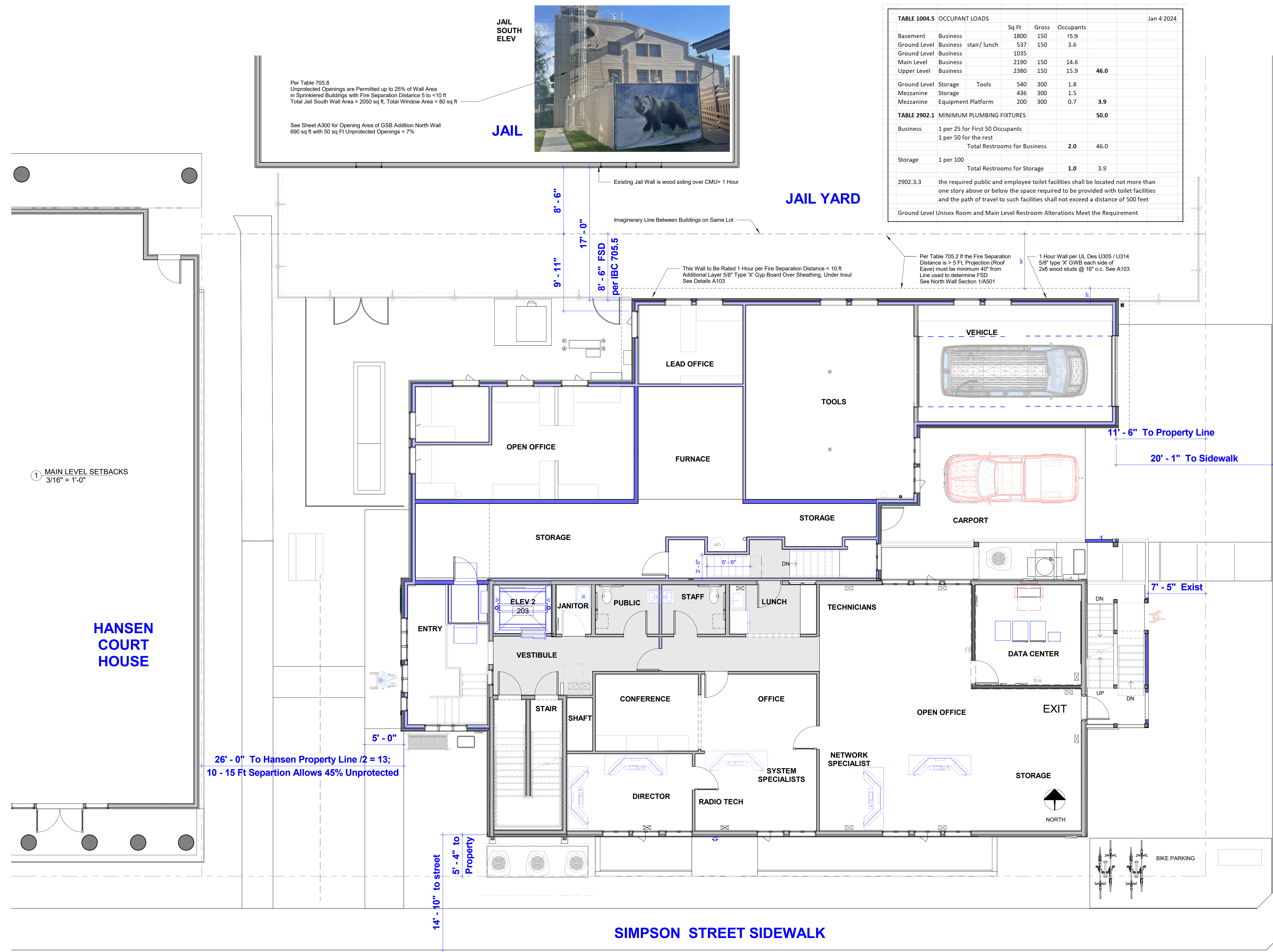
SITE CONTEXT

Facilities Management

Date May 1 2024

A002

Scale 1/16" = 1'-0"



Per Table 705.8
Unprotected Openings are Permitted up to 25% of Wall Area
in Sprinklered Buildings with Fire Separation Distance 5 to <10 ft
Total Jail South Wall Area = 2050 sq ft, Total Window Area = 80 sq ft

See Sheet A300 for Opening Area of GSB Addition North Wall
690 sq ft with 50 sq Ft Unprotected Openings = 7%

JAIL SOUTH ELEV

JAIL

TABLE 1004.5 OCCUPANT LOADS					Jan 4 2024	
			Sq Ft	Gross	Occupants	
Basement	Business		1800	150	15.9	
Ground Level	Business	stair/ lunch	537	150	3.6	
Ground Level	Business		1035			
Main Level	Business		2190	150	14.6	
Upper Level	Business		2380	150	15.9	46.0
Ground Level	Storage	Tools	540	300	1.8	
Mezzanine	Storage		436	300	1.5	
Mezzanine	Equipment Platform		200	300	0.7	3.9
TABLE 2902.1 MINIMUM PLUMBING FIXTURES					50.0	
Business	1 per 25 for First 50 Occupants					
	1 per 50 for the rest					
	Total Restrooms for Business			2.0	46.0	
Storage	1 per 100					
	Total Restrooms for Storage			1.0	3.9	
2902.3.3	the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet					
Ground Level Unisex Room and Main Level Restroom Alterations Meet the Requirement						

REGIONAL RELEVANCE

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Jan 3 2024
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GSB TOOL & OFFICE ADDITION
GENERAL SERVICES BUILDING 185 South Willow Street

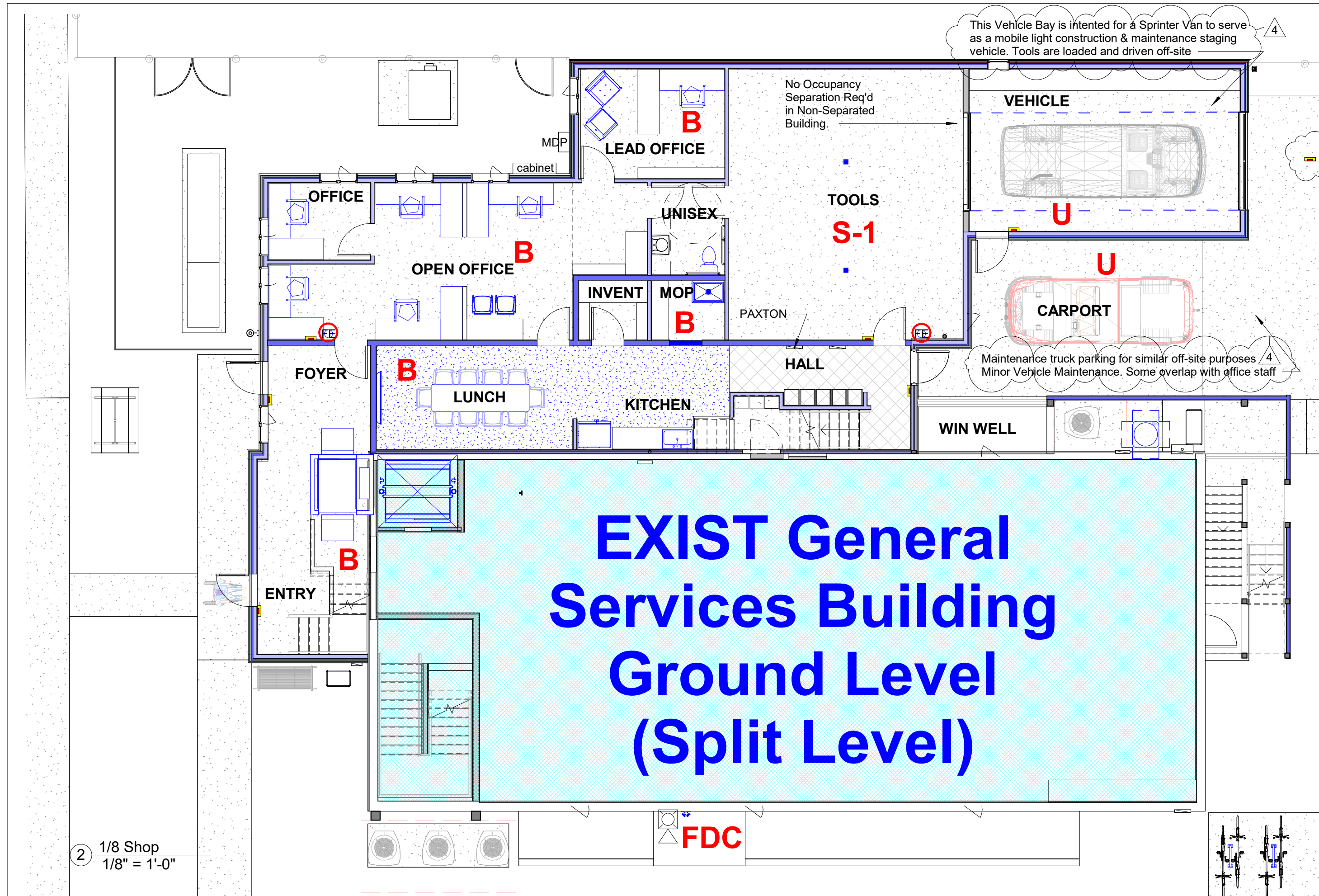
SETBACKS

Facilities Management

Date May 1 2024

A003

Scale 3/16" = 1'-0"



FE Fire Extinguishers per NFPA 10- 2022
Type 2A-5BC or 2A-10BC
Max Travel Distance 75 ft
Min 1 per 11,250 sq ft
Exist Sign Plan symbol - See Sheet E-11 for illumination

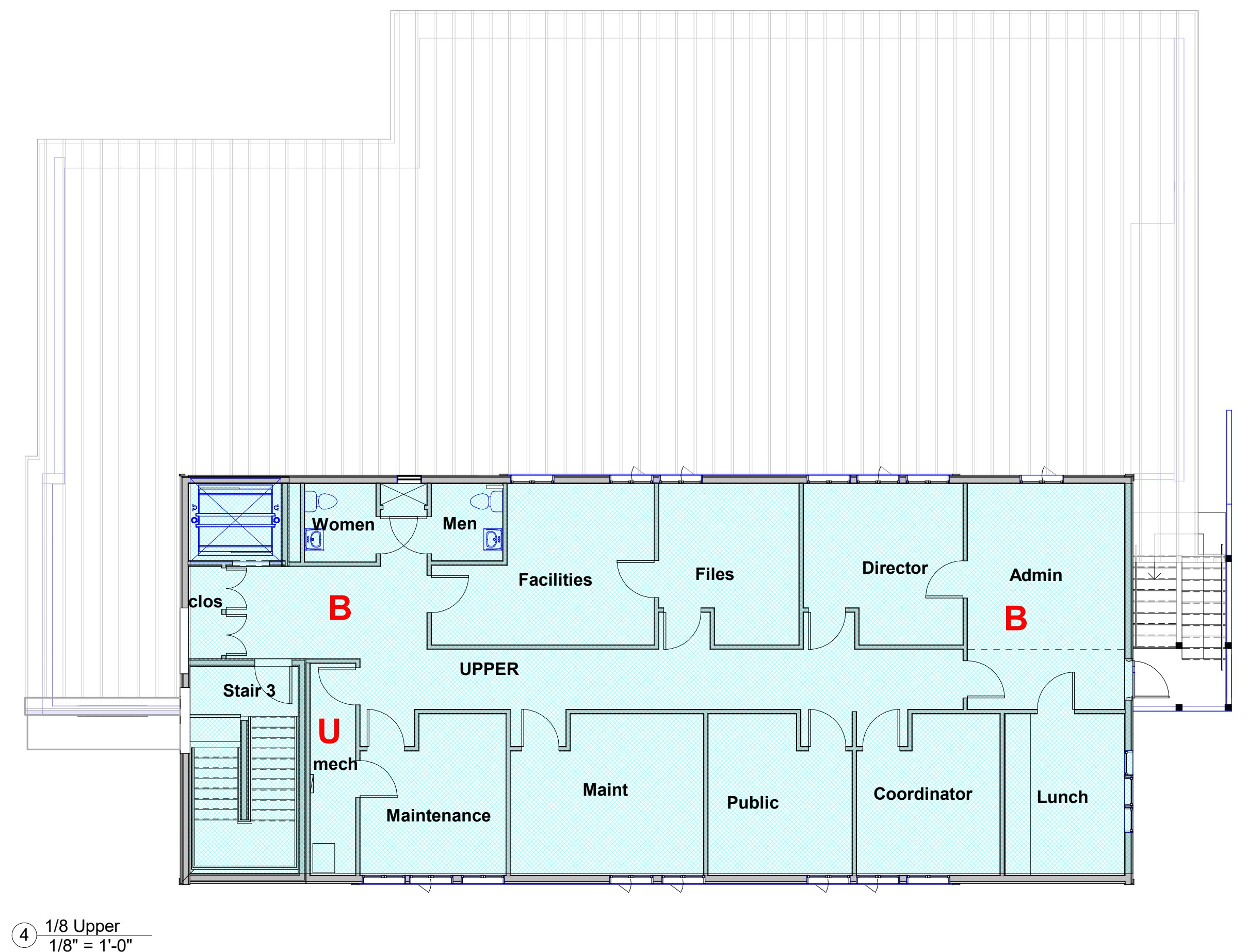
EXIT
TO EXIT

Habitable:
2190 Tool / Office Level
+390 Storage Loft
2580

Un-Habitable:
295 Loft Mechanical
410 Vehicle Bay
+545 Carport
1250

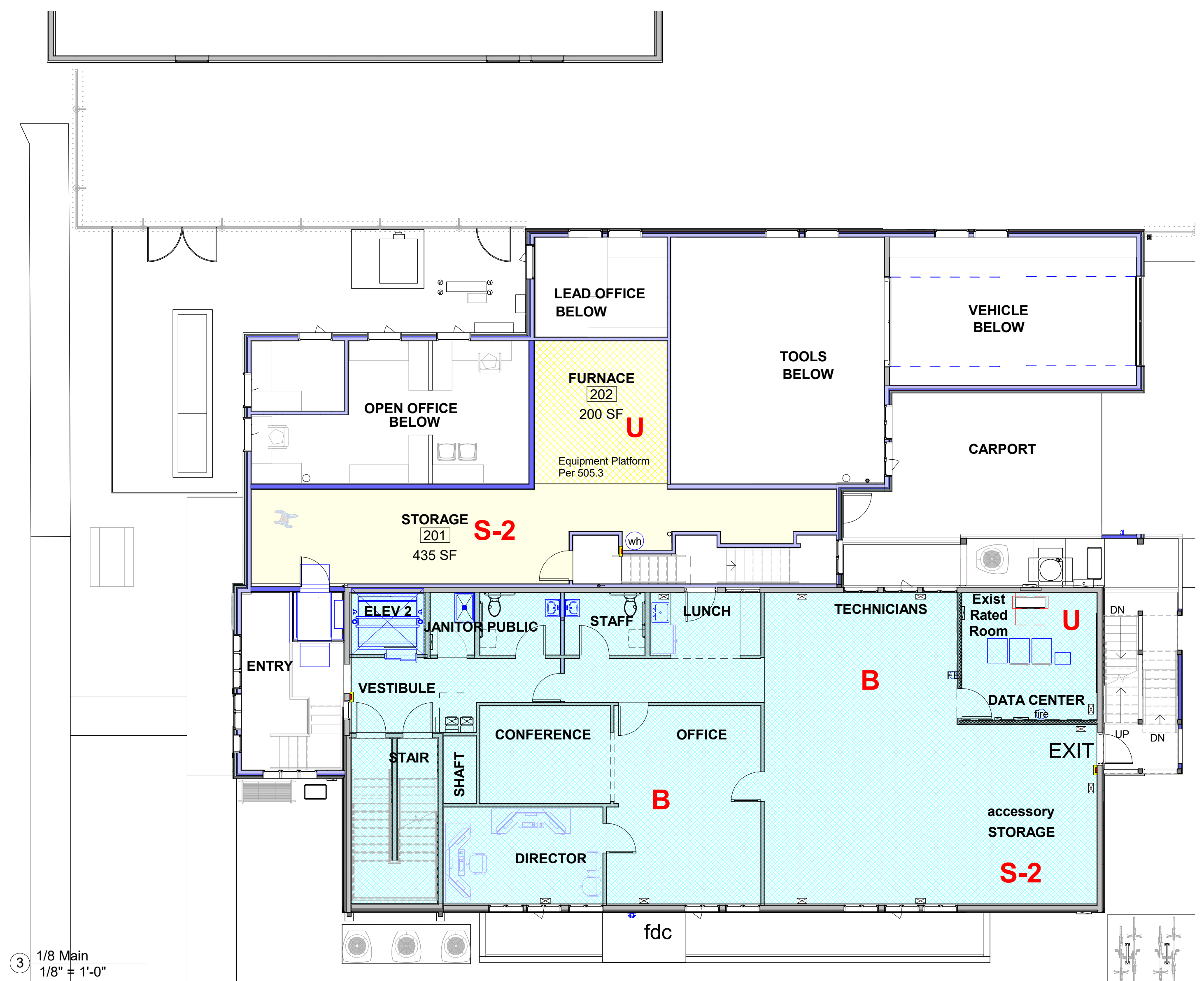
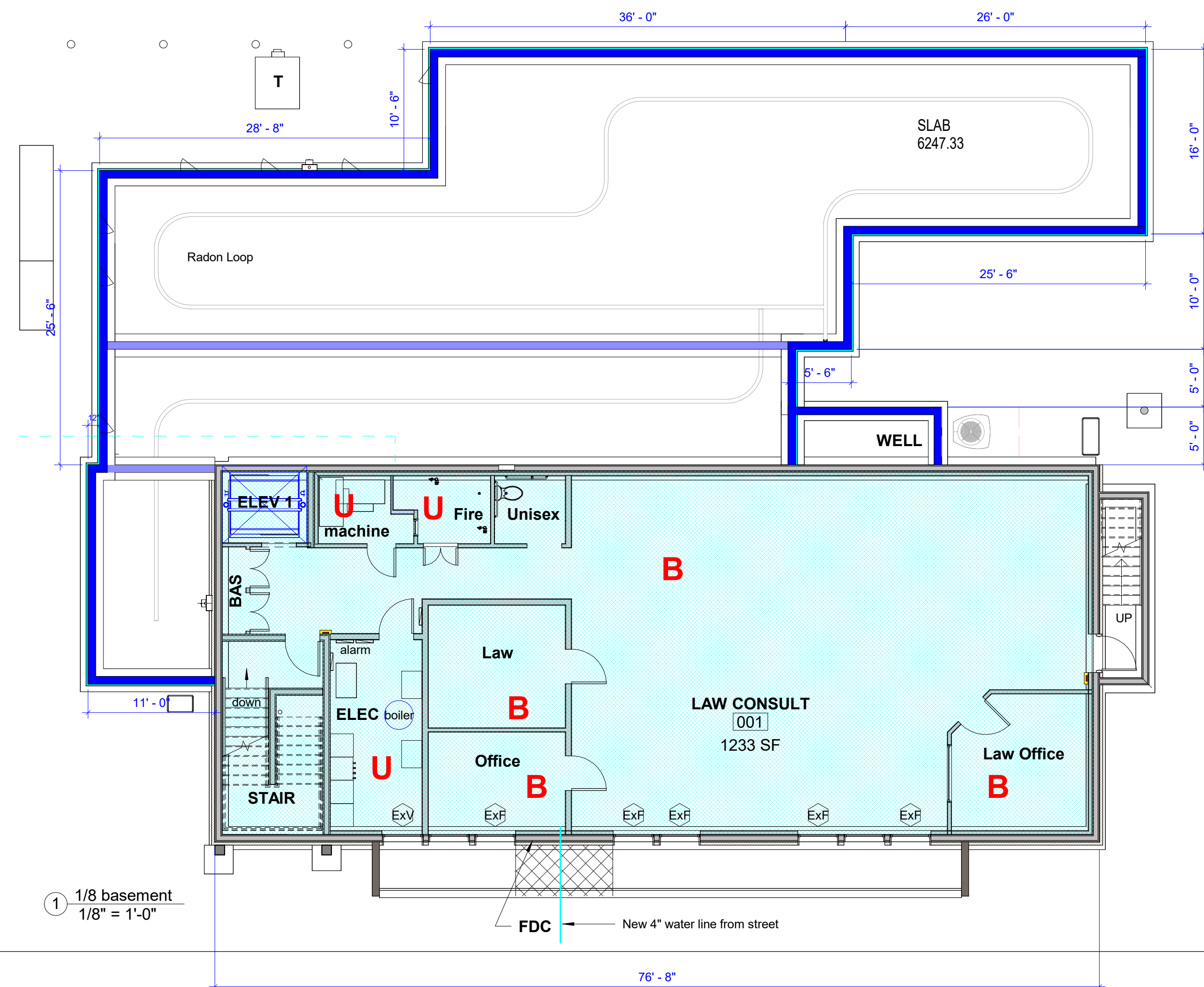
3830 TOTAL NEW

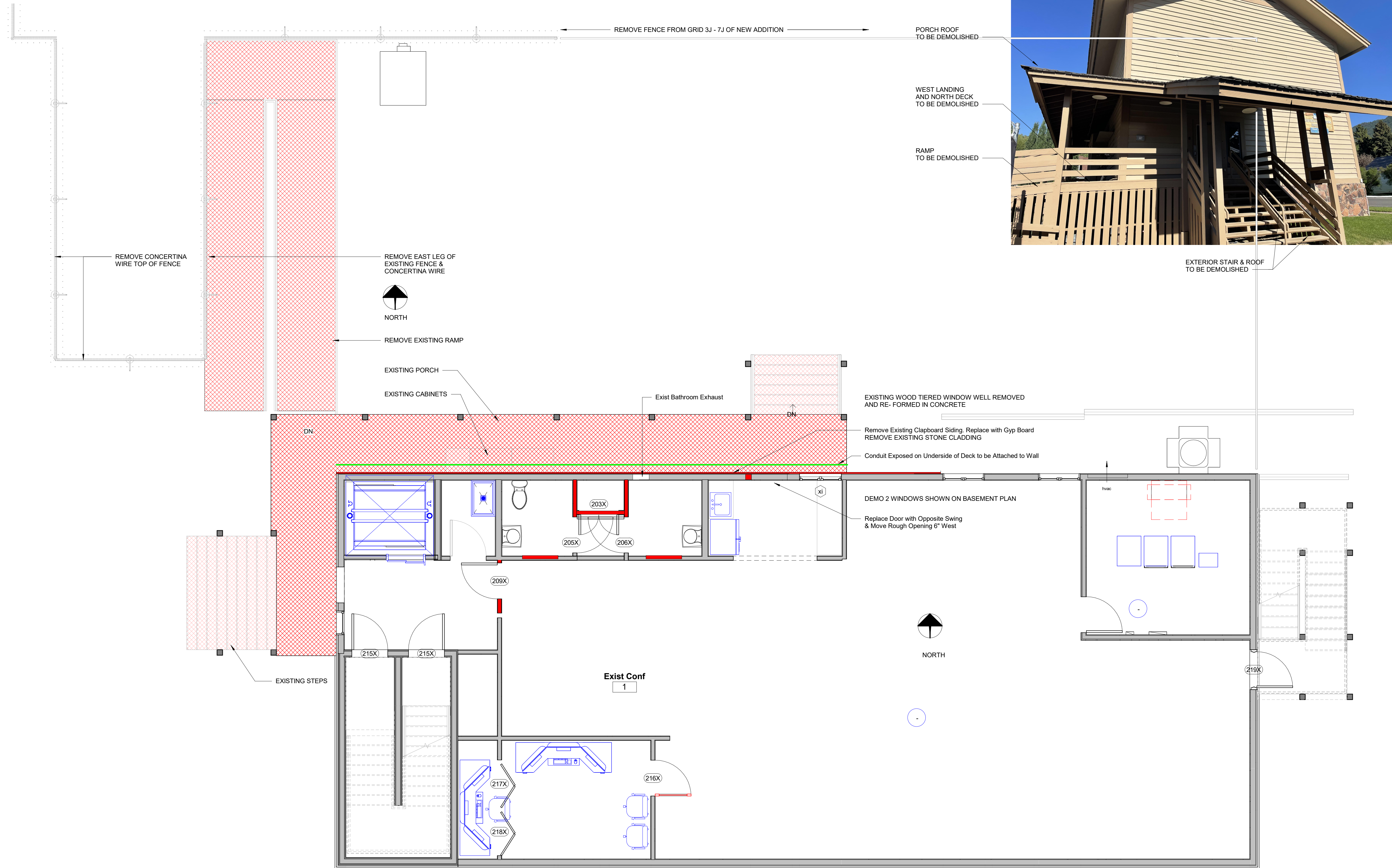
2500 Existing GSB
X 3 Floors =
7500



NON-SEPARATED OCCUPANCIES

2021 INTERNATIONAL FIRE CODE





WEST ELEVATION

SEE ALSO SHEET A108

① DEMO Main Level
1/4" = 1'-0"

REGIONAL RELEVANCE



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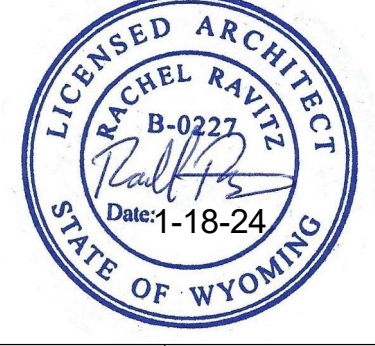
OUT
LANDSCAPE ARCHITECTURE, LLC

1 Jan 3 2024

2 Feb 2 2024

3 Feb 15 2024

4 May 01 2024 C.U.P. & Permit



RACHEL RAVITZ
B-0227
1-18-24
STATE OF WYOMING

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

DEMOLITION PLAN



TETON
COUNTY
WYOMING

Facilities
Management

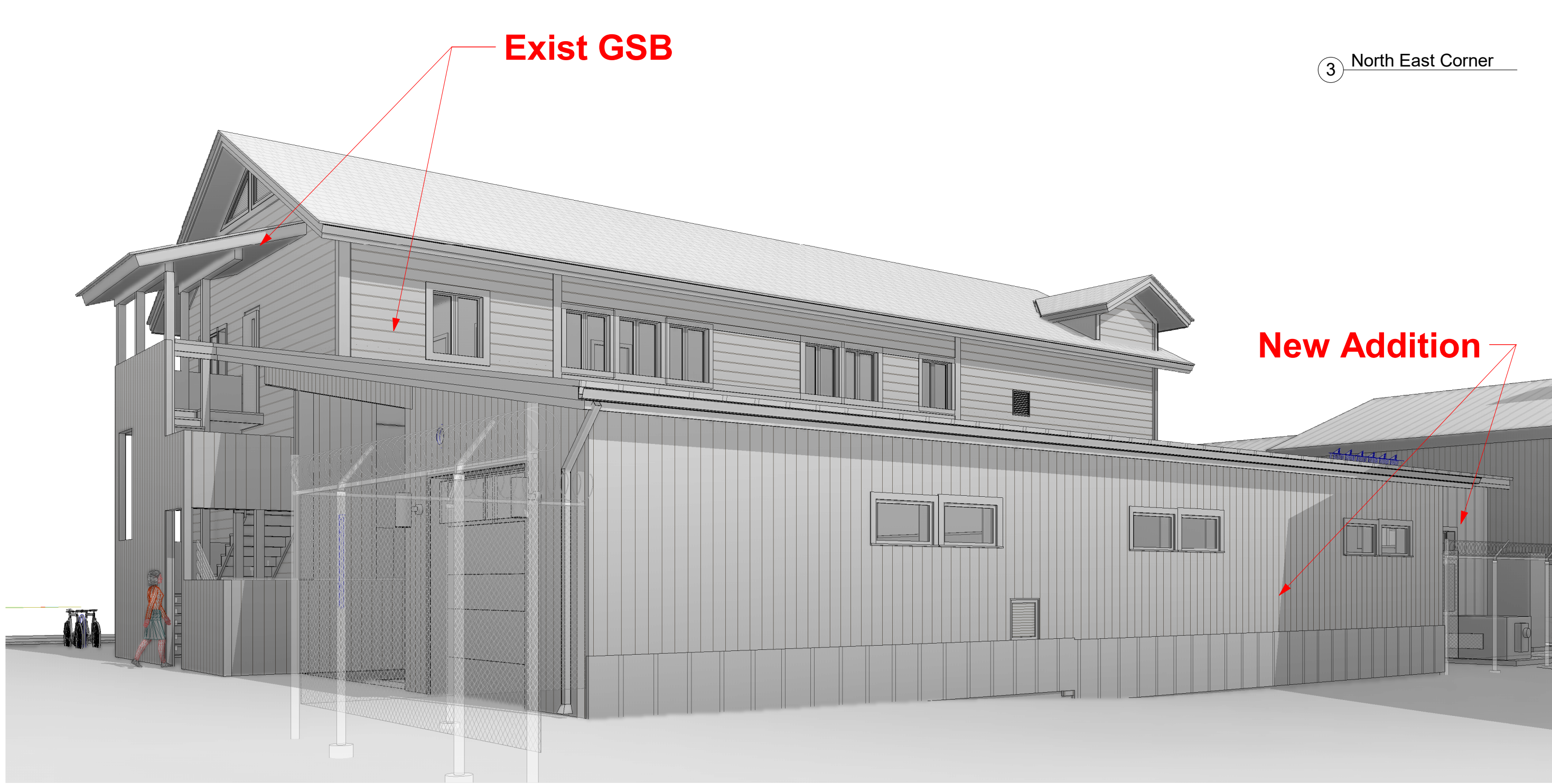
Date May 1 2024

A107

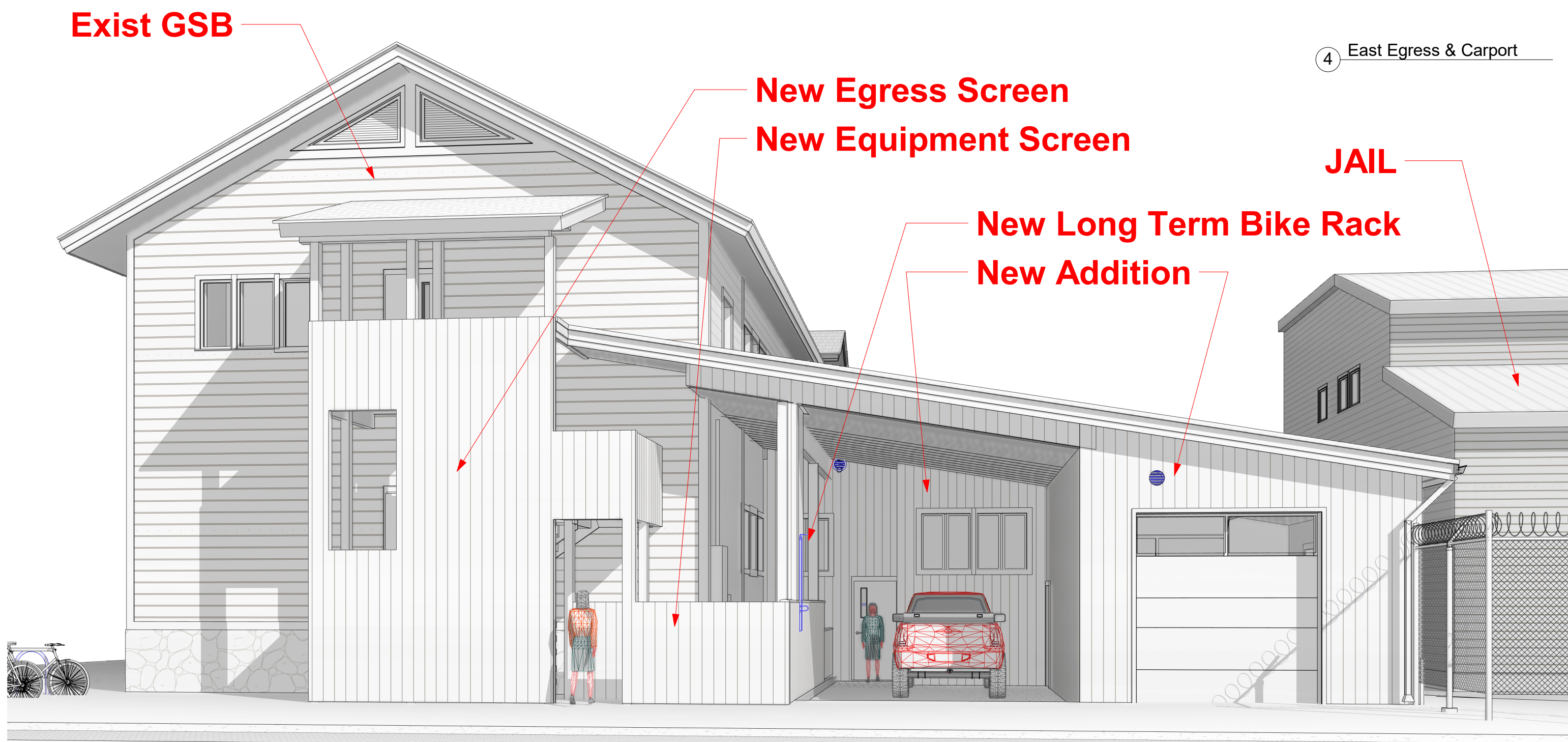
Scale 1/4" = 1'-0"



Hansen Court House



Jail Wall Removed for Rendering



REGIONAL RELEVANCE

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Rachel@coRRnice.com

1 Jan 3 2024
2 Feb 2 2024
3 Feb 15 2024
4 May 01 2024 C.U.P. & Permit

GSB TOOL & OFFICE ADDITION

GENERAL SERVICES BUILDING 185 South Willow Street

3D STREET VIEWS

Facilities Management

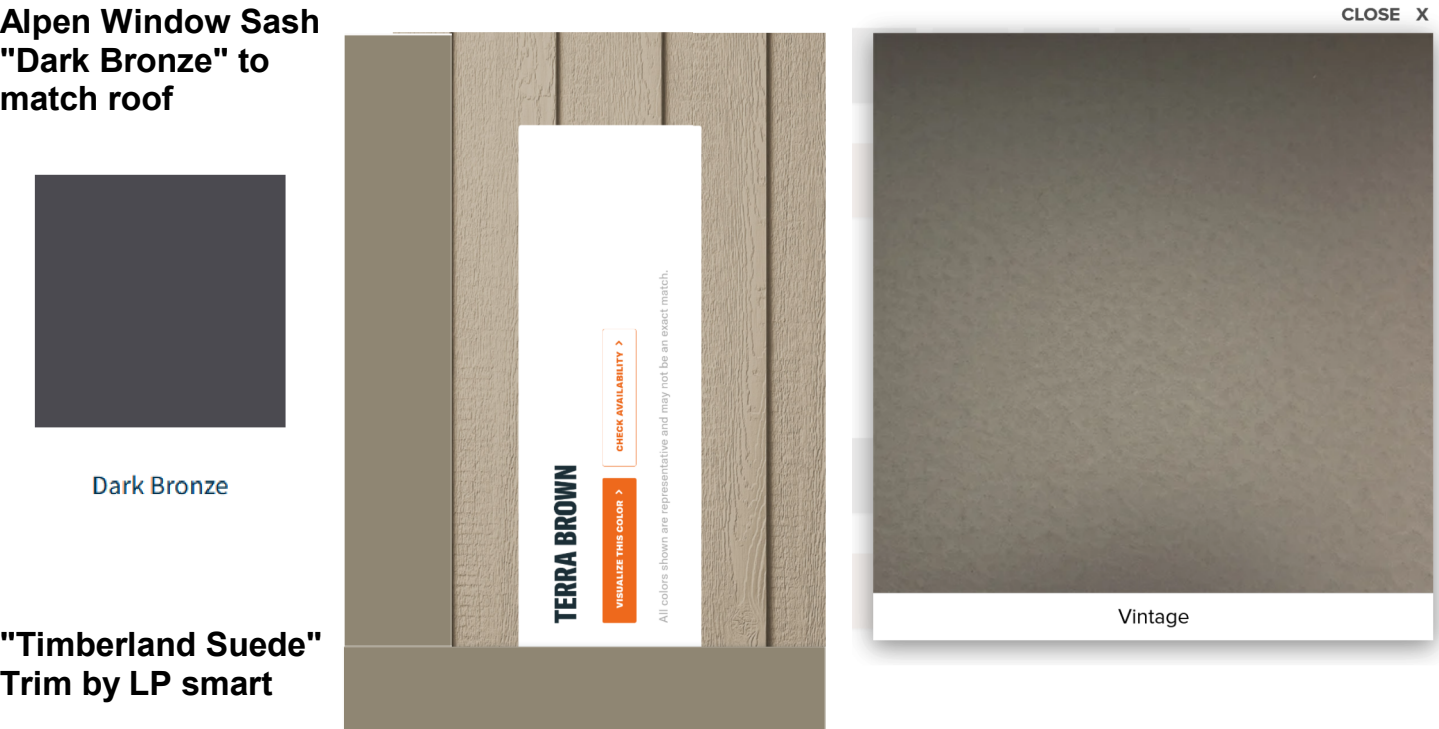
Date May 1 2024
A201
Scale



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

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

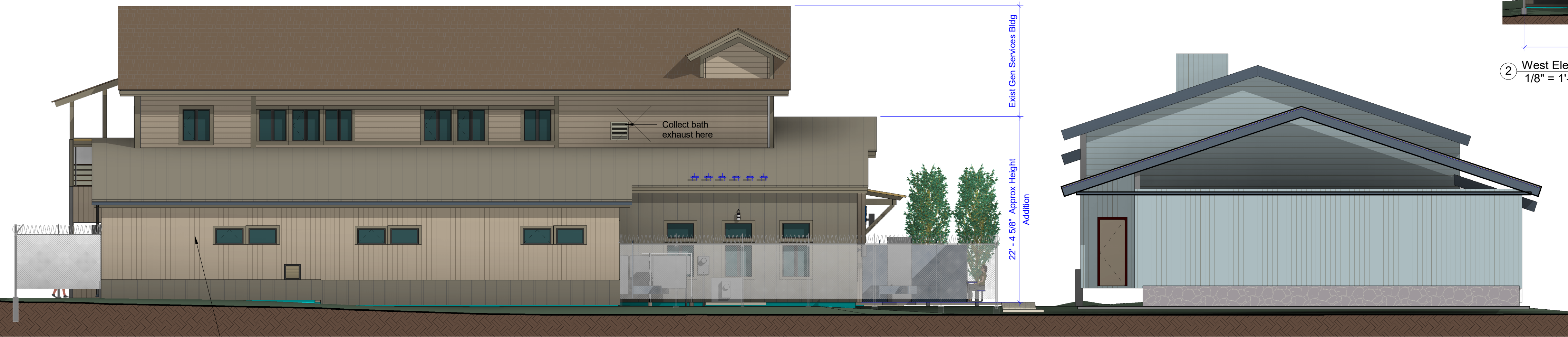
LP Smart Side Lap Siding Vertical Boards with Cedar Texture
"Terra Brown" OR EQUIVALENT



"Timberland Suede"
Trim by LP smart



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



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

HANSEN COURTHOUSE



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

gotham | INCITO
Multiple Layers of Light

High Center Beam Wall Mount Cylinder 4"

Feature Set

- Eleven optimized distribution patterns allow designers to achieve tailored objectives
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WLO), covered ceiling, IP66 option available, covered ceiling not required.

- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting; UGR FAQ (UGR FAQ)

Distribution	30° beam angle	35° beam angle	40° beam angle	45° beam angle	50° beam angle	55° beam angle	60° beam angle	65° beam angle
Superior Performance	500	750	1000	1500	2000	2500	3000	3500
Recessed Lumens	700	800	1062	1545	1977	2419	2920	3548
Delivered Watts	6.7	7.5	10.1	15.1	21.5	26.5	34.1	33.8
Efficacy	104	108	108	102	92	91	86	105

REGIONAL RELEVANCE

CORRINCE
ARCHITECTURE

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JORGENSEN

SARGENT
SARGENT ENGINEERS, INC.

XL
ENGINEERING

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INSIDE OUT
LANDSCAPE ARCHITECTURE, LLC

1 Jan 3 2024
2 Feb 2 2024
3 Feb 15 2024
4 May 01 2024 C.U.P. & Permit

LICENSED ARCHITECT
RACHEL RAVITZ
B-0227
Date: 1-18-24
STATE OF WYOMING

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

CONTEXT COLOR ELEVATIONS

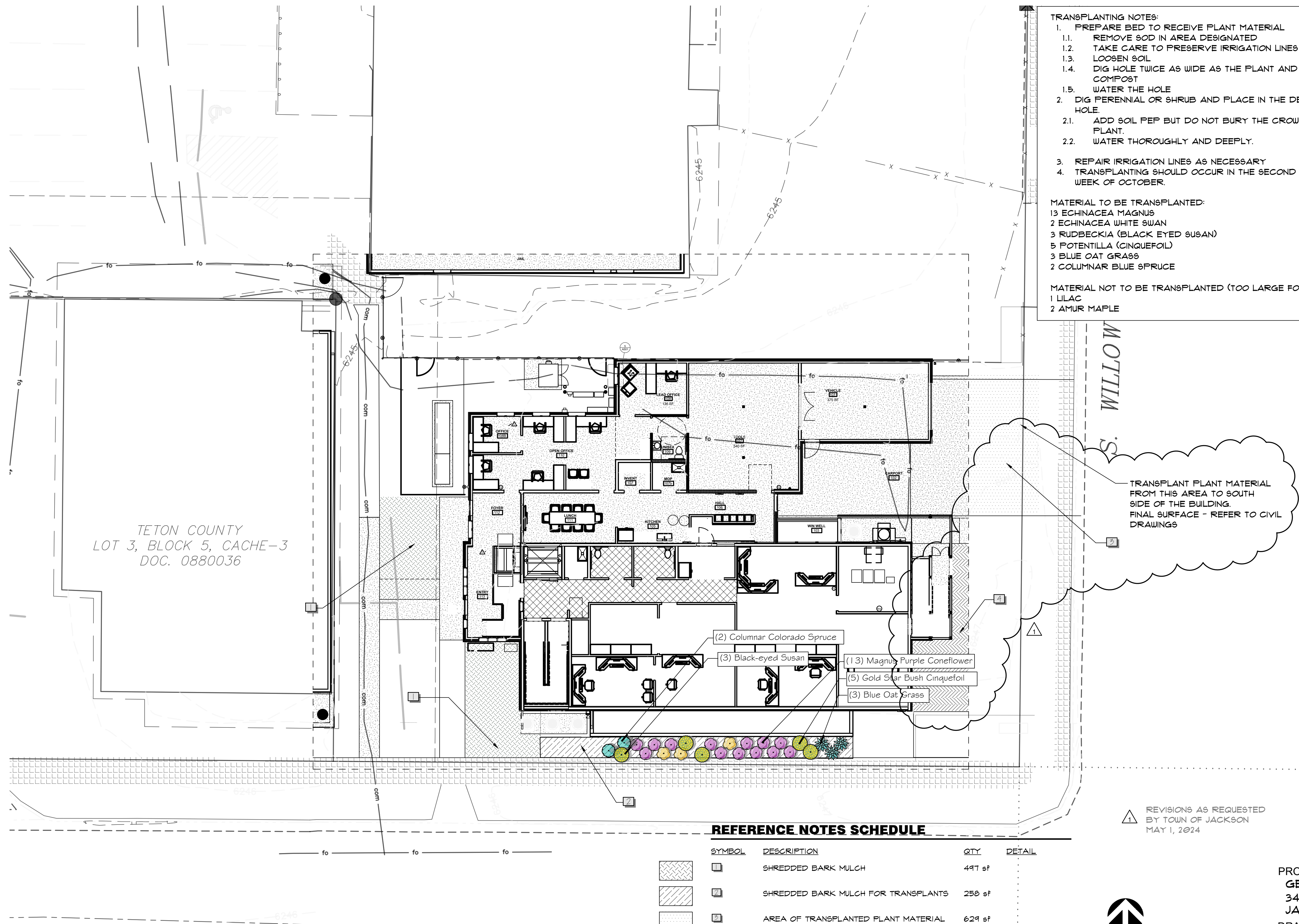
TETON
COUNTY
WYOMING

Facilities Management

Date May 1 2024

A300

Scale 1/8" = 1'-0"



TRANSPLANTING NOTES:

1. PREPARE BED TO RECEIVE PLANT MATERIAL
 - 1.1. REMOVE SOD IN AREA DESIGNATED
 - 1.2. TAKE CARE TO PRESERVE IRRIGATION LINES
 - 1.3. LOOSEN SOIL
 - 1.4. DIG HOLE TWICE AS WIDE AS THE PLANT AND MIX IN COMPOST
 - 1.5. WATER THE HOLE
2. DIG PERENNIAL OR SHRUB AND PLACE IN THE DESIGNATED HOLE.
 - 2.1. ADD SOIL FEP BUT DO NOT BURY THE CROWN OF THE PLANT.
 - 2.2. WATER THOROUGHLY AND DEEPLY.
3. REPAIR IRRIGATION LINES AS NECESSARY
4. TRANSPLANTING SHOULD OCCUR IN THE SECOND OR THIRD WEEK OF OCTOBER.

MATERIAL TO BE TRANSPLANTED:

- 13 ECHINACEA MAGNUS
- 2 ECHINACEA WHITE SWAN
- 3 RUDBECKIA (BLACK EYED SUSAN)
- 5 POTENTILLA (CINQUEFOL)
- 3 BLUE OAT GRASS
- 2 COLUMNAR BLUE SPRUCE

MATERIAL NOT TO BE TRANSPLANTED (TOO LARGE FOR NEW SPACE)

- 1 LILAC
- 2 AMUR MAPLE

TRANSPLANT PLANT MATERIAL FROM THIS AREA TO SOUTH SIDE OF THE BUILDING. FINAL SURFACE - REFER TO CIVIL DRAWINGS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	SHREDDED BARK MULCH	497 sf	
[Symbol]	SHREDDED BARK MULCH FOR TRANSPLANTS	250 sf	
[Symbol]	AREA OF TRANSPLANTED PLANT MATERIAL	629 sf	
[Symbol]	EXISTING LANDSCAPE AREA	211 sf	

REVISIONS AS REQUESTED BY TOWN OF JACKSON MAY 1, 2024



0 10 20 30 feet
SCALE: 1" = 10'

PROJECT TITLE:
GENERAL SERVICES BUILDING
340 N. MILLWARD
JACKSON, WY
DRAWING TITLE:
TRANSPLANT PLAN

DRAWING NO: L300
Project Number: 2023-14
Prepared By: AIF Date: 05/01/24 Rev. Date:

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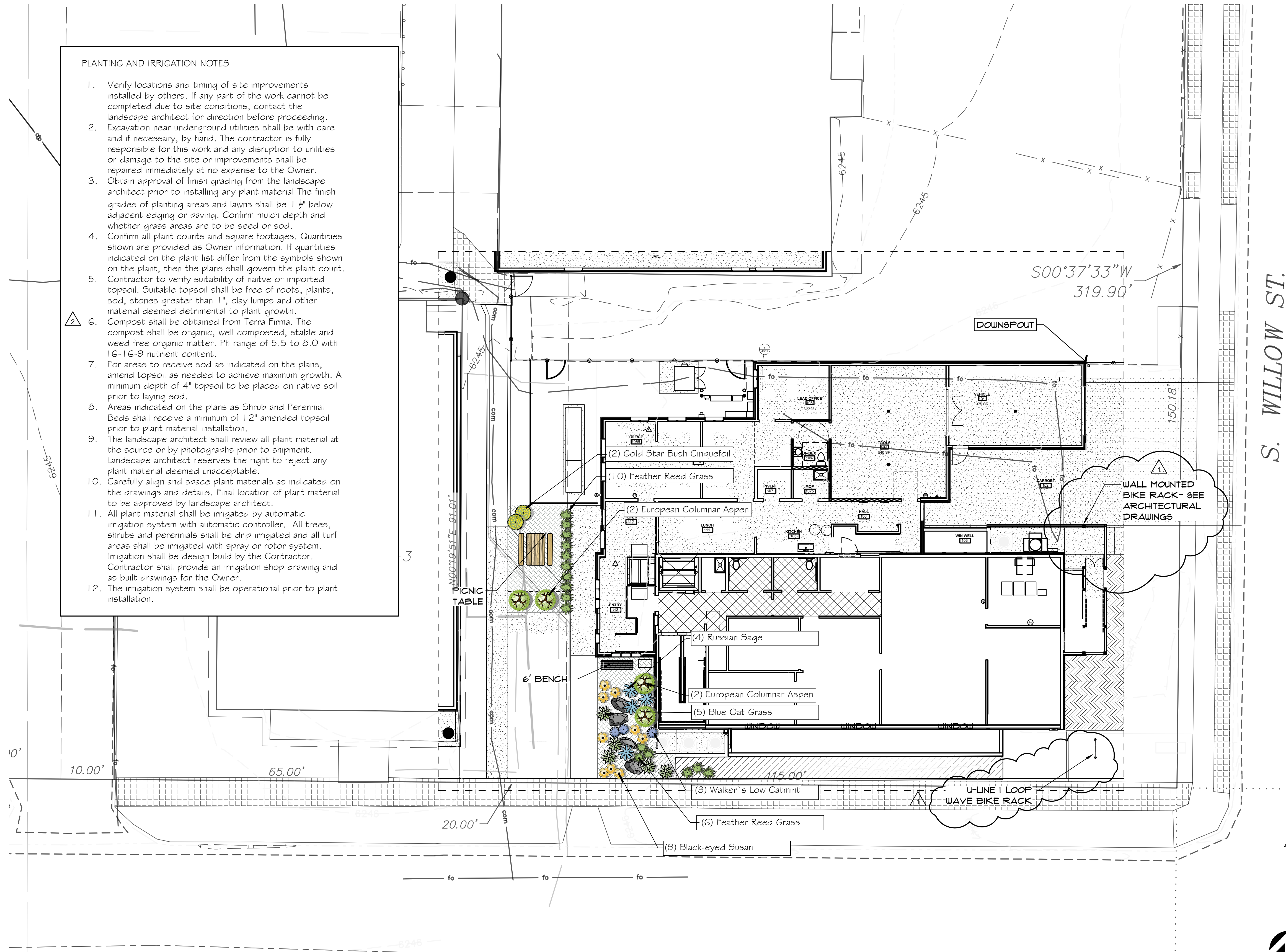
JORGENSEN ASSOCIATES
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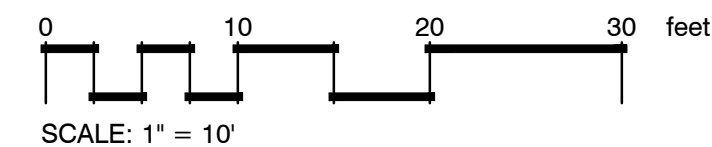
Inside Out Landscape Architecture, LLC
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www.insideoutlandscapearchitecture.com

PLANTING AND IRRIGATION NOTES

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

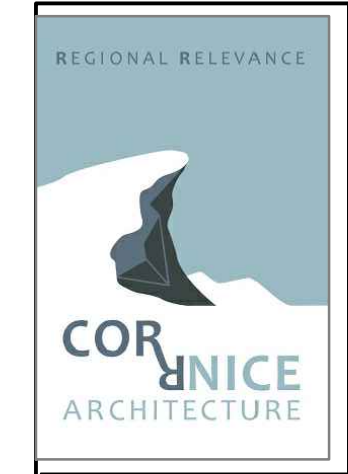


REVISIONS AS REQUESTED
BY TOWN OF JACKSON
MAY 1, 2024



PROJECT TITLE:
GENERAL SERVICES BUILDING
340 N. MILLWARD
JACKSON, WY
DRAWING TITLE:
PLANTING PLAN

DRAWING NO: L301
Project Number: 2023-14
Prepared By: AIF Date: 05/01/24 Rev. Date:



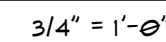
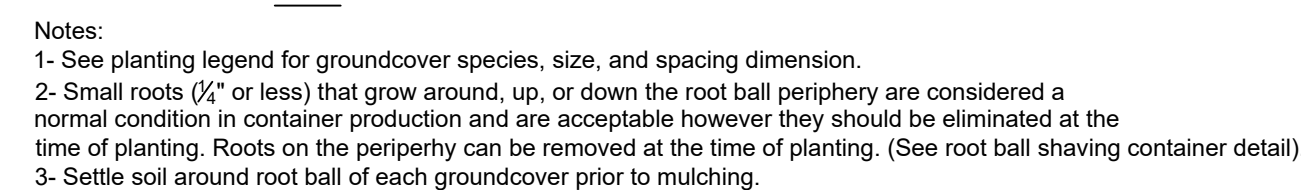
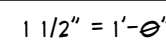
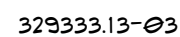
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SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	<i>Picea pungens</i> 'Fastiglata'	Columnar Colorado Spruce	Transplanted		8' installed	2
	<i>Populus tremula</i> 'Erecta'	European Columnar Aspen	B & B	3" Cal		4
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
SHRUBS						
	<i>Potentilla fruticosa</i> 'Gold Star'	Gold Star Bush Cinquefoil	5 gal			2
	<i>Potentilla fruticosa</i> 'Gold Star'	Gold Star Bush Cinquefoil	Existing - transplanted			5
GRASSES						
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal			16
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gal			5
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	Existing - transplanted			3
XERIC PERENNIALS						
	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	Existing - transplanted			13
	<i>Nepeta</i> x 'Walker's Low'	Walker's Low Catmint	1 gal			3
	<i>Perovskia</i> x 'Little Spire'	Russian Sage	1 gal			4
	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 gal			9
	<i>Rudbeckia hirta</i>	Black-eyed Susan	Existing - transplanted			3

DRAWING NO: L301
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