

AGENDA
Planning and Zoning Commission
March 5, 2025 – 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 Planning Commission 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](https://us02web.zoom.us/j/81425777329?pwd=ucaNmCkb2VZCKmNT5yhq4vGypzaCjE.1) or copy it to your browser:

<https://us02web.zoom.us/j/81425777329?pwd=ucaNmCkb2VZCKmNT5yhq4vGypzaCjE.1>

Or join at zoom.com with Webinar ID: 814 2577 7329 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. APPROVAL OF MINUTES

I. February 19, 2025 Planning Commission Meeting Minutes

5. MATTERS FROM THE PUBLIC

6. NEW BUSINESS

I. P24-168, 174, 175: Snow King Lots 53, 57, & 58 Development Plan CONTINUED to April 16, 2025

II. P24-196: 410 S Cache Street Conditional Use Permit

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
February 19, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on February 19, 2025, 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, Abigail Petri, Thomas Smits, and Laura Bonich appeared in person.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to approve the November 6, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

PLANNING COMMISSION:

ITEM P24-196 410 S Cache Street CUP

MOTION:

A motion was made by Commissioner Smits and seconded by Commissioner Bonich to move to continue Item P24-196 to the next Planning Commission Meeting on March 5, 2025 for the Conditional Use Permit at 410 South Cache Street. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-170: 25, 335, 345, 355, & 375 N. Cache Street, 45 & 65 Mercill Avenue, & 330, 350, 360, & 370 N. Glenwood Street Sketch Plan

STAFF PRESENTATION: Tyler Valentine

Staff reviewed the large building moratorium under which the project is vested. Changes from the previous application were outlined. The elevations of each street were illustrated and explained. Staff provided analysis, noting that the Sketch Plan is a preliminary, conceptual-level review before the full design of the development. Staff is able to make the Sketch Plan findings and recommends approval with fifteen conditions. The project complies with applicable LDR standards, as conditioned.

An overview of the project's status with the Design Review Committee (DRC) was provided. The project has been reviewed twice but is required to return for a third review. However, staff is comfortable bringing it to the Commission prior to the third review.

The affordable, workforce, and 2:1 housing bonus for the project were outlined. Staff recommended approval of the future development plan with fifteen conditions.

QUESTIONS FOR STAFF:

Commission clarifies the issue of the alley roundabout, its relation to the property line, encroachment into the alley, and the traffic study. Housing mitigation as it relates to the amenity space is clarified.

APPLICANT PRESENTATION:

Brad Wagstaff and Brent Layton from Mogul Capital addressed the Committee. The project is now approximately one-third smaller and broken into five buildings, providing significant breaks in massing and distinct architectural features for each building. A full basement level was removed, making the project shallower and reducing both square footage and excavation volumes. The project's access was moved from North Cache onto Glenwood, allowing for three points of ingress and egress. Deliveries will be made from the alleyway and on private property. Housing mitigation was addressed. The design draws inspiration from various buildings in Jackson. The applicant will return to DRC on March 12, 2025, to present minor architectural updates, which will not affect LDR compliance. The applicant will comply with the proposed development plan conditions.

QUESTIONS FOR APPLICANT: Commission clarifies issues surrounding snow storage, trash locations, vehicle parking and bicycle parking.

PUBLIC COMMENT:

Kay Modi, board member of protect our water Jackson Hole gives public comment on sustainability concerns and the need for eco-consciousness in the project.

Patricia Griffin gives public comment on permeability of surfaces, emergency services access, and overall building design.

Jenny Fitzgerald with Jackson Hole Conservation Alliance gives public comment on sustainability concerns and the desire for the developer to be held to the highest standards.

COMMISSION DISCUSSION:

Commission discusses feasibility of moving forward prior to DRC approval, as well as the details and conditions required at the Sketch Plan versus the Development Plan stage. The Commission agrees that there are still a lot of details to work out and wants to present a complete, thoughtful plan to Town Council. The Commission debates whether the conditions presented by Staff should be

required now or deferred until the development plan stage.

Stefan Fodor with Fodor Law office addresses the Commission, requesting the project be approved at the Sketch Plan stage to give the developer direction to move forward, which will allow them to provide clear studies in the development plan stage.

The Commission raises concerns about housing mitigation and how credits are calculated. Staff reminds the Commission of the purposes and definition of a Sketch Plan as presented in the Town LDRs. The Commission would like to see clarifying details for LSR/landscape plan, bike parking plans, housing credits, snow storage plan, and the potential parking exemption, in addition to the final DRC approval before moving forward with their approval. The applicant believes that the prior geotechnical report is sufficient for Sketch Plan level approval and the Commission agrees. That geotechnical report will be provided to the Commission.

Brian Lenz, Town Engineer, addresses concerns regarding Cache Creek Tube.

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to recommend continuance of Item P24-170 to the March 19, 2025 Planning Commission Meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: A successful Town Council retreat was held in early February, providing direction on how the Planning Department's workplan will be determined. The County has adopted a new Natural Resource Overlay. The Regional Transportation Director is working on updates to Town-wide parking and traffic standards in the LDRs.

Adjourn: A motion was made by Commissioner Schuler and seconded by Commissioner 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 8:35 pm.

minutes:mt

STAFF REPORT



Meeting Date:	March 5, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175)	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Snow King Planned Resort District by the Snow King Master Plan for all new development and thus a Development Plan is required to develop Lots 53, 57, & 58.

Requested Action.

The applicant, Northworks Architects, is requesting approval for three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 guests (APOs), 112,750 sf of above-ground habitable, 179,553 sf total gross square footage (includes basements and non-habitable areas), 60 market short-term rental condominium, and 12 affordable deed-restricted condominiums within four buildings that each have underground parking. Below is a summary of each lot:

- **ITEM A (P24-168):** The applicant proposes a new three-story, 43,209 sf condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominiums, and 61 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).
- **ITEM B (P24-174):** The applicant proposes two new three-story condominium buildings – one 18,889 sf and another 25,629 sf - that consist of 22 market condominium units, 5 affordable deed-restricted condominiums, and 41 parking spaces with the basement parking garages on Lot 57 (510 Upper Snow King Loop).
- **ITEM C (P24-175):** The applicant proposes a new three-story, 24,905 sf condominium building that consists of 12 market condominium units and 19 parking spaces with a basement parking garage on Lot 58 (725 Upper Snow King Loop).

The applicant is exercising their right to a one-time continuance per LDR Section 8.2.14.D.4.a. and is requesting to continue Item P24-168, Item P24-174, & Item P24-175 to the April 16, 2025, Planning Commission meeting.

Suggested Motion.

ITEM A: I move to **continue** Item P24-168 to the April 16, 2025, Planning Commission meeting.

ITEM B: I move to **continue** Item P24-174 to the April 16, 2025, Planning Commission meeting.

ITEM C: I move to **continue** Item P24-175 to the April 16, 2025, Planning Commission meeting.

From: Nick Orthmann <northmann@beardevelopment.com>
Sent: Wednesday, February 26, 2025 3:52 PM
To: Tyler Valentine
Cc: Joe Bongiorno
Subject: Bear- Snow King- Continuance Request

Tyler- please consider this email a formal request for a continuance of our Snow King development plan applications from the 3/5/25 plan commission meeting to the 4/16/25 plan commission meeting. Please let me know if this works and if any additional information is needed.

Thank you

Nick Orthmann
Project Manager
Bear Development, LLC
Mobile: 262-308-2656

STAFF REPORT



Meeting Date:	March 5, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P24-196 Request for a Conditional Use Permit for Assembly use at 410 S. Cache Street	Public Comment:	Yes

Purpose & Policy Considerations.

A Conditional Use Permit (CUP) is required in the Office-Residential (OR) zoning district by the Town of Jackson Land Development Regulations (LDRs) to operate an Assembly use. Planning Commission offers a recommendation to Town Council which makes the final decision for CUPs.

Requested Action.

The applicant, JH Jewish Community (JHJC), requests approval of a CUP for Assembly use at the property addressed as 410 S. Cache Street.

Recommendation.

The Planning Director recommends **approval** of a CUP for an Assembly use at the property addressed as 410 S. Cache Street, subject to the departmental reviews attached hereto, and the following five (5) conditions:

1. Prior to Council review of the CUP, the applicant shall revise site plan to provide minimum 9'x20' vehicle parking spaces in Area A (S. Cache Street) accommodated fully on the Property.
2. Prior to Council review of the CUP, the applicant shall revise site plan to remove parking Area B (E. Kelly Avenue) and provide a minimum 18'x20' parking surface in parking Area C (E. Kelly Avenue).
3. Prior to certificate of completion of building permit, the applicant shall provide a minimum of four vehicle parking spaces (including striping and signage), consistent with site plan approval at the time of building permit.
4. Prior to certificate of completion of building permit, applicant shall provide a minimum of 15 short-term bicycle parking spaces consistent with site plan approval at the time of building permit and meeting the Short-term Bicycle Parking Specifications and Installation Standards (Appendix A) of the Town of Jackson LDRs.
5. The Property owner shall ensure that vehicles parked at the Property do not impede the pedestrian sidewalks adjacent to the Property.

Key Policy Question.

Does Planning Commission support the removal of parking Area B to reduce potential vehicular conflicts in the E. Kelly Avenue public right-of-way (ROW) which would require the applicant to install curb and gutter along portions of the E. Kelly frontage.

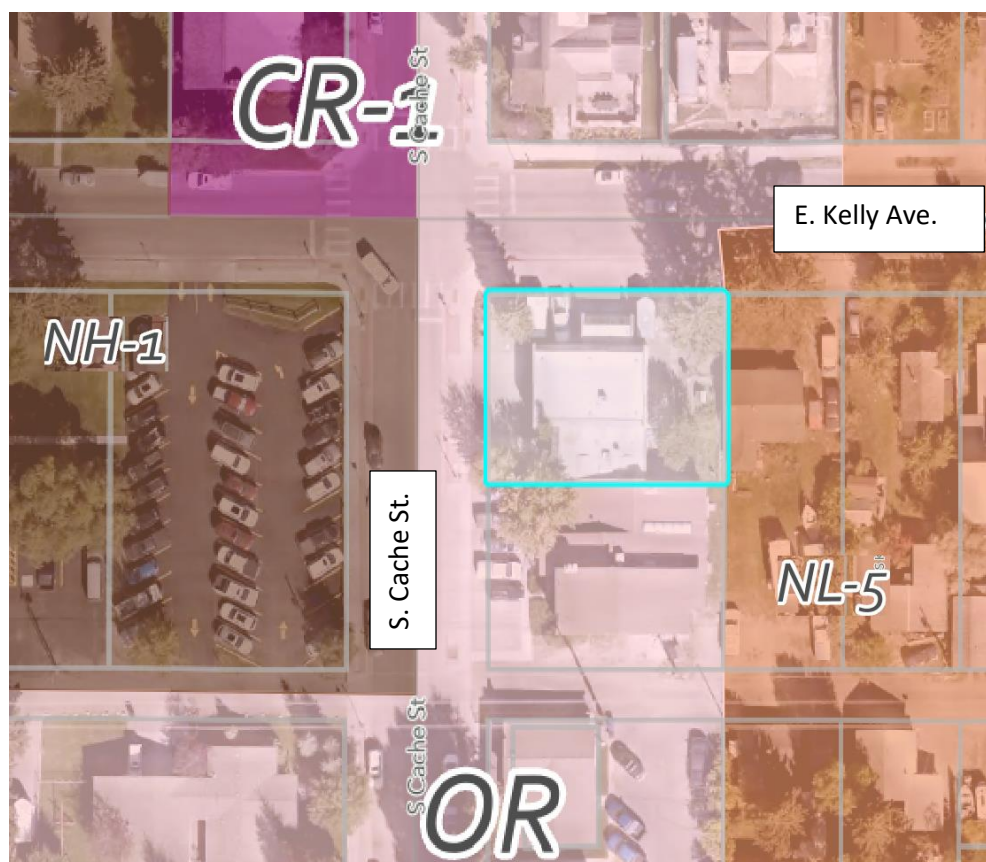
Background.

Per the applicant, JHJC is a Jewish religious organization that fosters community engagement, cultural enrichment, and spiritual growth to its congregants and is designated as a Wyoming non-profit corporation. JHJC seeks approval of a CUP to relocate their operations to 410 S Cache Street and utilize the Property as an

Assembly use for a synagogue, Jewish Community Center, and administrative space. Additional narrative description of JHJC's operation and overall community role is provided in their application attached to this staff report.

Project Location

The property located at 410 S. Cache Street ("Property") is legally described as NO. 1/2 LOTS 7,8, BLK. 1, BRUNDAGE subdivision of the Town of Jackson. An aerial photo of the Property with zoning notation is shown below:



Existing Conditions

The 0.17 acre Property is located in the Office Residential (OR) zone. Surrounding properties are zoned OR, Neighborhood High Density-1 (NH-1), Commercial Residential-1 (CR-1), and Neighborhood Low Density-5 (NL-5). The existing structure at the Property includes 3,140sf (gross) comprised of 2,448sf above-ground habitable floor area currently functioning as Office use and 692sf of non-habitable basement storage.

The existing property has two curb cuts – one on each frontage. Based on existing site plan provided by the applicant, there are four parking spaces off E. Kelly Avenue and another three parking spaces off S. Cache Street. All parking areas are paved but not formally striped. Both curb cuts exceed the 20' maximum allowed in the OR zone, which results in no adjacent on-street parking. All on-site vehicle parking is nonconforming to the required 30' minimum primary street parking setback and 10' minimum secondary street parking setback in the OR zone.

The Property has other existing nonconformities including building setbacks, form-based standards, and exterior lighting. However, as the proposed change of use does not increase the total floor area or use of the property, nonconforming items – with the exception of nonconforming exterior lighting to be addressed with the required building permit submittal – do not require compliance with the LDRs at this time and may be maintained as permitted by LDR Sec. 1.9.3. However, because portions of the existing parking facility partially encroach into the public ROW, this issue will be further addressed by staff in the analysis below.

Proposed Use

The applicant is seeking a CUP for 3,140sf of Assembly use for a synagogue and community space to house religious gatherings, study groups, minor events and workshops, and general administrative needs. The applicant proposes that major religious services and events continue to be held at St. John's Episcopal Church or other off-site locations rather than at the Property (see letter of support from St. John's staff included with application).

A proposed floor plan and summary of weekly operations and capacity are included with the applicant's narrative. Per the applicant, one staff member is onsite during typical work week hours and maximum usage is 15-25 people during Friday evening Shabbat services.

Based on updated site plan received by staff February 12, 2025, the applicant proposes six vehicle parking spaces, including one-two new ADA space(s), 15 new short-term bicycle parking spaces, and improved striping and signage for vehicle parking. Final location of any ADA space(s) required will be determined at time of building permit.

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, as conditioned, the proposed use is compatible with the intended character of the OR zone.

Building Permit Required

A building permit is required to establish the proposed Assembly occupancy type under the International Building Code (IBC) and a building permit is typically applied for only after a new use is approved at a given property. To some extent, finalization of certain zoning requirements, such as ADA parking will be determined at time of building permit. For example, depending on the Building Official's determination on the need to provide (or not) an ADA accessible path to the structure, staff estimate some parking spaces may need to shift from 36" to 44" to accommodate a new ADA access walkway. Thus, because future decisions made by the Building Official may impact the final layout of the parking, staff recommend final site plan approval for the Assembly use be provided in conjunction with the building permit. Regardless, staff are confident that a workable parking plan, including any required ADA parking space(s), can be approved.

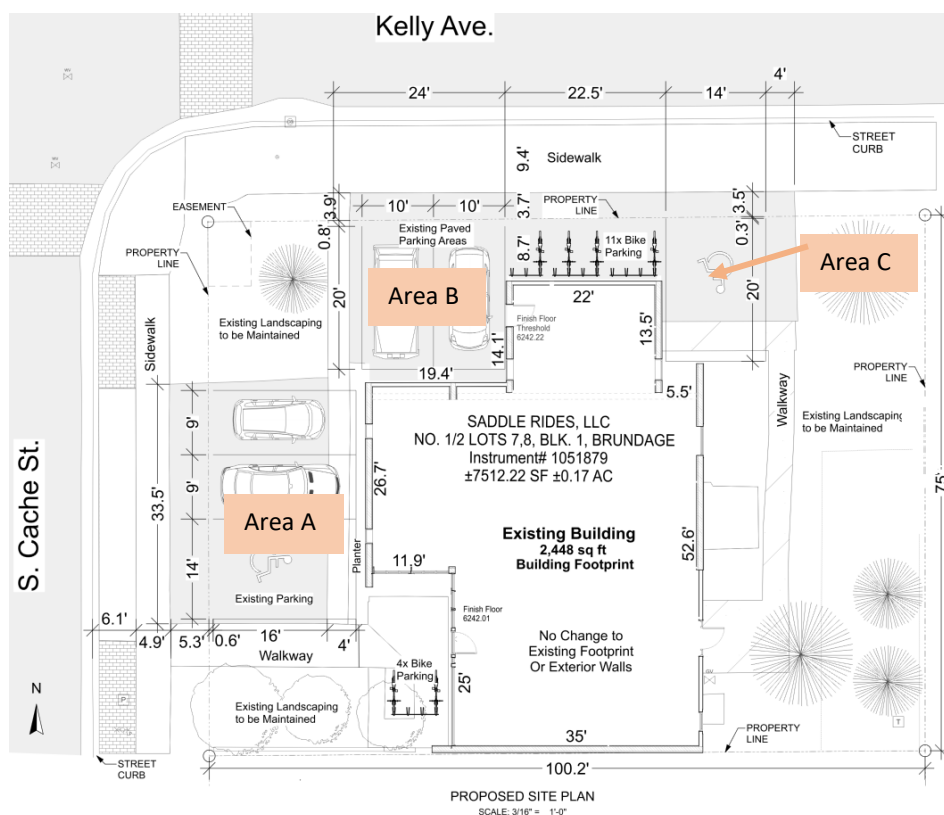
Vehicle Parking

All existing onsite parking on the Property is nonconforming to parking setbacks and, in some areas, encroaches the public ROW. Review of a CUP creates an opportunity to require some design improvements as conditions of approval in exchange for permitting the Assembly use.

The existing parking facility is not formally striped or signed to adequately delineate vehicle parking spaces. Staff recommend a condition of approval that, prior to certificate of completion of the building permit, the applicant shall stripe and sign the parking facility for vehicle parking consistent with site plan approval at the time of building permit. This provides some flexibility in determining final location of ADA parking space(s) based on building permit approval. To ensure protection of the pedestrian sidewalk along both street frontages, staff recommend a condition of approval that the Property owner shall ensure that vehicles parked at the Property do not impede the pedestrian sidewalks adjacent to the Property.

For ease of reference, Staff has designated the existing parking areas as “Area A”, “Area B”, and “Area C” consistent with Figure 1 below to facilitate review of the various existing parking areas at the Property.

Figure 1 – Proposed Site Plan and Existing Parking Areas



Vehicle Parking Amount

The LDRs require an independent calculation to determine required vehicle parking for Assembly use. Staff support the applicant's calculation of 4 vehicle spaces which is based on typical attendance at their current location on W. Broadway Ave., prevalence of patrons using alternative transportation, and religious tradition which discourages use of vehicles during the Sabbath. Town supported similar parking methodology for Development Plan P15-038 at 265 E. Broadway Ave. for another Assembly use – Chabad Jewish Center of JH (P15-038). Staff recommend a condition of approval that a minimum of four vehicle parking spaces are provided on the property, consistent with site plan approval at the time of building permit.

Vehicle Parking Facility Design on S. Cache Street Frontage

Staff recommend that prior to Council review of the CUP, the applicant shall revise site plan to provide 9'x 20' (min.) vehicle parking spaces in Area A accommodated fully on the Property, even if this results in removal of the existing landscape bed that is not needed for the Property to meet its minimum required LSR. Based on the updated site plan received by staff on February 12, 2025, and staff measurements at the Property, there is approximately 20'-21' between the structure and the western property line which is enough to accommodate the 20' length required for a vehicle parking space. However, an existing 5' deep planter bed effectively shifts existing parking spaces west causing them to straddle the property line and encroach the public ROW. It is staff determination that minor site changes can resolve the encroaching parking.

Vehicle Parking Facility Design on E. Kelly Avenue Frontage

Staff **do not support** the parking as proposed by the applicant in Area B and Area C. While there is at least 20' to accommodate the length of a vehicle parking space in Area B, it is staff's determination that vehicles backing into E. Kelly Ave. create a conflict at the intersection of S. Cache St. and E. Kelly Avenue. Protecting the public ROW at this location is of greater priority than allowing the existing condition to remain on the Property, especially when parking may be provided elsewhere onsite. A similar condition exists in Area A but there is a larger buffer between property line, sidewalk, and street to mitigate impact. Additionally, vehicles pulling out of Area B create more of a traffic hazard than Area A due to vehicles turning right from S. Cache St. onto E. Kelly Avenue.

Area C is approximately 14'-15' between the property line and an existing walkway adjacent to the structure. Based on the updated site plan received by staff on February 12, 2025, showing that a 20' length parking space can be accommodated at Area C, staff recommend a condition of approval that, prior to Town Council review, the applicant shall revise site plan to remove parking Area B and provide a minimum 18'x20' parking surface in Area C. An 18'x20' parking surface will accommodate two standard vehicle spaces or one ADA van space (8'x20' plus 8' accessible aisle) and allows flexibility to determine ADA parking location at building permit stage.

Removal of parking Area B will require reclaiming that portion of the Property as landscape area and installing curb and gutter along the existing E. Kelly frontage curb cut adjacent to Area B and the proposed bicycle parking area.

Bicycle Parking

Per LDR Sec. 6.2.2.D.1, bicycle parking is only required for new and expanded uses which generate off street parking, meaning no bicycle parking would typically be required for the proposed use at this Property. However, because the applicant's vehicle parking calculation depends, in part, on use of alternate transportation including bicycles, staff recommend a condition of approval that fifteen short-term bicycle parking spaces be provided on the property, consistent with site plan approval at the time of building permit. The amount is based on the applicant's independent vehicle parking calculation. This recommendation also provides some flexibility in determining final location of bicycle parking spaces based on building permit approval. Bicycle parking installation standards must meet the Short-term Bicycle Parking Specifications and Installation Standards (Appendix A) of the LDRs.

Visual, Nuisance, and Environmental Impacts

Staff have not identified any adverse visual, nuisance, or environmental impacts associated with the proposed use, thus, we do not recommend any conditions of approval associated with their minimization or mitigation. As required by LDR Sec. 1.9.6.E (Change of Use), compliance for nonconforming lighting is required as part of a building permit for a change in use and will be addressed at building permit.

Affordable Workforce Housing Mitigation

The proposed change of use is exempt from affordable workforce housing mitigation per LDR Sec. 6.3.2.C.7 (Nonresidential Changes of Use) which exempts mitigation for changes of use between all nonresidential uses that occur two or more years after the existing building received initial Certificate of Occupancy.

Public Comment.

Staff did not receive public comment during review of this CUP.

Findings.

Pursuant to Section 8.4.2.C (Findings for Approval) of the Land Development Regulations, a CUP shall be approved if the following findings can be met.

1. *Consistency. The proposed Conditional Use is consistent with the purposes and organization of the LDRs.*

Complies as conditioned. Staff find that, as conditioned, the proposed use is consistent with the purposes and organization of the LDRs and, as conditioned, is generally compatible with the desired character of the OR zone.

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

Complies as conditioned. Staff find that, as conditioned, the proposed use complies with the standards of Division 6.1. The proposed use is an allowed use within the OR zone with the approval of a CUP. A minimum of four vehicle parking spaces are required for the Assembly use and can be accommodated at the Property. Final location of those parking spaces, including any ADA parking space(s) required by the International Building Code, shall be determined by an approved site plan at time of building permit.

3. *The proposed Conditional Use minimizes adverse visual impacts.*

Complies. Staff find that the proposed use does not have adverse visual impact on adjacent properties or the public ROW. Nonconforming exterior lighting shall be addressed at time of building permit.

4. *The proposed Conditional Use minimizes adverse environmental impacts.*

Complies. Staff find that the proposed use does not have adverse environmental impact on adjacent properties or the public ROW. The Property is not located within the NRO or SRO, and no environmental impacts have been identified by staff that are generated from the proposed use.

5. *The proposed Conditional Use minimizes adverse impacts from nuisances.*

Complies. Staff find that the proposed use does not have adverse nuisance impacts. Staff have not identified any nuisances such as noise or odor that will result from 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 as conditioned. Staff find that, as conditioned, the proposed use will have no significant adverse impacts on public facilities and services. At no time may vehicle parking impede sidewalks adjacent to the Property. Removal of parking Area B offers a benefit to the public greater than the impact to the Property owner in removing that existing condition which negatively impacts public infrastructure.

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 as conditioned. Staff find that, as conditioned, 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 find there are no prior applicable permits or approvals with which the proposed use must comply.

Fiscal Impact.

No fiscal impact is identified at this time.

Staff Impact.

The amount of staff hours to review this CUP, including research and report drafting, is approximately 23 hours.

Attachments or Links.

Department Reviews

Updated site plan February 12, 2025

Applicant Submittal

Suggested Motion.

I move to **recommend approval** to the Town Council of Conditional Use Permit P24-196 for Assembly use at the property addressed as 410 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 5, 2025.



PERMIT NOTES

Report Run On: Thursday, 27
February 2025 12:42

Permit # P24-196 Parcel # : 22-41-16-34-2-30-006

Site Address: 410 S CACHE STREET

Project Name: 410 S Cache - JH Jewish Community CUP

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		See staff report for analysis. Proposed use 3,140sf Assembly Use. Staff Recommended Conditions of Approval to Plng. Commission: 1. Prior to Council review of the CUP, the applicant shall revise site plan to provide minimum 9x20 vehicle parking spaces in Area A (S. Cache Street) accommodated fully on the Property. 2. Prior to Council review of the CUP, the applicant shall revise site plan to remove parking Area B (E. Kelly Avenue) and provide a minimum 18x20 parking surface in parking Area C (E. Kelly Avenue). 3. Prior to certificate of completion of building permit, the applicant shall provide a minimum of four vehicle parking spaces (including striping and signage), consistent with site plan approval at the time of building permit. 4. Prior to certificate of completion of building permit, applicant shall provide a minimum of 15 short-term bicycle parking spaces consistent with site plan approval at the time of building permit and meeting the Short-term Bicycle Parking Specifications and Installation Standards (Appendix A) of the Town of Jackson LDRs. 5. The Property owner shall ensure that vehicles parked at the Property do not impede the pedestrian sidewalks adjacent to the Property. General Review notes: Application updates "Prior to Town Council review" are required no later than 24days prior to Council meeting. This means any application (ex: site plan) updates for Council review on 4/7/25 are due no later than COB 3/14/25. Subsequently, application updates for 4/21/25 are due no later than COB 3/28/25. Reclaiming parking "Area B" means removal of pervious parking surface and installation of curb and gutter for duration of existing curb cut where no parking will be permitted (i.e. adjacent to Area B and proposed bike parking area). Design and construction of curb and gutter shall be to the satisfaction of the Town. Any damage to existing pedestrian sidewalk during construction work shall be repaired to the satisfaction of the Town.	KPAGE@JACKS ONWY.GOV	02/27/25	2/27/25
CONDITIONS		Verify property line accuracy Prior to public notice for Town Council review, verify if location of property lines shown on site plan SD2 are based on a survey or extrapolated from GIS map images. If current site plan/property lines are based on an accurate survey then no additional survey is required at this time.	KPAGE@JACKS ONWY.GOV	01/10/25	1/10/25



PERMIT NOTES

However, if current site plan is based solely on GIS map image, which can be inaccurate, a survey will be required prior to Town Council review of CUP in order to address apparent parking encroaching the public right of way along North and West property lines.

Vehicle Parking Staff supports applicants independent (vehicle) parking calculation and requirement of 4 vehicle parking spaces.

Parking Encroachment Agreement If vehicle parking spaces are proposed to encroach the public right of way, an approved parking encroachment agreement is required to be recorded to document extent of any parking places encroaching the public right of way.

Bicycle Parking Prior to public notice for Planning Commission review applicant shall provide greater detail on where building users will park bicycle parking, both short-term and long-term. As independent parking calculation (vehicle) is based in part on alternatives methods of transportation to the property, including bicycle trips, staff feels provision of ST and LT bicycle parking is warranted, even if not required by LDR Sec. 6.2.2.D which requires bicycle parking to be addressed for new or expanded vehicle parking. Staff recommends provision of a minimum of 15 bicycle spaces based on methodology provided in independent vehicle parking calc. Applicant shall consider how to accommodate some larger and/or alternative bicycles (ex: E-bike, bike trailers) and LT spaces as part of that recommended amount.

Stripe and Sign Parking Area - Prior to issuance of CUP, parking surface shall be striped and signed for vehicle parking including any ADA parking spaces and access paths required by Building Dept. in conjunction with their review of your subsequent building permit required for change of use.

Vehicle parking spaces are min 9x20 and 8x20 with 8 access aisle for ADA van space. See LDR Sec. 6.2.2.C for Required Disability Parking standard measurements.

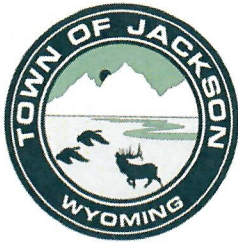
Housing Mitigation Change of use is exempt from required housing mitigation per LDR Sec. 6.3.2.C.7 (Nonresidential Changes of Use).

Lighting Applicant shall replace or remove any existing nonconforming lighting in conjunction with building permit submittal required for change in occupancy type and proposed interior renovations. LDR Sec. 1.9.6.F (Nonconforming lighting Other Permits) requires compliance for nonconforming lighting as part of a building permit



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		Plans must meet the most current adopted building codes of the Town of Jackson. Please note that accessibility standard must be met for the change of use. This includes access to and within the building and the location of the accessible parking and accessible ramp.	KSLUDER@JAC KSONWY.GOV	01/09/25	1/9/25
CONDITIONS		Conditions from review 10.17.24 (P24-151) are still applicable as follows. Project shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Existing buildings shall be provided with approved address identification that is visible from the street or road fronting the property. 2.) IFC, Chapter 8. The provisions of this chapter govern interior finish, interior trim, furniture, furnishings, decorative materials and decorative vegetation in buildings, Existing buildings shall comply with Sections 803- 808. 3.) Exit access travel distance shall be in accordance with Table 1017.2 for A and B occupancies. 4.) Every room/space that is an assembly occupancy shall have the occupant load of the room/space posted in a conspicuous place. 5.) Portable fire extinguishers shall be selected, installed and maintained in accordance with the IFC, Section 906 and NFPA 10 for the occupancy.	LPOTZ@JACKS ONWY.GOV	01/08/25	1/8/25
CONDITIONS		ADDITIONAL COMMENTS For the building permit submission please include the following: ACCESSIBLE ROUTE 1. At least one accessible route within the site shall be provided from public transportation stopes, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.	IJIMENEZ@JAC KSONWY.GOV	12/17/24	12/20/24



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: Jackson Hole Jewish Community CUP
Physical Address: 410 S. Cache
Lot, Subdivision: NO. 1/2 Lots 7,8, Block 1, Brundage PIDN: 22-41-16-34-2-30-006

PROPERTY OWNER.

Name: Saddle Rides, LLC Phone: _____
Mailing Address: PO Box 891, Wilson ZIP: 83014
E-mail: _____

APPLICANT/AGENT.

Name: Jackson Hole Jewish Community Phone: 307-690-4932
Mailing Address: Box 10667, Jackson, WY 83002 ZIP: _____
E-mail: info@jhjewishcommunity.org

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 #: P24-151 Environmental Analysis #: N/A
Original Permit #: N/A Date of Neighborhood Meeting: _____

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

Have you attached the following?

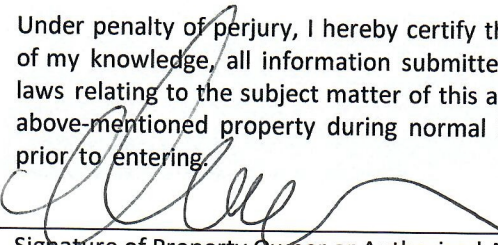
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Mary Crossman

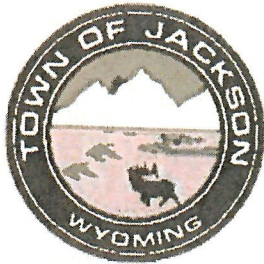
Name Printed

12/13/24

Date

Exec. Dir

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: Saddle Rides, LLC / Mike Cook Title: President

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

Address of Premises: 410 South Cache St.

Legal Description: North 1/2 of Lots 7 and 8 of Blk 1 Brundage Addition
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson Hole Jewish Community

Mailing address of Applicant/agent: PO Box 10667, Jackson, WY 83002

Email address of Applicant/agent: info@jhjewishcommunity.org

Phone Number of Applicant/agent: 307-690-4932

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) Conditional Use permit

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

President

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

)

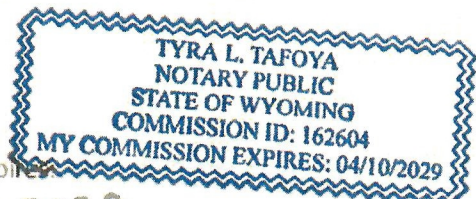
TYRA L. TAFOYA

The foregoing instrument was acknowledged before me by _____ this 25
day of September 2024. WITNESS my hand and official seal.

Notary Public

My commission expires

4-10-2029



WARRANTY DEED

Michael J. Cook, a single man, GRANTOR, for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Saddle Rides, LLC, a Wyoming limited liability company, GRANTEE, with a mailing address of P.O. Box 891, Wilson, Wyoming 83014, the following-described real property, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

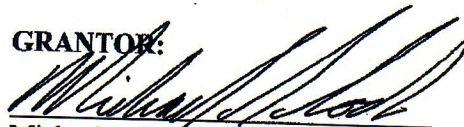
The north half of Lots 7 and 8 of Block 1 of the Wallace M. Brundage Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded December 15, 1936, as Plat No. 117A in the Teton County Clerk's Office,

PIDN: 22-41-16-34-2-30-006

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the hand of the Grantor on the date set forth below.

GRANTOR:

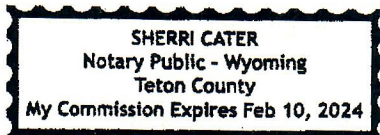

Michael J. Cook

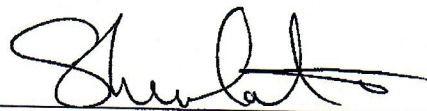
STATE OF WYOMING)

COUNTY OF TETON) ss.

The foregoing Warranty Deed was acknowledged before me by Michael J. Cook this 27th day of December, 2022.

Witness my hand and official seal.





Notary Public

My commission expires: 02-10-2024

GRANTOR: COOK, MICHAEL J

GRANTEE: SADDLE RIDES LLC

Doc 1051879 Filed At 13:30 ON 12/28/22

Maureen Murphy Teton County Clerk fees: 12.00

By Corrina Dorman Deputy Clerk

CONDITIONAL USE PERMIT APPLICATION

Property: 410 S. Cache Street, Jackson, WY (PIDN: 22-41-16-34-2-30-006)

Submitted to: Town of Jackson Planning Department

Applicant: The Jackson Hole Jewish Community, a Wyoming non-profit corporation, PO Box 10667, Jackson, WY 83002

Statement of Request/Project Narrative

The Town of Jackson Land Development Regulations (LDRs) require a Conditional Use Permit (CUP) for an “Assembly” use in the Office-Residential (OR) zoning district. Applicant, the Jackson Hole Jewish Community, a Wyoming non-profit corporation (JHJC), is a Jewish religious organization seeking approval of a conditional use permit to authorize JHJC to use the property as a synagogue/Jewish community center that will serve as a welcoming space that fosters community engagement, cultural enrichment, and spiritual growth to its congregation.

The Jewish community in Teton County is a small but vibrant community that needs a dedicated venue that can accommodate religious services, educational programs, small community gatherings, and administrative offices. The proposed assembly use will serve as a space for cultural activities, minor holiday celebrations, and social events, providing a vital resource for our community. JHJC will continue to use larger venues, such as St. John’s Episcopal Church and the Old Wilson Schoolhouse for its larger events (e.g., events that draw attendance in excess of the building’s capacity as determined by the Building Department), like major holidays (e.g., Rosh Hashanah, Yom Kippur, and Passover), bar and bat mitzvahs, and large cultural events. JHJC is grateful for the longstanding and continuing support of St. John’s and Rev. Jimmy Bartz. See Exhibit A.

Applicant proposes to use the property for (1) religious gatherings such as Shabbat services, Torah study groups, minor holiday observance, and lifecycle events (e.g., baby naming ceremonies) , (2) educational programs such as classes on Jewish traditions, history, and language aimed at all ages, (3) cultural events such as guests speakers and workshops that promote understanding and appreciation of Jewish culture, and (4) social services. Specifically, the Applicant seeks to use the property as a Jewish Synagogue and community space.

Applicant is proposing to make limited interior renovations to make the space suitable for its proposed use. See Exhibit B pages SD3 and SD4.

Background

Applicant had a pre-application conference with Town of Jackson Planning on October 28, 2024 (PAP# P24-151). The Applicant now seeks a Conditional Use Permit to use the property for Assembly use.

Site Description/Existing Use

The property is a .17-acre lot located on the corner of Kelly and Cache in the Town of Jackson. The property is located a block south of the Center for the Arts and Center for the Arts Park, three blocks north of Phil Baux Park at the base of Snow King, and three blocks east of the Teton County Fairgrounds.

The site is improved with a 3,140 sf building constructed in 1981, which is currently comprised of 2,448 sf of above-ground office space and 692 sf of non-habitable

unfinished basement space. The existing building and off-street parking are nonconforming. The structure has a zero-lot line setback on the south end of the property. The on-site parking backs onto both Cache and Kelly with curb cuts that are greater than 20' in width. There are no proposed changes to the building size, the proposed use is a cumulative reduction from the prior use, and the existing nonconformities are proposed to remain.

Since April 2023 the property has been used as office space by Vertical Harvest, who employed between 12 and 15 people who worked in the building on the property 5 days a week on a year-round basis.

The immediate surrounding development includes the following: First Baptist Church of Jackson, Wyoming, located across S Cache Street to the west of the property; Nelson Engineering to the south, which shares an exterior wall with the subject property; and single-family residential dwellings, which are located to the east of the property and across Kelly Avenue to the North.

Zoning

The property is zoned Office-Residential (OR) and is not within any overlay districts. The OR zone recognizes that “institutional uses serve as anchors to the local economy that provide jobs and services to the community.” The two institutional uses permitted in the OR zone are (1) assembly, and (2) day care/education.

Physical Development Standards				
	LDR Standard	Existing	Proposed	Total
FAR/Max Scale of Use	0.46 / 3,406 sf	0.33 / 2,448 sf	No change	0.33 / 2,448 sf
Building Setbacks				
Primary Street (Cache)	5' – 15'	18"	No change	18'
Secondary Street (Kelly)	5' – 15'	8.6'	No change	8.6'
Side/Rear	5' / 10'	0' / 34'	No change	0' / 34'
Landscape Surface Ratio	0.20 / 1,481 sf	0.40 / 2,975 sf	No change	0.40 / 2,975 sf

Parking Setbacks				
Measured to sidewalk				
Primary Street	30'	6.6'	No change	6.6'
Secondary Street	10'	2.5'	No change	2.5'
Curb Cut Width	20'	>20'	No change	>20'
Height	30' / 2 stories	<30' / 1 story	No change	<30' / 1 story

Landscaping and Fencing

Required landscaping is calculated at 1 plant unit per 1,000 sf of landscaped area, plus 1 plant unit per 12 parking spaces. Because there are no changes proposed to the existing site development and parking, no changes are proposed to the existing landscaping. No fencing is proposed as part of this application.

Allowed Uses

Assembly is allowed as a Conditional Use in the OR Zoning district. Religious gatherings are proposed to take place in the 665 sf assembly area. Offices, incidental to the Assembly use, will comprise 317 sf of the building. Food prep/classroom and library space, which are also incidental to the Assembly use, will comprise approximately 182 sf of the building. The remainder of the square footage is dedicated to the lobby, restrooms, and circulation. The basement will continue to function as storage. Major religious services will continue to be held in the St. John's Episcopal Church, as described in the Project Narrative.

Parking

Assembly uses require an independent calculation to determine the parking requirement.

Metrics and Assumptions

During a typical workweek, Monday through Friday, there will be two (2) part-time staff members at the location who alternate work days. On Thursdays during October - May, two additional staff members will be on-site from 3:00 to 6:30 to help lead Hebrew school ("Bet Sefer") with approximately 6-8 school-aged participants. The Teton Co. Afterschool Activity Bus drops off nearby, within walking distance. Friday evenings will see the highest regular usage, with 15 to 25 people, including attendees and staff. Other occasional events on Saturdays may occur with similar or lesser attendance as Friday Shabbat services.

Parking practices at the JHJC's existing rented location at the Centennial Building show a typical Friday evening parking demand of 3 to 6 vehicles in the summer, with about 50% biking or walking and the remaining couples and families driving together. In the winter months, there may be 5 to 7 vehicles. (Jewish tradition discourages the use of cars during the Sabbath.)

The new downtown location significantly improves the walking/biking distance for many attendees and is also close to the Town Shuttle (3 blocks from Pearl and Glenwood bus stop) and within the service area for START On Demand. All of these factors will decrease the demand for parking.

Independent Calculation

Assuming 30 people (including staff) attend Friday evening services, and 50% of attendees continue to utilize alternative transportation, and of the remaining 10 attendees, there is an average of 2.5 people per vehicle, this creates a parking demand for four (4) vehicles.

Parking Provided

Existing off-street parking on the site includes 6 total parking spaces, one of which is for disability parking, which satisfies the parking requirement as calculated above. Any occasional additional parking needs above and beyond typical usage can be accommodated on the street. In addition, JHJC is working to formalize an agreement with First Baptist Church to accommodate JHJC's permissive use of the First B parking lot across the street as an added convenience to JHJC members and guests.

Affordable Workforce Housing

Per the recently approved LDR Amendment to LDR 6.3.2.C.7, changes of use between all nonresidential uses that occur two or more years after the existing building received initial Certificate of Occupancy are exempt from the standards of Division 6.3.

Therefore, this proposed change of use is not required to provide affordable workforce housing, as the building has been in existence for over 40 years with nonresidential uses.

Refuse and Recycling

Regular trash pick-up and recycling will continue to occur as currently provided on the property.

Responses to Conditional Use Permit Standards:

This application meets all conditional use permit standards set by LDR 8.4.3.C.

1. The application is compatible with the desired future character of the area:

The property is located within District 2: Town Commercial Core of the Jackson/Teton County Comprehensive Plan and more specifically Subarea 2.2: Snow King and South Cache Corridors. This transitional subarea is envisioned as a pedestrian-oriented mixed-use corridor that provides an attractive pedestrian link between Snow King Resort and Downtown. The subarea is anchored by the Center for the Arts and other public spaces, including the Center for the Arts Park, Phil Baux Park, and the Snow King base area.

The proposed use is consistent with the following common values for growth management and quality of life described in the Policy Objectives for District 2:

- *4.1.b: Emphasize a variety of housing types, including deed-restricted housing.* Not applicable, as this proposal is a nonresidential change of use.
- *4.1.d: Maintain Jackson as the economic center of the region.* The proposal will not itself generate economic development, but will create a community gathering place in Jackson, adding vitality and street life.
- *4.2.c: Create vibrant walkable mixed use Subareas.* By providing a cultural facility that includes gathering space serving the Jewish community, this proposal promotes vibrancy and diversity.
- *4.2.e: Maintain lodging as a key component in the downtown.* Not applicable, as the proposal does not include a lodging component.
- *4.4.b: Enhance Jackson gateways.* Not applicable, as the proposal is not in a gateway location.
- *4.4.d: Enhance natural features in the built environment.* Not applicable, as the property does not contain natural features; however, all existing landscaping is proposed to remain.
- *5.2.a: Provide a variety of housing options.* Not applicable, as this is an existing building that will provide an assembly use.

- *6.2.b: Support businesses located in the community because of our lifestyle.* The proposed Conditional Use is by a non-profit, and as stated in Policy 6.2.b, “non-profits that are supported by our socioeconomic character encourage reinvestment in our community and should also be supported. These sectors benefit our community’s character by providing stable employment opportunities.”
- *6.2.c: Encourage local entrepreneurial opportunities.* While the proposal itself is a non-profit cultural and religious assembly use, providing a stable, nurturing environment for the community enhances the ability for and supports entrepreneurial opportunities.
- *6.3.a: Ensure year-round economic viability.* Economic viability is supported by providing a semi-public amenity that serves the local Jewish community with religious and cultural events on a year-round basis.
- *7.1.a: Increase the capacity for walking, biking, carpooling and riding transit.* By locating in an area well-served by sidewalks, bike lanes and START bus service, this will increase alternative transportation use to and from this facility.

2. The application complies with the use-specific standards of Division 6.1:

Per the LDRs Use Standards, Division 6.1, assembly uses in the OR district require a conditional use permit.

3. The application minimizes adverse visual impacts:

The Applicant will either leave the exterior of the property in its current condition or improve its exterior condition by enhancing it with additional attractively designed landscaping and possibly adding new and more aesthetically pleasing siding to the building that is currently made of concrete.

4. The application minimizes adverse environmental impacts:

There are no protected resources on the property. By locating in the heart of town, more people will be able to walk, bike and take transit to this cultural facility.

5. The application minimizes adverse impacts from nuisances:

The Applicant is proposing a low-intensity indoor use, which will limit negative impacts on neighbors. Specifically, the Applicant generally holds small events one day a week on Friday evenings (Shabbat Services). These events are typically attended by 20 to 30 community members. The services run from 5 p.m. to 9 p.m.

Daily use of the building is very low intensity with generally 2 employees most days. The prior Vertical Harvest use had between 12 and 15 employees using the building daily.

The Applicant may add additional exterior lighting as part of its overall security plan but will adhere to all exterior lighting standards as required by LDR Section 2.2.10.B.5.

The Applicant will adhere to all LDR standards regarding trash storage and disposal.

6. The application minimizes adverse impacts on public facilities:

The proposed use will have minimal or adverse impact on public facilities. The building is currently connected to the town sewer system and the proposed use will likely be reduced from the existing use.

The applicant will continue to hire private security for its events to minimize the impact on emergency services like the Police Department.

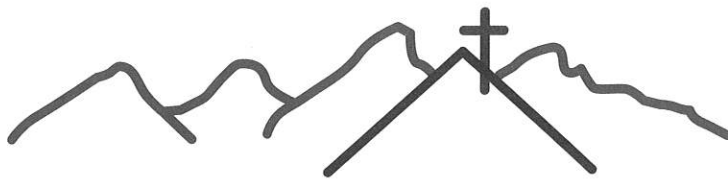
The applicant will generally not need to utilize public parking (on-street or public parking garages) as it has 6 on-site parking spaces which will be adequate for the majority of its events. On-street parking may be utilized if necessary, which would generally occur evenings and Saturdays, when most surrounding businesses are not open. Though not necessary to service its anticipated parking, JHJC is also pursuing a third-party agreement with First Baptist Church to maximize use of the existing parking lot across the street as will otherwise serve the interests of neighboring and mutually supportive religious institutions.

7. The application complies with all other relevant standards of the LDRs and all other Town Ordinances:

The property is located in the OR zoning district. As mentioned above, the OR zone recognizes that institutional uses like assembly “serve as anchors to the local economy that provide jobs and services to the community.” As demonstrated in the application materials, the application complies with all relevant standards of the LDRs and all other Town Ordinances.

8. The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:

Not applicable. There are no prior permits or approvals relevant to this application.



ST. JOHN'S
EPISCOPAL CHURCH
JACKSON HOLE

November 30, 2024

Town of Jackson

Planning and Building Department

Dear Members of The Planning and Building Department,

I am writing in strong support of the Jackson Hole Jewish Community's efforts to purchase the property located at 410 South Cache Street. St. John's Episcopal Church holds dear our decades long relationship with the Jackson Hole Jewish Community and all the positive contributions their vibrant congregation brings to our Jackson Hole community. The purchase of this property and its use would allow the Jackson Hole Jewish Community to expand and deepen their work not only benefitting those who are a part of their congregation but also extending their cultural vibrancy to all who live and love our community here in Jackson. Their cultural heritage, strong congregation, and demonstrated commitment to serving the Jackson Hole community at nearly every turn makes our community a stronger, more loving place.

As I am aware the purchase of the property by the JHJC and its subsequent use would require a change to the existing CUP, I want to ensure town leadership that St. John's Episcopal Church is committed to maintaining and deepening our relationship with the JHJC. The Jackson Hole Jewish Community will always be welcomed to our campus for their larger celebrations like High Holy Days, Bar and Bat Mitzvah celebrations, large attendance speaking events, and Passover Seders using their new building for meetings and programs attended by smaller crowds. This is a relationship that was established decades ago and is cherished by both of our faith communities—so much so that many describe our two communities as sister congregations.

For over 50 years, the JHJC has demonstrated a deep commitment to being good neighbors and contributing to the greater good of our town. Their acquisition of the building and its change in use will strengthen our community by promoting inclusivity, interfaith dialogue, and mutual understanding. I encourage the town planning department to approve this change in use.

Sincerely,

The Reverend Jimmy Bartz, Rector

Kelly St.

Kelly St.



N



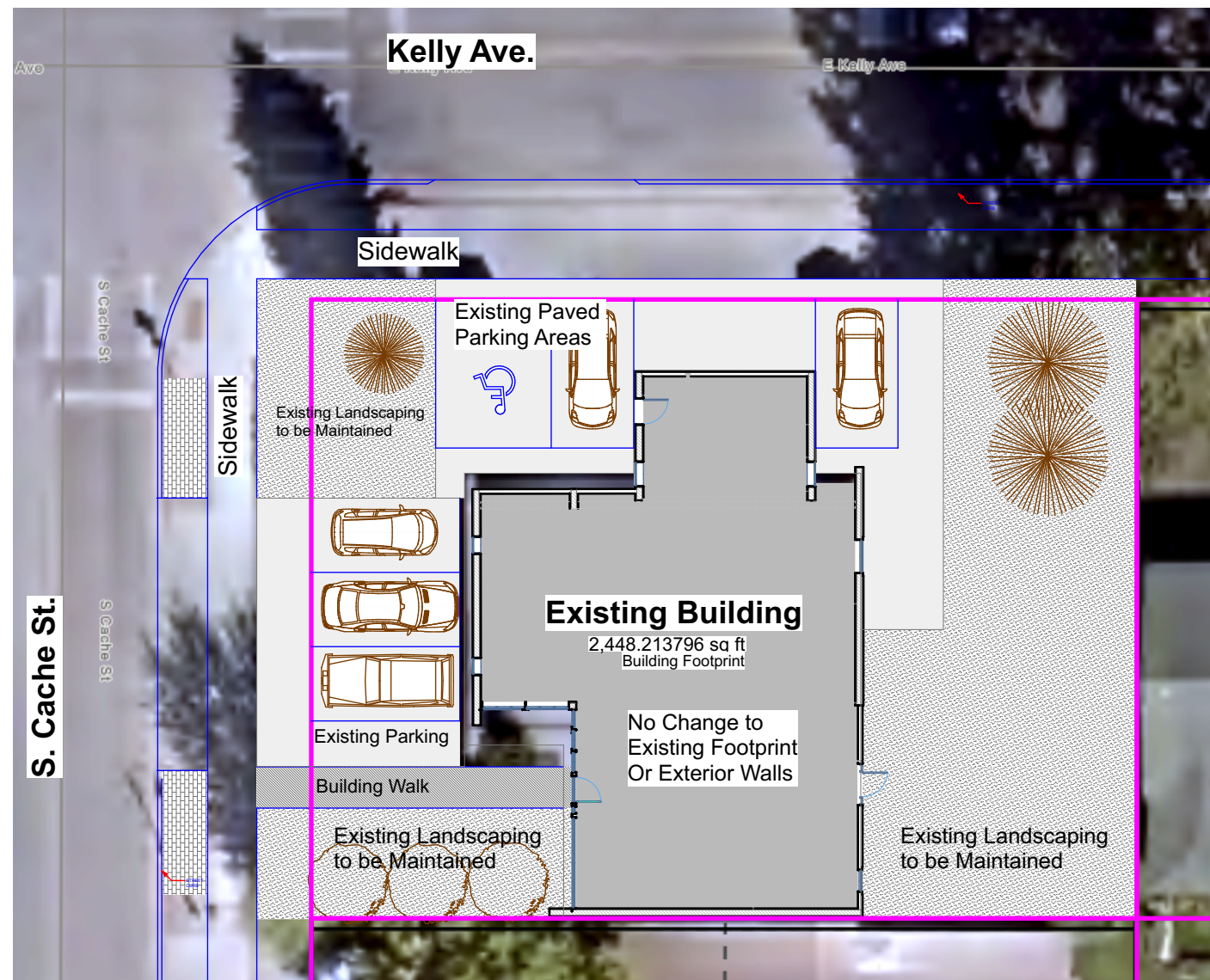
PARKING PLAN

SCALE: 1" = 20'

Jackson Hole Jewish Community
New Space Concept Plans

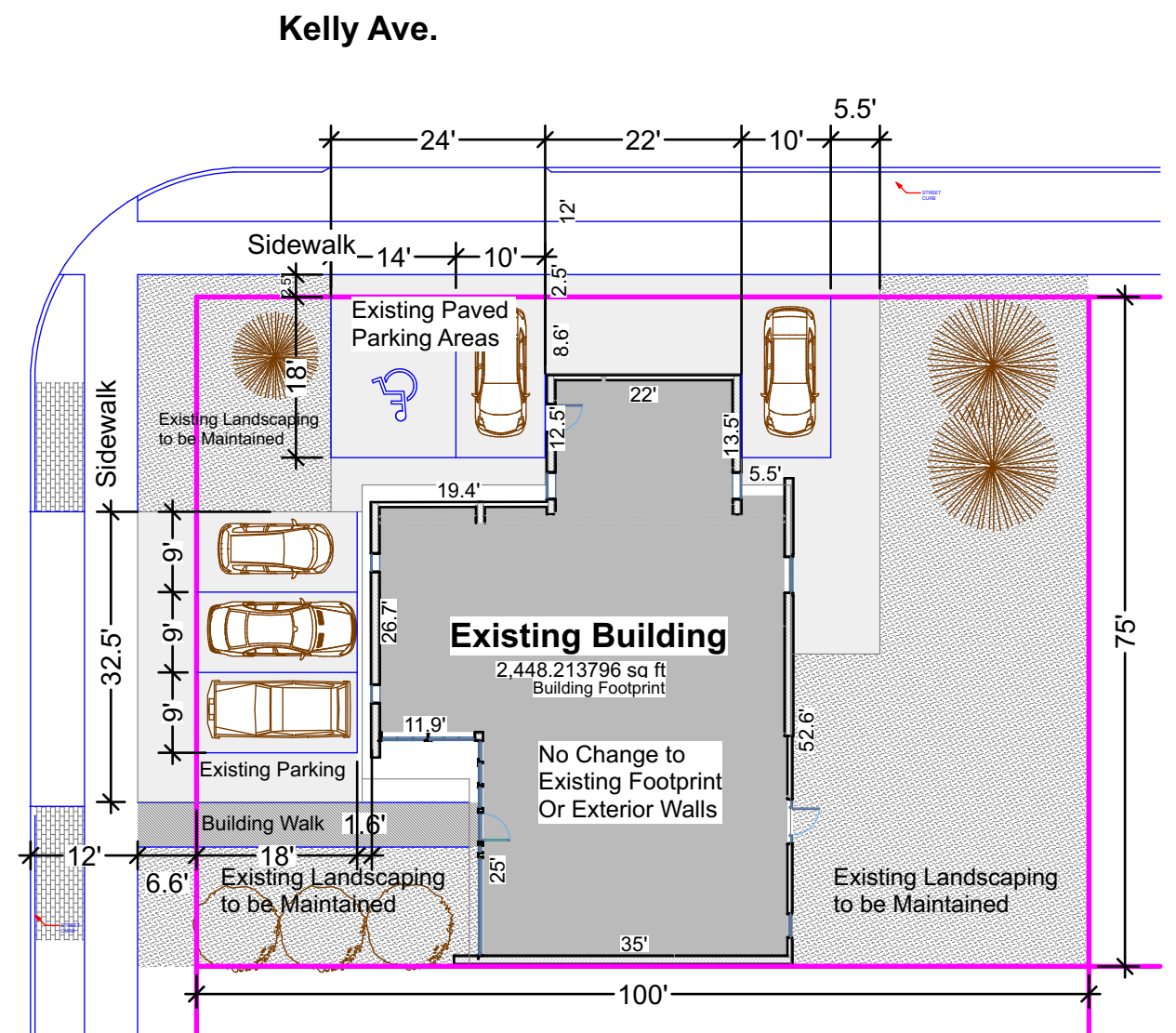
410 S. CACHE ST.
JACKSON WYOMING

TE PARKING PLAN
12/6/24
SD1



SITE PLAN WITH AERIAL

SCALE: 1" = 20'

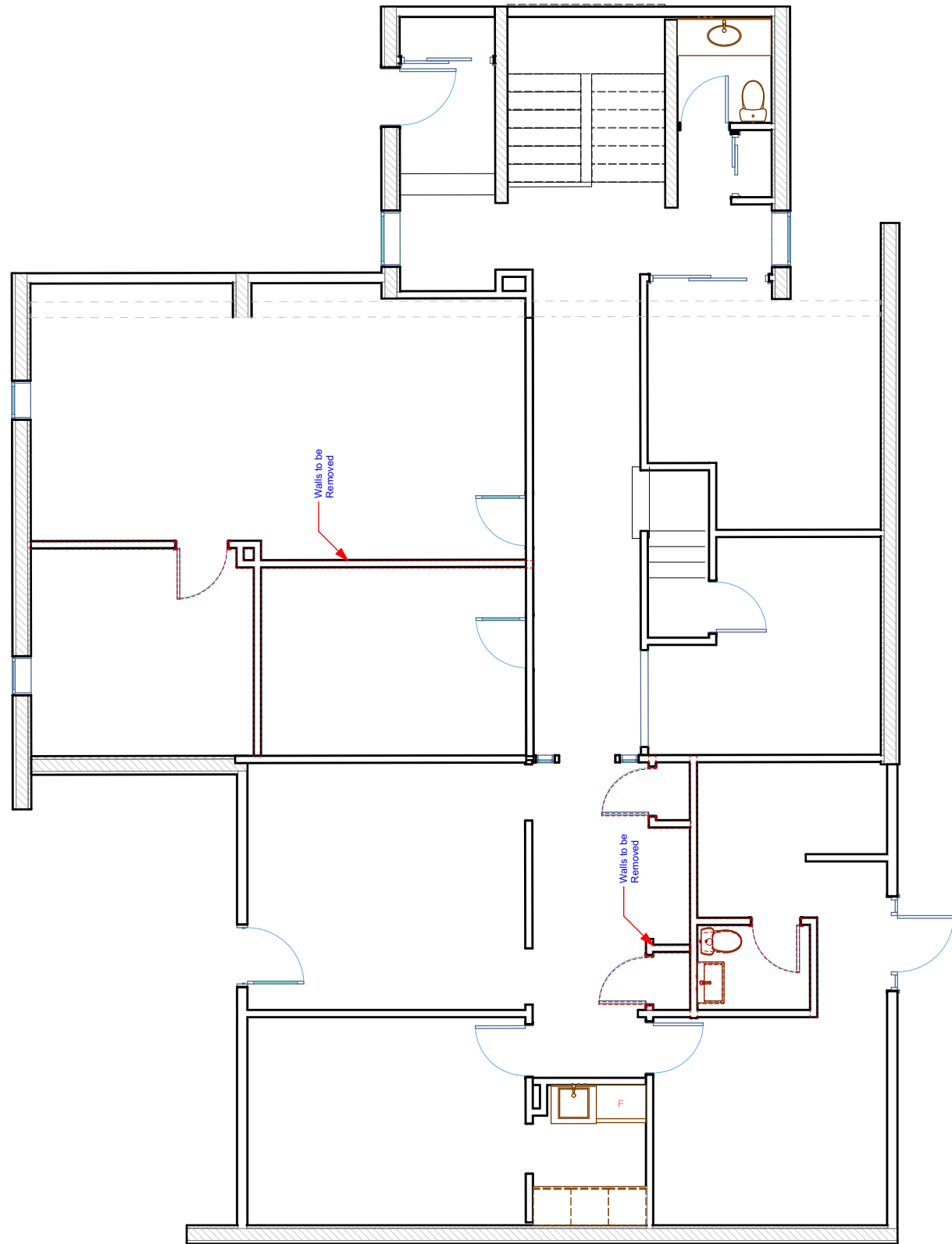


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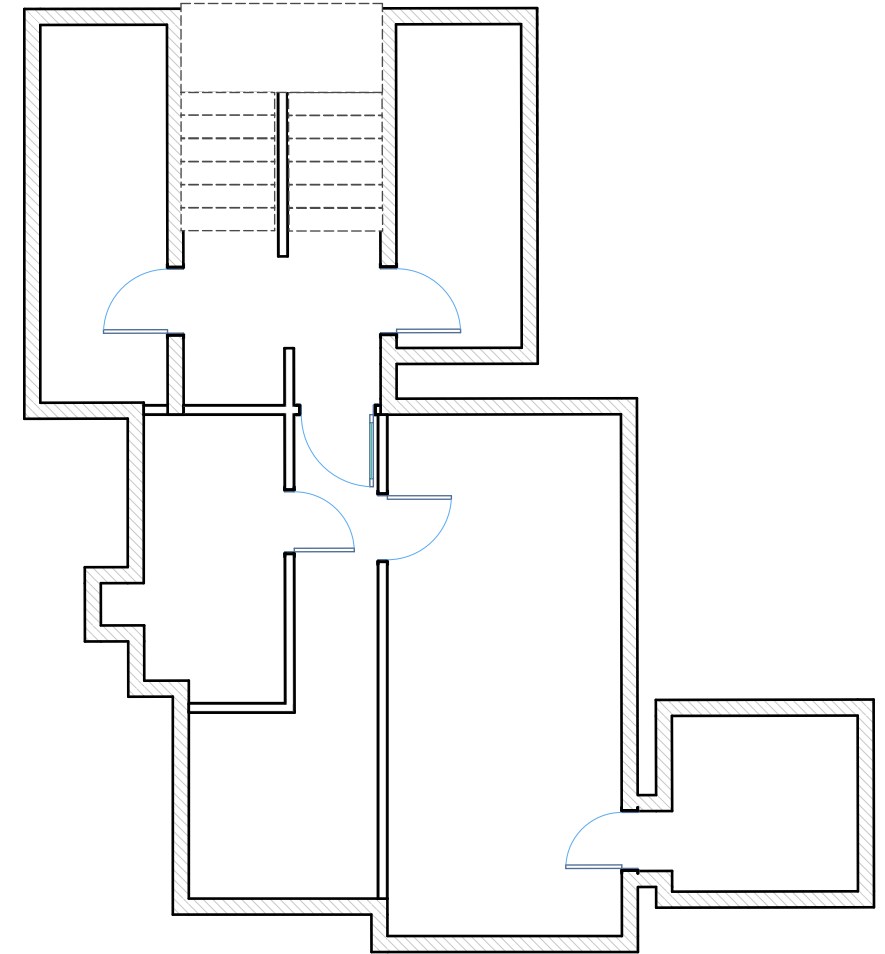
SITE PLAN

SCALE: 1" = 20'



EXISTING FIRST FLOOR & DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



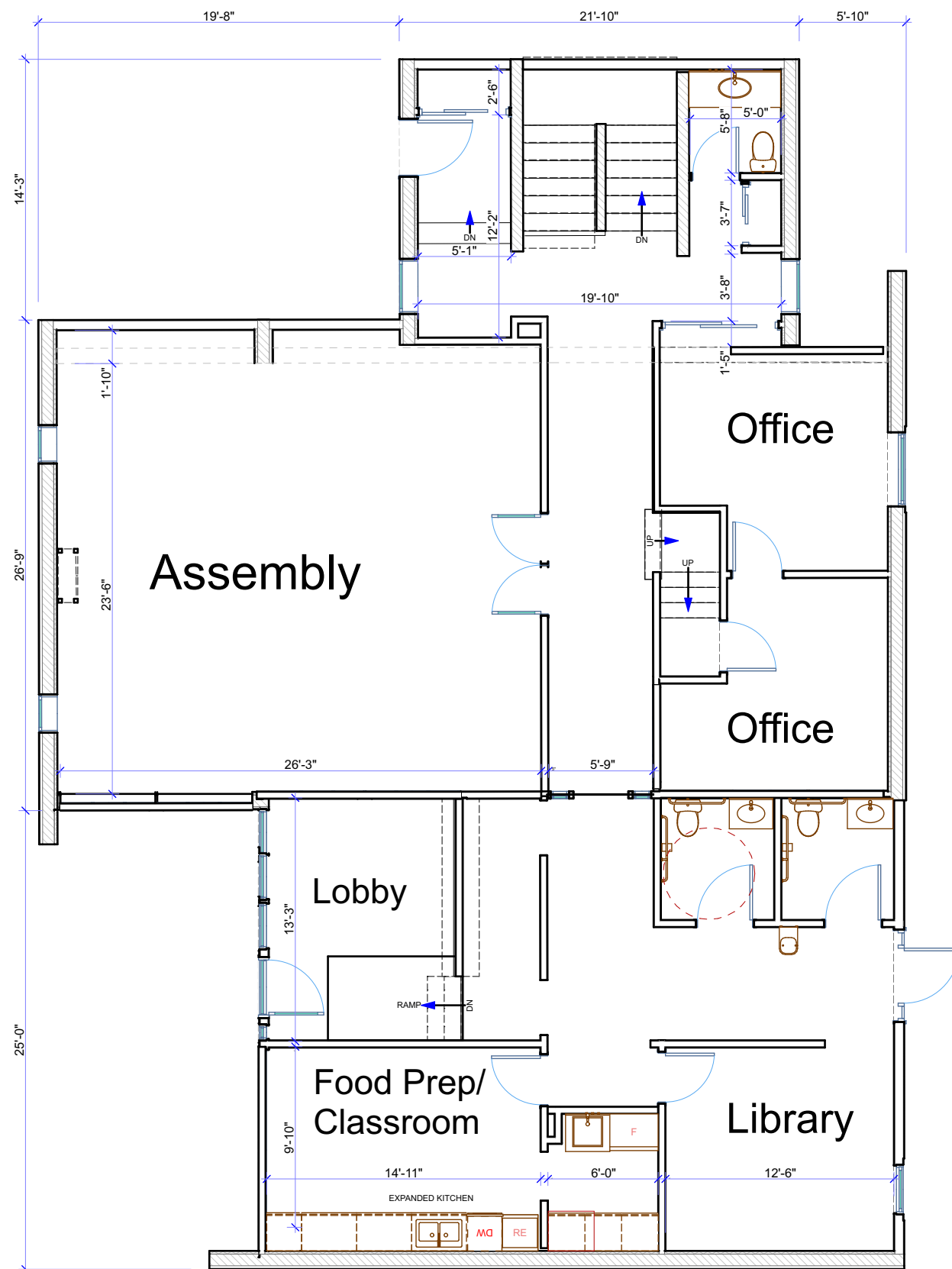
EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

Jackson Hole Jewish Community
New Space Concept Plans

410 S. CACHE ST.
JACKSON WYOMING

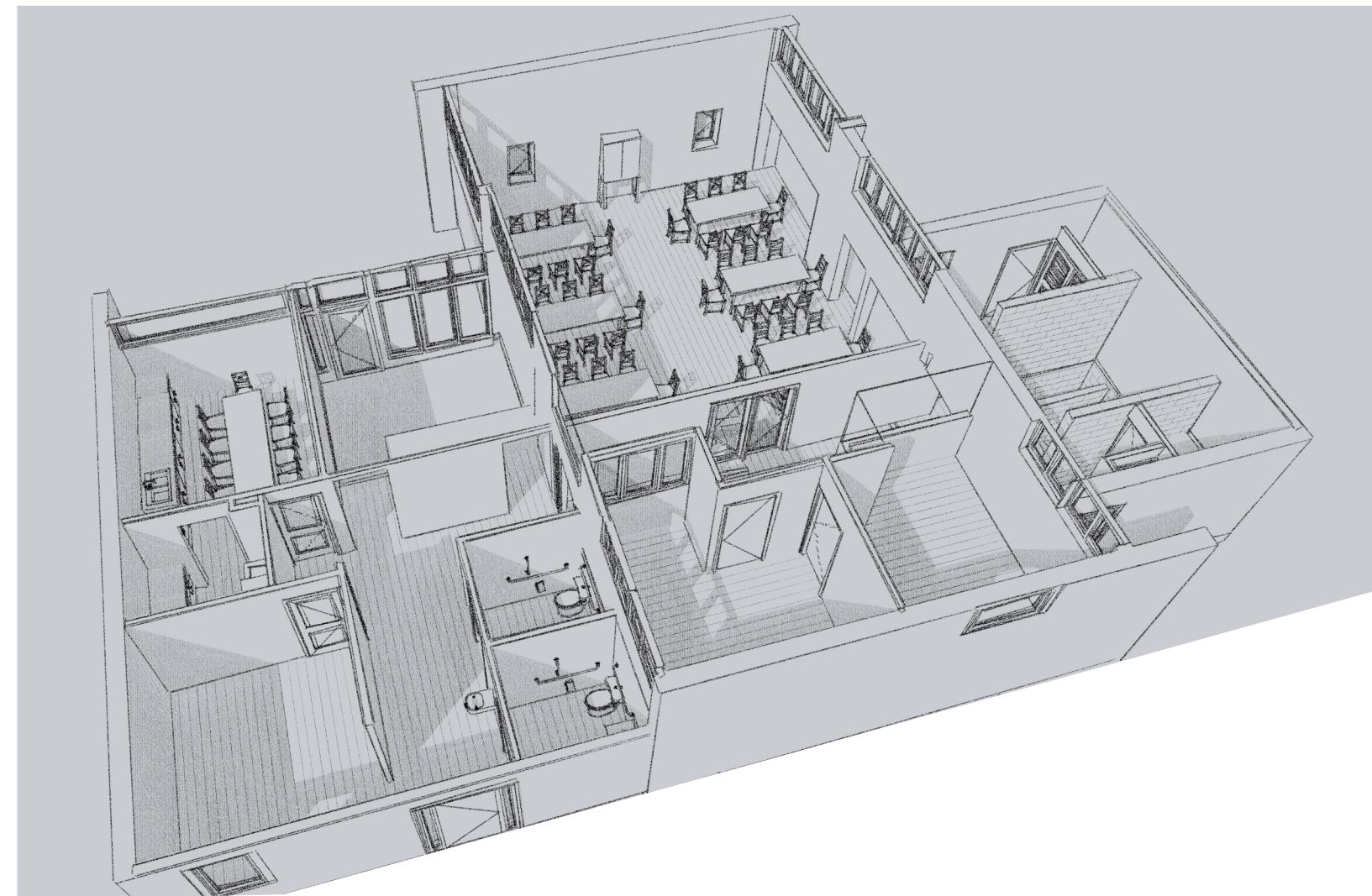
EXISTING FLOOR PLANS
12/6/24
SD3



PROPOSED FIRST FLOOR PLAN W/ DIMS

SCALE: 1/8" = 1'-0"

N



INTERIOR SKETCH