AGENDA

Design Review Committee

January 14, 2026 – REGULAR MEETING

5:30 PM

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

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

   https://us02web.zoom.us/j/89622424518?pwd=uwEjklq7ElMIO0RW4XWyfD07Nicdn6.1

   Or join at zoom.com with Webinar ID: 896 2242 4518 and Password: 83001

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P25-219: 110 Redmond Street Final Review
   II. P25-232 750 W Broadway Development Plan Final Review
5. MATTERS FROM STAFF
6. ADJOURN

STAFF REPORT

Meeting Date:	January 14, 2025	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Hoyt Architects	**Presenter:**	Andrew Bowen
Agenda Item:	(P25-219) 110 Redmond Mixed-use Structure	**Public Comment:**	No

Purpose and Policy Considerations
Design Review Committee (DRC) review is required for physical development of this scale within the OR zone.

Recommendation
The Applicant is requesting Final review from the DRC.

Project Summary
On December 10, 2025, the DRC reviewed a conceptual design for this proposal. As the review was conceptual, no approvals were granted; however, the DRC provided two suggestions (below), which the Applicant has considered in the revised submittal. Overall, the DRC was initially supportive of the proposal as designed.

- Incorporate minor window revisions.
- Evaluate adding detail to the entry stairs and planters (Note: The Applicant reviewed this request in the model but ultimately did not incorporate due to design impacts).

Planning staff also noted a few deficiencies with the conceptual submittal (below), of which the Applicant has also addressed.

- Revise the Narrative to include paragraph-by-paragraph explanations of how the design meets each applicable design guideline.
- Provide an LDR Compliance Table
- Adjust parking to remove the fee-in-lieu parking provision option, as it is not permitted within the OR Zone.
- Provide clarity on the overall building height, including the point of measurement used to determine compliance.

As previously proposed at a conceptual level, the Applicant requests approval for a mixed-use development located at 110 Redmond Street within the OR zoning district. The proposal is designed to maximize the by-right FAR and utilize the 2-for-1 bonus to support a higher-intensity development, while remaining compatible with the surrounding residential neighborhood and fulfilling the commercial intent of the OR zone by providing the following:

- *Residential Component:* Five apartments, including one deed-restricted unit and four market-rate units.
- *Commercial Component:* Two 840-square-foot commercial office spaces situated at street level.

Land Development Regulations (LDR) Compliance
Staff have conducted an initial, non-exhaustive review of LDR compliance. Key elements relevant to the DRC review, such as height, floor area ratio (FAR), setbacks, and landscaping, generally meet OR zone requirements. However, staff has expressed the following concerns with the Applicant regarding the current proposal:

- Further discussion with the Applicant is needed regarding the proposed use of the 2:1 Bonus. This should not affect DRC review unless significant revisions to the design become necessary.

Public Space
The Applicant states that the project enhances the pedestrian experience through required street trees, grates, and pavers that contribute to a cohesive frontage, and by fully screening parking, utilities, and refuse areas from public view. The Applicant further notes the inclusion of pedestrian spaces near commercial entrances and leading to the residential courtyard enhance the public realm. Additional landscaping measures, such as perennial beds along the sidewalk, and planters near the driveway and within the courtyard are intended to further improve the pedestrian experience.

Composition
According to the Applicant's narrative, the project includes two single-story commercial spaces fronting Redmond Street, with five two-story residential units set behind them on top of below-grade parking. The area between the commercial spaces provides access to an exterior residential courtyard, establishing identifiable entry points for both commercial and residential users. According to the Applicant, this mixture of moderate commercial frontage along with higher-density residential units set back from the street, meets the intent of the OR zoning district and is designed to blend with the surrounding transitional residential neighborhood.

Massing
The Applicant states that the project's massing is stepped back from Redmond Street by placing smaller one-story retail/office components along the frontage and locating the higher-density residential units behind them. This approach is intended to provide an appropriately scaled pedestrian experience and reduce the visual impact of larger residential buildings.

Street Wall
As provided by the Applicant, the project creates a continuous street wall along Redmond Street, with intentional breaks to highlight retail/office and residential entry points and support pedestrian access. To minimize visual impacts, parking for the residential units is located underground and accessed from a shared drive via an existing easement. The ramp to the below-grade parking area is positioned at the rear of the property.

Height
The Applicant states that the proposed two-story structure is 30 feet in height as measured from finished grade. Staff will need to verify this measurement upon submittal of an LDR Compliance Checklist, site plan dimensions, and further analysis of the basement level.

Materials
The project's material schematic includes natural-tone wood siding, full-depth brick veneer, high-quality fiber cement panels, metal roofing and accents, natural concrete, and painted aluminum windows. The Applicant notes that these materials were selected to blend with the surrounding residential neighborhood, distinguish the project's mixed-use components, and provide durable, visually appealing finishes. Brick is proposed for the smaller-scale office/retail spaces along Redmond Street due to its compatibility with both residential and commercial uses, while natural-tone wood siding is intended to reflect the residential character and Jackson's historic use of wood materials. Metal and fiber cement elements are used as accents, railings, and transitions to reinforce separation between massing components.

Additional details, including the project narrative and renderings, are attached to this staff report.

Vision Statement:

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

General Design Guideline Principles:

A. Public Space

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

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

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

4. Scale & Variety
    - Scale of open space should suit function of the development.
    - Consider within context of increasing the variety of sizes, types and locations of open space throughout Town.

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

B. Composition

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

C. Massing

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

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

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

3. Volume Complexity
   Volume Complexity is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
    - Avoid large monolithic buildings.
    - Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

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

D. Street Wall

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

E. Materials

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

2. Materials Selection
    - Consider impacts on surrounding buildings, natural environment and culture.

110 REDMOND STREET
JACKSON WY, 83001

110 REDMOND

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DESIGN REVIEW SET

Date	NOVEMBER, 2025
Drawn by	CGB
Checked by	HNF

REVISIONS

No.	Description	Date

CAIRN
LANDSCAPE ARCHITECTS

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Jackson Wyoming
307.733.9955

HOYT architects

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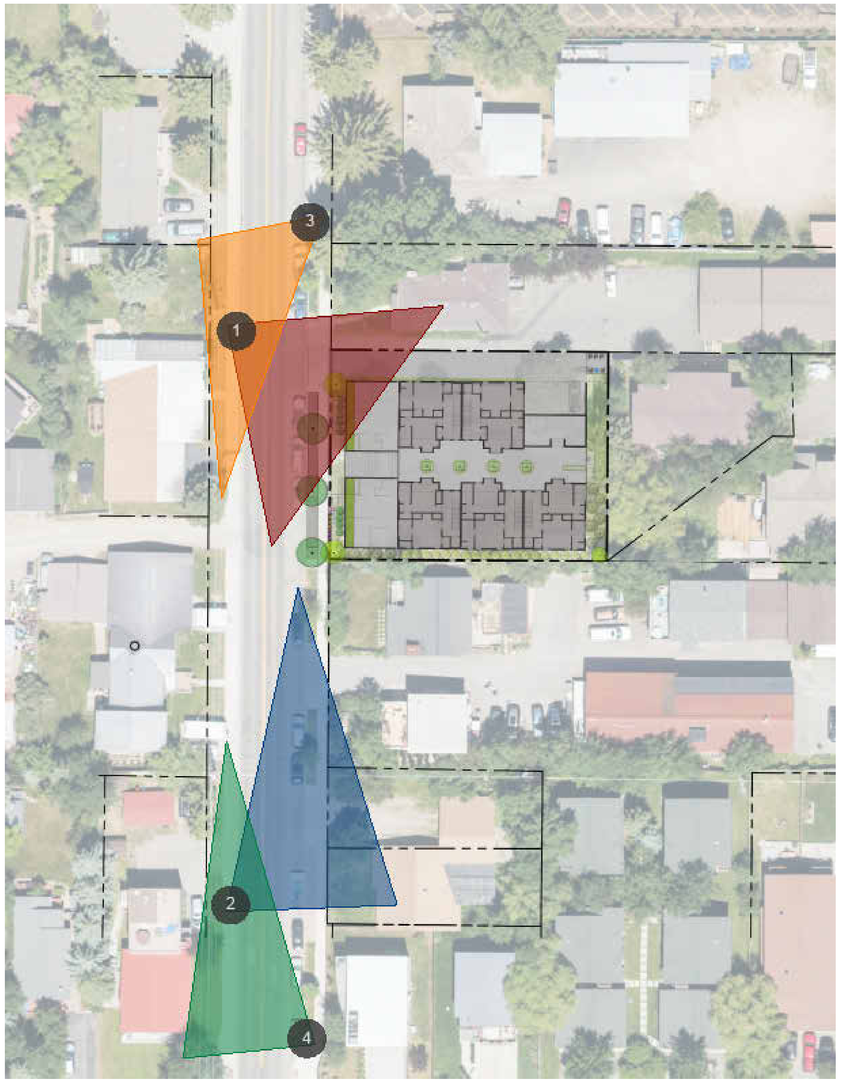

0 30 60 90

1" = 30'

1

2

3

4

HOYT architects

Jackson Wyoming
307.733.9955

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JACKSON WY, 83001

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SCHEMATIC SET

DRC SUBMITTAL

Date DECEMBER 29, 2025
Drawn by Author
Checked by NEAL ZEREN

REVISIONS

No.	Description	Date

DRC - SITE CONTEXT

A001

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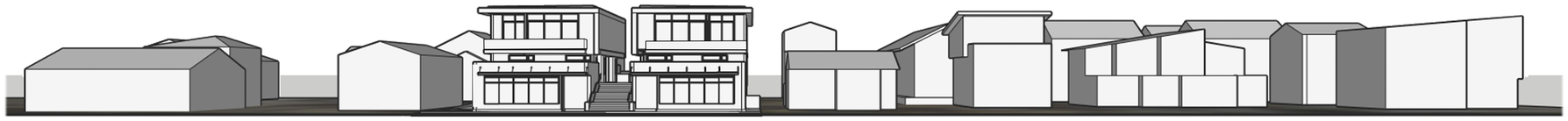
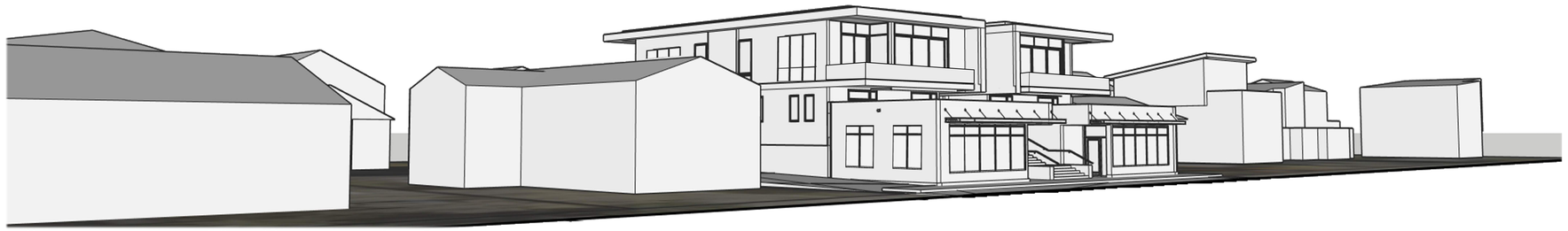
REDMOND STREET - AERIAL VIEW



REDMOND STREET - WEST ELEVATION



REDMOND STREET - NORTHWEST PERSPECTIVE

REDMOND STREET - SOUTHWEST PERSPECTIVE

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SCHEMATIC SET

DESIGN REVIEW
COMMITTE SUBMITTAL

Date NOVEMBER 24, 2025
Drawn by Author
Checked by NEAL ZEREN

REVISIONS

No.	Description	Date

DRC - SITE CONTEXT

A002

11/24/2025 12:00:07 PM

TOJ STANDARDS - OR

ZONE: OR
0.3 ACRES / 13,068 SF

PARKING (SEE ARCHITECTURE)
RESIDENTIAL
5 DU × 1.5 SPACES/UNIT = 7.5 SPACES = 8 REQUIRED SPACES

COMMERCIAL
1,600 SF × 2.47 / 1,000 = 3.95 SPACES = 4 REQUIRED SPACES.

TOTAL REQUIRED PARKING:
RESIDENTIAL: 8 SPACES
OFFICE: 4 SPACES
TOTAL: 12 PARKING SPACES REQUIRED
12 SPACES PROVIDED

Per Section 6.2.2.B, shared parking is allowed for mixed-use projects; for this site, it reduces the required total from 12 to 9 spaces.

BIKE PARKING
OFFICE 1 PER 1,650 SF (50% SHORT TERM/ 50% LONG TERM)
1,632 SF OFFICE SPACE = 1 BIKE PARKING SPACE
0.5 SHORT TERM / 0.5 LONG TERM
RESIDENTIAL 0.75 PER BEDROOM (25% SHORT TERM/ 50% LONG TERM)
12 BEDROOMS = 9 TOTAL SPACES
2.25 3 SHORT TERM / 6.75 LONG TERM

TOTAL = 3 SHORT TERM SPACES / 8 LONG TERM SPACES
LONG TERM SPACES PROVIDED IN UNDERGROUND GARAGE

LSR
20% OF SITE REQUIRED
GROSS SITE AREA = 13,240 SF
14.5' ACCESS EASEMENT AREA = 1,920 SF
13,240-1,920= 11,320 SF BASE SITE AREA
11,320 SF X 0.20 = **2,264 SF REQUIRED**

STANDARD LANDSCAPE AREA = 1853.5 SF (80.4%)
PUBLIC AMENITY LANDSCAPE AREA = 452.8 SF (19.6%)

2,306.31 SF PROVIDED = 20.4% OF BASE SITE AREA

PLANT UNITS
1/1,000 SF OF REQUIRED LSR
=3 PLANT UNITS REQUIRED

3 PU FOR ALTERNATIVE A

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES				
	Columnar Quaking Aspen / Populus tremuloides 'Erecta'	3" Cal.	B&B	1
	Quaking Aspen / Populus tremuloides	3" Cal.	B&B	2
	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis	3" Cal.	B&B	3
GROUND COVERS				
	Native Meadow Sod / Native Meadow Sod	Sod	Sod	921 sf
SHRUBS				
	Amur Maple / Acer ginnala 'Flame'	6`	B&B	4
	Birchleaf Spirea / Spiraea betulifolia	5 gal.	Pot	8
	Chokecherry / Prunus virginiana	6`	B&B	15
	Red Twig Dogwood / Cornus sericea	5 gal.	Pot	12
GRASSES				
	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	5 gal.	Pot	51
	Tufted Hair Grass / Deschampsia cespitosa	1 gal.	Pot	10
PERENNIALS				
	Black-eyed Susan / Rudbeckia hirta	1 gal.	Pot	5
	Common Yarrow / Achillea millefolium	1 gal.	Pot	5
	Great Masterwort / Astrantia major	1 gal.	Pot	5
	Walker's Low Catmint / Nepeta x faassenii 'Walker's Low'	1 gal.	Pot	8

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CAIRN LANDSCAPE ARCHITECTS

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JACKSON WY, 83001

110 REDMOND

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REVISIONS

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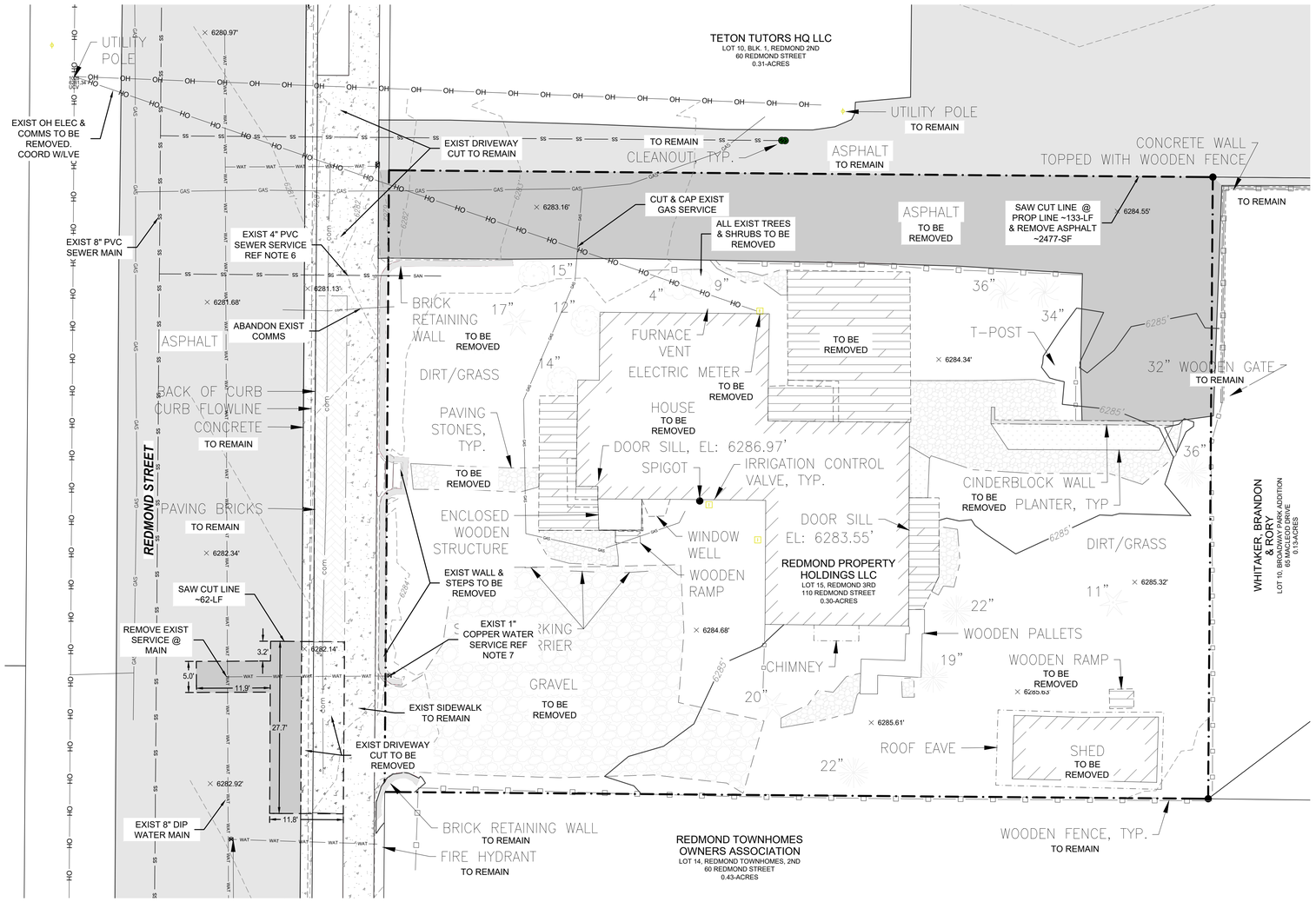

INDEX OF SHEETS

EXISTING CONDITIONS SITE PLAN	BY OTHERS
PROPOSED DEMOLITION SITE PLAN	C1
PROPOSED CONDITIONS SITE PLAN	C2
GRADING & EROSION CONTROL PLAN	C3
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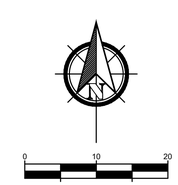
PROPOSED UTILITY PLAN	C5
ROADWAY AND PARKING DETAILS	C
WATER UTILITY DETAILS	C
SEWER UTILITY DETAILS	C
ELECTRIC & GAS UTILITY DETAILS	C
STORMWATER DRAINAGE PLAN	C

EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS SURVEY PROVIDED BY Y2 CONSULTANTS, DATED 8/26/2024.
2. EXISTING UTILITIES SURVEY PROVIDED BY GANNETT PEAK SURVEYING.
3. VERTICAL DATUM IS NAVD88 WITH BASE ELEVATION = 6284.9' AT CONTROL POINT 4 (NOT SHOWN)
4. HORIZONTAL DATUM IS GRID NORTH WYOMING WEST STATE PLANE NAD83.
5. REFERENCE IS MADE TO PLAT NO. 836, THE 3RD REDMOND ADDITION RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY WYOMING.
6. THE PROPERTY IS SUBJECT TO A 14.5-FT ACCESS EASEMENT ALONG THE NORTHERN PROPERTY LINE PER PLAT NO. 836.

DEMOLITION NOTES:

1. DEMOLITION ACTIVITIES SHALL NOT OCCUR WITHOUT AN APPROVED TOWN OF JACKSON DEMOLITION PERMIT.
2. THERE IS AN ACCESS EASEMENT ON THE NORTH 14.5-FT OF LOT 15. PROVIDE ACCESS DURING CONSTRUCTION. ACCESS TO THE BUSINESS AT 60 REDMOND STREET WILL NEED TO BE PROVIDED DURING CONSTRUCTION.
3. A CONSTRUCTION-STAGING NARRATIVE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE DEVELOPMENT PLAN APPLICATION
4. CONTRACT MUST MAINTAIN EXISTING PERIMETER FENCES UNTIL DEMOLITION WORK IS COMPLETED. ADDITIONAL CONSTRUCTION FENCING AND ENTRY GATES MAY BE REQUIRED TO FILL IN THE GAPS.
5. CONTRACTOR SHALL KEEP CONSTRUCTION DEBRIS AND SOIL FROM TRACKING ONTO THE ROADWAYS. CONTRACT MAY BE REQUIRED TO INSTALL A CONSTRUCTION ACCESS TRACK PAD.
6. EXISTING SEWER SERVICE: CONTRACTOR TO CUT AND CAP THE EXISTING SEWER SERVICE AT THE PROPERTY LINE. THE SEWER SERVICE MUST BE INSPECTED WITH VIDEO CAMERA TO VERIFY TYPE AND QUALITY OF PIPE PRIOR TO APPROVAL FOR RE-USE BY THE TOJ ENGINEERING DEPARTMENT. IF IT CANNOT BE RE-USED, IT WILL BE REPLACED TO THE SEWER MAIN DURING NEW BUILDING CONSTRUCTION.
7. EXISTING WATER SERVICE: CONTRACTOR TO ABANDON THE EXISTING WATER SERVICE AT THE EXISTING 8" DIP MAIN.
8. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
9. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
10. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
13. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN.
15. SCHEDULE OF DEMOLITION ACTIVITIES:
    15.1. START AND FINISH: SPRING 2025



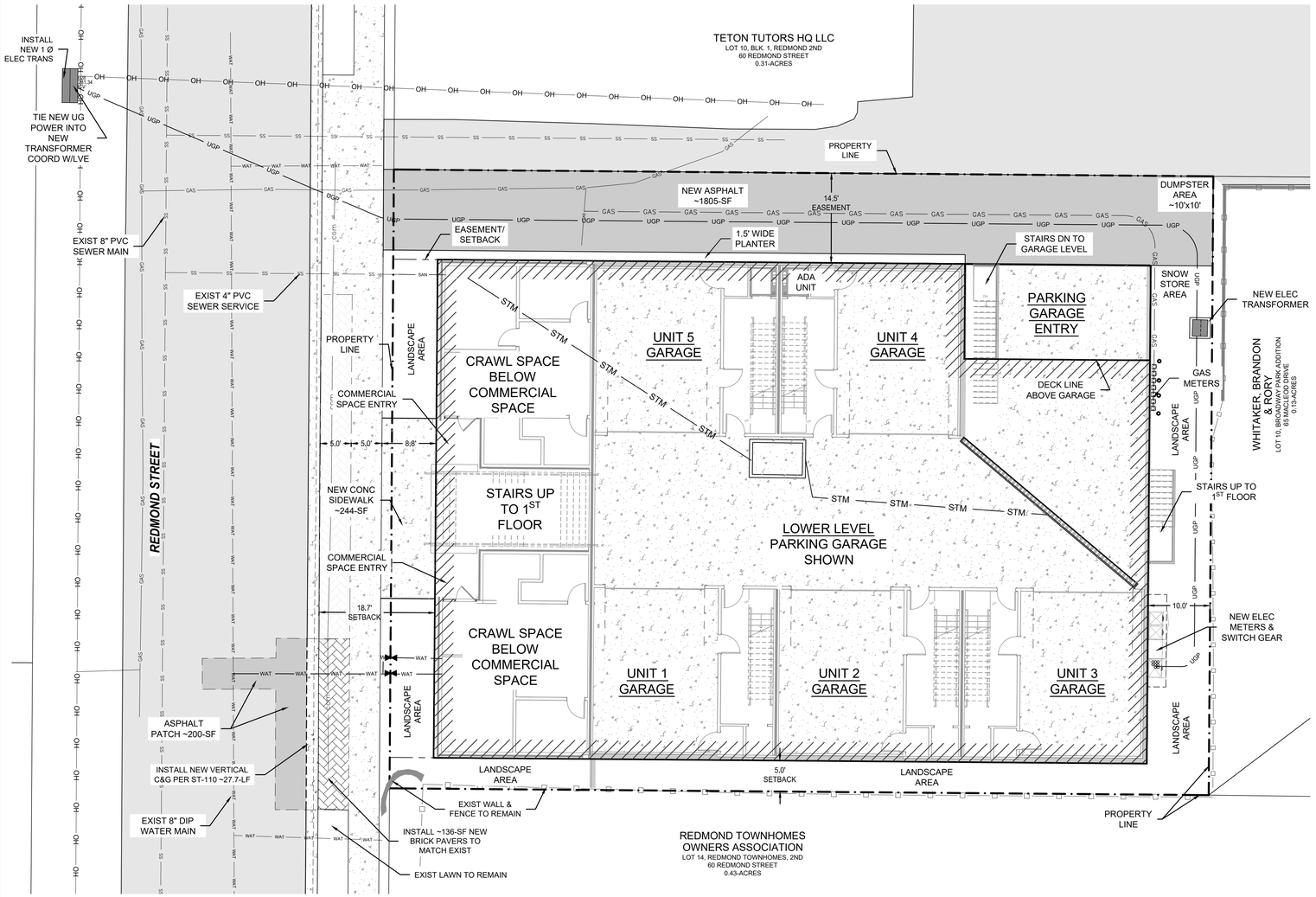
Summit Consulting Group
SCG
Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration
P.O. Box 6482 • 2100 Wilson Road
Jackson, WY: 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

PROJECT TITLE:
REDMOND PROPERTY HOLDINGS LLC
110 REDMOND STREET
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED DEMOLITION SITE PLAN

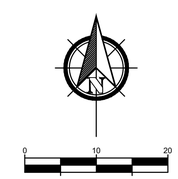
REV.	DESCRIPTION:	BY:	DATE:
A	FOR PERMIT	RS	XXXXXX

CHECKED BY: RS
PROJECT NO. 343-25-1
SCALE: 1"=10' (24"x36" SHEET)
SHEET NO. C1



GENERAL PROJECT NOTES:

1. THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS.
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
5. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
9. THE CONTRACTOR IS RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS.
11. REFER TO ARCHITECTURAL PLANS AND DETAILS BY HOYT ARCHITECTS.
12. FINAL LANDSCAPE PLAN BY CAIRN LANDSCAPE ARCHITECTS.
13. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
14. CONTRACTOR SHALL PREVENT TRACKING OF DIRT/MUD ONTO THE STREET.
15. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY OTHERS.
16. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
17. REFER TO CONSTRUCTION MANAGEMENT PLAN BY THE GENERAL CONTRACTOR FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.
18. GENERAL CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
19. SCHEDULE OF LAND DISTURBING ACTIVTIES:
    - 19.1. EXCAVATE BUILDING FOUNDATION & INSTALL UTILITIES: XXXXXXX
    - 19.2. CONSTRUCT BUILDING: XXXXXXXXX
    - 19.3. FINAL SITE LANDSCAPING AND STABILIZATION: XXXXXXX
20. REFER TO SHEET xxxxxxxx FOR ROADWAY & PARKING DETAILS



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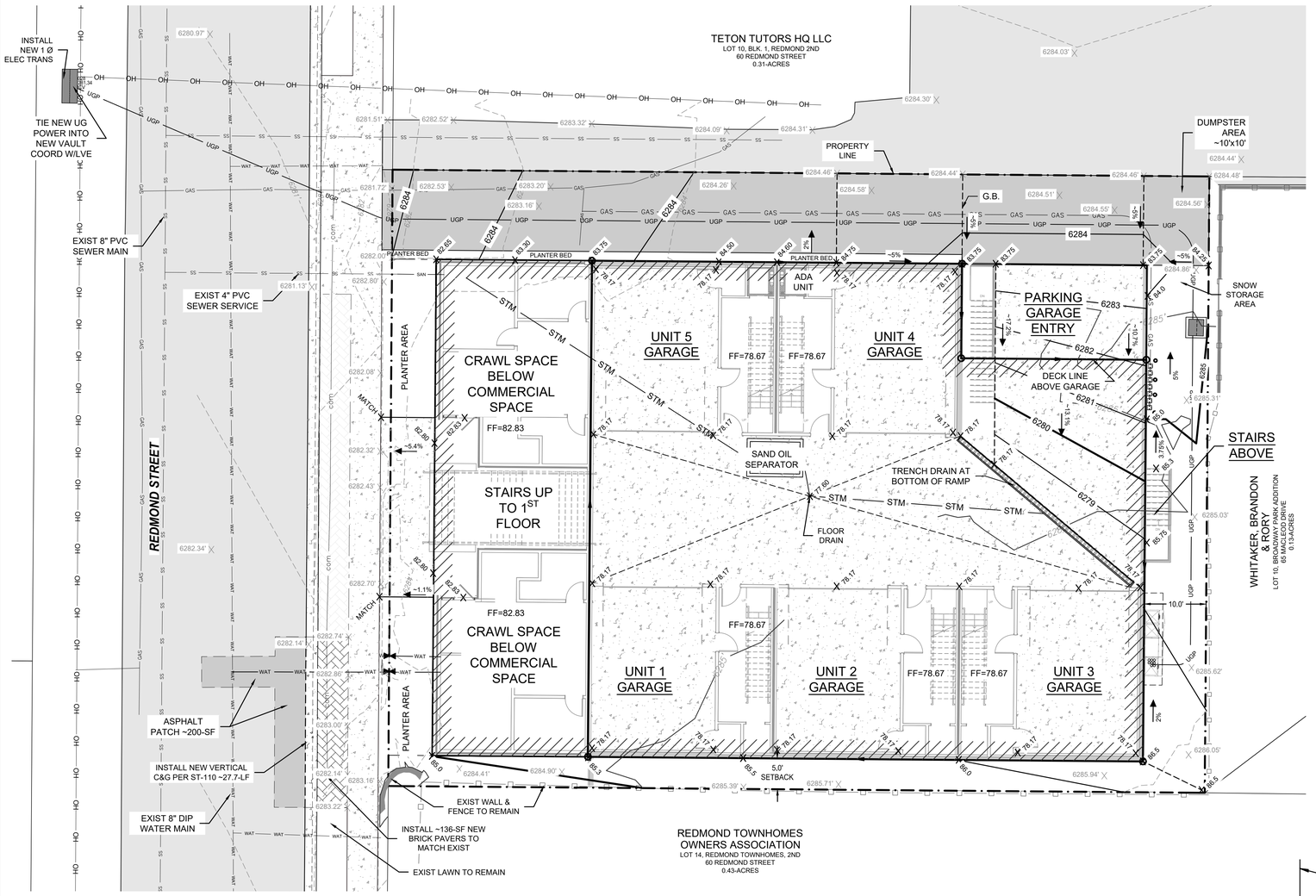
PROJECT TITLE:
REDMOND PROPERTY HOLDINGS LLC
110 REDMOND STREET
TOWN OF JACKSON, WY

DRAWING TITLE:
PROPOSED CONDITIONS SITE PLAN

REV.	DESCRIPTION:	BY:	DATE:
A	FOR PERMIT	RS	XXXXXX

CHECKED BY: RS
PROJECT NO. J43-25-1
SCALE: 1"=10' (24"x36" SHEET)
SHEET NO. C2



GENERAL NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY XXXXX, DECEMBER 20XX, FOR EARTHWORK RELATED RECOMMENDATIONS AND SPECIFICATIONS.
2. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
3. EROSION CONTROL MEASURE TO INCLUDE PERIMETER SILT FENCE OR STRAW WADDLES . SILT FENCE/STRAW WADDLES, NOT SHOWN FOR CLARITY, SHALL ENCOMPASS ENTIRE PERIMETER OF LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF SILT FENCE AND THE TIMELY REMOVAL OF SEDIMENTS AND MATERIAL THAT MAY TRANSPORT BEYOND THE LIMITS OF DISTURBANCE. CONTRACTOR TO CONDUCT AND DOCUMENT MONITORING AND INSPECTIONS IN ACCORDANCE WITH THE GENERAL PERMIT.
4. REFER TO CONSTRUCTION MANAGEMENT PLAN (BY OTHERS) FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS. CONSTRUCTION EQUIPMENT PARKING AREAS AND TEMPORARY TOPSOIL/DIRT STOCKPILE AREAS WILL VARY WITHIN THE LIMITS OF DISTURBANCE (PROPERTY BOUNDARIES) AND BASED UPON PHASED CONSTRUCTION SCHEDULE AND SEQUENCING. IN ALL CASES, MATERIAL WILL EITHER BE REMOVED FROM THE SITE OR THE STOCKPILE LOCATIONS WILL BE WITHIN THE PROPERTY.
5. AREA OF DISTURBANCE WITHIN PROPERTY BOUNDARY = 0.30-ACRE
6. CONCRETE WASHOUT IN AREAS WITHIN THE PROPERTY BOUNDARY, RECOMMENDED WITHIN THE BUILDING FOOTPRINT OR PORTABLE TUBS, WHERE DISCHARGE DOES NOT REACH PUBLIC RIGHT-OF-WAY AND STORM SEWER SYSTEMS.
7. CONTRACTOR SHALL MEET WYDEQ NPDES REQUIREMENTS FOR SMALL CONSTRUCTION ACTIVITIES.
8. SCG MUST INSPECT AND CERTIFY FINAL GRADING CONFIGURATION PRIOR TO FINAL TOJ INSPECTION.
9. STORMWATER RUNOFF DOES NOT DRAIN DIRECTLY INTO TOJ STORM SEWER COLLECTION SYSTEM. NON-ROOF RUNOFF WILL SURFACE FLOW ACROSS LANDSCAPING.

RECLAMATION SPECIFICATIONS:

1. ALL DISTURBED AREAS WILL BE LANDSCAPED WITH SOD, TREES, SHRUBS AND IRRIGATED.

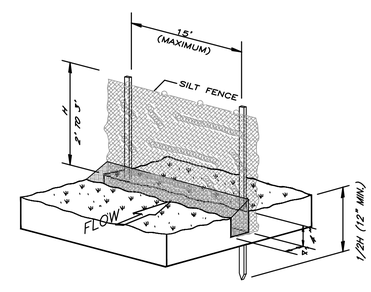
2. SURFACE PREPARATION
   - 2.1. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SOD PLACEMENT. HARD PACKED OR CAKED TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT.

3. FINAL SURFACE STABILIZATION
   - 3.1. STORMWATER SHEET RUNOFF DETENTION STABILIZATION AND SOIL PROTECTION WILL BE PROVIDED BY SOD AND LANDSCAPING.
   - 3.2. INSTALL PERMANENT IRRIGATION SYSTEMS TO MAINTAIN GROWTH.

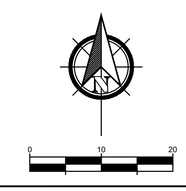
4. WEED & PEST MANAGEMENT STRATEGIES
   - 4.1. CONTRACTOR TO COMPLY WITH THESE LAND DEVELOPMENT REGULATIONS:
     - 4.1.1. WYOMING SEED LAW
     - 4.1.2. WYOMING NURSERY STOCK LAW
     - 4.1.3. INVASIVE SPECIES MANAGEMENT
   - 4.2. PRE-CONSTRUCTION PLAN (BY CONTRACTOR):
     - 4.2.1. CONTACT TETON COUNTY WEED & PEST TO PREPARE AN INVASIVE SPECIES MANAGEMENT PLAN.
     - 4.2.2. IF CONSTRUCTION BEGINS PRIOR TO THE GROWING SEASON, KNOWN INFESTATIONS WILL BE ADDRESSED UNDER THE ACTIVE CONSTRUCTION PHASE.
     - 4.2.3. IF CONSTRUCTION BEGINS DURING THE GROWING SEASON, TREAT ALL KNOWN INFESTATIONS AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
   - 4.3. ACTIVE CONSTRUCTION:
     - 4.3.1. CLEAN ALL CONSTRUCTION EQUIPMENT PRIOR TO ENTERING THE SITE TO PREVENT INTRODUCING INVASIVE SPECIES.
     - 4.3.2. KEEP ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE UNDER ACTIVE MANAGEMENT.
     - 4.3.3. ROUTINELY CHECK AND TREAT SOIL STOCKPILES FOR INVASIVE SPECIES.
     - 4.3.4. MINIMIZE DISTURBANCE OF AREAS INFESTED WITH INVASIVE SPECIES AS POSSIBLE.
   - 4.4. POST-CONSTRUCTION:
     - 4.4.1. CONDUCT REVEGETATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT INVASIVE SPECIES FROM ESTABLISHING IN DISTURBED AREAS.
     - 4.4.2. USE DEALERS LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE AND CERTIFIED WEED FREE SEEDS AND PLANTING MATERIALS.
     - 4.4.3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL ARE RECOMMENDED.
     - 4.4.4. SCHEDULE A POST-CONSTRUCTION INVASIVE SPECIES INVENTORY WITH TCWP

ELEVATION MATRIX:

1.	1ST LEVEL FINISHED FLOOR:	6289.00' = 100'-0"
2.	COMMERCIAL LEVEL FINISHED FLOOR:	6282.83' = 93'-10"
3.	GARAGE LEVEL TOP SLAB:	6278.17' = 89'-2"



SILT FENCE DETAIL



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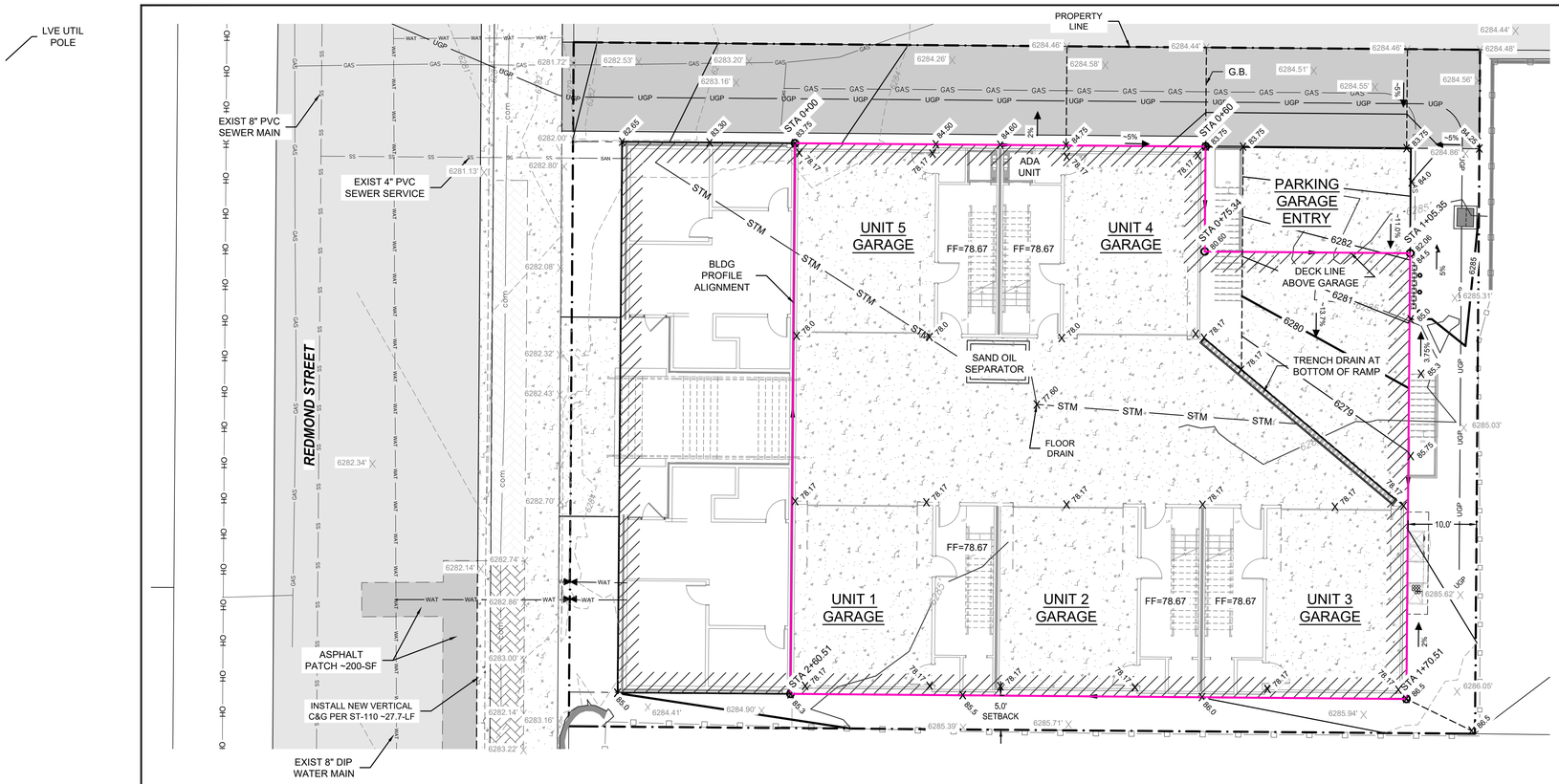
SCG
Civil + Geotechnical Engineering, Geology, Groundwater, and Construction Administration
P.O. Box 6482 • 2100 Wilson Road
Jackson, WY: 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

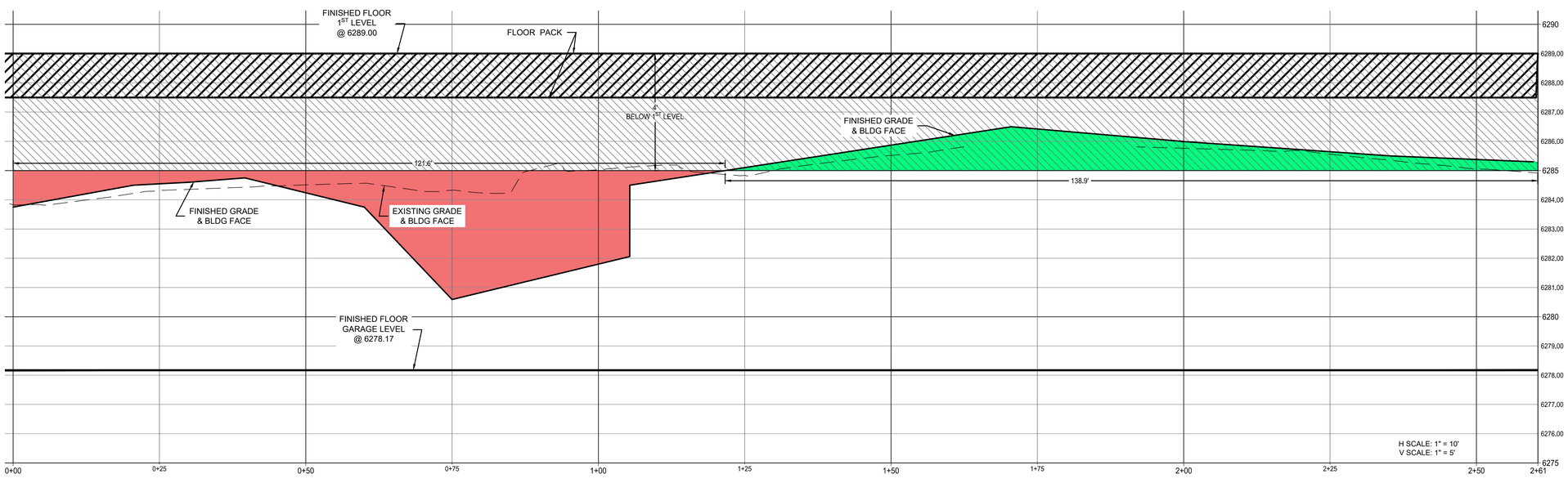
PROJECT TITLE:
REDMOND PROPERTY HOLDINGS LLC
110 REDMOND STREET
TOWN OF JACKSON, WY

DRAWING TITLE:
GRADING & EROSION CONTROL PLAN

REV.	DESCRIPTION:	BY:	DATE:
A	FOR PERMIT	RS	XXXXXX

CHECKED BY: RS
PROJECT NO. 343-25-1
SCALE: 1"=10' (24"x36" SHEET)
SHEET NO. C3





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Jackson, WY: 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

PROJECT TITLE:
REDMOND PROPERTY HOLDINGS LLC
110 REDMOND STREET
TOWN OF JACKSON, WY

DRAWING TITLE:
BUILDING FOUNDATION WALL PLAN & PROFILE

REV.	DESCRIPTION:	BY:	DATE:
A	FOR PERMIT	RS	XXXXXX

CHECKED BY: RS
PROJECT NO. 343-25-1
SCALE: 1"=10' (24"x36" SHEET)
SHEET NO. C4

1 GARAGE LEVEL
1/4" = 1'-0"

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SCHEMATIC SET

DRC SUBMITTAL

Date	DECEMBER 29, 2025
Drawn by	Author
Checked by	NEAL ZEREN

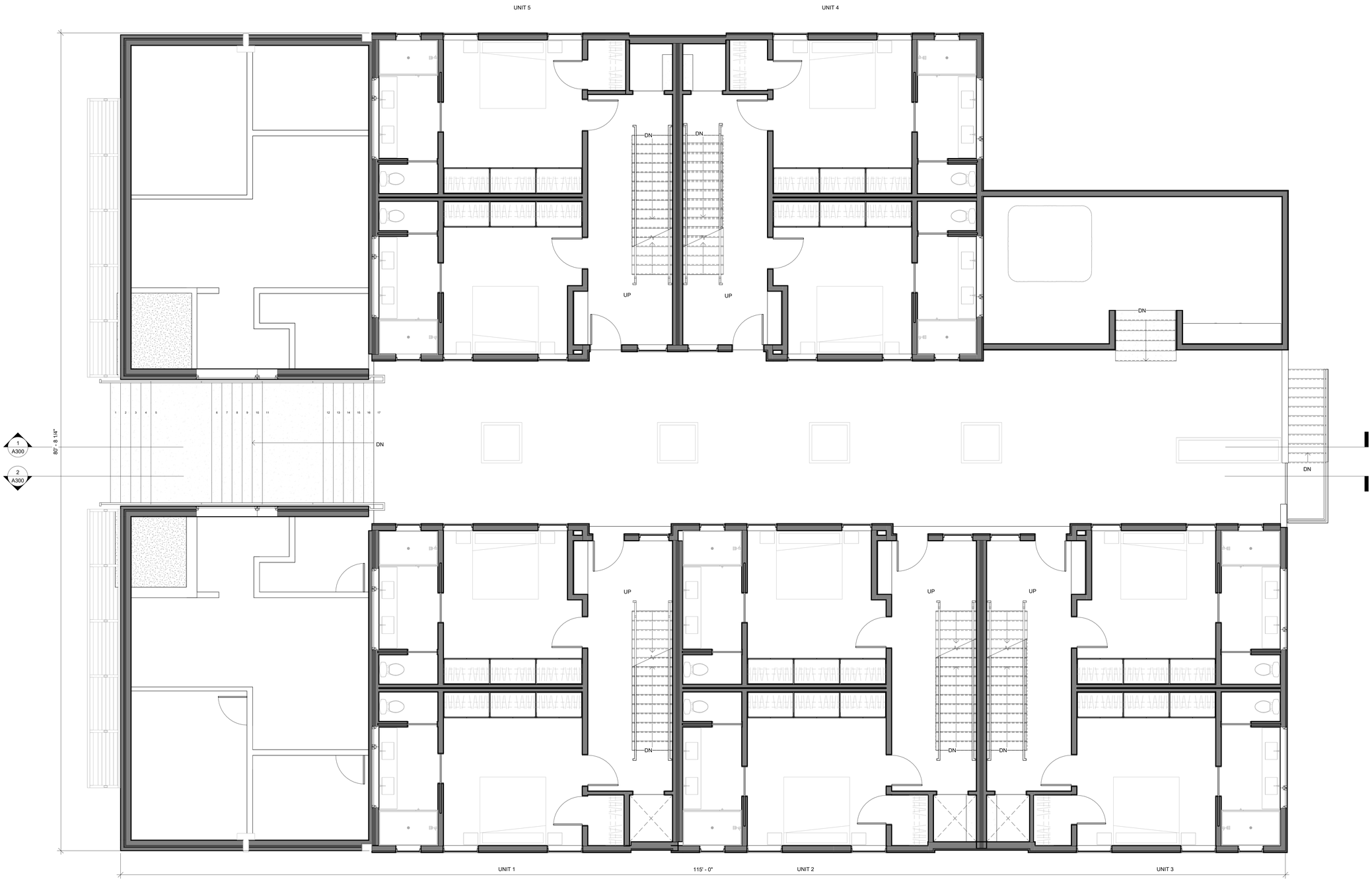
REVISIONS

No.	Description	Date

DRC - PARKING LEVEL PLAN

A100

12/29/2025 12:52:34 PM



1 FIRST FLOOR
1/4" = 1'-0"

NORTH

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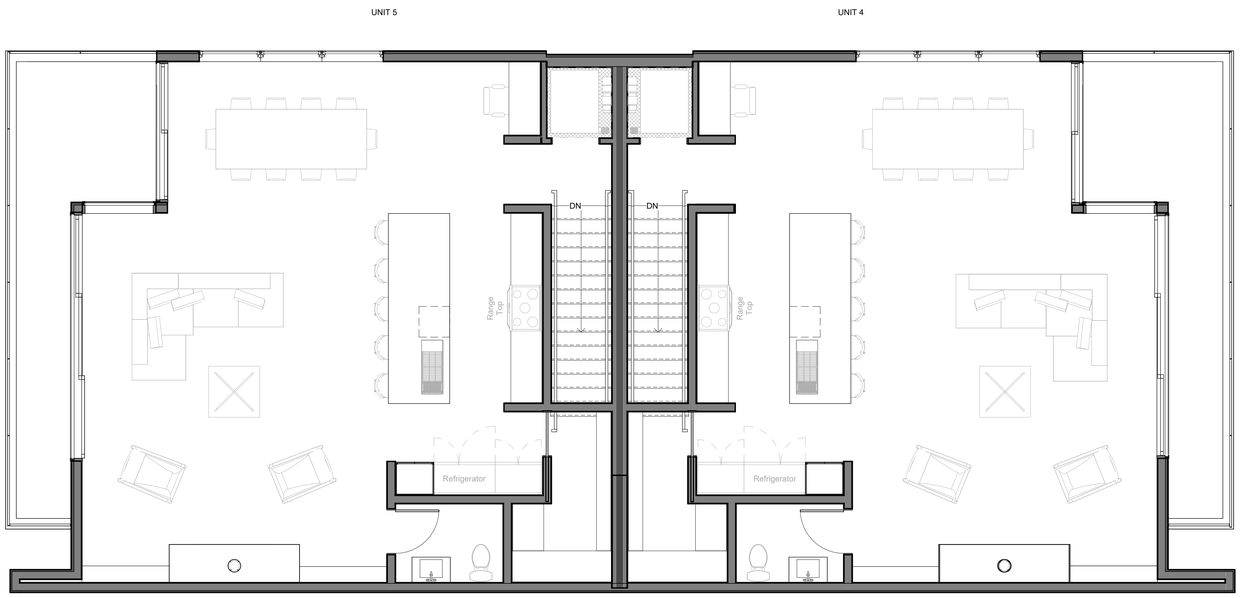
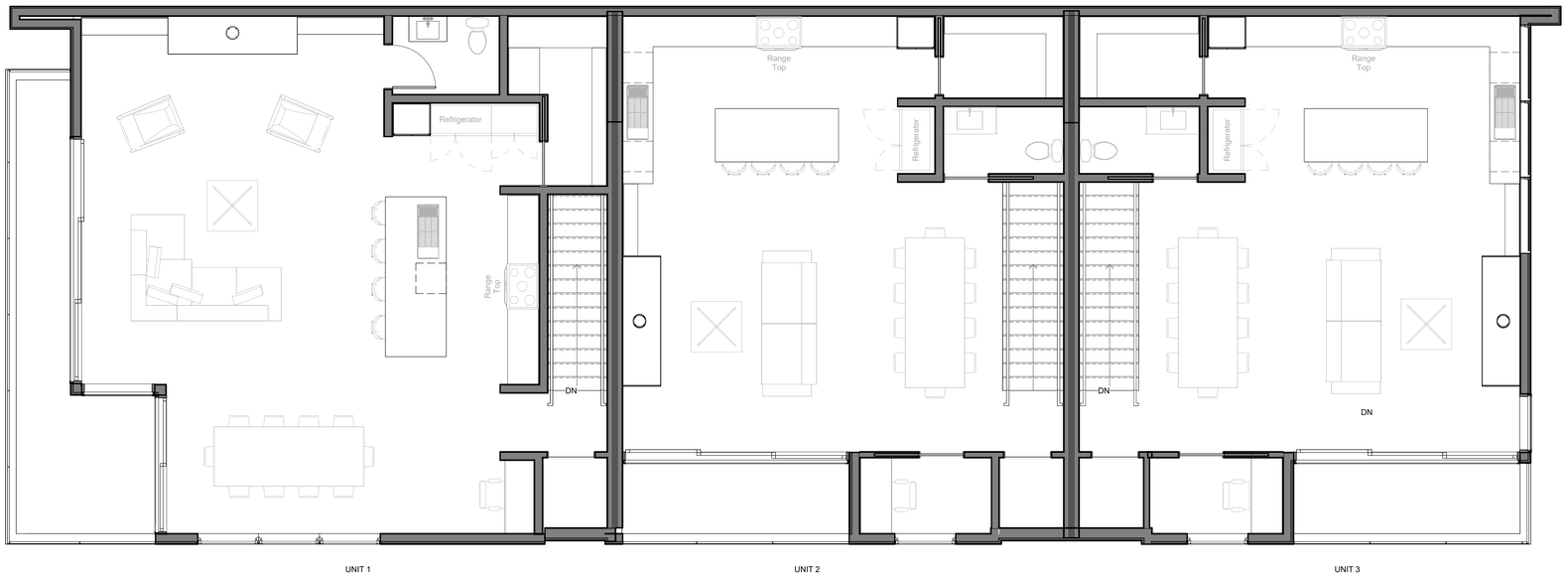
No.	Description	Date

DRC - FIRST LEVEL FLOOR PLAN

A101

12/29/2025 12:32:35 PM





1 SECOND FLOOR
1/4" = 1'-0"

NORTH

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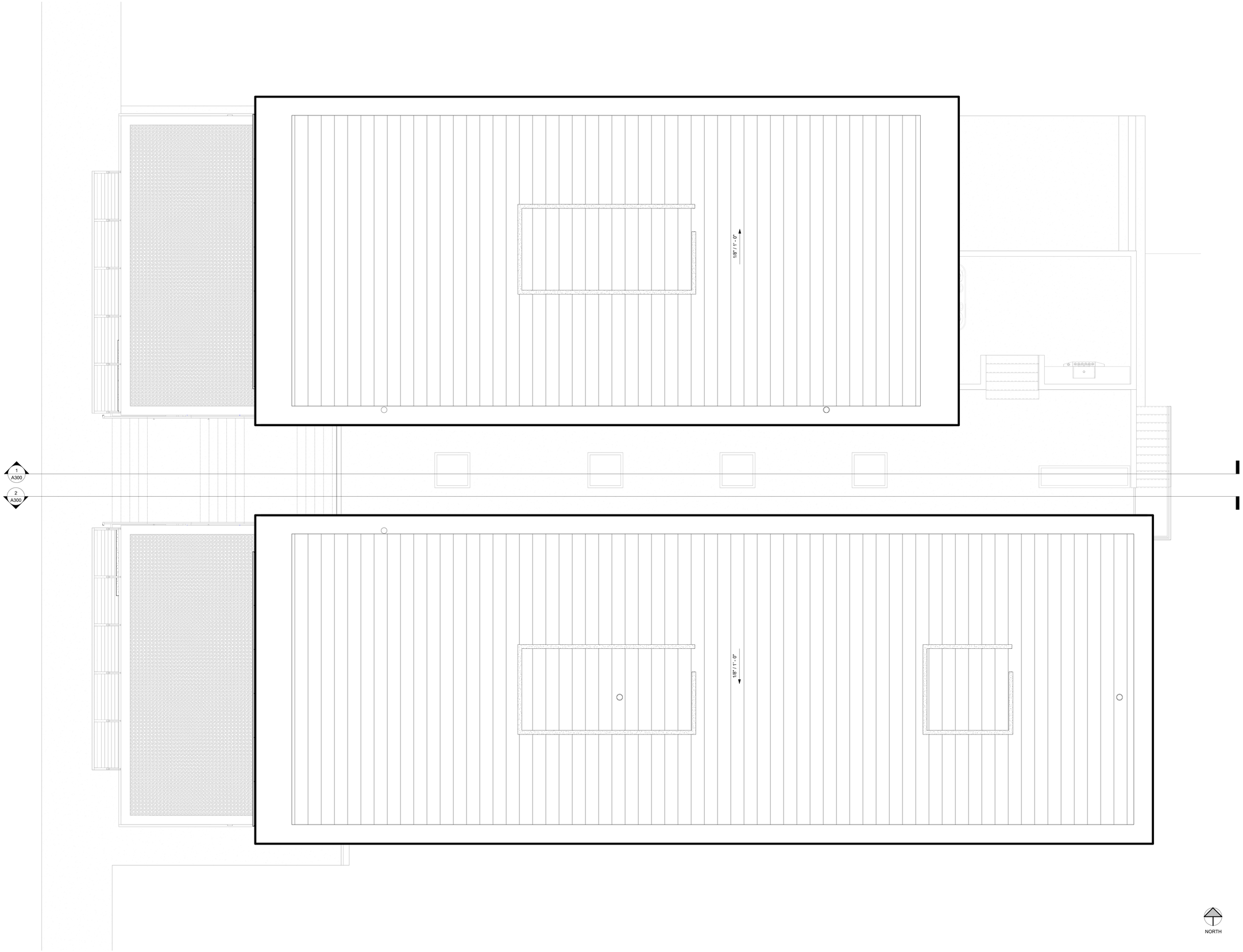
DRC - SECOND LEVEL FLOOR PLAN

A102

12/29/2025 12:52:36 PM



1 ROOF
1/4" = 1'-0"

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No.	Description	Date

DRC - ROOF PLAN

A103

12/29/2025 12:52:39 PM

1 03 SOUTH ELEVATION
1/4" = 1'-0"

2 04 WEST ELEVATION
1/4" = 1'-0"

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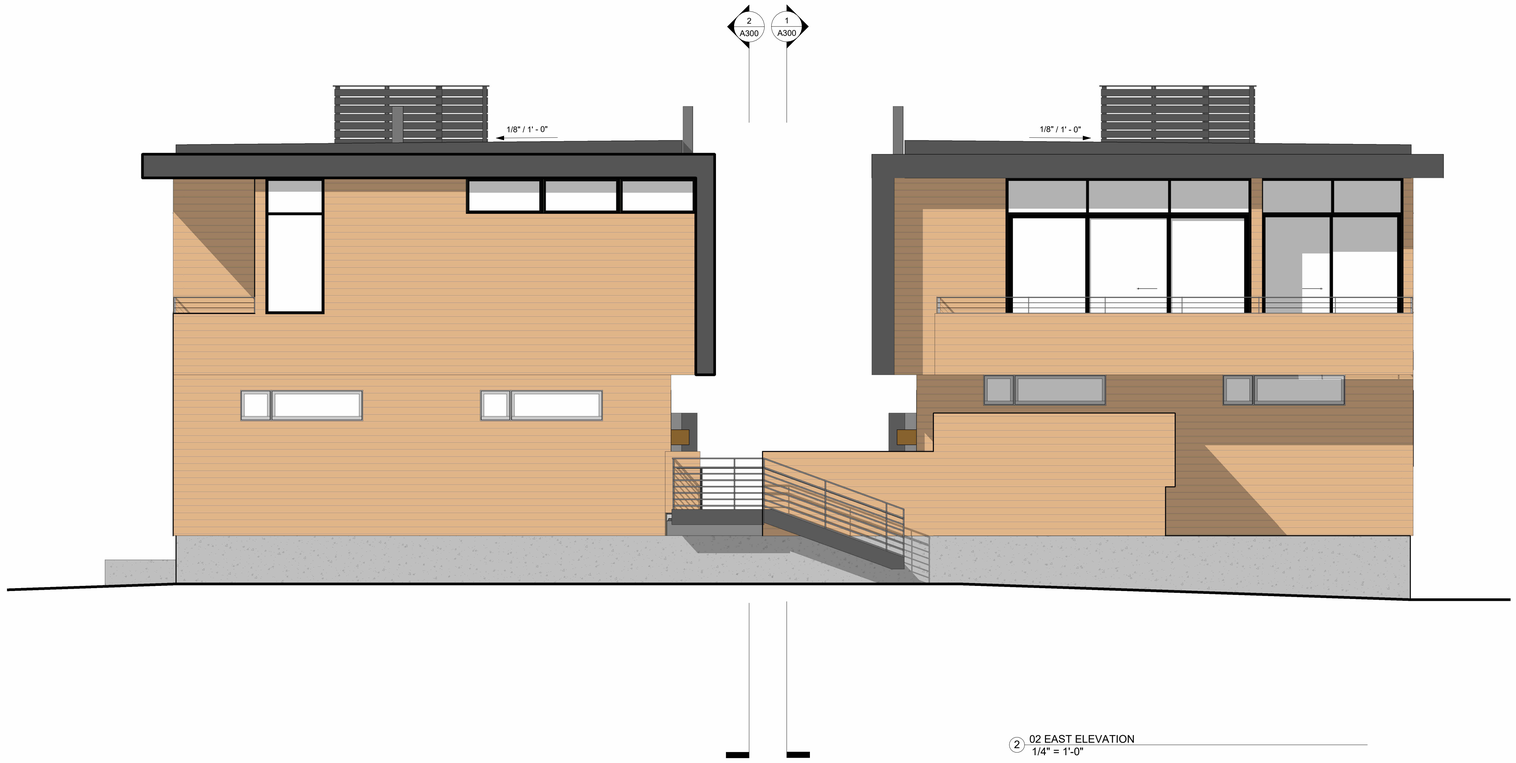
No.	Description	Date

DRC - BUILDING ELEVATIONS

A200

12/29/2025 12:53:03 PM



2 02 EAST ELEVATION
1/4" = 1'-0"

1 01 NORTH ELEVATION
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

DRC - BUILDING ELEVATIONS

A201

12/29/2025 12:53:26 PM

1 SECTION 2 NORTH
1/4" = 1'-0"

2 SECTION 2 SOUTH
1/4" = 1'-0"

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Date	DECEMBER 29, 2025
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REVISIONS

No.	Description	Date

DRC - BUILDING SECTIONS

A300

12/29/2025 12:53:42 PM

STEP LIGHTS
MANUFACTURER: Hinkley
COLOR: Black

METAL FLASHING
PREFINISHED METAL FLASHING
COLOR: Black

STANDING SEAM
COLOR: BLACK
22 GAUGE
1 1/2" PROFILE

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AFC PANELS
MANUFACTURER: American Fiber Cement
COLOR: AFC Carbon

NATURAL WOOD SIDING
MANUFACTURER: Delta Millworks
PRODUCT: 1x6 Thermal Hemlock VG - SMOOTH - HD Clear

ALUMINUM CLAD WINDOWS
MANUFACTURER: Weather Shield Vue
COLOR: Black

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BRICK
MANUFACTURER: Glen-Gery
STYLE: Black Roman Maximus

METAL RAILINGS
PRODUCT: Urethane Alkyd Enamel
COLOR: Black

EXPOSED METAL
CANOPIES AND RAILINGS
PRODUCT: Urethane Alkyd Enamel
COLOR: Black

STORE FRONT
MANUFACTURER: Kawneer
COLOR: Black

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SCHEMATIC SET

DESIGN REVIEW
COMMITTE SUBMITTAL

Date NOVEMBER 24, 2025
Drawn by Author
Checked by NEAL ZEREN
REVISIONS

No.	Description	Date

11/24/2025 12:00:07 PM

NORTHWEST PERSPECTIVE

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SCHEMATIC SET

DRC SUBMITTAL

Date	DECEMBER 29, 2025
Drawn by	Author
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REVISIONS

No.	Description	Date

NORTHWEST PERSPECTIVE

A500

12/24/2025 11:26:19 AM

HOYT architects

December 29, 2025

110 Redmond

Design Review Committee - Narrative

Hoyt Architects | 307.733.9955 | PO Box 7364 Jackson, WY 83002

PROJECT NARRATIVE

The proposed project is intended to utilize the OR Zoning on Redmond Street in Jackson, Wyoming. It is designed to blend in with the existing residential neighborhood with 5 apartments while providing the intended commercial amenities desired by the OR Zone by providing 2 offices on the street.

The project consists of one Deed Restricted apartment and four market rate apartments. It will also include two 840 square-foot commercial office spaces. The residential units will be located over underground parking. The commercial office spaces will utilize on-street parking.

The objective of the review is to demonstrate compliance with Town of Jackson Design Guidelines. A design package, complete with site plan, landscaping plan, plantings, floor plans, exterior elevations, exterior perspective views, and exterior materials, is attached.

ZONING COMPLIANCE

General Project Overview

The proposed project is located on a lot in a designated OR Zone. This zoning is specifically intended to provide for employment with a mix of higher intensity housing options. To fully comply with the intent of this zoning we have designed this mixed-use project to maximize the by-right FAR and utilized the 2-for-1 housing bonus which provides for a higher intensity housing project. One of the apartment units is to deed restricted as Workforce Housing. The employment aspect of this zone is being satisfied with two, one-story offices accessed directly from the walk or street.

Public Space

The proposed project addresses and enhances the pedestrian experience in a number of ways. The prescribed trees and grates with pavers will contribute to the Town's vision for a cohesive pedestrian frontage. All parking, utilities, garbage, and recycling areas have been screened from the public way. There are appropriately sized spaces for pedestrians to eddy out off the sidewalk outside the commercial spaces and leading up to the semi-public residential courtyard. Considerable efforts have been made to frontload plantings and greenery on the east side of the project to enhance the pedestrian experience beyond the mandated trees, grates, and pavers. Opportunities that were utilized include providing perennial beds facing the sidewalk, adding planters along the building adjacent to the driveway, adding planters in the residential courtyard and adding native grasses on the roof of the commercial spaces which will also be visible from the public realm.

Composition

The project is composed of two, single story, moderately scaled spaces facing Redmond Street and five, two story residential units behind them stacked over below grade parking. The gap between the two commercial spaces defines stairs leading to an exterior residential

courtyard creating welcoming and well-defined points of entry for both residential and commercial visitors. The moderately sized office/retail spaces facing Redmond combined with the higher density residential pieces set back from Redmond, sets the groundwork for complying with the general intent of the OR zone. This composition is purposely designed to blend into a primarily residential neighborhood that is zoned for transition.

Massing

The massing of this project has been intentionally designed to step back from Redmond Street. The smaller scaled retail/office components are placed facing Redmond Street and the higher density residential components have been placed behind these smaller scaled pieces. This move was made to create a pedestrian experience with appropriately scaled pieces adjacent to the pedestrian realm and to minimize the impact of the larger masses. The projects massing has been broken utilizing numerous tools including by breaking it into a number of volumes, and employing additive and subtractive features. Flat roofs have been employed to minimize impacts to neighboring lots. The end result, we feel, is a project with an appropriate amount of complexity which enhances the streetscape and creates a pleasing pedestrian experience.

The project's building mass was carefully considered to reduce perceived massing at the street level. The one-story offices six' from the property line which is within the prescribed 5'-15' setback restriction. As the building steps back from the street, the mass increases to incorporate a two-story apartment form sitting on underground parking.

Street Wall

The project presents a seemingly continuous street wall along Redmond Street with appropriate relief where retail/office and residential entries are defined. The voids in the street wall have been purposely designed to enhance and accommodate pedestrian entry points.

To reduce the visual impacts of parking underground parking for the apartment tenants has been incorporated. This parking is accessed through a shared drive utilizing a previously recorded easement. A ramp to the underground parking is located off this shared drive, at the rear of the property.

Materials

The materials palette for this project includes natural tone wood siding, full depth brick veneer, high quality fiber cement panels, metal roofing and accents, natural concrete, and painted aluminum windows.
These materials were specifically selected to blend into a primarily residential neighborhood, to identify the separate components of this mixed-use project, to create visual interest and employ durable and maintainable materials that will age well.
Brick is a material that is comfortable in both residential neighborhoods and retail/office applications. For this reason, it was selected for cladding the smaller scale office/retail pieces facing Redmond Street. Wood siding in a natural tone was selected to represent the residential component of the project and Jackson's long history of employing wood siding.

The metal and fiber cement accents have been employed as accents, railings and as a method of reinforcing the separation between various massing components.

Physical Development Standards

For building placement and addressing setbacks, we have sited the building 6' from the property line. We have maintained a 5' side yard setback to the south. The rear set back is set at 10'. Per our recorded easement, we have set the building fourteen feet six inches back from our north property line.

Landscaping required for site is twenty percent. The base site area is 13,068 square feet. The access easement of fourteen feet six inches is 1,920 square feet. This leaves a remaining 11,148 square feet of gross site area. We are required to provide 2,230 square feet of landscaping. We are proposing 2040 square feet of standard site landscaping with 400 square feet of public amenity landscaping. The public amenity landscaping allows for commercial roof top plantings to soften the building against the neighborhood component of the OR Zone. We have also provided courtyard planters creating an inviting axis through the elevated courtyard. This natural planting creates a visually and physically perceived line as one approaches from the street.

The lot street frontage is 100 feet. When we subtract the fourteen and a half feet for the easement, we have 86 feet of site frontage. We are providing 68 feet of building frontage, within the primary street setback range, or 79 percent. The minimum is 70 percent. The length from the corner of thirty feet is nonapplicable for this site as we are not a corner lot. Though a building step back is not required, we have provided one to again work with the

The by-right FAR is 6,086 sf. 2,109 square feet of Deed Restricted Workforce has been provided. This allows an additional 4,218 square feet of additional housing. The allowable FAR is 12,413 sf and 11,975 sf are proposed.

ALLOWABLE - FAR	
By Right	6,086
2:1 Bonus	6,552
TOTAL ALLOWABLE FAR	**12,638**
TOTAL PROPOSED FAR	**12,189**
ALLOWABLE/PROPOSED DELTA	449
Gross Site Area	13,230
FAR	0.46

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December 29, 2025

DEVELOPMENT CALCULATOR

BY RIGHT		WORKFORCE		MARKET RATE - 2:1 BONUS	
TYPE	SF	TYPE	SF	TYPE	SF
DEVELOPMENT	**6,406**	DEVELOPMENT	**2,184**	DEVELOPMENT	**4,599**
Habitable Below Grade	500	Habitable Below Grade	250	Habitable Below Grade	500
Habitable Above Grade	5,906	Habitable Above Grade	1,934	Habitable Above Grade	4,099
COMMERCIAL	1,576				
UNIT 1: BELOW GRADE	250	UNIT 2: BELOW GRADE	250	UNIT 3: BELOW GRADE	250
UNIT 1: ABOVE GRADE	2,165	UNIT 2: ABOVE GRADE	1,934	UNIT 3: ABOVE GRADE	1,934
UNIT 4: BELOW GRADE	250			UNIT 5: BELOW GRADE	250
UNIT 4: ABOVE GRADE	2,165			UNIT 5: ABOVE GRADE	2,165
*PER 2.2.10-OR: 6,900 SF REQUIRES ONLY BUILDING PERMIT AND DRC REVIEW		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDRS		** N.I.C. IN DEVELOPMENT CALCULATION PER 7.8.3.C OF TOWN LDRS	

PROPOSED - FAR

TOTAL MARKET			
TYPE	SF		
Market		FAR:	8,429
UNIT SIZE	**11,789**		
Garage	2,360		
Habitable Below Grade	1,000		
Deck	704		
First Level	3,856		
Second Level	4,573		
Habitable Above Grade	8,429		
TOTAL WORKFORCE			
TYPE	SF		
Workforce*		FAR:	2,184
UNIT SIZE	**2,774**		
Garage	590		
Habitable Below Grade	250		
Deck	120		
First Level	964		
Second Level	970		
Habitable Above Grade	1,934		
TOTAL HOUSING			10,613
Office	788	2	1,576
PARKING/PUBLIC PATIO	**5,838**		

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December 29, 2025

PROPOSED Market - FAR

UNIT 1 - South West	
TYPE	SF
Market	2,165
UNIT SIZE	**3,005**
Garage	590
Habitable Below Grade	250
Deck	193
First Level	964
Second Level	1,201
Habitable Above Grade	2,165

UNIT 3 - South East	
TYPE	SF
Market	1,934
UNIT SIZE	**2,774**
Garage	590
Habitable Below Grade	250
Deck	125
First Level	964
Second Level	970
Habitable Above Grade	1,934

UNIT 4 - North East	
TYPE	SF
Market	2,165
UNIT SIZE	**3,005**
Garage	590
Habitable Below Grade	250
Deck	193
First Level	964
Second Level	1,201
Habitable Above Grade	2,165

UNIT 5 - North West	
TYPE	SF
Market	2,165
UNIT SIZE	**3,005**
Garage	590
Habitable Below Grade	250
Deck	193
First Level	964
Second Level	1,201
Habitable Above Grade	2,165

PROPOSED Workforce - FAR

UNIT 2 - Middle	
TYPE	SF
Market	2,184
UNIT SIZE	**2,774**
Garage	590
Habitable Below Grade	250
Deck	120
First Level	964
Second Level	970
Habitable Above Grade	1,934

Site lighting has been localized to meet life safety requirements while still respecting the dark sky requirements. We are allowed 3 lumens per square foot of site development. We are proposing 11,148 square feet of gross site area development. This allows us 33,444 lumens. We are proposing a total of 28,800 site lumens. Step lighting at the entry stairs are 300 lumens per and we have proposed 30 of these for a total of *9,000 lumens*. We are proposing a 600 lumen entry light at each unit in the courtyard and two, 300 lumen can lights. This yields a total of *6,000 lumens* for entry lighting. We are proposing two 900 lumen shielded entry wall sconces at each commercial entry, yielding *1,800 total lumens*. We are proposing six 2,000 lumen shielded wall sconces to light the shared drive, which yields *12,000 lumens* for a safely lit drive aisle.

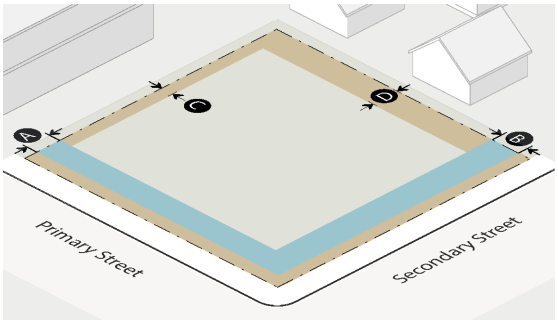
We hope this packet thoroughly describes the design intent of this project, specifically as it relates to the Town of Jackson Design Guidelines and look forward to your comments.

December 29, 2025

110 Redmond

APPENDIX A – LDR Compliance Table

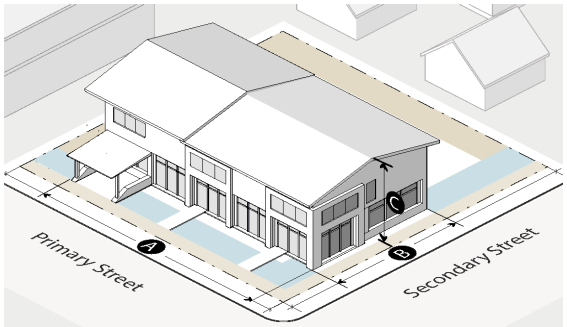
1.Lot Standards



			PROPOSED	COMPLIANCE
Building Setbacks	(Sec. 9.4.8)			
Primary street setback range (min—max)	5'—15'	A	7'-2 1/2"	YES
Secondary street setback range (min-max)	5'—15'	B	N/A	YES
Side interior (min)	5	C	5'	YES
Rear (min)	10	D	10'	YES
Abutting protected zone (min)	10		N/A	YES
Landscaping	(Division 5.5)			
Landscape surface ratio (min.)	20%		20.4%	YES
Plant units (min)				
All uses	1/1,000 sf of landscape area		3 PU	YES
Parking Lot (all uses)	1/12 parking spaces			YES
Fencing				
Height in primary or secondary street yard (max)	4		N/A	YES
Height in interior side or rear yard (max)	6		N/A	YES
Setback from pedestrian frontage (min)	1		N/A	YES
Setback from side or rear lot line (min)	0		N/A	YES
Parking Setbacks	Sec. 9.4.8.			

Primary street, above ground (min)	30		**N/A**	**YES**
Secondary street, surface parking (min)	10		**N/A**	**YES**
Secondary street, tuck-under, enclosed, or structured parking (min)	5		**32'**	**YES**
Access				
Curb cut width (max)	24		**Existing - 24'**	**YES**

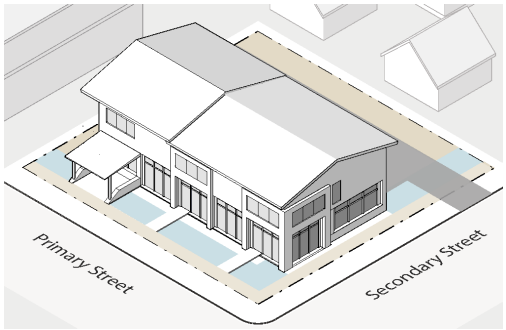
2. Bulk Standards



			PROPOSED	COMPLIANCE
Street Facade	Sec. 9.4.11.			
Width of ground and 2nd story in primary street setback range	A			
% of lot width (min)	70%		79.5%	YES
Length from street corner (min)	30		N/A	N/A
Width of ground and 2nd story in secondary street setback range	B			
% of lot width (min)	35%		70%	YES
Length from street corner (min)	30		N/A	N/A
Building Height	Sec. 9.4.9.			
Height (max)	30	C	30'	YES
Stories (max)	2	C	2	YES
Building Stepback	Sec. 9.4.12.			
n/a			N/A	N/A
Scale of Development				
Floor area ratio (FAR max) (E.4)	0.46		0.46*	YES
Deed restricted housing exemption	Sec. 7.8.3.		N/A	N/A
Workforce housing floor area bonus	Sec. 7.8.4.		2:1*	YES

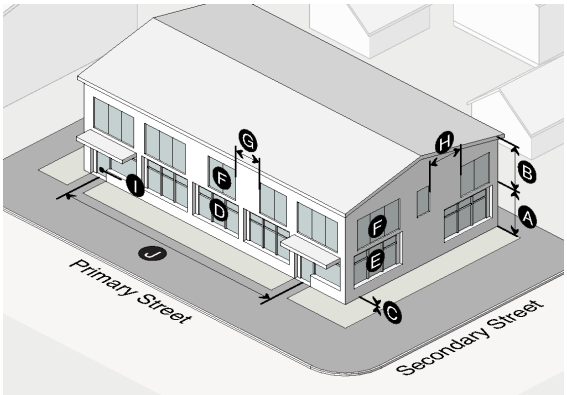
*See attached worksheet for floor areas.

3. Form Standards



	PROPOSED	COMPLIANCE
Design Guidelines (Division 5.8)		
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with	YES	YES
Pedestrian Frontage		
Trees in grates see Sec. 2.2.1.C.2	YES	YES
Building Frontage Options		
Office see Sec. 2.2.1.D.3	YES	YES
Residential see Sec. 2.2.1.D.4	N/A	YES
Parking Type Options		
On-street parking see Sec. 2.2.1.E.1	N/A	YES
Surface parking see Sec. 2.2.1.E.2	N/A	YES
Enclosed parking see Sec. 2.2.1.E.3	N/A	YES
Tuck-Under Parking see Sec. 2.2.1.E.4	N/A	YES
Structured parking see Sec. 2.2.1.E.5	N/A	YES
Underground parking see Sec. 2.2.1.E.6	YES	YES

3.Office



			PROPOSED	COMPLIANCE
Description				
In the Office Frontage, the main facade of the building is set back from the sidewalk with a street-facing entrance. The Office Frontage is intended primarily for employment, and secondary residential uses, and has moderate glazing (windows and doors) at the sidewalk level.			YES	YES
Story Height	(Sec. 9.4.13)			
Ground story height (min/max)	10	A	10'-7"	YES
Upper story height (min)	9	B	11'-3"	YES
Ground floor elevation (min-max)	0'—2'	C	8"	YES
Transparency	(Sec. 9.4.14)			
Ground story, primary street (min)	40%	D	50.3%	YES
Ground story, secondary street (min)	20%	E	N/A	YES
Upper story, primary/secondary (min)	20%	F	68.9%	YES
Blank Wall Area	(Sec. 9.4.15)			
Blank wall area, primary street (max)	25	G	12'-8"	YES
Blank wall area, secondary street (max)	40	H	N/A	YES
Pedestrian Access	(Sec. 9.4.16)			
Entrance facing primary street (max)	Required	I	YES	YES
Entrance spacing along primary street (max)	100	J	28'-6"	YES

4. Environmental Standards	PROPOSED	COMPLIANCE
Natural Resource Setback (min) (Sec. 5.1.1)		
Cache Creek south of Cache Creek Dr. 20'	N/A	YES
Flat Creek north of Hansen Ave. 25'	N/A	YES
Flat Creek south of Hansen Ave. 50'	N/A	YES
Wetland 30'	N/A	YES
Irrigation Ditch Setback (min) (7.7.4. D)		
Irrigation Ditch 15'	N/A	YES
Natural Resource Overlay (NRO) (Sec. 5.2.1)	N/A	YES
5. Scenic Standards		
Exterior Lighting (Sec. 5.3.1)		
Light trespass is prohibited.	NONE	YES
All lights over 600 lumens shall be fully shielded.	YES	YES
Max lumens per sf of site development 3	YES	YES
Lumens per acre of site development (max)		
All fixtures 50,000	<50,000	YES
Unshielded fixtures 2,000	<2,000	YES
Light Color ≤3000 Kelvin	3000K	YES
Scenic Resource Overlay (SRO) (Sec. 5.3.2)	N/A	YES
6. Natural Hazards to Avoid		
Steep Slopes (Sec. 5.4.1)		

Development prohibited	Slopes > 25%		**N/A**	**YES**
	Hillside CUP required	Parcel with average cross-slope ≥10%	**N/A**	**YES**
Areas of Unstable Soils	(Sec. 5.4.2)		**N/A**	**YES**
Fault Area	(Sec. 5.4.3)		**N/A**	**YES**
Floodplains	(Sec. 5.4.4)		**N/A**	**YES**
Wildland Urban Interface	(Sec. 5.4.5)		**YES**	**YES**

7. Signs (nonresidential) (Division 5.6)	PROPOSED	COMPLIANCE
Number of Signs (max) 3 per business per frontage	N/A	YES
Background Color No white or yellow	N/A	YES
Sign Area		
Total sign area (max) 3 sf per ft of street facade width up to 150 sf	N/A	YES
Penalty 10% per projecting and freestanding sign	N/A	YES
Sign Type Standards		
Canopy sign	N/A	YES
Clearance (min) 7' 6" from average grade	N/A	YES
Setback (min) 18" from back of curb	N/A	YES
Freestanding sign	N/A	YES
Height (max) 6'	N/A	YES
Setback (min) 5'	N/A	YES
Projecting sign	N/A	YES
Height (max) 24' above grade	N/A	YES
Clearance (min) 7' 6" from average grade	N/A	YES
Setback (min) 18" from back of curb	N/A	YES
Wall sign	N/A	YES
Window sign	N/A	YES
Window surface coverage (max) 25% up to 16 sf	N/A	YES
Temporary Signs Sec. 5.6.1.	N/A	YES
No Signs proposed with project - Future signage to be addressed with future Sign Permit if applicable.		

8. Grading, Erosion Control, Stormwater		
Grading (Sec. 5.7.2)	**YES**	**YES**
Erosion Control (Sec. 5.7.3)	**YES**	**YES**
Erosion shall be controlled at all times		
Stormwater Management (Sec. 5.7.4)	**YES**	**YES**
No increase in peak flow rate or velocity across property lines		
See C3 - Grading and Erosion Control Plan		

10. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit	PROPOSED	COMPLIANCE
Floor Area (habitable including basement)									
< 6,900 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)	X	YES
6,900—13,800 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)	N/A	YES
> 13,800 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)	N/A	YES
> 13,800 sf for only residential use	optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)	N/A	YES
								N/A	YES
								N/A	YES
								N/A	YES
Sign					X	(Sec. 5.7.1)	(Sec. 5.4.4)	N/A	YES

See attached Table.

1. Allowed Uses				2. Use Requirements				3. Proposed		
Use	**Permit**	**Individual Use (max)**	**Density (max)**	**Parking (min) (Division 6.2)**	**REQUIRED**	**Affordable Workforce Housing Units (min) (Division 6.3)**	**REQUIRED**	**Parking**	**Affordable Workforce**	**COMPLIANCE**
Residential										
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.5)	N/A	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176	N/A	N/A	N/A	YES
Apartment (6.1.4.D)	B				7.5		*	9	*	YES
Commercial Uses										
Office (6.1.6.B)	B	n/a	n/a	2.47/1,000 sf	3.89	0.000247 * sf	*	4	*	YES

* SEE ATTACHED HOUSING CALCULATOR

3. Operational Standards	PROPOSED	COMPLIANCE
Outdoor Storage (Sec. 6.4.1)	NONE	YES
Refuse and Recycling (Sec. 6.4.2)	YES	YES
Trash & recycling enclosure required > 4 DUs and all nonresidential	YES	YES
Vibration (Sec. 6.4.4)	NONE	YES
Electrical Disturbances (Sec. 6.4.5)	NONE	YES
Fire and Explosive Hazards (Sec. 6.4.6)	NONE	YES

110 Redmond

APPENDIX B – Affordable Housing Calculator

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Detached Single-Family Unit (Loca	0.000017*sf+(Exp(-16.14+1.59*Ln(sf)))/2.176	3	2457	1	0.053
				Existing Workforce Housing Credit	0.053

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Apartment (Unrestricted)	0.000017*sf+(Exp(-14.17+1.59*Ln(sf)))/2.176	2	3005	2	**0.321**
Workforce Housing Unit	exempt	2	19	1	**0.000**
Office	0.000247*sf		788	2	**0.389**
Affordable Housing Unit	exempt	2	2774	1	**0.000**
Workorce Housing Bonus Unit	exempt	2	2774	2	**0.000**

Affordable Workforce Housing Required: 0.657 units

Fee-in-Lieu Amount: $ 178,610.46

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

DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: 110 Redmond - Mixed Use

Physical Address: 110 Redmond, Jackson, WY 83001

Lot, Subdivision: Lot 15, Redmond 3rd PIDN: 22-41-16-34-1-56-001

PROPERTY OWNER

Name: Redmond Property Holdings, LLC

Mailing Address: P.O. Box 13942, Jackson, WY ZIP: 83002

E-mail: jonotunny@gmail.com Phone: 415-571-2772

APPLICANT/REPRESENTATIVE

Name: Hoyt Architects - Neal Zeren

Mailing Address: P.O. Box 7364, Jackson, WY ZIP: 83002

E-mail: NealZ@hoytarchitects.design Phone: 733-9955 x 1005

DESIGNATED PRIMARY CONTACT

☐ Property Owner ☑ Applicant/Authorized Representative

TYPE OF APPLICATION

☐ Initial Submittal ☑ Resubmittal ☐ Conceptual

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. Refer to the Submittal Checklist for all required information, and include completed submittal checklist with your application. Submit all materials to planning@jacksonwy.gov.

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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Signature of Property Owner or Authorized Representative

Architect
Title

Neal A. Zeren
Name Printed

12/29/2025
Date

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: 11/21/2025

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

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: JONO TUNNEY - PRESIDENT / REDMOND PROPERTY GROUP LLC

Being duly sworn, deposes and says that 110 REDMOND LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 110 REDMOND STREET, JACKSON, WY 83001

Legal Description: LOT 15, REDMOND 3RD - PIN: 22-41-16-34-1-56-001
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/**Authorized Representative**: HOYT ARCHITECTS

Mailing address of Applicant/**Authorized Representative**: P.O. BOX 7364, JACKSON, WY 83002

Email address of Applicant/**Authorized Representative**: NEALZ@HOYTARCHITECTS.DESIGN

Phone Number of Applicant/**Authorized Representative**: 733-9955 x 1005

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

☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☒ Other (describe) DESIGN REVIEW COMMITTEE SUBMITTAL

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.

Jono Tunney

Property Owner Signature

MANAGING PARTNER

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

See Attached State of California Acknowledgment

STATE OF _____)
) SS.
COUNTY OF _____)

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

_____
Notary Public

My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On November 24, 2025 before me, Lyn D. Gonzalez Moreno
(insert name and title of the officer)

personally appeared Jonno Tunney,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYN D. GONZALEZ MORENO
Notary Public - California
San Francisco County
Commission # 2464289
My Comm. Expires Oct 22, 2027

Signature Lyn D. Gonzalez Moreno (Seal)

Submittal Checklist
Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- ☑ **Application**: Signed application and notarized Letter of Authorization.
- ☑ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.
- ☑ **Design Elements Narrative**: Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines
  - ☑ **Public Space** (page 6 of the Town Design Guidelines). The project should demonstrate that the proposed public space is usable and desirable to inhabit. The project's developed public space must be engaging and in scale with the pedestrian. The design of the proposed public space(s) should integrate orientation/day-lighting, as well as screen the users from parking, utilities, and garbage facilities.
  - ☑ **Composition** (page 9 of the Town Design Guidelines). The project should successfully apply the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing.
  - ☑ **Massing** (page 10 of the Town Design Guidelines). The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigate adverse effects on the adjoining properties.
  - ☑ **Street Wall** (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should

minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

☑ **Materials** (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

☐ For projects within the **Downtown design overlay** (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with **Western Character**.

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☑ **Zoning Compliance**: A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

☑ **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

☑ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

☑ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the DRC meeting.

Wyoming Title & Escrow - Jackson
1110 Maple Way
Jackson, Wyoming 83001

GRANTOR: 110REDMOND LLC
GRANTEE: 110REDMOND LLC
Doc 1090152 Filed At 08:39 ON 09/23/24
Maureen Murphy Teton County Clerk fees: 15.00
By Kellie Dickerson Chief Deputy Clerk

WARRANTY DEED

110redmond LLC, a Wyoming limited liability, the ("***Grantor***"), for and in consideration of Ten dollars ($10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby GRANT, CONVEY AND WARRANT, unto 110redmond LLC, a Wyoming limited liability company, with a mailing address of P.O. Box 10518, Jackson, WY 83002, an undivided three-fourths (3/4) interest, and unto Monay Denice Olson, a married person, with a mailing address of P.O. 13942, Jackson, Wyoming 83002, an undivided one-quarter (1/4) interest, as tenants in common ("***Grantees***"), in the following-described real estate, situate in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

> Lot 15 of the 3rd Redmond Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on February 17, 1995 as Plat No. 836.
> PIDN: 22-41-16-34-1-56-001
>
> TOGETHER WITH all improvements thereon, and easements, appurtenances and incidents belonging and appertaining thereto, or used in connection therewith; SUBJECT TO all real estate taxes for the year 2021, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

TO HAVE AND TO HOLD the herein-described property unto the Grantees, and Grantees' successors, and assigns forever.

Dated this 19th day of September 2024.

110redmond LLC, a Wyoming limited liability company

Angelo Calafatis, Manager

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Angelo Calafatis, the Manager of 110redmond LLC, a Wyoming limited liability company this 19 day of September 2024.

Witness my hand and official seal.

SEAL

JEREMY J. GOSINSKI
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 102006
MY COMMISSION EXPIRES: 10/30/2028

Notary Public

My commission expires:_____

STAFF REPORT

Meeting Date:	January 14, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Hal Hutchinson, HH Land Strategies	**Presenter:**	Tyler Valentine
Item:	Virginian Lodge Apartments located at 750 West Broadway Avenue (P25-232)	**Recommendation:**	Final Design Review

Background.
The subject property encompasses approximately 7.79 acres (339,332 square feet) and is zoned Commercial Residential–3 (CR-3). It is bounded by W. Broadway Avenue to the north, the START facility to the east, the Virginian RV Park to the south, and Virginian Lane to the west. The site contains several existing structures, including the Virginian Lodge as the primary building. The total existing floor area for the site is 95,269 sf. The property currently has access from both W. Broadway Avenue and Virginian Lane, with an internal circular vehicular circulation pattern that provides access throughout the site.

Project Summary.
The Applicant is requesting final design review and approval for a 32-unit apartment development consisting of four two-story buildings located in the southeastern corner of the property. The proposal includes approximately 15,000 square feet of total floor area. Each building contains eight units, with six one-bedroom or studio units on the ground floor and two two-bedroom units on the second floor. All buildings are just under 22 feet in height and are connected at the second level by non-enclosed stairs and a walkway. Vehicular access is provided via one access point from W. Broadway Avenue and four access points along Virginian Lane, including one shared with the Virginian RV Park to the south. The project proposes 16 new parking spaces located west of the buildings, increasing the total number of on-site parking spaces from 247 to 263. In terms of process, the required Development Plan has been submitted and is under review. Exterior finishes include gray standing seam metal roofing, low-gloss black metal fascia, natural stained cedar siding, gun metal corrugated metal siding, and black framed “Anderson” windows.

Land Development Regulation (LDR) Compliance.
Staff has done a preliminary LDR review and finds the building and site to generally comply with the CR-3 zone. With that being said, the Development Plan was recently submitted and is still in its review phase. Staff notes that this project is in its final DRC review stage as part of the Development Plan.

Public Space
The Applicant indicates that the overall Virginian Lodge property encompasses approximately 7.79 acres and that the project site is integrated into the larger property, including the existing courtyard area. The Applicant further notes that the project site provides access to outdoor spaces intended for resident use, including benches and bicycle parking. A pathway easement located to the west and south of the project site provides apartment residents with direct pedestrian access.

Composition
The Applicant states that the proposed apartment buildings are arranged in a north–south–oriented cross pattern, with the taller portions located toward the interior of the site and the building heights stepping down toward the north and south. This site layout is intended to provide all residents with quality access to light and air. The Applicant also states that the one-bedroom units on the first floors are designed with individual exterior access, while a central landing provides efficient access to the second-floor two-bedroom units. The Applicant further states that the project differs from the neighboring lodge buildings due to the site's corner location and separation from existing structures. The east-facing façade fronts the industrial "Bus Barn" use and takes advantage of this open area to provide enhanced views, as well as increased access to light and air along the project's eastern elevations.

Massing
The Applicant states that the project massing places the taller portions of the buildings toward the interior of the site, with building heights stepping down to the north and south to minimize the perceived scale of the project from surrounding viewpoints. This approach creates a sense of additive massing across the site. The Applicant further states that this massing strategy, in combination with low-sloped roofs, is intended to minimize potential impacts to the adjacent pathway easement.

Street Wall
The Applicant states that the proposed project site is approximately 360 feet from the nearest public right-of-way and that, due to its unique location in a far corner of the larger property, the project's impact on the street wall—whether contributing to or eroding it—is generally very limited. The Applicant also states that the project's building placement, proposed parking, and sidewalks are designed to contribute to a pedestrian-friendly scale, which is achieved through the site layout and building massing.

Height
The Applicant states that the proposed two-story structure is roughly 22 feet in height as measured from finished grade and that it complies with the LDRs.

Materials
As proposed, the wall materials will include low-gloss "gun metal" corrugated metal, 1x6 natural stained cedar, and low-gloss black metal fascia. The fenestration will consist of black Andersen 100 series windows, and that the roof will be finished with gun-metal-colored standing seam metal. The Applicant states that these materials are durable and maintainable over time. The Applicant further states that these materials differ from those used in the historic lodge buildings on the overall site, helping to visually differentiate the apartment use from the historic and iconic lodging use.

Additional details, including the project narrative and renderings, are attached to this staff report.

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

become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

General Design Guideline Principles:

A. Public Space

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

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

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

4. Scale & Variety
    - Scale of open space should suit function of the development.
    - Consider within context of increasing the variety of sizes, types and locations of open space throughout Town.

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

B. Composition

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

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

C. Massing

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

2. Additive & Subtractive Massing
    - Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together.
    - Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
    - Sky plane techniques, balconies that partially step into the building and partially cantilever out away from the building face.
    - Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3. Volume Complexity
    - Volume Complexity is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
    - Avoid large monolithic buildings.
    - Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

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

D. Street Wall

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

E. Materials

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

2. Materials Selection
    - Consider impacts on surrounding buildings, natural environment and culture.

DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: Virginian Lodge Apartments

Physical Address: 750 W Broadway Ave

Lot, Subdivision: Lot 1, Virginian Addition, Plat 1129 PIDN: 22-41-16-33-2-06-001

PROPERTY OWNER

Name: Virginian Lodge, LLC

Mailing Address: PO Box 7396, Jackson, WY ZIP: 83002

E-mail: Phone:

APPLICANT/REPRESENTATIVE

Name: Hal Hutchinson, HH Land Strategies, LLC

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hhlandstrategies.com Phone: 307-699-0265

DESIGNATED PRIMARY CONTACT

☐ Property Owner ☑ Applicant/Authorized Representative

TYPE OF APPLICATION

☑ Initial Submittal ☐ Resubmittal ☐ Conceptual

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. Refer to the Submittal Checklist for all required information, and include completed submittal checklist with your application. Submit all materials to planning@jacksonwy.gov.

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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Hal Hutchinson
Signature of Property Owner or Authorized Representative

Agent
Title

Hal Hutchinson
Name Printed

12/29/25
Date

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 AUTHORIZED REPRESENTATIVE

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 : Erick Harris, Authorized Signatory

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

Address of Premises: 750 W Broadway Avenue

Legal Description: Lot 1, Virginian Addition to Town of Jackson, Plat#1129
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Hal Hutchinson, HH Land Strategies, LLC

Mailing address of Applicant/Authorized Representative: PO Box 1902, Wilson, WY 83014

Email address of Applicant/Authorized Representative: hal@hhlandstrategies.com

Phone Number of Applicant/Authorized Representative: 307-699-0265

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

☑ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Other (describe)_____

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

Property Owner Signature

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

STATE OF Illinois)
) SS.
COUNTY OF Cook)

MARY CATHERINE FINNERAN
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 643799
My Commission Expires February 14, 2027

The foregoing instrument was acknowledged before me by Erick Harris this 22nd day of July. WITNESS my hand and official seal.

Notary Public Mary Catherine Finneran My commission expires: February 14, 2027

Submittal Checklist
Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- ☑ **Application**: Signed application and notarized Letter of Authorization.
- ☑ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.
- ☑ **Design Elements Narrative**: Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines
  - ☑ **Public Space** (page 6 of the Town Design Guidelines). The project should demonstrate that the proposed public space is usable and desirable to inhabit. The project's developed public space must be engaging and in scale with the pedestrian. The design of the proposed public space(s) should integrate orientation/day-lighting, as well as screen the users from parking, utilities, and garbage facilities.
  - ☑ **Composition** (page 9 of the Town Design Guidelines). The project should successfully apply the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing.
  - ☑ **Massing** (page 10 of the Town Design Guidelines). The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigate adverse effects on the adjoining properties.
  - ☑ **Street Wall** (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should

minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

- ☑ **Materials** (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

- ☑ For projects within the **Downtown design overlay** (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with **Western Character**.

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☑ **Zoning Compliance**: A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

☑ **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

☑ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

☑ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the DRC meeting.

Virginian Lodge Apartments

Application for Design Review Committee Review

Submitted: December 29, 2025

Owner:	**Applicant/Agent:**	**Land Planning:**
Virginian Lodge, LLC PO Box 7396 Jackson, WY 83002	HH Land Strategies, LLC Hal Hutchinson PO Box 1902 Wilson, WY 83014 (307) 699-0265 hal@hhlandstrategies.com	HH Land Strategies, LLC Hal Hutchinson: Land Planner PO Box 1902 Wilson, WY 83014 (307) 699-0265 (mobile) hal@hhlandstrategies.com
Civil Engineering:	**Builder**	**Landscape Architecture**
Nelson Engineering Dave Dufault PO Box 1599 Jackson, WY 83002 307-733-2087	Zip Kit Homes 3655 W 2700 South Cedar City, UT 84720	Place Landscape Architects 25 E Wallace Ave, Suite 102 Driggs, ID 83422 (208) 354-0900

1. Introduction:

HH Land Strategies, LLC, as agent for Virginian Lodge, LLC, the owners of the Virginial Lodge Property located at 750 W Broadway, Town of Jackson, is seeking approval of a Development Plan to permit the development of four individual apartment buildings containing a total of thirty-two apartment units in a total of approximately 15,000 s.f. of floor area on the Virginian Lodge property as described in detail within this Development Plan application.

Attached to this application are the following Exhibits which are referenced throughout this application narrative:

Exhibit A – A.L.T.A./N.S.P.S. Land Title Survey completed by Nelson Engineering and dated 6/29/2020.

Exhibit B – Overall Existing Site Plan and Parking Plan completed by Nelson Engineering and dated 11/25/2025

Exhibit C – Development Plan – Civil Site Plan completed by Nelson Engineering and dated 11/25/2025

Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings

Exhibit E - Landscape Site Plan completed by Place Landscape Architects, dated 12/19/2025

2. Response to Design Review Committee Application Checklist

Listed below in bold and italics is the Design Review Committee application checklist items that are required for a DRC submittal. Each checklist item is followed by a response to each checklist item.

2.1. Application: Signed application and notarized Letter of Authorization.

A signed application, along with a notarized letter of authorization is included with this submittal.

2.2. Project Narrative: A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.

In making this Development Plan application, the owners are seeking to replace existing RV units on the Virginian Lodge property, which have historically been used for residential purposes, with new apartment units that can be rented to Virginian Lodge employees and/or other community members. The site of the proposed apartments is located at the southeast corner of the overall 7.79-acre property. The site of the proposed apartment development, including site improvements, is approximately ½ an acre of the overall 7.79-acre lot, or approximately 6.5% of the overall property.

Specifically, the owners are proposing to develop four individual two-story apartment buildings. Each individual building will contain six 1-bedroom/studio units on the first floor

and two 2-bedroom units on the second floor. As such, each building will contain eight individual apartments, and the total number of apartment units provided by the proposed development will be thirty-two individual units, with twenty-four units being 1-bedroom/studio units and eight units being 2-bedroom units.

The proposed buildings will be prefabricated modular structures constructed off site and erected on site in accordance with current Town of Jackson building codes and requirements.

The Virginian Lodge property is zoned Commercial-Residential 3 (CR-3). Under the existing CR-3 zoning, any development proposing between 9,750 s.f. and 19,500 s.f. of floor area is required to apply for and receive approval of a Development Plan application. The proposed development is exclusively classified as an "Apartment" use. Apartment use in the CR-3 zone district is classified as a Basic Use. Any proposed Basic Use requires a Basic Use Permit. In addition, under CR-3 zoning, any Development Plan application is required to go through the Town of Jackson Design Review process.

The architectural goals are to provide safe, attractive housing for local employees in a manner that is unobtrusive to neighboring uses, including the neighboring lodging buildings and the RV Park to the south. This is achieved by locating the second stories of the proposed buildings central to the site and stepping the buildings down to one story on the north and south edges of the site of the proposed apartments.

The Vision of Town Design Guidelines states:

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

The proposed development achieves the above-described emphasis to encourage development that is economically, socially and ecological sustainable by providing quality but economically sustainable development that will serve to house employees of the overall Virginian Lodge property and/or other local employees and replaces a small number of existing RV style housing with thirty-two apartments units in an efficient and effective manner.

The proposed development is located centrally in the Town of Jackson that is walkable to a variety of community services, including the library, grocery stores, parks and restaurants and is boarded by a pathway easement that will serve to allow a future pathway.

The project is a good example of local businesses providing safe and healthy living spaces for local residents.

2.3. Design Elements Narrative: ***Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines***

Please see attached **Exhibit A – A.L.T.A./N.S.P.S. Land Title Survey; Exhibit B – Overall Existing Site Plan and Parking Plan; Exhibit C – Development Plan – Civil Site Plan; Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings** and **Exhibit E - Landscape Site Plan** for illustrations to accompany the below "Design Elements Narrative"

2.3.1. Public Space ***(page 6 of the Town Design Guidelines). The project should demonstrate that the proposed public space is usable and desirable to inhabit. The project's developed public space must be engaging and in scale with the pedestrian. The design of the proposed public space(s) should integrate orientation/day-lighting, as well as screen the users from parking, utilities, and garbage facilities.***

The overall Virginian Lodge property is 7.79 acres in area and the project site is integrated into the overall property, including the existing courtyard area. The project site includes access to outdoor spaces that are intended for use by project residents and includes benches and bicycle parking. To the west and south of the project site is a pathway easement that will provide apartment residents will direct pathway access.

2.3.2. Composition ***(page 9 of the Town Design Guidelines). The project should successfully apply the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing.***

The proposed individual apartment buildings are sited in a north south oriented cross pattern with taller portions interior to the site with the buildings stepping down to the north and south. This site composition provides for quality access to light and air for all residents. The 1-bedroom apartments on the first floors of the buildings provide for individual access to each unit, while the central landing providing access to second floor 2-berdoom units provide for efficient second story access.

The project differs to neighboring lodge building by virtue of the sites corner location away from existing buildings. The East façade faces the industrial "Bus Barn" Use and utilizes this open area to provide for views and access to light and air on the project's east facades.

2.3.3. Massing ***(page 10 of the Town Design Guidelines). The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a***

comfortable experience for the pedestrian and mitigate adverse effects on the adjoining properties.

The massing of the project locates taller portions of the project interior to the site and the project steps down to the north and south, minimizing the perceived scale of the project from all vantage points. This gives the sense of additive massing in the overall project. This massing, along with the low sloped roofs, minimizes impacts to the adjacent pathway easement.

2.3.4. Street Wall (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

The proposed project site is approximately 360 feet from the nearest public right of way and therefore, due to the unique location of the project site in a far corner of the large property the projects impacts, either contribution to or erosion of a street wall presence is generally very limited. Regardless, the location of the buildings, proposed parking, sidewalks, and how they contribute to the pedestrian scale of the project is achieved by virtue of the scall and massing of the project.

2.3.5. Materials (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

Please refer to **Exhibit D - <u>Virginian Lodge Apartments Architectural Floor Plans and Renderings</u>** for a representation of proposed materials. Material samples will be provided as required.

Specifically, wall materials will include low gloss “gun metal” corrugated metal, 1x6 natural stained cedar and low gloss black metal facia. Fenestration will include black Anderson 100 series windows. The roof will be “gun metal color standing seam metal.

These proposed materials are durable and maintainable over time. In addition these materials differ from the materials utilized within the historic lodge buildings on the overall site, thereby differentiating the apartment use from the historic and iconic lodging use.

2.3.6. For projects within the Downtown design overlay (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with Western Character.

The proposed project is not within the Downtown Design Overlay and these standards are therefore not applicable.

2.4. Elevations: ***Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.***

Please see the attached **Exhibit D - <u>Virginian Lodge Apartments Architectural Floor Plans and Renderings</u>**

2.5. Zoning Compliance: ***A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.***

Included below is a discussion of compliance with LDR zoning standards. This discussion addresses the unique circumstances of the Virginian Lodge property and how compliance with specific standards is achieved. It is followed by a LDR Compliance checklist.

Under CR-3 zoning, specifically LDR Section 2.2.13.2 – Bulk Standards – the zoning requires a minimum "street façade width" of 50% within the primary street setback range of 20' minimum and 85' maximum. Currently the historic development on the northern portion of the Virginian Lodge property that fronts the primary street (W. Broadway) does not meet this minimum street façade width standard and is therefore considered nonconforming.

The proposed apartment development, located in the southeast corner of the overall 7.79-acre property, will not serve to decrease this existing street façade width nonconformity. Recognizing that many street façade width standards within the Town of Jackson Land Development Regulations (LDRs) present significant challenges on properties with older buildings or sites that do not currently meet the street façade width standards, and recognizing the benefits of exempting certain projects from meeting this standard, such as preserving the community's building stock and character, Town planning staff has proposed an amendment to the LDRs to address this issue (Planning Agenda Item P-25-176) and the Town Planning Commission recommended approval of this LDR amendment on October 15, 2025. Town Council approved the proposed LDR amendment n November 17, 2025. This planning staff proposed LDR amendment allows for an exemption to street façade width standards under the nonconformity section of the LDRs. This LDR amendment will allow the necessary exemption to street façade width and will result in the siting of the proposed apartments being consistent with Town LDR standards.

Based on the above, inherent in this Development Permit application is a request for a Planning Director exemption to CR-3 street façade width standards.

The CR-3 zone district has a maximum Floor Area ratio of 40%. At 7.79-acres in area, or 339,332 s.f., the Virginian Lodge property has a maximum allowable FAR of 135,732 s.f. Currently, all existing floor area on the property totals 95,269 s.f. This total floor area is broken down by individual existing buildings as follows:

Original motel building and associated ancillary uses:	40,247 s.f.
Virginian Restaurant:	5,121 s.f.
East motel building:	15,344 s.f.
Bar/Tavern:	13,269 s.f.
South motel building	20,184 s.f.
Miscellaneous storage/well house	1,104 s.f.
Total Existing Floor Area:	**95,269 s.f.**

The proposed Virginian Apartments project contains a total of 15,004 s.f. Therefore, including the proposed apartments, the overall floor area on the Subject Property totals **110,273 s.f**. This is equal to 32.5% FAR, which is 7.5% below the maximum FAR of 40%, or 25,459 s.f. below the maximum floor area allowed in the CR-3 zone district.

The overall floor area of the proposed Virginian Lodge Apartments is 15,004 s.f. This represents a cumulative floor area expansion of approximately 15.75%. This is below the 20% expansion that triggers required compliance with curb cut standards in the CR-3 zone district. The proposed development is therefore exempt from compliance to curb cut standards for the overall Virginian Lodge property.

The CR-3 zone district has a maximum Landscape Surface Ratio (LSR) of 10%. At 7.79-acres in area, or 339,332 s.f., the Virginian Lodge property has a minimum allowable LSR of 33,933 s.f.

A study completed by Nelson Engineering in 2021, which included parking space calculations and LSR Requirements for the overall Subject Property, which resulted in a permit to revise the LSR on the property by providing parking spaces between the main lodge entrance and W Broadway to the north, established a baseline LSR for the overall property.

Based on these calculations and resulting permits, there is a minimum available LSR on the property of 50,000 s.f., which is well below the minimum requirement of 33,933 s.f.

The proposed apartment development is located in an area where there is primarily impervious surface. The proposed development will not increase the existing LSR in any meaningful way. Based on a calculation of the overall increased LSR resulting from this proposed development, the increase in impervious surface is approximately 3,000 s.f.

Based on this calculation, the LSR on the overall property is decreased by 3,000 s.f. resulting in a rough amount of LSR on the overall property of approximately 47,000 s.f., which is well within the 10% LSR requirement of 33,933 s.f.

All required parking for the existing development and proposed development will be provided on site. To determine parking requirements for the existing use, it is necessary to identify the overall use and/or number of units that currently exist on the Subject Property.

Based on recent architectural plans that identify existing uses and used to permit recent improvements to the overall Virginian Lodge buildings and grounds, the current uses and associated parking requirements are broken down as follows:

Existing Use: (by units or floor area as applicable)	**Parking required by use**	**Parking Requirement**
Conventional Lodging Units: 164	.75 spaces/Lodging Unit	123 spaces
- Retail (Liquor Store): 390 s.f. - Retail (In Virginian Restaurant building): 2,220 s.f. - **Total Retail: 2,610 s.f.**	2.47 spaces/ 1,000 s.f.	7 spaces
Restaurant (Dining) - Billys Burgers: 667 s.f. - Saloon (Dining): 1,377 s.f. - Virginian Restaurant: 2,272 s.f. - **Total Restaurant: 4,074 s.f.**	1 space/73 s.f. - dining	56 spaces
Bar (Saloon): 294 s.f.	1 space/40 s.f. - bar	8 spaces
Convention Center: 2,828 s.f.	0 spaces (Ancillary to Conventional Lodging use)	0 spaces
Total Existing Use Parking Requirement		**194**

The Virginian Lodge property currently contains 247 parking spaces. Please refer to attached **Exhibit B – <u>Overall Existing Site Plan and Parking Plan</u>** for a count of existing parking spaces on site.

The proposed Virginian Lodge Apartments generates a parking requirement of 36 spaces as follows:

1/DU if less than 2 bedroom and less than 500 s.f.	24 units	24 spaces
1.5/ DU otherwise	8 units	12 spaces
Total – Proposed development		36

The existing development on the property requires 194 parking spaces. The new Virginian Lodge Apartments project requires 36 parking spaces. The total parking requirement for existing development and proposed development equals 230 parking spaces.

Currently., the property contains 247 parking spaces. The proposed development will provide an additional 16 parking spaces for a total of 263 parking spaces. This exceeds the parking requirement by 33 spaces.

While the proposed apartment use provides 16 of the required 36 spaces, the outstanding 20 spaces required by the use will be provided by allowing apartment occupants to park in existing spaces on the overall Virginian Lodge property.

The proposed development generates a total parking requirement of 36 spaces. Pursuant to Town parking and loading standards, 30% of the required parking spaces shall be EVSE capable with 5% of the required 30% of being EVSE installed. Based on the above, the proposed development requires a total of 11 parking spaces be EVSE capable and 2 of these 11 spaces be EVSE installed. The attached Exhibit C Civil Site Plan shows the location of required EVSE parking spaces and how they will be EVSE capable and installed.

In addition to vehicle parking, the proposed development generates a bike parking requirement. Bike parking requirements are based on the number of bedrooms proposed in the apartments. The Virginian Lodge Apartment project proposes a total of 40 bedrooms (sixteen bedrooms in the eight 2-bedreoom units and twenty-four bedrooms in the twenty-four 1-bedroom units). Required number of bike parking spaces is 75% of the overall number of proposed bedrooms, which results in a bike parking requirement of 30 bike parking spaces. (40 x .75 = 30). Of these thirty required bike parking spaces, 75% are required to be long term bike parking space and 25% are required to be short term bike parking spaces. Therefore, when rounding up, the proposed apartment development is required to provide 23 long term bike parking spaces and 8 short term bike parking spaces. Please see the attached **Exhibit E - Landscape Site Plan** for the location of proposed bike parking.

The project's compliance with primary development standards is summarized below. Please see **Exhibit C – Development Plan – Civil Site Plan** and **Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings** for details notes, descriptions and illustrations of compliance with dimensional development standards.

Development Standard	Permitted	Proposed
Primary street setback range (min-max)	10'-85' @ 50%	no change – non-conformities exemption
Secondary street setback range	10'-65'	No change - complies
Side interior (min)	5'	6'
Rear (min)	5'	8'
Height (max if roof pitch < 5/12	42'	<42' (22'9.5")
FAR (Max)`	.40 (339,332)	<.40 (110,273)

2.6. Site Plan: ***A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.***

Attached are a series of site plans that include the overall property and property context and shows the location of the proposed project in the context of the overall Virginian Lodge property. These include an A.L.T.A survey, and overall site plan of the Virginian Lodge property, a Cicil Engineering site plan of the specific project site and architectural plans that show the site in the context of the proposed apartment buildings.

2.7. Landscape Plan: ***Must show all proposed landscape areas and the size and type of all proposed vegetation.***

Included as **Exhibit E - Landscape Site Plan** is the proposed landscape plan. It focuses primarily on landscaping that is proposed in the vicinity of the project site and includes sidewalk, landscape areas, and locations for bicycle parking. Many landscape improvements for the overall Virginian Lodge project have been completed by the current owners, including street scape and parking improvements along W Broadway frontage, improvements to the semi-public areas fronting the overall lodge and to the substantial courtyard that is part of the original lodge structures.

2.8. Adjacent Context/Public Realm: ***Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.***

Please see attached **Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings** and **Exhibit E - Landscape Site Plan** for context and public realm information

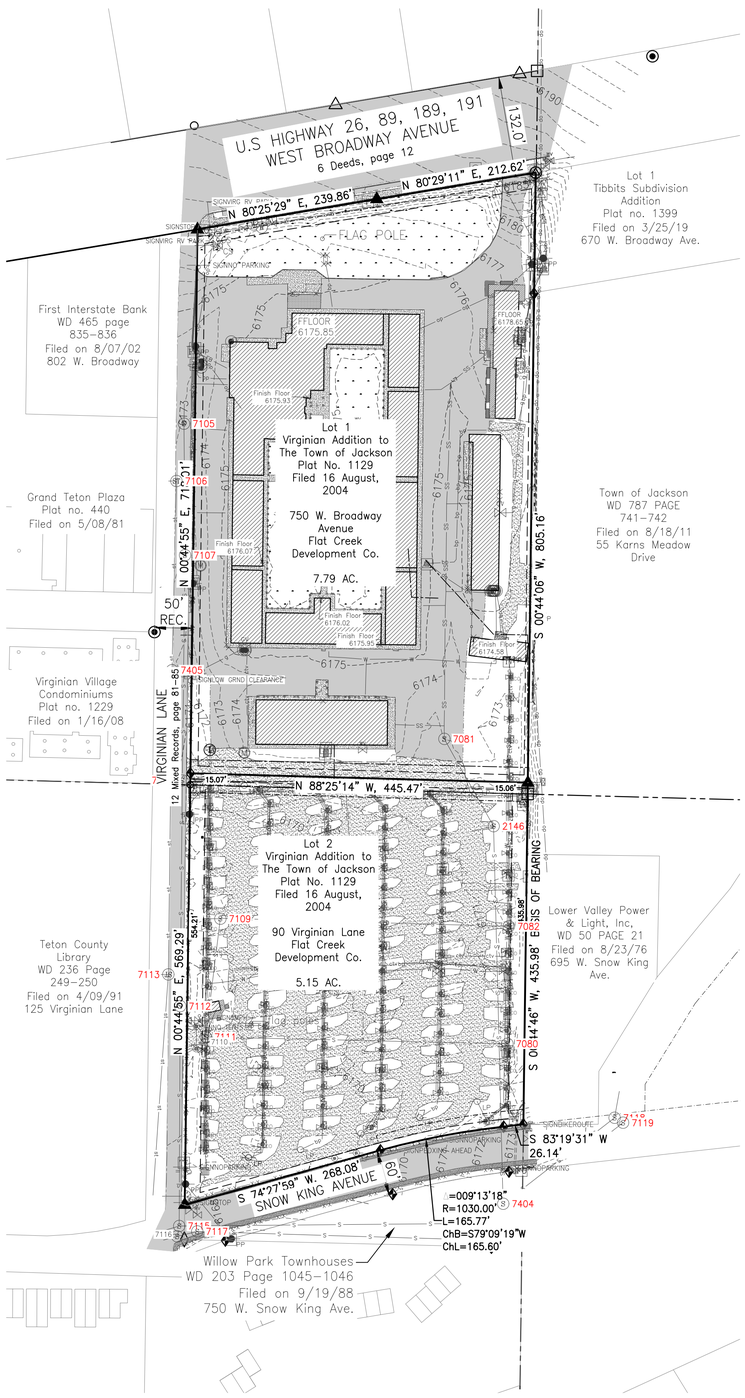
There exist limited or no buildings adjacent to the project site, with a two-story lodge building located approximately 110 feet north of the project site and another lodge building located approximately 90 feet from the project site across an existing drive aisle and parking areas. East of the project site is the Town "Bus Barn" with extensive surface parking and an electrical substation south of the "Bus Barn" property. South of the project site is the Virginian RV Park property currently owned by the Jackson/Teton County Housing Authority and slated for development as workforce housing.

2.9. Materials: ***A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the DRC meeting.***

Please see attached **Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings** for specific information on proposed materials.

Specifically, wall materials will include low gloss "gun metal" corrugated metal, 1x6 natural stained cedar and low gloss black metal facia. Fenestration will include black Anderson 100 series windows. The roof will be "gun metal" color standing seam metal.

Exhibit A – A.L.T.A./N.S.P.S. Land Title Survey



LEGAL DESCRIPTION

Lot 1 and Lot 2 of Virginian Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk, on August 16, 2004 as Plat No. 1129.

CERTIFICATE OF SURVEYOR

TO: Westcor Land Title Insurance Company, Wyoming Title & Escrow Inc., New West Companies, LLC, a Wyoming limited liability company, Waterton Hospitality Acquisitions, LLC a Delaware limited liability company, Flat Creek Development Company, a Wyoming corporation, Virginian Lodge LLC a Wyoming limited liability company, Virginian RV Park LLC, a Wyiming limited liability company, and First Republic Bank.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 5, 6(a)(b), 7(a), 8, 11, 19 and 20 of Table A thereof. The field work was from a survey on June 4, 5, 8, 9, 10, and 29, 2020.

Professional Land Surveyor
Lucas D. Rudolph
15442
Date 8-11-2020
WYOMING

Date of Map: August 11, 2020

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

MANOLE INVERTS

MH TYPE	POINT NO.	RIM	INV.	NORTH	SOUTH	WEST
SANITARY SEWER	7080	6171.01	6.82	5.85	5.75	
SANITARY SEWER	7081	6172.81		8.00	8.38	
SANITARY SEWER	7082	6170.89	6.8	5.35 TOP PIPE	4.80 TOP PIPE	
SANITARY SEWER	7105	6172.9	8.9			
STORM SEWER	7106	6172.74	5.15			
SANITARY SEWER	7107	6171.83	8.25			
SANITARY SEWER	7108	6169.87	9.1			
SANITARY SEWER	7109	6168.68	6.9			
SANITARY SEWER	7111	6168.98	8.85			
SANITARY SEWER	7112	6168.74		N-S 9.30	SE 8.80	
STORM SEWER	7113	6168.93	4.5			
SANITARY SEWER	7115	6167.46	12.25 TOP PIPE			
SANITARY SEWER	7116	6167.34	9.90 TOP PIPE			
SANITARY SEWER	7117	6167.64	10			
SANITARY SEWER	7118	6175.71	15.15			
SANITARY SEWER	7119	6176.11	15.25			
SANITARY SEWER	7404	6170.4		10.05		E-W 11.1
STORM SEWER	7405	6171.15	4.35 FROM CB			
SANITARY SEWER	2146	6172.03		N-S 7.65	SW 3.85 DRY	

Schedule B–II Exceptions from Coverage
Title Commitment Order Number: W–21434, dated 6 March, 2020

Exceptions shown on this survey are highlighted below.

1. Affects property, but not a matter of survey.
2. Affects property, but not a matter of survey.
3. Affects property, but not a matter of survey.
4. Affects property, but not a matter of survey.
5. Affects property, but not a matter of survey.
6. Affects property, but not a matter of survey.
7. Affects property, but not a matter of survey.
8. Affects property, but not a matter of survey.
9. Affects property, but not a matter of survey.
10. Affects property, but not a matter of survey.
11. Affects property, but not a matter of survey.
12. It is a blanket easement.
13. It is a blanket easement.
14. Affects property, and is depicted hereon, 10 foot wide easement to Lower Valley Power and Light, Inc., Book 31 of Photo, page 233, recorded on 3–20–1976.
15. Affects property, and is depicted hereon, 10 foot wide easement to Lower Valley Power and Light, Inc., Book 53 of Photo, page 86–87, recorded on 12–08–1976.
16. Affects property, and is depicted hereon, Parcel No. 2 Roadway easement to The Town of Jackson, Book 155 of Photo, page 731–733, recorded on 7–18–1984.
17. Affects property, and is depicted hereon, 10 foot wide easement to Lower Valley Power and Light, Inc., Book 186 of Photo, pages 504, recorded on 2–10–1987.
18. This easement is not on, and does not touch this surveyed property.
19. Affects property, and is depicted hereon, 10 foot wide easement to Lower Valley Power and Light, Inc., Book 223 of Photo, page 1013, recorded on 4–25–1990.
20. Affects property, but not a matter of survey.
21. Affects property, and is depicted hereon, 10 foot wide gas easement to Lower Valley Power & Light, Inc., Book 361, pages 1077–1080, recorded on 9–23–1998.
22. Affects property, and is depicted hereon, easements as shown on Plat No. 1129, filed 8–16–2004.
23. Affects property, and is depicted hereon, 10 foot wide telephone easement to Silver Star Telephone Company, Inc., Book 904, pages 544–545, recorded on 9–14–2015.
24. Affects property, but not a matter of survey.

NOTES:

The undersigned has received and examined copies of the Title Commitment Order No. W–21434, dated 6 March 2020 issued by Westcor Land Title Insurance Company with respect to the subject property, and of each instrument listed therein. The location of each easement, right–of–way, servitude, and other matter affecting title listed in said commitment, to the extent it can be located, has been shown hereon with appropriate recording references.

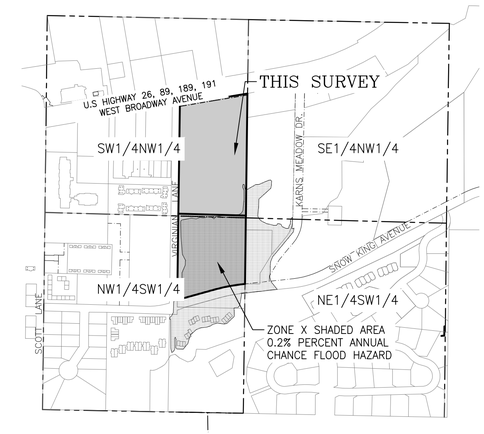
The property shown in this survey is the same as the properties described in Schedule A of the above–referenced Title Insurance Commitment.

The Property lies in Zone X, "areas determined to be outside the 500–year flood plain" and in Zone X shaded "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" as shown on the Flood Insurance Rate Map Panel 56039C2907D, prepared by the Federal Emergency Management Agency, effective September 16, 2015.

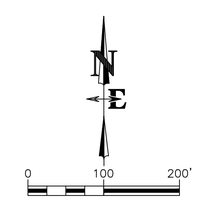
No Zoning Report Letter was supplied to the surveyor by the client, the setbacks shown are from the current zoning classification that the Town shows for the properties. Parking requirements are not listed.

Lot 1 has direct physical access to Highway 26, 89, 189, 191 and Virginian Lane and Lot 2 has direct physical access to Virginian Lane, both Public Roadways. There is an existing curb cut along Snow King Avenue, but no physical access to Lot 2 of Virginian Addition from Snow King Avenue.

Underground utilities locates provided by private utility Locate company, Magic Valley Locates.



VICINITY MAP
PT. SECTION 33
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY



VERTICAL DATUM BASED ON NAVD88

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

Lot 1 and Lot 2
of the
Virginian Addition to the Town of Jackson
located within
SW1/4 NW1/4, NW1/4 SW1/4, Section 33
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

		REV.
DATE	6/29/2020	7/13/20 8/7/20
SURVEYED	WY/DS	
ENGINEERED		
DRAWN	SK	
CHECKED	LR	
APPROVED	LR	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

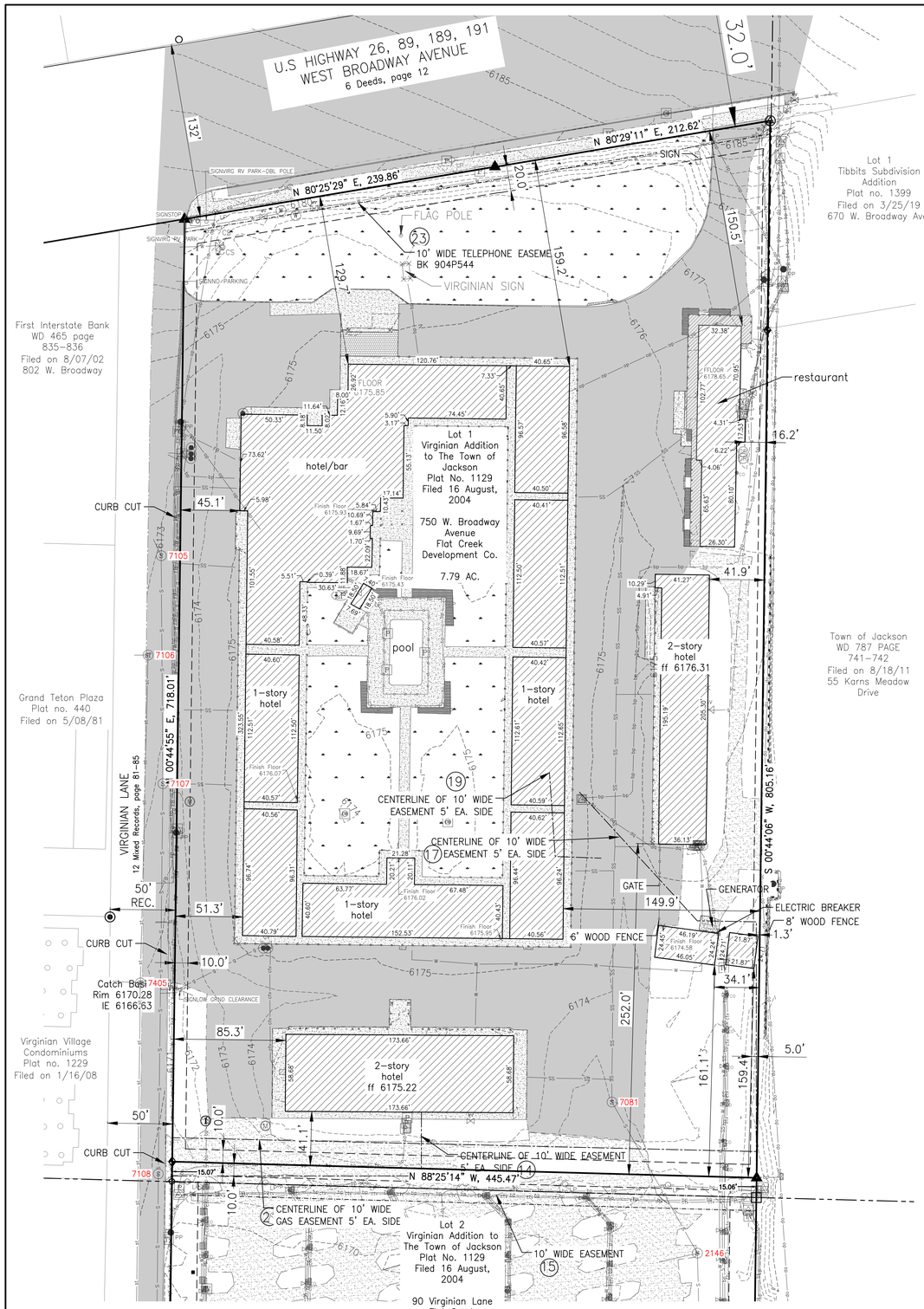
DRAWING TITLE: SITE PLAN

JOB TITLE: A.L.T.A./N.S.P.S. LAND TITLE SURVEY
NEW WEST COMPANIES LLC
AND FLAT CREEK DEVELOPEMENT CO.

DRAWING NO: 1 OF 3

JOB NO: 20–102–2

S:\Proj2020\102-02 (90 Virginian Lane & 750 W. Broadway - ALTA Survey - Byron Communes\14 Drawing\201002_EXISTING.dwg 42010Z ALTA PG 1D - Aug 11, 2020 10:37:27 am PLOTTED BY: korchmer DWG FORMAT: 23.0



LOT 1 TOWN OF JACKSON ZONE CR–3

BUILDING SETBACKS

Highway 89/191
Primary Street
Property Line (min) – 20'
Back of curb (min) – 30'
Property Line (max) – 85'*
*Residential projects are exempt from the max setback requirement

All other Streets
Primary street setback range (min–max) – 10'–65'*
Secondary street setback range (min–max) – 10'–65'*
Side interior (min) – 5'
Rear (min) – 10'
Abutting protected zone (min) – 10'
*Residential projects are exempt from the max setback requirement

Landscaping
Landscape surface ratio (min) 10%
Highway 89 street scape standards – see E.5 standards for vegetation

Parking setbacks
Highway: primary street (min) – 20'
All other Streets: primary street (min) – 10'
Secondary street (min) – 10'

Street Facade
Width of ground and 2nd Story in primary street and secondary street setback range
% of lot width (min) – 50%
length from street corner (min) n/a
*Residential projects are exempt from the % of lot width requirement.

Building Height
Height (max) roof pitch ≥ 5/12 – 46'
Height (max) roof pitch < 5/12 – 42'
Stories (max) – 3
Height (min) – applies fronting Highway 89/191 only– 24'

Scale of Development
Floor Area ratio (FAR Max) – 0.40

LEGEND

= PROPERTY LINE
= SIDE OF EASEMENT LINE
= CENTERLINE OF EASEMENT
= SETBACK LINE
= CURB AND GUTTER FLOWLINE
= CABLE TV BURIED LINE
= FENCE LINE – WOOD
= FENCE LINE – RAIL
= FENCE LINE – PRIVACY WOOD
= FIBER OPTIC LINE
= FLOW LINE DITCH
= GAS LINE
= GUARD RAIL
= POWER BURIED
= POWER OVERHEAD
= RETAINING WALL
= SANITARY SEWER LINE
= SANITARY SEWER SERVICE LINE
= STORM SEWER LINE
= TELEPHONE LINE – BURIED
= WATER LINE
= AC UNIT
= BOLLARD
= CABLE TV PEDESTAL
= CATCH BASIN
= COMMUNICATION VAULT
= CULVERT
= CURB STOP
= ELECTRIC METER
= ELECTRIC PEDESTAL
= ELECTRIC TRANSFORMER
= ELECTRIC VAULT
= FIRE HYDRANT
= GAS VALVE
= GREASE MANHOLE
= GRILL
= GUY WIRE
= IRRIGATION VALVE
= LIGHT POLE
= MONITORING WELL
= POWER POLE
= SANITARY SEWER HOOKUP
= SIGN
= WATER METER
= WATER MANHOLE
= WATER SPIGOT
= WOOD POST
= BUILDING
= CONCRETE
= DECK
= GRASS
= GRAVEL
= PLANTER
= PAVERS
= PAVEMENT

= FOUND BRASS CAP, CORNER RECORD IN FILE IN THE OFFICE OF THE CLERK OF TETON COUNTY

= FOUND REBAR WITH ALUMINUM CAP INSCRIBED "SURVEYOR SCHERBEL LTD BIG PINEY WY PLS 3889"

= FOUND T–STAKE WITH METAL CAP INSCRIBED "SURVEY POINT DO NOT DISTURB RLS 164"

= FOUND 6"X6" CONCRETE POST WITH STANDARD HIGHWAY BASE TABLET INSCRIBED APPROPRIATELY

= FOUND REBAR WITH CAP INSCRIBED "PIERSON LAND SURVEYS PC PLS 3831"

= FOUND CHISELED X IN CONCRETE SURFACE

= FOUND REBAR WITH CAP "NELSON ENGR" PLS NO. NOT READABLE

= SET 5/8"ø REBAR WITH CAP INSCRIBED "NELSON ENGR. PLS 15442"

N
E

0 50' 100'

VERTICAL DATUM BASED ON NAVD88

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

Lot 1 and Lot 2
of the
Virginian Addition to the Town of Jackson
located within
SW1/4 NW1/4, NW1/4 SW1/4, Section 33
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

DATE	6/29/2020	REV.
SURVEYED	WY/DS	
ENGINEERED		
DRAWN	SK	
CHECKED	LR	
APPROVED	LR	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

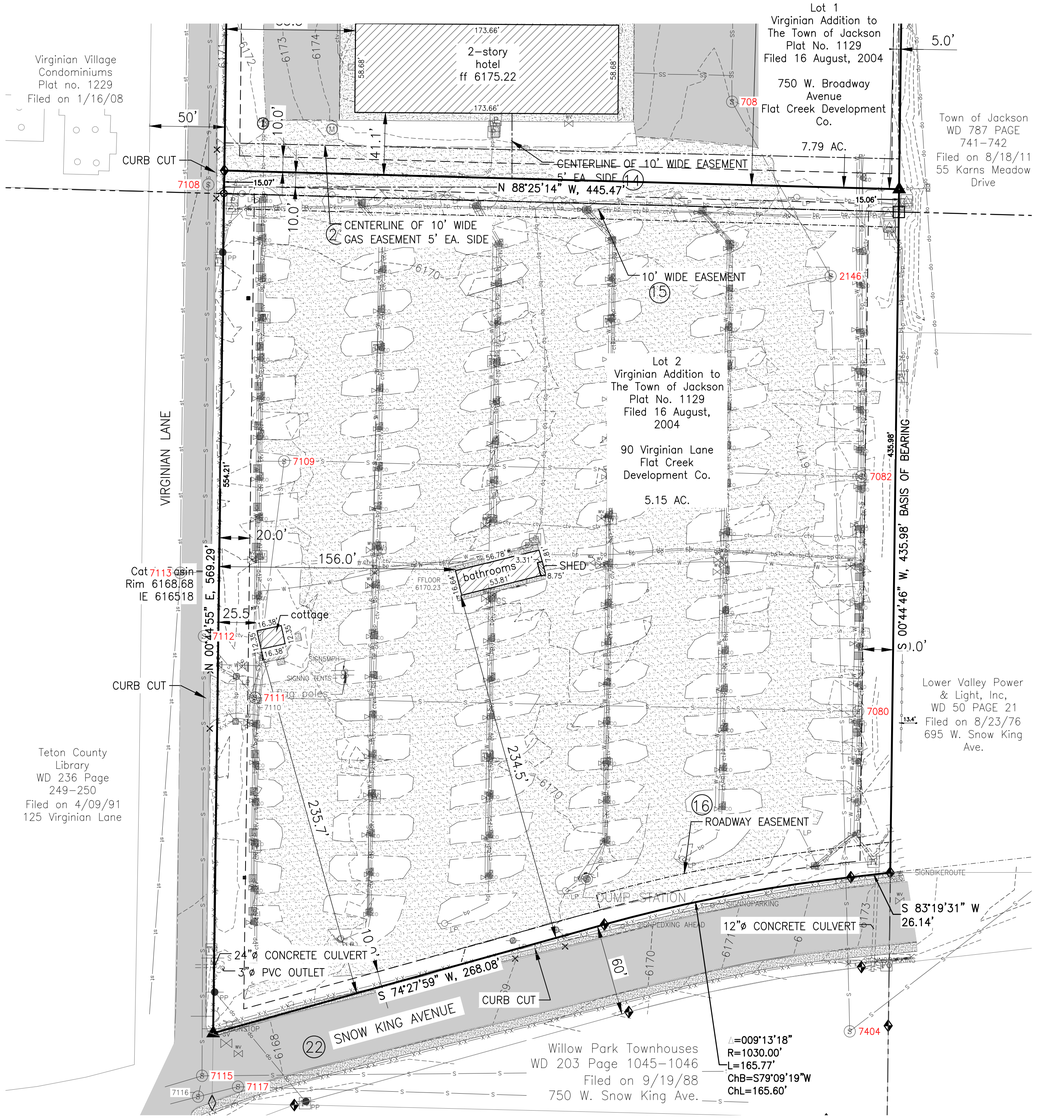
DRAWING TITLE
SITE PLALOT 1
SITE PLAN

JOB TITLE
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
NEW WEST COMPANIES LLC
AND FLAT CREEK DEVELOPEMENT CO.

DRAWING NO
2 OF 3

JOB NO
20–102–2

S:\Proj2020\102-02 (90 Virginian Lane & 750 W Broadway - ALTA Survey - Orion Commercial Drawing\20102_EXISTING.dwg (20102 ALTA pg 2) - Aug 11 2020 11:39:30 am PLOTTED BY: kurschner BWG FORMAT: 23.0



LOT 2 TOWN OF JACKSON ZONE NH-1
BUILDING SETBACKS

Primary Building Setbacks
Primary Street (min) – 20'
Secondary Street (min) – 10'
Side Interior (min) – 10'
Rear (min) – 20'

Accessory Structure Setbacks
Primary Street (min) – 30'
Secondary Street (min) – 10'
Side Interior/rear (min) – 5'
Rear Alley (min) – 10'

Landscaping
Landscape surface ratio (min) see regulation (9.4.6.D)
Apartments/Single-Family Attached 0.21 & 70% in front 1/3 of lot
all other allowed uses – 0.30

Driveway setbacks
Primary street* (min) – 20'
Secondary street (min) – 10'
Side Interior (min) – 1'
Rear (min) – 5'
Rear Alley (min) – 0'
*Excludes 20' max driveway allowed in primary/secondary street setback

Building Height
Height: roof pitch ≤ 3/12 (max) 3 stories not to exceed 35'
Height: roof pitch 4/12 (max) 3 stories not to exceed 37'
Height: roof pitch ≥ 6/12 (max) 3 stories not to exceed 39'

Scale of Development
Floor Area ratio (FAR Max) – 0.40
Individual building (max gross floor area) 10,000 sf

NOTE: All camping spots include a water, sewer and power/cable tv hookup.

LEGEND

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= CENTERLINE OF EASEMENT
= SETBACK LINE
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Lot 1 and Lot 2
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Virginian Addition to the Town of Jackson
located within
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Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

		REV.
DATE	6/29/2020	
SURVEYED	WY/DS	
ENGINEERED		
DRAWN	SK	
CHECKED	LR	
APPROVED	LR	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
LOT 2
SITE PLAN

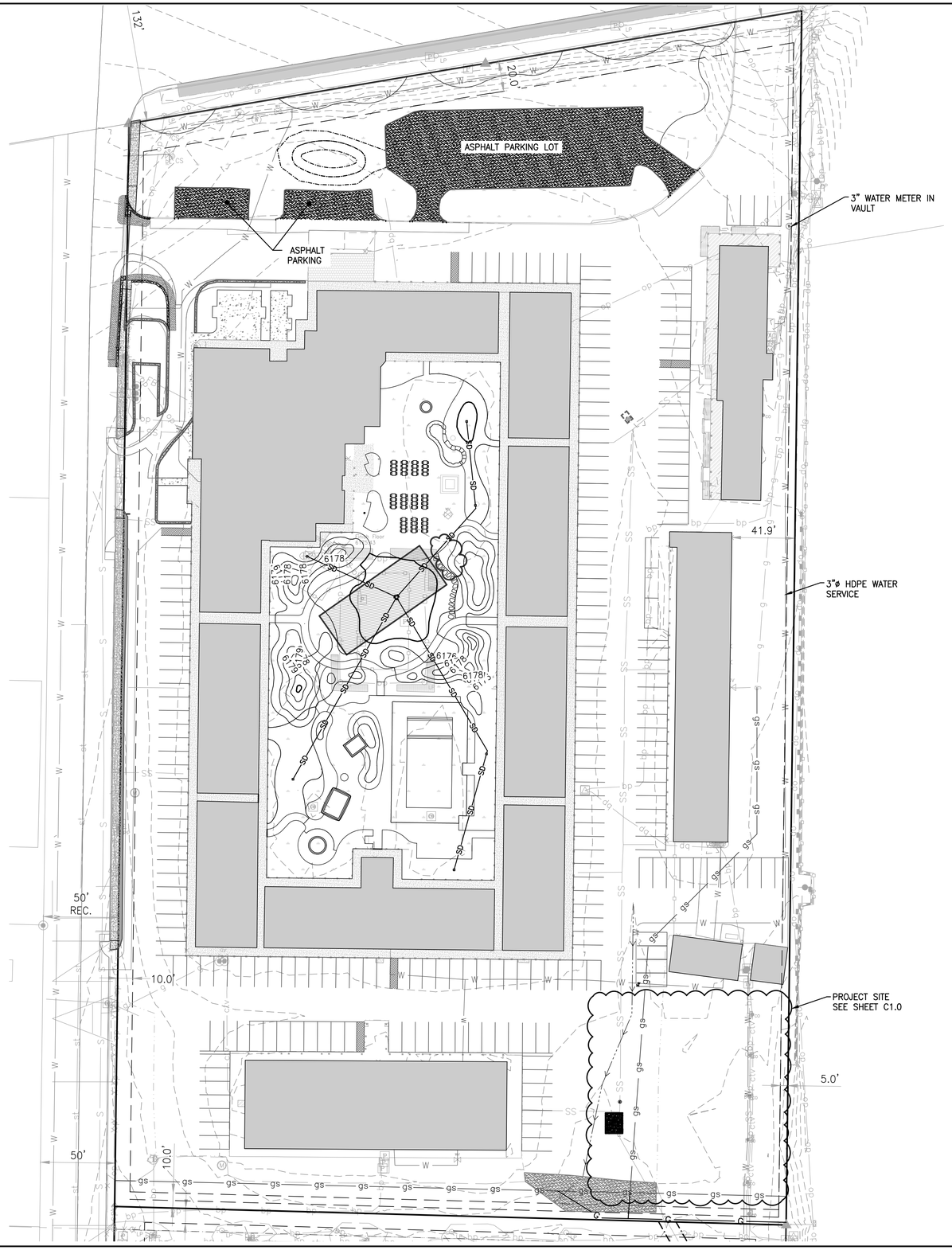
JOB TITLE
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
NEW WEST COMPANIES LLC
AND FLAT CREEK DEVELOPEMENT CO.

DRAWING NO
3 OF 3

JOB NO
20-102-2

S:\Proj2020\102-02 (90 Virginian Lane & 750 W. Broadway - ALTA Survey - Orion Communities)\4 Drawing\20102 ALTA (pg 3) - Aug 11 2020 11:39:47 am PLOTTED BY: kurichner DWG FORMAT: 2.33

Exhibit B – Overall Existing Site Plan and Parking Plan



LEGEND

- LANDSCAPED AREA
- ASPHALT REPLACEMENT
- CURB & GUTTER
- VALLEY GUTTER
- CONCRETE SIDEWALK
- CONCRETE PAVER
- FLOWLINE GUTTER OR SWALE
- X — PRIVACY FENCE
- D — DRAIN LINE

N

0 40 80

EXISTING SITE

		REV.
DATE	11/25/25	
SURVEYED	ALTA	
ENGINEERED	BS	
DRAWN	BS/RN	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
OVERALL EXISTING SITE AND PARKING PLAN

JOB TITLE
VIRGINIAN LODGE EMPLOEE HOUSING
DEV APPLICATION
TOWN OF JACKSON, WY

DRAWING NO 2.0

JOB NO 25-226-01

LAYOUT:OVERALL EXISTING SITE AND PARKING PLAN*3684 - PRINTER/PC3:AutoCAD PDF (General Documentation).pc3 - PAGE SETUP: 24x36 PDF - Publish - DWG VER: 25.0 - PLOTTED BY: Ray Nakashima
DWG NAME: S:\Proj\2025\226-01 (Virginian Lodge Workforce Housing - Civil\4 Drawings\Civil\ISSUA-UTILITY.dwg - DATE/TIME: 12/5/2025 12:25:57 PM

Exhibit C – Development Plan – Civil Site Plan

EXISTING VIRGINIAN LODGE

EXISTING QUEEN BUILDING

EXISTING 3"ø HDPE WATER LINE

EXISTING 2-1/2"ø COPPER WATER LINE

CONNECT TO EXISTING 3"ø HDPE WATER LINE

INSTALL WATER 3"ø WATER VALVE

INSTALL 240 LF± 3" HDPE WATER SERVICE AT 7' MIN. BURY

INSTALL 16 NEW PARKING SPACES 9'x20' TYP.

E.V. PARKING FOR 11 VEHICLES WITH 2 CHARGERS TO BE INSTALLED AT TIME OF CONSTRUCTION

INSTALL 100 LF± 6"ø SCH 40 PVC SEWER LINE AT 2% MIN. SLOPE

INSTALL 48"ø MANHOLE, CONNECT TO EXISTING SEWER

EXISTING SEWER

FLOWLINE

PROPOSED PAVING

CENTERLINE OF 10' WIDE NATURAL GAS PIPELINE EASEMENT, 5' EACH SIDE. OWNER TO COORDINATE WITH LVE TO BE CHANGED.

EXISTING SITE GRAVEL

EXISTING GAS SERVICE

ABANDON EXISTING GAS SERVICE FROM THIS POINT EAST.

EXTEND EXISTING GAS SERVICE AND CONNECT TO NEW GAS SERVICE TO THE SOUTH.

INSTALL GAS SERVICE

5' BUILDING SETBACK, TYP

PROVIDE STORMWATER DETENTION

PROPERTY LINE

SNOW STORAGE

EXISTING GARAGE / PUMPHOUSE

EXISTING STRUCTURE

INSTALL 90 LF± 3" HDPE WATER SERVICE AT 7' MIN. BURY

INSTALL 1"ø HDPE WATER SERVICE, TYP

INSTALL CURB STOP, TYP

PROPERTY LINE

PROPOSED EMPLOYEE HOUSING UNITS, SEE PLAN BY MOUNTAIN VALLEY PREFAB

LIMITS OF DISTURBANCE, AREA =19,054 SF

GROUND FLOOR 15.5' X 66' (3) 1 BR UNITS
SECOND FLOOR 15.5' X 55' (1) 2 BR UNIT

STAIRCASE

METAL CATWALK

INSTALL BURIED SECONDARY POWER, TYP

INSTALL POWER METER & DISCONNECT, TYP.

INSTALL BURIED SECONDARY POWER, TYP

INSTALL TRANSFORMER

INSTALL 6"ø CLEANOUT

INSTALL CLEANOUT, TYP.

INSTALL 4"ø SCH 40 PVC SEWER SERVICE, TYP

INSTALL 90 LF± BURIED PRIMARY POWER

EXISTING RV UTILITY HOOKUPS TO BE ABANDONED, TYP. (6) TOTAL

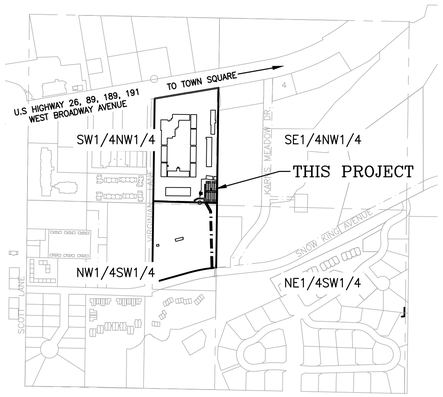
10' SEWER EASEMENT Doc. 1064463

CONNECT TO EXISTING POWER VAULT, COORDINATE WITH LVE

15.5' 15.5' 10.0' 15.5' 15.5' 31.0' 31.0' 66.0' 55.0' 10.4' 6.0' 10.0' 5.0' 4.8' 6.0' 9.1'

0 10 20 FT

CIVIL SITE PLAN



VICINITY MAP
PT. SECTION 33
T41N, R116W
TOWN OF JACKSON
TETON COUNTY, WY

0 500 1000 FT

LEGEND

- = PROPERTY LINE
- = SIDE OF EASEMENT LINE
- = CENTERLINE OF EASEMENT
- = SETBACK LINE
- = CONSTRUCTION FENCING
- = CABLE TV BURIED LINE
- = FIBER OPTIC LINE
- = GAS LINE
- = POWER BURIED
- = POWER OVERHEAD
- = SANITARY SEWER LINE
- = SANITARY SEWER SERVICE LINE
- = STORM SEWER LINE
- = TELEPHONE LINE – BURIED
- = WATER LINE
- = CABLE TV PEDESTAL
- = ELECTRIC METER
- = ELECTRIC PEDESTAL
- = ELECTRIC TRANSFORMER
- = ELECTRIC VAULT
- = GAS VALVE
- = POWER POLE
- = SANITARY SEWER CLEANOUT
- = SANITARY SEWER MANHOLE

		REV.
DATE	12/05/2025	
SURVEYED	ALTA	
ENGINEERED	PCH	
DRAWN	PCH/RN	
CHECKED	DD	
APPROVED	DD	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

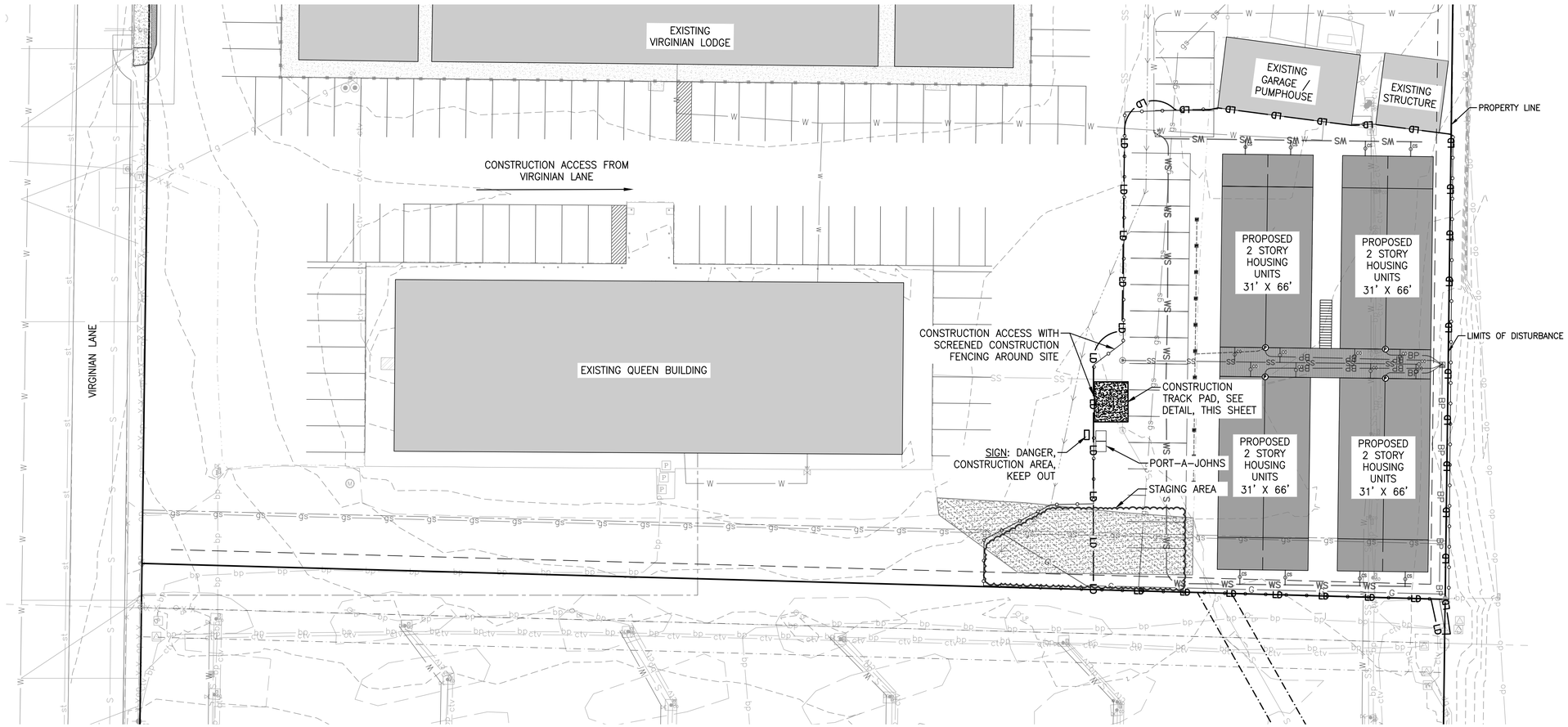
DRAWING TITLE
DEVELOPMENT PLAN – CIVIL SITE PLAN

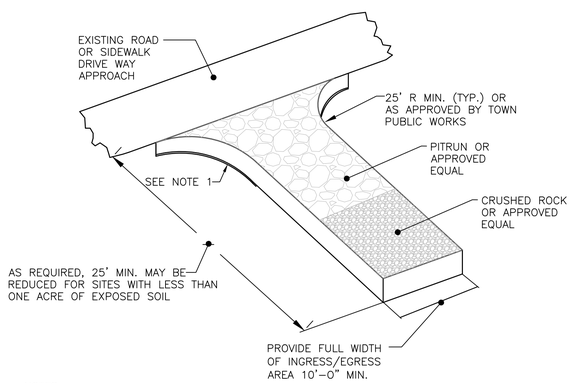
JOB TITLE
VIRGINIAN LODGE WORKFORCE HOUSING
TETON COUNTY, WYOMING

DRAWING NO C1.0

JOB NO 25-226-01

LAYOUT: DEVELOPMENT PLAN – CIVIL SITE PLAN#25AL – PRINTER/PC3: AutoCAD PDF (General) Documents.pc3 – PAGE SETUP: 24x36 PDF – Publish – DWG VER: 25.0 – PLOTTED BY: Roy Nakahara
DWG NAME: S:\Projects\226-01 Virginian Lodge Workforce Housing – Unit 4 Design\Civil\DEVELOPMENT.dwg – DATE/TIME: 12/5/2025 12:29:37 PM





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

1 / C3.0 CONSTRUCTION TRACK PAD DETAIL

N.T.S.

N E

0 20 40 FT

CONSTRUCTION MANAGEMENT PLAN

		REV.
DATE	12/05/2025	
SURVEYED	ALTA	
ENGINEERED	PCH	
DRAWN	PCH/RN	
CHECKED	DD	
APPROVED	DD	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
CONSTRUCTION MANAGEMENT PLAN

JOB TITLE
VIRGINIAN LODGE WORKFORCE HOUSING
TETON COUNTY, WYOMING

DRAWING NO C3.0

JOB NO 25-226-01

LAYOUT: CONSTRUCTION MANAGEMENT PLAN-ARCH D - PRINTER/PC3: AutoCAD PDF (General) Documents.pc3 - PAGE SETUP: 24x36.PMP - Publish - DWG VER: 25.0 - PLOTTED BY: Roy Nakakura
DWG NAME: S:\Projects\226-01 Virginian Lodge Workforce Housing - Civil\4 Drawings\Civil\01-UTILITY.dwg - DATE/TIME: 12/5/2025 12:29:57 PM

Exhibit D - Virginian Lodge Apartments Architectural Floor Plans and Renderings

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

LOCATION VIEW

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

BIRD'S EYE VIEW

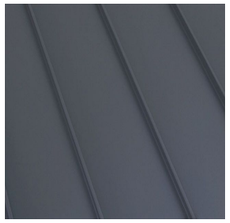
VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

EXTERIOR MATERIALS & COLORS

24 GAUGE, MECHANICALLY SEAMED, STANDING SEAM METAL ROOFING, “GUN METAL” COLOR.



LOW GLOSS BLACK METAL FASCIA.

BLACK, ANDERSON 100 SERIES WINDOWS

NATURAL STAINED CEDAR, 1X6 FINE LINE, NICKEL GAP, COLOR: DROPTINE.

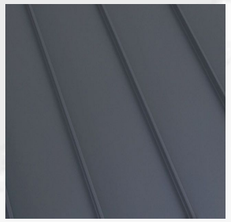
26 GAUGE, CORRUGATED METAL, ULTRA LOW GLOSS BLACK / “GUN METAL”

NORTH ELEVATION

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB



24 GAUGE, MECHANICALLY SEAMED, STANDING SEAM METAL ROOFING, “GUN METAL” COLOR.

LOW GLOSS BLACK METAL FASCIA.

NATURAL STAINED CEDAR, 1X6 FINE LINE, NICKEL GAP, COLOR: DROPTINE.

26 GAUGE, CORRUGATED METAL, ULTRA LOW GLOSS BLACK / “GUN METAL”

BLACK, ANDERSON 100 SERIES WINDOWS

SOUTH ELEVATION

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

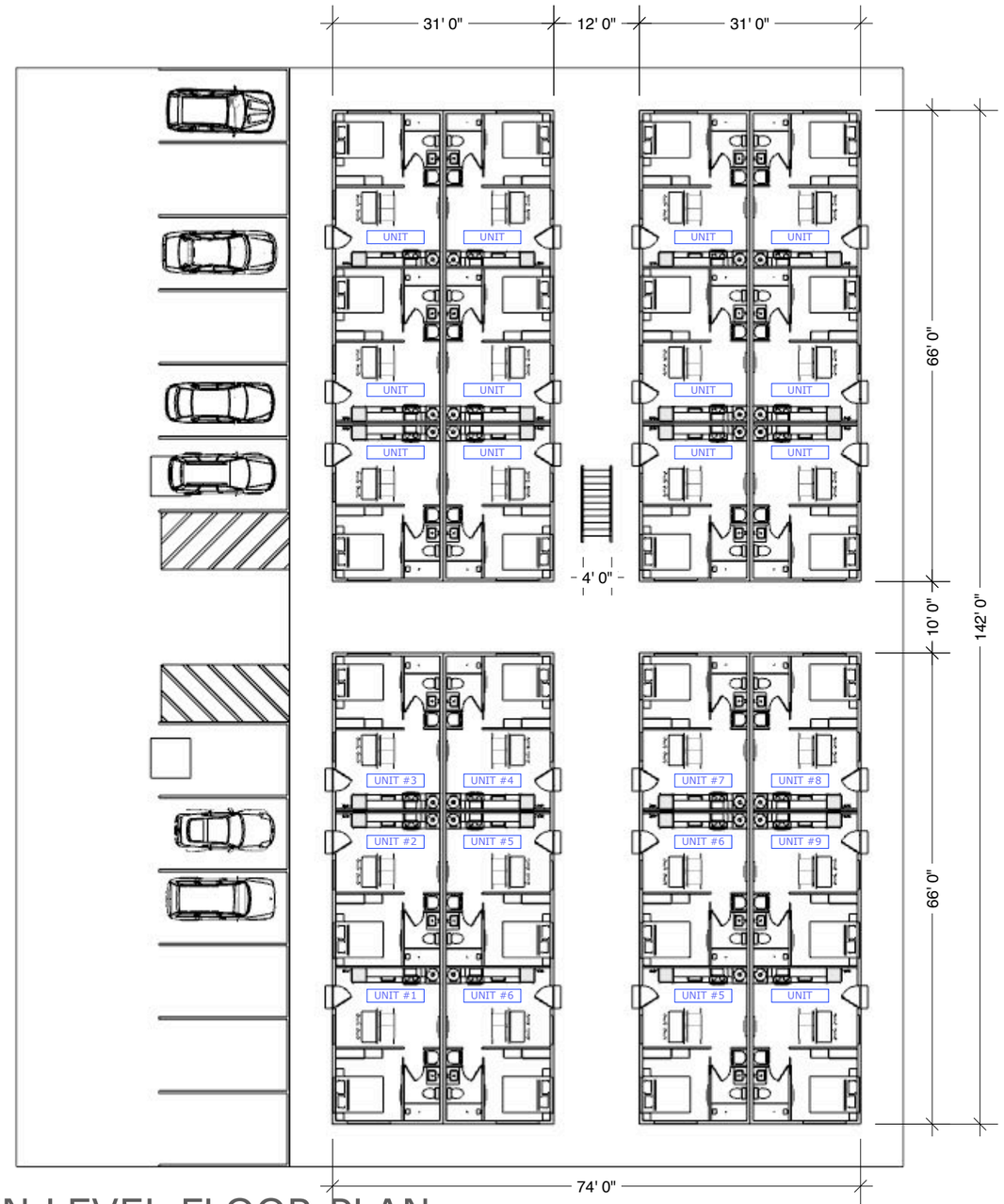
EAST ELEVATION

WEST ELEVATION

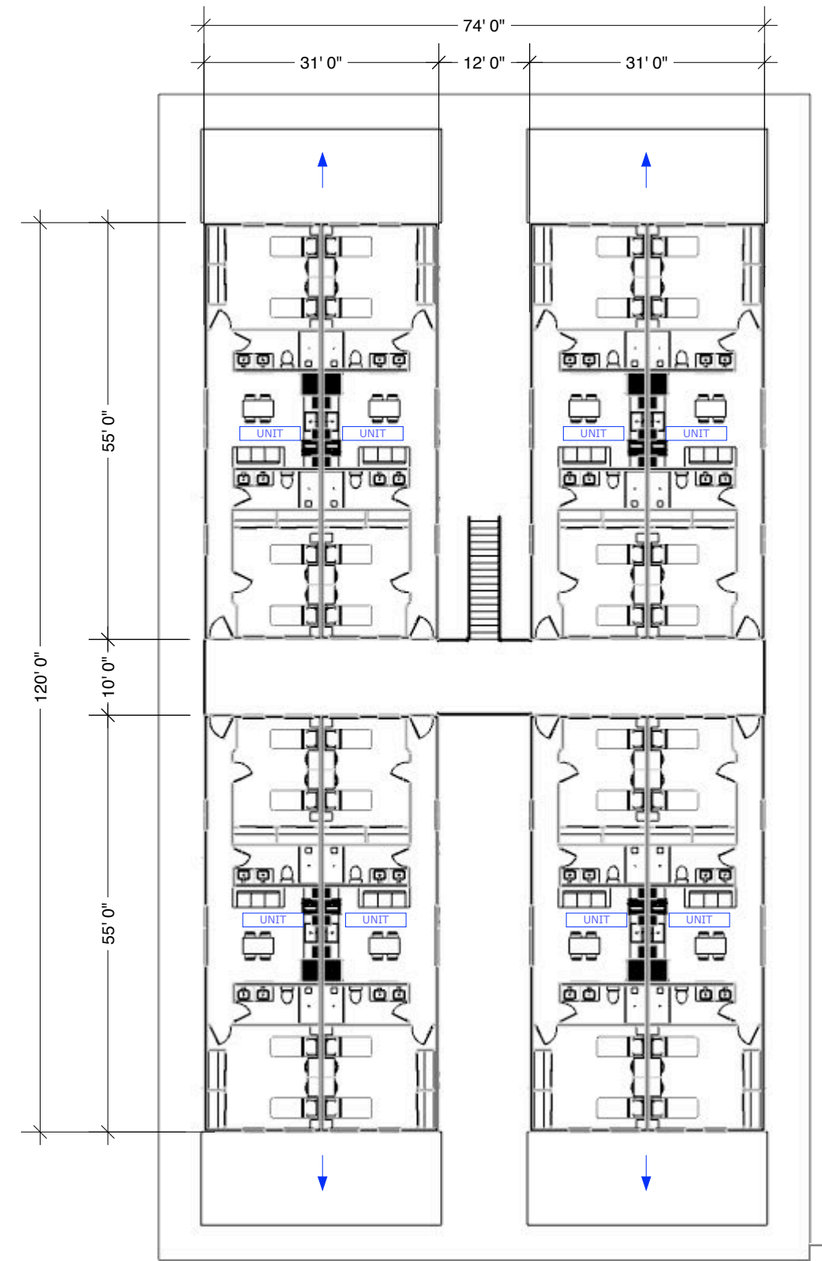
VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB



MAIN LEVEL FLOOR PLAN

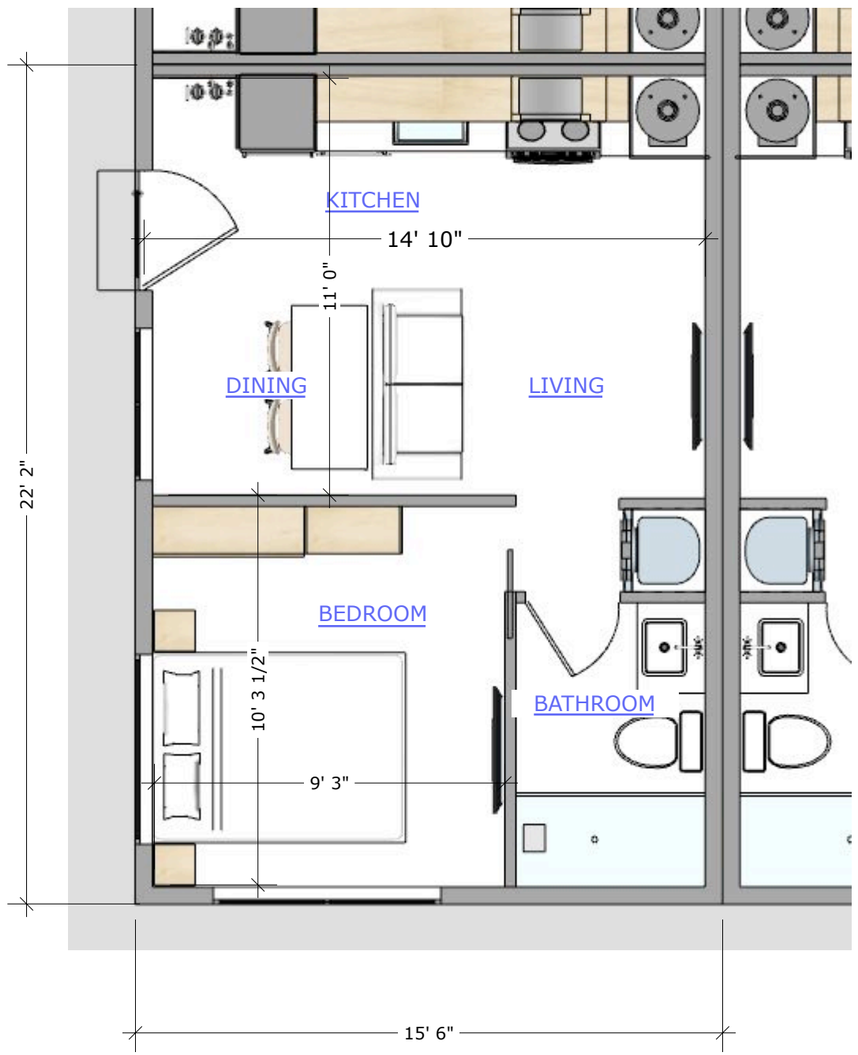


UPPER LEVEL FLOOR PLAN

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB



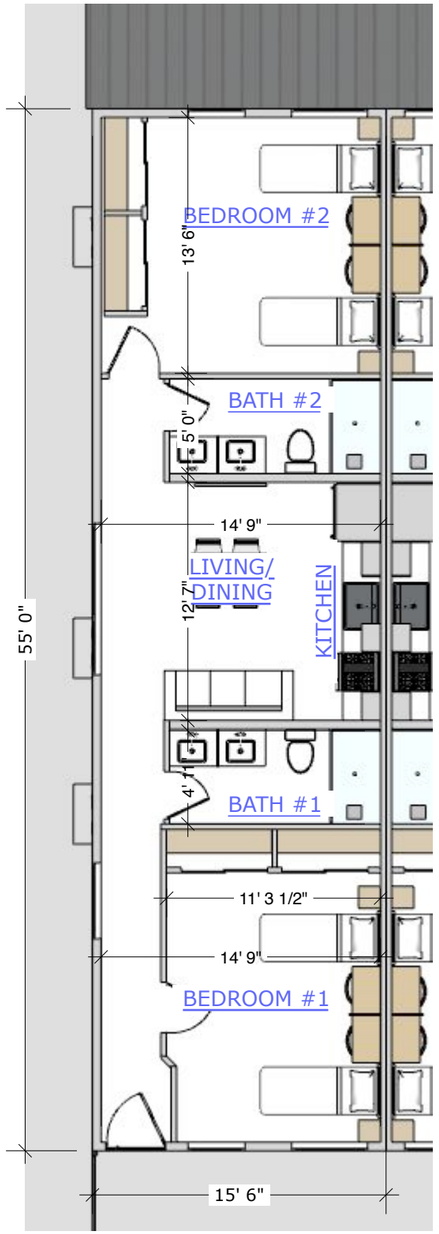
1 BEDROOM UNIT

1 BEDROOM UNIT - 3D VIEW

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB



2 BEDROOM UNIT

2 BEDROOM UNIT - 3D VIEW

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

WEST PERSPECTIVE

VIRGINIAN LODGE - EMPLOYEE HOUSING PROPOSAL

750 WEST BROADWAY, JACKSON WY

MOUNTAIN VALLEY PREFAB

NORTH PERSPECTIVE

Exhibit E - Landscape Plan

LEGEND

Property Boundary
Easement
Setbacks

GENERAL NOTES

Landscaping & Irrigation: All landscaping will comply with Town of Jackson LDR's. See below for Plant Unit Calculation. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. Irrigation system to be design build in field by Landscape Contractor. All trees and shrubs to be drip irrigated. All native sod areas to be spray irrigated by pop-up heads. Heads shall be located as to not spray onto building, driveway, roadway, or adjacent properties.

Grading, drainage, utilities, parking design, and snow storage: See Civil.

Bike Parking Spaces Requirement:

Total Bike Parking Spaces Required:	30
Total Long-term Spaces Required:	23 (75%)
Total Short-term Spaces Required	8 (25%)
Total Bike Parking Spaces Provided:	32
Total Long-term Spaces Provided:	24
Total Short-term Spaces Provided:	8 (25%)

Plant Unit Calculation: (per Town of Jackson LDR 5.5.3.E)

Plant Units Required: 1.5

Plant Unit Alternative A:

(1) 3" cal. Canopy tree	x 1.5 =	(2) 3" cal. canopy trees
(6) 6-8' Ht Shrubs or Multi-stem tree	x 1.5 =	(9) 6-8' Ht Shrubs or multi-stem tree
(4) 5 gal. shrub	x 1.5 =	(6) 5 gal. shrub

Proposed Planting Based on Alternative A:
(2) benches (substituted for 2 canopy trees due to site constraints)
(9) 6' ht shrubs (see plant schedule)
(6) 5 gal. shrubs (see plant schedule)

PLANTING NOTES

1. Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 2 inches below adjacent edging or paving. (Confirm mulch depth and whether lawns are to be seed or sod).

2. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.

3. The landscape architect shall review all plant materials at the source or nursery if w/in 50 miles of Jackson, WY - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.

4. Carefully align and space plant materials as indicated in these notes, drawings and details.

5. The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.

6. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.

7. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.

8. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.

9. Provide and install specified edging as divider between planting beds and lawn areas.

10. Provide burlap wrap or other approved trunk protection for all new trees.

11. For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.

12. All installed trees shall be staked. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

13. All disturbed areas to be reclaimed w/ approved native grass sod. Install 16-16-8 fertilizer at the rate of 15 lbs. per 1,000 s.f. and till into top four inches of soil.

14. During construction & prior to final acceptance, contractor shall observe the project site for the growth of noxious weeds. The growth of noxious weeds shall be reported to the Teton County Weed and Pest District Office. Contractor and owner shall implement a weed control program to control noxious weeds.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	Native Shrub TBD	Native Shrub TBD	5 gal.	6
	Native Shrub TBD	Native Shrub TBD	6' Ht	9
SOD				
	Native Meadow Grass Mix TBD per Landscape Arch.	Native Meadow Grass Mix	Sod	1980 SF

0' 5' 10' 20' SCALE: 1" = 10'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
208-354-0900

VIRGINIAN WORKFORCE HOUSING
750 W BROADWAY AVENUE, JACKSON, WY

ISSUANCE:
Development Plan - 12.19.25

LANDSCAPE SITE PLAN

L1.0