AGENDA

Planning and Zoning Commission

September 2, 2026 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled Planning Commission meeting.

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

THIS MEETING WILL ONLY BE HELD OVER ZOOM

1. ZOOM LINK FOR PUBLIC PARTICIPATION
   To join, click link or copy it to your browser
   https://us02web.zoom.us/j/89682480520?pwd=9bLY5gMXoI2BcKQveZBPJksNbW29Bo.1
   Or join at zoom.com with Webinar ID: **896 8248 0520** and Password: **83001**
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. MATTERS FROM THE PUBLIC
6. APPROVAL OF MINUTES
   I. August 19, 2026 Planning Commission Meeting Minutes
7. NEW BUSINESS
   I. P26-058 655 & 665 S Cache Development Plan - Continued to September 16 Planning Commission Meeting
   II. P26-116 230 W Simpson Ave & 235 S Millward St Development Plan - Continued to September 16 Planning Commission Meeting
   III. PM26-016 Biennial Land Development Regulation Update - Redline
8. MATTERS FROM STAFF
9. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
August 19, 2026
UNAPPROVED

The Planning and Zoning Commission met in a regular session on August 19, 2026 in the Town Council Chambers located at 150 E. Pearl Ave. in Jackson, at 5:30 pm. This meeting was held in person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Georgie Stanley, Thomas Smits, Geneva Chong & Megan Jennings appeared in person. Laura Bonich and Eliska Garcia are not present. A quorum is reached.

STAFF: Tyler Valentine, Mary Tippetts

MATTERS FROM THE COMMISSION:
The oath of office was administered by Planning Commission Chair, Thomas Smits, to new Planning Commissioner Geneva Chong.

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:
A motion was made by Commissioner Jennings and seconded by Commissioner Garcia to approve August 5, 2026, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

OLD BUSINESS

I. PM26-016 Biennial Land Development Regulation Update - Workshop

STAFF PRESENTATION & COMMISSION DISCUSSION:
Tyler Valentine gives a brief overview of previously discussed items and key takeaways.

Issue: Snow Storage; should the current area devoted to snow storage, 2.5% of required off-street parking and loading areas, be increased? Commissioners discuss pros and cons of increasing snow storage requirements as well as include haul away options and snow melt systems. The Commission does not oppose a small to moderate increase in snow storage requirements for residential and commercial new development.

Issue: Trash and Recycling; enclosures are required for all nonresidential uses and residential developments of four or more units. Access, design, and location are frequently not ideal. Commission agrees with the proposed changes to include required fully enclosed trash, minimum dimensions of each dumpster, recycling, enclosures in an accessible location on a flat paved surface, interior height clearances minimums, bear resistant dumpsters, door swing clearances, separate man-doors, & allow the Planning Director to require written verification from solid waste providers.

Issue: Residential Architectural Projections; in residential only zones, certain non-decorative features can encroach into the side, rear, and front setback (cornices, canopies, eaves, decks, porches, balconies, bay windows, chimneys, and similar architectural features) which may give the appearance of massing within the setback. Commission agrees with the definition of bay windows and limits on the amount of vertical elements that are decorative.

Issue: Development Option Plan for Lot Split; Commission agrees that the process should be a development option plan approved on a staff level followed by a subdivision plat approved by Council.

Issue: Board Remote Attendance. Commission agrees to update the remote attendance policy to be consistent with Town Council policy.

No motion is required at this time.

NEW BUSINESS

I. PM26-016 Biennial Land Development Regulation Update - Redline

A motion was made by Commissioner Chong and seconded by Commissioner Stanley to **continue** Item PM26-016 to the next regularly scheduled Planning Commission meeting on September 2, 2026

MATTERS FROM STAFF:
None

ADJOURN: A motion was made by Commissioner Stanley and seconded by Commissioner Jennings to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:18 pm.

minutes:mt

STAFF REPORT

Meeting Date:	September 2, 2026	**Meeting Title:**	Planning Commission
Submitting Department:	Planning Department	**Presenter:**	Katelyn Page
Agenda Item:	Development Plan for a new 3-story mixed-use building at the properties addressed 655 and 665 South Cache Street (P26-058)	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Development Plan is required in the Commercial Residential – 1 (CR-1) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with qualifying floor area exceeding 9,750 square feet. Development Plans require Planning Commission recommendation and review at a public hearing. Council is the final decision maker on Development Plans.

Recommendations.
The Planning and Building Director **recommend approval** of the proposed Development Plan subject to the departmental reviews attached hereto, this staff report, and the following eight (8) conditions:

1. Within 90 days of Council approval of the Development Plan, the property owner shall record a sanitary sewer easement for Lot 14 benefiting the Town, to the satisfaction of the Town Attorney, with the Teton County Clerk.

2. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

3. Prior to certificate of occupancy, a public access easement for the portion of the pedestrian sidewalk located on private property shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

4. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.

5. Prior to issuance of building permit, the property owner is required to provide a fee-in-lieu payment to the Town totaling $8,500 for one vehicle parking space.

6. Prior to Town Council review, the applicant shall provide a written response indicating their awareness and support from the owners of Lot 11 concerning the proposed removal of LCE-P 100 (commercial parking space) from Plat 1429.

7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the changes to parking and improvements on Lots 12-14 required to fulfill associated requirements of Lot 11, including the new amount, description, and location of vehicle parking, trash and recycling enclosure, snow storage, and access.

8. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units.

Background.
A previous and similar proposed development plan (P23-105) was approved by Council on December 4, 2023, but has since expired without the required conditions of approval being met. The currently proposed development shall be reviewed as a new project, independent of previous review and approval.

The properties are located at 655 and 665 South Cache Street and legally known as LOT 12, BLK. 4, KARNS-2 (PIDN: 22-41-16-33-1-69-003) and LOTS 13 & 14, BLK. 4, KARNS-2 (22-41-16-33-1-69-005) respectively. An aerial map is provided below.

Existing Site
The 20,157 sf site is comprised of three lots addressed as 655 South Cache Street (Lot 12) and 665 South Cache Street (Lots 13 and 14). The subject properties are zoned Commercial Residential – 1 (CR-1). Surrounding properties are zoned CR-1 to the north, Planned Unit Development - Urban Residential (PUD-UR) to the west, Neighborhood Medium Density-2 (NM-2) to the south, and Park and Open Space - Town (P-ToJ) and Snow King Planned Resort (PR-SK) to the east. Both properties are located within the Lodging Overlay (LO).

Lots 13 and 14 contain a surface parking lot. Lot 12 includes surface parking, trash and recycling enclosure, landscaping, and utilities (transformer) developed in conjunction with Lot 11 (645 South Cache Street) under building permit B19-0854 which received a certificate of completion in July 2021. A parking and improvements agreement was recorded with the Teton County Clerk formalizing access between those two lots (Doc. 1021489).

The condominium subdivision of Lot 11 was approved by Town (P21-118) and recorded with the Teton County Clerk as Plat 1429.

Staff previously approved Administrative Adjustment (P23-170) on Lot 12 to allow a 4-foot building setback from the side interior property line (north) where a zero or 5-foot setback is required.

Town-owned and maintained below-ground sewer and utility infrastructure exists along the southern extent of Lot 14. However, to date no sanitary sewer easement agreement has been recorded between the property owner and the Town.

Development Overview

The applicant is requesting approval of a Development Plan for a new three-story, mixed-use structure comprised of market residential units (2:1 Bonus), workforce deed-restricted residential units (2:1 Bonus), short-term rental units, commercial office, and structured vehicle parking. The building is approximately 49,297 sf (gross) and includes 33,530 sf of above-ground habitable floor area and 15,767 sf of below-ground structured parking. Vehicle parking is accessed from the alley to the west which takes access from West Snow King Drive.

The CR-1 zone allows buildings to exceed the zone's base FAR when the project includes Lodging use or floor area that qualifies for the Workforce Housing Floor Area Bonus (the "2:1 bonus") under LDR Sec. 7.8.4. The project proposes utilizing 18,825 sf of floor area under the 2:1 bonus.

A summary of floor area and unit type are provided in Table 1.

Table 1
Development Overview – Floor Area and Unit Type

Description	Floor Area (sf)
Total Above Ground	33,530 sf
Below Grade Parking Deck	15,767 sf (non-habitable)
Lodging Use	8,910 sf
2:1 Workforce housing bonus floor area (restricted and market)	18,825 sf
Commercial Use	5,795 sf
Unit Breakdown	
5 Market Residential Units (2:1 Bonus)	2 and 3 bedroom
4 Workforce Deed-Restricted Units (2:1 Bonus)	1, 2, and 3 bedroom
8 Short-term Rental Units	1 bedroom
3 Commercial Units	

Analysis & Key Questions.

The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

Staff find that, as conditioned, the proposed development meets the necessary findings for approval for a Development Plan in the CR-1 zone. A summary of LDR compliance is provided as part of department reviews attached hereto. In addition, based on the amount of floor area proposed, the development plan complies with the 40,000 sf maximum

individual building size permitted in the CR-1 zone and does meet the level of review for a Conditional Use Permit required for larger buildings.

Staff pose three key questions below regarding the landscaping and utility improvements proposed by the applicant within the area of the designated sanitary sewer easement on Lot 14.

Lot 11 Maintenance of LDR Compliance

Because Lot 12 (655 South Cache Street) was developed in conjunction with Lot 11 in 2021, some site development required for LDR compliance of Lot 11 is currently provided on Lot 12, including vehicle parking, bicycle parking, a trash and recycling enclosure, utilities, snow storage, and landscaping. Continued accommodation of those requirements is a key element of staff analysis and recommended conditions of approval for the proposed redevelopment of Lots 12-14 has been added to Development Plan P26-058. These elements and conditions are addressed throughout the sections below. Figure 1 below provides a visual representation of Lot 12's interrelationship between existing and proposed development.

Figure 1
Lot 12 interrelationship between existing and proposed development

Building Design

The building incorporates a cantilevered canopy that extends beyond the eastern property line and partially encroaches into the public right-of-way along the pedestrian frontage of South Cache Street. This is a common design approach throughout Town and is supported by staff and the Design Review Committee for this project. Accordingly, staff recommend condition of approval #2 requiring an encroachment agreement with the Town to be recorded with the County Clerk.

Similarly, the pedestrian sidewalk along the South Cache Street frontage, which is required by the CR-1 zone, is located partially on private property. Therefore, staff recommend condition of approval #3 requiring a public access easement benefiting the public to be recorded with the County Clerk.

The CR-1 zone requires a building setback of either zero feet or a minimum of 5 feet from the side property line. Staff previously approved Administrative Adjustment P23-170 on Lot 12, which allows the building to be set back a minimum of 4 feet from the north property line for the purpose of accommodating the stair tower. The majority of the building, excluding the 10-foot-wide stair tower, is set back approximately 9 feet from the property line, thus meeting the purpose and intent of the typical CR-1 side setback.

Because the project utilizes 18,825 sf of floor area under the 2:1 Bonus, staff recommend condition of approval #8 requiring the applicable workforce housing deed restrictions to be recorded against the property prior to issuance of the certificate of occupancy for the associated building permit.

Lastly, as the footprint of building will span multiple interior lot lines, the property owner is required to vacate the existing interior lot lines in order for the building to meet the adopted building code. Staff recommend condition of approval #4 requiring a partial vacation of those lot lines prior to issuance of the associated building permit.

Operational Standards, Utilities, and Snow Storage

The existing parking and improvements easement noted above also addresses improvements including trash and recycling, snow storage, and internal access between Lot 11 and Lot 12. Staff recommended condition of approval #7 would also require the property owner to update the location and legal description of shared trash and recycling, snow storage, and internal access between Lot 11 and Lots 12-14 to ensure access across multiple properties and use of those elements for users of Lot 11.

The CR-1 zone requires trash and recycling enclosures to be provided for nonresidential developments and residential developments with more than four dwelling units. The applicant proposes to expand the existing trash and recycling enclosure located on Lot 12 – which currently serves the residential and commercial office uses on Lot 11 – to accommodate the additional trash and recycling demand of the new development on Lots 12-14. The expanded enclosure measures approximately 14.5’ by 9’ and can accommodate the anticipated trash and recycling dumpster needs for both buildings. Staff supports the applicant’s methodology and calculations regarding the anticipated waste and recycling generated by the uses on Lot 11 and Lots 12–14. Supporting information is provided in the application packet and the attached department comments.

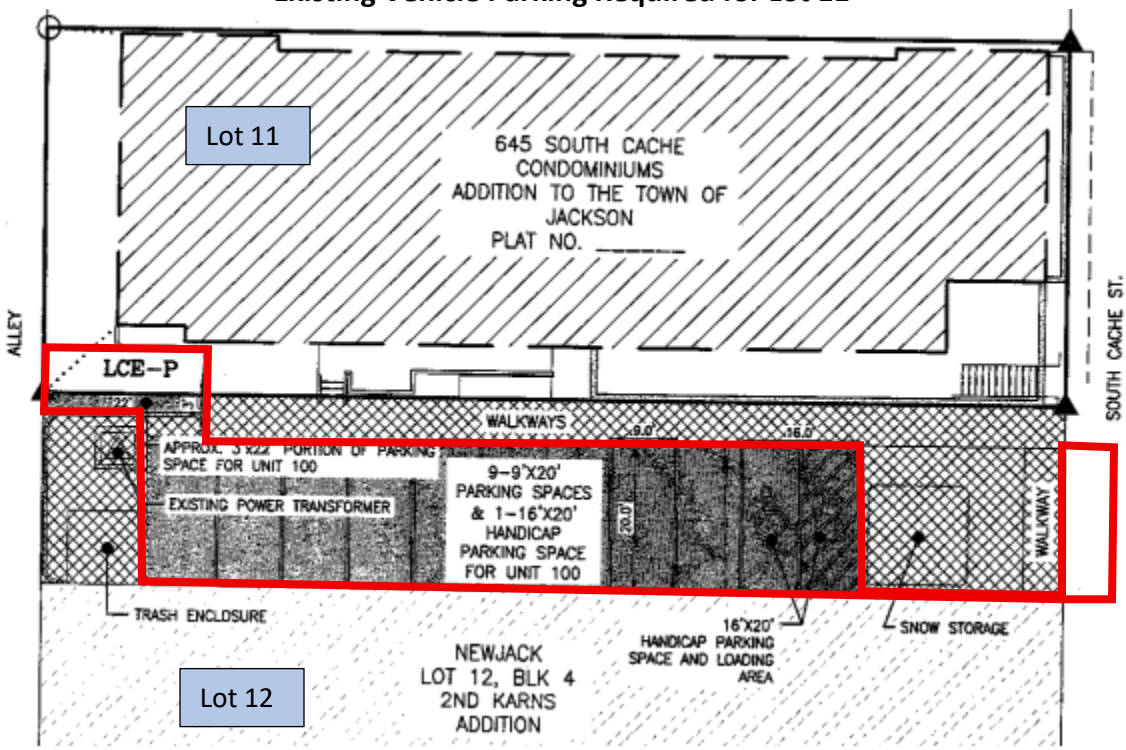
Vehicle Parking

The proposed mix of uses on Lots 12–14 require a total of 39.81 vehicle parking spaces, of which 26 spaces must be provided on-site because they serve residential or lodging uses. In addition to providing the required parking for the proposed new uses, the development of Lots 12-14 must also account for the required commercial parking for Lot 11 that will need to be relocated due to the location of the new building and relocation of a utility transformer. In short, 12 commercial parking spaces required for Lot 11 will be displaced and these spaces must be accommodated off-street on Lots 12–14 or addressed through a fee-in-lieu payment. To satisfy the commercial parking requirement for Lot 11, the applicant proposed dedicating 11 on-site spaces and paying a fee-in-lieu for the 12th space. Table 2 and Figure 2 on the following page provide the vehicle parking calculation and the existing location of vehicle parking provided on Lot 12 that benefit Lot 11.

Table 2
Required and Provided Vehicle Parking Calculation

Required Vehicle Parking	
Lot 11	20
Lots 12-14	39.81
Total	**59.81**
Provided Vehicle Parking As Proposed	
Lot 11 off-street vehicle spaces	4
Lot 11 on-street vehicle spaces	2
Lot 11 fee-in-lieu (B19-0854)	2
Lots 12-14 off-street vehicle spaces	48
Lots 12-14 on-street vehicle spaces	3
Total	**59**
Remaining required fee in-lieu	**1**

Figure 2
Existing Vehicle Parking Required for Lot 11



Location of Vehicle Parking Spaces

To address the updates to parking location and requirement between Lot 11 and Lots 12-14, Staff have recommended the following three conditions to ensure compliance with the LDRs, previous approvals, and existing legal instruments: To meet the remaining vehicle parking requirement, staff recommend:

- Condition #5 – requires that the property owner dedicate 11 spaces on Lots 12-14 for the benefit of Lot 11, and provide a fee-in-lieu payment to the Town totaling $8,500 for one vehicle parking space.
- Condition #6 – requires that prior to Town Council review, the applicant must provide written acknowledgement and support from the owners of Lot 11 regarding the need to remove the current LCE-P (limited common element for parking) on Plat 1429 to accommodate the applicant's proposal to replace the parking space with a utility transformer. This will ultimately require some amendment or vacation of the existing plat for Lot 11, but before Town Council review, Staff wants a written acknowledgement of this necessary change since it impacts an adjacent off-site property.
- Condition #7 – requires the property owner of Lots 12-14 to record an updated parking and improvements easement with the Teton County Clerk reflective of the new amount, description, and location of vehicle parking on Lots 12-14 used towards required vehicle parking of uses on Lot 11.

Sanitary Sewer Easement

As noted above in the Background section, Town-owned and maintained underground sewer and utility infrastructure exists along the southern boundary of Lot 14; however, no easement has been formally executed or recorded with the County Clerk. To ensure continued Town access to its infrastructure, and to establish the applicable maintenance and cost responsibilities, staff recommend condition of approval #1 requiring the necessary easement and agreement to be formally executed and recorded with the County Clerk. The proposed building is positioned 15 feet from the southern property line of Lot 14 to accommodate this requirement.

Note to reader - Town Council is the final decision maker for such easement agreements. The specific terms and language of the forthcoming agreement will ultimately be informed by the type and extent of landscaping and stormwater systems permitted (or not) within the easement area, as discussed in the following sections.

Private Stormwater System Proposed in the Designated Sanitary Sewer Easement

The applicant proposes locating the building's private stormwater system– which includes underground pipes and catch basin infrastructure – within the area of the designated sanitary sewer easement as recommended under condition of approval #1. Typically, private utility infrastructure is separate and not located within Town utility easements. Per the applicant, this is the most reasonable location and design based on the topography of the site, and locating the infrastructure elsewhere would require significant added cost and engineering solutions such as pumping stormwater against gravity. However, staff are generally supportive of allowing the applicant's stormwater system within the designated easement area as a reasonable accommodation to securing a sanitary sewer easement benefiting the Town.

- **Key Question #1** (stormwater system and sanitary sewer easement) – Does Planning Commission support the applicant's proposed plan to locate the building's stormwater system within the area of the designated Town sanitary sewer easement?

  Staff recommendation is that the applicant may locate the stormwater system within the designated easement area as a reasonable accommodation to securing a sanitary sewer easement benefiting the Town so long as the easement agreement recognizes that infrastructure and addresses ownership, cost, and maintenance expectations.

Landscaping Plant Units Proposed in the Designated Sanitary Sewer Easement

Staff find that the proposed landscape plan meets the landscape requirements of the CR-1 zone. However, staff include a key question below regarding the proposed placement of landscape plant units within the proposed 15 foot utility easement area.

Because Lot 12 was developed in conjunction with Lot 11, the proposed development on Lots 12-14 is not only responsible for the provision of two plant units, but also responsible for replenishing one plant unit lost as a result of the new building.

To satisfy the total plant-unit requirement for new and existing development, the applicant proposes seven willows within the area designated as the 15 foot sanitary sewer easement.. Generally, locating plant units over underground utilities is not preferred because root systems can grow to damage infrastructure and plantings impede Town's accessibility to the infrastructure during maintenance and repair work. Thus, Town agreements for such easements typically include language that prohibits *"any buildings, structures, or other improvements of any nature whatsoever, or any shrubs, trees…**without the prior written consent of [the Town]**" (emphasis added).* However, the Town can alter this language to allow plant units and other improvements if it sees fit. Town Council is the final decision maker on such easement agreements.

It's staff's preference that all required plant units be located outside of the 15 foot sanitary sewer easement while still meeting the general purpose of LDR Division 5.5. Landscaping Standards, namely providing buffering and screening to neighboring uses, particularly as a transition to the adjacent NM-2 residential zone immediately south. However, staff are generally supportive of smaller shrubs within the easement, provided that 1) plant species have shallow root systems, 2) plantings are located as far from Town-owned utilities as practical, and 3) any potential cost burden associated with Town's access of the easement or damage to Town-owned utilities resulting from the plant units be the responsibility of the property owner of Lot 12 rather than the Town. For example, in the event the Town must remove required plant units to access and repair its sanitary sewer, the cost and responsibility to restore the easement area to its original condition would be the responsibility of the property owner of Lot 12. Additionally, the property owner would bear the cost of any damage to the Town-owned infrastructure resulting from plant units on Lot 12.

This approach would minimize potential impacts to the Town utilities while still providing some landscaping buffer to the neighboring property to the south and allow the applicant to meet the plant unit requirements of the LDRs. This approach also recognizes that the CR-1 zone allows a zero lot-line development on the sides, and in accommodating the sanitary sewer easement area, the property effectively sacrifices approximately 15' x 130' of potential building footprint. The resulting benefit is a Town-secured utility easement along with a larger-than-usual development buffer from the adjacent single-family development to the south.

While staff find that, as conditioned, the proposed project meets LDR minimum requirements, including landscaping and plant units, the approach and trade off between density, landscaping, and the final sanitary sewer agreement language begs the below key question of Planning Commission.

- **Key Question #2** (Landscaping and the sanitary sewer easement) – Does Planning Commission support the applicant's proposed landscape plan which places required plant units within the area of the designated sanitary sewer easement?

  Staff recommendation is that some plant units may be allowed in that area, so long as shallow root system plantings are specified and located as far as is practical from Town-owned infrastructure, and that the final language of the sanitary sewer easement agreement reflects appropriate cost burden as the responsibility of the property owner of Lot 12 rather than the Town.

- **Key Question #3** (Plant Unit Screening) – Does the Planning Commission find that the proposed landscaping plant units provide adequate screening and fulfill the purposes of LDR Division 5.5 if a plant species with shallower root systems is ultimately used within the designated sanitary sewer easement area?

  Staff recommendation is that the public benefit of securing an executed sanitary sewer easement from the property owner is a reasonable trade-off for some reduction in landscape screening on Lot 14 immediately adjacent to the property line. Additionally, because the CR-1 zone permits a 0' setback – in the absence of the sewer infrastructure – development could be constructed directly along the property line, leaving no space for landscape plant units along the side property lines.

Affordable Workforce Housing Mitigation

The proposed development will not incur an affordable workforce housing mitigation requirement because the property's existing credit of 2.884 units from the previous restaurant/bar use exceeds the estimated 2.247 units generated by the proposed development. The above figure is an estimate. The final mitigation requirement will be determined at the time of building permit review based on the final building permit plans, allowing for any minor changes in use or floor area calculations.

Design Review Committee (DRC).

The DRC recommended approval of the building design at the July 8, 2026, meeting. DRC was generally supportive of the building's materiality and upper story articulation and felt the building's scale and massing were appropriate with neighboring development and appropriate for the location adjacent to Snow King Mountain. Per the applicant, the building design intentionally complements the neighboring building to the north at Lot 11 because the two buildings are intended to read as a "campus". Overall, DRC determined there was adequate distinction between the existing and proposed structure so that they do not read as monotonous.

Public Comment.

Staff received one public comment on the proposed project. The comment addressed concerns of overall level of intensity, use of the alley for access to the structure, use of the alley for services such as waste and snow removal, the amount of vehicle parking and EVSE provided, pedestrian frontage design, and the general cumulative impacts from existing and proposed development to the neighborhood. The comments are provided in full as an attachment to this staff report.

Findings.

Per LDR Sec. 8.3.3.C (Findings of Approval Development Plan), a Development Plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs;

   Complies. Staff find that the proposed project is consistent with the purposes and organization of the LDRs and, as conditioned, is generally compatible with the desired character of the CR-1 zone in providing mixed-use development of offices, residential development, and lodging uses.

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

   Complies. The Property is not located within the NRO or SRO.

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

   Complies as conditioned. Staff find that, as conditioned, the proposed development does not have a significant impact on public facilities and services. The property owner shall execute and record a sanitary sewer easement benefiting the Town which serves to protect public sanitary sewer facilities and services to the public. The terms of that agreement will address parameters under which the property owner may place landscaping and utilities for the proposed development. No other significant impacts have been identified to other public facilities and services, including transportation, parks, schools, police, fire, or EMS facilities.

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

   Complies. Based on DRC review and recommendation of the building's design, staff find that the design of the building meets the required criteria of the Town of Jackson Design Guidelines.

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

   Complies as conditioned. Staff find that, as conditioned, the proposed development meets all relevant standards of these LDRs and other Town Ordinances. The proposed building meets required physical development, use, and operational standards of the CR-1 zone generally and as allowed by Administrative Adjustment P23-170. Also, as conditioned, the property owner shall record the necessary encroachment agreement for the proposed canopy encroachment into the public right-of-way, a public access easement for the pedestrian sidewalk, and a partial vacation of interior lot lines for the building to meet the adopted building code. Lastly, the property owner shall record workforce deed restrictions for applicable floor area allowed by LDR Sec. 7.8.4 (Workforce Housing Floor Area Bonus).

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

   Complies as conditioned. Staff find that, as conditioned, the proposed development is in substantial conformance with previous approval B19-0854 for Lot 11 and Lot 12. Through noted legal agreements, the property owner is required to maintain use and operational requirements of the CR-1 zone upon redevelopment of Lots 12-14. Namely, the property owner is required to maintain the minimum vehicle parking requirement established in B19-0854 via a fee in-in-lieu payment and an updated parking and improvements easement which also addresses trash and recycling, access, and snow storage. Lastly, the applicant is required to work with the neighboring property owners of condominium subdivision Lot 11 to first, provide written confirmation of awareness and support of the proposed limited common element at Lot 11 and later, properly document changes to the platted common element parking.

Possible Alternatives.
Alternative 1 (Continuation to provide additional information or design changes): Planning Commission may continue the item to a future meeting and direct the applicant to provide additional detail or design changes. In doing so, Planning Commission shall explicitly state what items shall be provided and specify a certain meeting date to which the item is continued.

Alternative 2 (findings of approval): Planning Commission may recommend denial of the request if it is unable to make one or more of the findings for approval for a Development Plan required by LDR Sec. 8.3.3.C (Findings for Approval).

Comprehensive Plan & Priority Alignment.

Staff find that the proposed development plan is consistent with the Comprehensive Plan. The Property is located in Subarea 2.2 (Snow King and South Cache Corridors) of the Jackson/Teton County Comprehensive Plan. This is a transitional subarea envisioned as a pedestrian-oriented mixed-use corridor comprised of mixed-use and multifamily residential structures, of which the proposed projects provide by way of pedestrian improvements, street activation, and a mix of commercial, residential and lodging uses. A goal of the subarea, which staff finds has generally been achieved, is to provide an attractive pedestrian link between Downtown and Snow King achieved through active, ground-level uses and upper floor residential. Finally, this subarea is designed to promote workforce housing, which the project achieves though the provision of four workforce deed-restricted units.

Subarea 2.2 states that "particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition. Subarea 3.2 is located immediately south where Aspen Drive is zoned NM-2. Staff's analysis is that the position of the building on Lot 14, 15' from the southern property line to clear the designated area of the 15' sanitary sewer easement, serves as a successful transition area despite the building not making other intentional design steps such as a step back or a tiered design. The proposed structure is setback 15' from the southern property line and neighboring residential zone where a 0' setback is otherwise allowed in the CR-1 zone.

Fiscal Impact.
No fiscal impact is identified at this time.

Staff Impact.
The amount of staff time to review this Development Plan, including response to public comment and report drafting, is approximately 90 hours. An additional 80 staff hours are estimated to review applications and documents required by the recommended conditions of approval, including the amended plat, amended parking and improvements easement, sanitary sewer easement, canopy and sidewalk agreements, partial vacation of lot lines, and affordable workforce housing deed restrictions.

Attachments or Links.
Department Reviews
Public Comment
Affordable Workforce Housing Mitigation Memo
Applicant Submittal

Suggested Motion.

I move to **recommend approval** of Development Plan P26-058 for a new 49,297 sf (gross), three-story, mixed-use building at the properties addressed 655 and 665 South Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated September 2, 2026.

PERMIT NOTES

Report Run On: Friday, 15 May 2026 12:26

Permit # P26-058 **Parcel # :** 22-41-16-33-1-69-005

Site Address: 665 S CACHE STREET

Project Name: 665 S Cache Development Plan

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		1. Remove references to expired Dev. Plan (P23-105) Previous Development Plan P23-105 expired on June 4, 2025. Including references to that expired plan frustrates the clarity of the public record. Revise application packet to remove/update date references for current submittal packet. (ex: FAR calc. sheet is dated 10/2023 but unit mix has been updated for current submittal) and to delete references to previous Planning Commission or Town Council reviews. (ex: PDF sheet Responses to Planning Commission Comments dated October 16, 2023). These are not a comprehensive list of examples. Staff notes approval letter and staff report P23-170 can remain but is not necessary. 2. Findings of approval: Revise for current date and current findings of approval. References to June 15, 2023 and Finding #1 (comprehensive plan) are outdated. 3. LDR Compliance Detail Transparency Update architectural elevations (sheet A201) to provide calculation for window transparency in order to confirm compliance with Building Frontage Type Office per LDR Sec. 2.2.1.D.3 (office transparency). Specifically, please provide the calculations showing ground floor min 40% and second story meets min 20% transparency. See Rules of Measurement LDR Sec. 9.4.14 for calculating transparency measurement. 4. LDR Compliance Detail Stepback Confirm the portions of the 3rd story stepback (40% of the building that is required to be stepback 10) meet allowed encroachments per LDR Sec. 9.4.12.B (Stepback - Encroachments). For these areas, Balcony railings shall be a maximum height of four feet and are at least 75 percent open and roof overhangs/canopies shall extend no more than three feet into the stepback. Provide dimensions/calcs conforming compliance on elevations (sheet A201) and architectural plan (sheet A105). 5. FAR Calculation Sheet Review and update for accuracy. For the 3rd floor STR units, it appears the floor areas on architectural sheet (G014) vs that on FAR calc do not match and that G014 likely include exterior deck area. ex: unit ST5 on FAR calc sheet totals 976sf but totals 1041sf or 886sf. Revise for consistency throughout. 6. Housing Revise housing mitigation calculator to list all accurate existing and proposed uses. Submitted	KPAGE@JACKSONWY.GOV	05/15/26	5/15/26

calc. can be overwritten for housing credit cell for the 2.884 units associated with B19-0854 (there are no other active uses on 665/655 south cache), and all proposed uses in Proposed uses Step 3 need to be entered. For example, Step 3 shall list all units, even exempt 2:1 units, and shall include input for Circulation space (ex: interior hallway ground floor). Circulation = common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit. Mechanical floor area is not exempt and shall be assigned proportionally to the various uses. The total habitable floor area listed on Housing Calc. shall correspond with that listed on floor plans (G012-G015) and FAR calcs (SHEET-665 S Cache FAR Calculations sheet 10/2023).

The Housing Authority has not reviewed submittal as of 05.15.2026 Dept. Review comments. Housing Dept review shall be updated following receipt of updated housing mitigation calculator.

7. Landscaping
Redevelopment of 655 S. Cache impacts the existing LSR and PU required for Lot 11 (645 S. Cache). Thus, staff will apply a campus approach for compliance of LSR and PU between Lot 11 and Lots 12-14.
Revise landscape plan to provide gross site area, base site area, minimum required LSR, provided LSR, min. required PU and provided PU for the entire campus of 645/655/665 S Cache. Confirm area of campus that is included in public access easements (645 S Cache too). Include landscape area and plantings existing on Lot 11. (ex: SW and northern portions of Lot 11).

Update Landscape Plan to clarify use of LDR Sec. 5.5.4.A.3 as needed. Up to 20 percent of required landscape area may include public amenities, (e.g., bike racks, public art, benches) planters, and vegetated roof areas.

Revised landscape plan shall remove outdated bike parking calculations from landscape sheets. (i.e. the requirement is no longer 1 space per 10 vehicle space)

Planning staff is overall supportive of some plant units with shallow root systems within sewer easement area in order to provide buffer and screening, however, will ultimately defer to the Engineering dept. in terms of how/to what extent plantings and other development interfere with sewer easement (and subsequent agreement required). Planning staff recommends minimizing plantings in this area to the greatest extent possible and considering PU alternatives.

Staff will consider alternatives to plant units allowed in LDR Sec. 5.5.3.E.4, particularly if the result reduces impact to the sewer easement area.

PERMIT NOTES

Revise sheet A102 to accurately reflect any landscape changes (or not show PU at all)

Prior to resubmittal and Planning Commission review, Planning and Engineering staff request meeting with the projects landscape architect to discuss sewer easement area.

8. Trash and Recycling Adequate amount
Revise narrative to confirm trash/recycling compliance with LDR Sec. 2.2.11.E.2 (Loading Requirement) and LDR Sec. 6.4.2 (Refuse and Recycling). The applicant must address how their specific loading needs [trash, recycling, etc] are being met in the proposed application. Provide detailed justification that proposed trash and recycling enclosure is adequate to meet the needs of the proposed development at 655/665 S Cache AND 645 S. Cache. Must provide adequate space for recycling as determined by the Planning Director (Sec. 6.4.2). Staff have concerns that the proposed trash/recycling enclosure provided will be inadequate for both buildings. Justification shall include proposed trash/recycling size (CY), amount of expected waste/recycling generated, and estimated pick schedule ex: 1x per week or more? It is likely this analysis ultimately impacts Finding #3 and #5.

9. Trash and Recycling Design
It is anticipated that trash/recycling enclosure will be required to be bear proof as of August 2026. Plan receptable or enclosure design accordingly.

10. Vehicle Parking
Revise parking calculations on sheets A101 and A102 to reflect 17 residential or lodging units for parking calculation rather than 13 units.

11. EVSE Parking
EVSE calculation shall will be based on parking amount less spaces provided for existing uses at 645 S Cache. Thus a total of 12 capable and 2 installed spaces are required and provided on planset.

12. Underground parking (Reso. 09-25)
Revise alignment of underground vehicle parking spaces for compliance with Resolution 09-25. Typical spaces shall be 9x18 min. A max. of 15% of spaces (7 max) may be compact size.

Length Some spaces near entrance of deck are less than 18 (but it appears dimension can be accommodated by reducing drive aisle width). Revise plans and confirm all (noncompact spaces) are at least 18 in length.

Width Staff shows 8 compact spaces provided (less than 9 width) where max 7 are permitted per Reso. 09-25. Too many spaces are less than 9 in width but it appears the garage can accommodate a shift is spaces for compliance. Confirm all space dimension are suitable and label any width less than 9 as compact.

PERMIT NOTES

Confirm height clearance in deck for all ADA van spaces. If adequate clearance is not available, provide ADA van spaces along alley

13. Bicycle Parking Updated calculations and dimensions required
Bicycle parking required is 8 ST and 20 LT. This includes 2 racks required for 645 S Cache which will be redeveloped. Of that total a min. of 2 ST and 5 LT spaces shall accommodate larger, alternative bikes such as e-bikes. (updated bike standards adopted by Ord. 1368 and 1369).

Short-term bike parking Proposed ST bike parking does not meet LDR Sec. 6.2.2.D and Appendix A for type (min 25% must accommodate larger and alternative bicycles) and dimensional standards required by LDR Appendix A. Revise sheet A102 for both alley and street frontage ST bike parking spaces to provide dimensions and confirm compliance with Sec. 6.2.2.D and Appendix A.

Long-term bike parking Staff supports the use of basement storage lockers for LT bicycle parking, except for the minimum 25% required for e-bikes and alternative bicycle models, which require larger dimensions and cannot be wall-mounted, so long as racks are provided and reasonable dimensions are provided to accommodate the bicycle. Thus, a max of 15 of the 20 LT spaces required may be provided in basement storage lockers.

Revise plan to demonstrate the installation location of 15 LT bike parking spaces (racks) that provide reasonable dimensions for a standard bicycle. Standard dimensions for a typical bicycle are 2 feet wide by 6 feet long. For hanging vertical rack, an acceptable storage dimension is 2 wide x 6 tall x 3.5 deep

Revise plan to demonstrate location of 5 LT bike parking spaces that accommodate larger and alternative bicycles models (Sec. 6.2.2.D.2.b.iv)

Clarify if the existing 2 ST bike racks on SW of Lot 11 required to serve 645 S Cache will remain, relocate, or removed upon redevelopment. A min. of 2 ST bike parking spaces (1 U-rack) must be provided to fulfill 645 S Cache requirement (B19-0854)

Remove all references to outdated bicycle parking requirement calculations (primarily seen on landscape plan as 1 per 10 vehicle spaces).

14. Lighting
Revise lighting plan to clarify exempt (required for building code) vs nonexempt lighting fixtures in terms of lumen calculation and photometric map.

Revise lighting plan include photometric plan showing no light trespass occurring over west and south property lines. Light trespass over northern property line is acceptable to accommodate visitors utilizing parking and

	access easement with 645 S. Cache. Light trespass along the eastern property line into PROW pedestrian sidewalk shall be installed/designed to avoid light trespass to the greatest extent possible. 15. Other Easements, Encroachments, and Lot Lines Vacation Prior to issuance of building permit, applicant shall record encroachment agreement with the Town of Jackson for any items that encroach into the public right of way. Staff specifically notes canopy on S. Cache frontage (A202). Staff also notes public works department review requesting encroachment agreement for use of shoring/soil nails and micro piles. Prior to certificate of occupancy, applicant shall record public access easement for portion of required sidewalk frontage that provided across private property. Prior to issuance of building permit, applicant shall record updated or new Declaration of parking and improvements easement (existing Document 1021489) showing updated location of 11 parking spaces now provided on 655-665 S. Cache that fulfill parking requirement of 645 S. Cache. Precise locations of parking stalls shall be called out in exhibit. Prior to issuance of building permit, applicant shall record with the County Clerk a Shared Trash and Recycling Easement to allow shared use of trash/recycling between 645 S. Cache and 655/665 S. Cache. Lot line vacation - Prior to issuance of building permit, applicant shall record partial vacation of lot lines (lot combination) with the Teton County Clerks office to vacate the shared lot line between 655 and 665 S. Cache. This is required to meet building code. Staff notes a Partial vacation must be reviewed by Town Council as a separate project number and requires estimated 2-2.5months. For review and recordation.			
CONDITIONS	The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS 1. Enter into a sanitary sewer easement agreement with the Town of Jackson. The Town has drafted an easement agreement for review. 2. Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not use the public right-of-way to makeup elevation changes. 3. Proposed uses within the south easement area would interfere with maintenance of the Towns wastewater collection system. Uses	SMOHROR@JACKSONWY.GOV	05/07/26	5/7/26

PERMIT NOTES

include the 5-ft sidewalk, subsurface storm system and shrubs. Revise plans accordingly.
4. Provide mechanical room for water service entry into the building.
5. Proposed access route on the west side of the building indicates ramps at the ADA access aisle. Verify no handrails would be required.
6. Provide cleanouts for the sand/oil separator.
7. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

LAND DEVELOPMENT REGULATIONS
Development shall comply with the physical development standards for its zoning.

CONSTRUCTION MANAGEMENT PLAN
8. Please review CMP checklist located here: https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4
9. Include all requested statements from the checklist.
10. Additional language will be required as the design phase progresses to construction phase.
11. Add language to how contractor parking will be enforced to assure current occupants of 645 S Cache Street will have street parking.
12. Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.
13. Provide pedestrian protection for 645 S Cache Street in accordance with the Towns Construction Management Checklist.
14. A crane agreement will be required for any crane working in the public right-of-way.
15. A shoring agreement will be required for temporary shoring in the public right-of-way.
16. ALL agreements require Town Council approval and sufficient time for the approval process should be planned.
17. Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.
18. The west construction fence shown on the plans needs to be clearly shown on private property.
19. Engineering understands the CM Plan at this stage is not fully developed to address all the requirements.

PERMIT NOTES

Report Run On: Friday, 15 May 2026 12:26

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		Project must meet the requirements of the current International Fire Code (IFC) at the time of building permit, including but not limited to the following. 1.) The owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the site throughout all phases of construction. The plan shall be submitted to this department for review. 2.) Premises shall be provided with approved identification as specified in the IFC, Section 505. 3.) Fire apparatus access roads shall be provided for every facility, building, or portion of a building in accordance with the IFC, Section 503. 4.) A key box shall be installed in an approved location per the IFC, Section 506. 5.) A construction permit from the fire department is required for an automatic sprinkler system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department. 6.) A construction permit from the fire department is required for a fire alarm system, including 2-way communication. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department. 7.) A standpipe system shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. A construction permit from the fire department is required for a standpipe system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department. 8.) All new commercial construction with 1 or more levels being built below grade or built 2 or more stores above grade are required to comply with the IFC, Section 510 Emergency Responder Communication Coverage. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. This department advises pre-installing raceways for anticipated emergency radio coverage. 9.) Means of egress shall meet the requirements of the IFC, Chapter 10. 10.) Portable fire extinguishers shall be installed for the occupancy per the IFC, Section 906. 11.) Where elevators are installed, they shall comply with Chapter 30 of the IBC and the IFC, Sections 604.2 through 604.7. 12.) Effective January 01, 2025, all private land parcels in the Town of Jackson and Teton County are now within the mapped Wildland Urban Interface and subject to IWUIC review by the Fire Department.	LPOTZ@JACKSONWY.GOV	05/04/26	5/4/26

PERMIT NOTES

Report Run On: Friday, 15 May 2026 12:26

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		Structures must meet the most current adopted Building Codes of the Town of Jackson at the time of Permitting.	KSLUDER@JACKSONWY.GOV	04/09/26	4/9/26

DEVELOPMENT REVIEW – APPROVED WITH CONDITIONS

P26-058 Development Plan
ADDRESS: 665 S Cache Street
OWNER: Newjack, LLC
APPLICANT: Hoyt Architects

5/7/2026
Scott Mohror, (307) 733-3079

DATE OF SUBMITTAL: 4/2/2026
DATE OF MATERIALS: 2/20/2026
REVISION NO.: 00

The Engineering Division has reviewed your application for a **DEVELOPMENT PLAN** submitted on and with application materials as dated above.

The following comments are being provided for use in preparation of future applications and are required for sufficiency.

PROJECT SPECIFIC COMMENTS

1. Enter into a sanitary sewer easement agreement with the Town of Jackson. The Town has drafted an easement agreement for review.
2. Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not use the public right-of-way to makeup elevation changes.
3. Proposed uses within the south easement area would interfere with maintenance of the Town's wastewater collection system. Uses include the 5-ft sidewalk, subsurface storm system and shrubs. Revise plans accordingly.
4. Provide mechanical room for water service entry into the building.
5. Proposed access route on the west side of the building indicates ramps at the ADA access aisle. Verify no handrails would be required.
6. Provide cleanouts for the sand/oil separator.
7. Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

LAND DEVELOPMENT REGULATIONS

Development shall comply with the physical development standards for its zoning.

CONSTRUCTION MANAGEMENT PLAN

8. Please review CMP checklist located here: https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4

SUBMITTED

9. Include all requested statements from the checklist.
10. Additional language will be required as the design phase progresses to construction phase.
11. Add language to how contractor parking will be enforced to assure current occupants of 645 S Cache Street will have street parking.
12. Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.
13. Provide pedestrian protection for 645 S Cache Street in accordance with the Town's Construction Management Checklist.
14. A crane agreement will be required for any crane working in the public right-of-way.
15. A shoring agreement will be required for temporary shoring in the public right-of-way.
16. ALL agreements require Town Council approval and sufficient time for the approval process should be planned.
17. Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.
18. The west construction fence shown on the plans needs to be clearly shown on private property.
19. Engineering understands the CM Plan at this stage is not fully developed to address all the requirements.

SUBMITTED

APPLICATION #:	P26-058

Name of Application:	655-665 S. Cache Development Plan
Associated Applications:	Expired P23-105
Prerequisite Applications:	DRC P26-115 Pre-App P25-203
Agent/Applicant:	Brad Hoyt / HoytArchitects
Property Owner:	New Jack LLC
Reviewer:	Katelyn Page

Standard	Allowed/Required	Proposed	Complies
Zoning	CR-1	CR-1	Yes
Primary Street Setback (east)	0-5’	3’-4” (C3.0/A102)	Yes
Side interior (north)	0 or 5’	4’ (C3.0/A102) Admin Adj. P23-170	Yes
Side interior (south)	0 or 5’	15’ (easement) (C3.0/A102)	Yes
Rear (west)	10’(min)	>27’ (C.3/A102) 1st 10’-0 ¼” (A103) 2nd 10’-0 ¼” (A104) 3rd	Yes
LSR	10% = 2,689.5 Base site area 26,895.25sf (Campus 645,655,665)	655-665 3035sf (11.23%) L0.4 / L0.5 (Campus 645,655,665)	Yes
PU	1/1000sf of landscape area	3 PU – Alternative A (Campus 645,655,665)	Yes Condition Easement
Fencing	6’ max rear	Enclosure Heights 6’-6” (L0.4)	Dept. review height
Parking setbacks	30’ /30’ / 0’	Underground or rear	Yes
Underground Parking Standards	Compact Turning radius	7 compact spaces 24’ (A101)	Yes
Access / Curb cut	24’	NA	Yes
Street Façade	Width of Ground/Second Story in primary setback	Ground 120/129 = 93% (A201 / G002)	Yes

	Min 80% of lot width		
Building Height	42’	42’ (A201, A202, A300) Roof hatch encroachment	Yes
Stories	3	3	Yes
Building Stepback	10’ 3rd story 60% encroachment of overall façade width	60% 72’-3”/120’-3” = (A201) 10’ (A104)	Yes
View Easement	25x10 third story	(A104)	Yes
FAR	0.80 2:1 bonus exempt	Base 14,705sf/20,157sf (.73) Effective Total 33,530sf (1.66) See FAR Calculation Sheet	Yes
Pedestrian Frontage Trees in lawn	13.5’ 6’ sidewalk 5’ furnishing zone	13.7’ (C3.2) 6’ sidewalk 5’ furnishing zone	Yes
Building Frontage	Office Ground floor 10’ Upper floors 9’ Transparency Blank Wall	(A201) Ground floor 12’ Upper floors 10’ >40% and 20% < 25’	Yes
Canopy Encroachment		Approx 2.1 (A103)	Condition
Affordable Housing		Credit: 2.884 units Proposed Est.: 2.247 units	Yes. Condition deed
Vehicle Parking	1.5/DU (res + STR) 2.7/1000 office (5782*(2.47/1000))	48 onsite (40 garage / 8 tuck) 3 street, 1 fee in lieu	Condition Easement / Fee
EVSE	30% capable 5% installed	12 capable 2 installed	Yes
Bicycle Parking	New Per 6.2.2.D +2 ST spaces for 645 8 ST 20 LT	8ST (L0.2) 15 LT Basement (A101) 6 LT alley (L0.3)	Yes. Dept. review
Trash/Recycling		(C3.0 / L0.4) Capacity	Yes
Snow Storage	82sf	850sf includes 645 S Cache (C 3.0)	Yes

JACKSON/TETON COUNTY AFFORDABLE HOUSING

MEMORANDUM

To: Katelyn Page
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Development Plan Application (P23-105) for New Mixed-use Building at 665 S Cache St.

Date: August 29, 2023

The applicant is requesting approval of a Development Plan for approximately 32,685 square feet of mixed-use development in a three-story structure at 665 S. Cache St. Proposed uses include office, lodging, and residential with associated circulation, parking, and mechanical space. To achieve this development proposal, the applicant will utilize the Workforce Housing Floor Area Bonus tool.

Affordable Workforce Housing Standards:
The applicant asserts that housing credits were produced from prior use and redevelopment of the adjacent lots at 645 and 655 S Cache St and that proposed development is part of this comprehensive "site." The Planning Department is responsible for verifying the existence and applicability of these credits to proposed development. If it is determined by the Planning Department that housing mitigation is due, any required housing mitigation shall follow the amount and type standards specified in LDR Sections 6.3.3 and 6.3.4 and shall be subject to the recommended conditions of approval listed below.

Workforce Housing Floor Area Bonus:
The applicant proposes using the Workforce Housing Floor Area Bonus tool to obtain additional unrestricted residential Floor Area in exchange for permanent restriction of some dwelling units for Workforce occupancy. In exchange for 12,184sf of additional market-rate residential floor area, 6,735sf of Workforce-restricted residential floor area will be accommodated on site. Per proposed plans, this amounts to four permanently restricted Workforce housing units (three restricted units on Level 1 and one restricted unit on Level 2/3).

Based on my initial review of the plans provided, the four Workforce-restricted units meet Livability Standards required by the Housing Department Rules & Regulations, with the

following exceptions that must be addressed by the applicant prior to finalizing building plans for Building Permit application submittal:

- Confirm materials and finishes:
    - Countertops must be new, durable and cleanable material.
    - Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty. Water resistant (no carpet) flooring required in kitchen and bathrooms.
    - Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use.
    - Noise mitigation material must be installed in shared walls, ceilings and floors.
- Confirm appliances meet these standards:
    - Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units, and 25 cubic feet in 2 and 3-bedroom units.
    - New, Energy Star, UL-listed with 1-year warranty.
    - Include ventilation fan over range.
    - Garbage disposals are required in restricted units if they are included in market (unrestricted) units.
    - Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.
- Windows:
    - "All living areas and bedrooms shall have a minimum of one window that can be opened" (Jackson/Teton County Housing Department Rules & Regulations section 3-3.D.6). It does not appear that the primary bedroom in Unit R4 has a window.
    - Confirm that windows can open for ventilation and access to outside air.
    - Where pedestrian/vehicle access is adjacent to a window, top-down window coverings are required.
- Basement additional storage units:
    - Must be numbered and accessible only to corresponding unit residents.
    - Access must be codified in writing (resident lease or CC&Rs, etc.)
- Parking:
    - Parking provided for restricted units must be equivalent to parking provided for market units in the development.
    - Must be numbered with at least one space accessible per restricted housing unit.
    - Assignment/use must be codified in writing (resident lease or CC&Rs, etc.)

Process & Conditions of Approval:
The following conditions of approval are recommended by the Housing Department to be included upon approval of this Development Plan.

1. **Required components of livability.** Each required restricted housing unit shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.

Prior to applicant's submittal of Building Permit,

- ☐ the Livability Standards Questionnaire (https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
- ☐ a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.
- ☐ a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.

Prior to issuance of Certificate of Occupancy,

- ☐ the Housing Department shall inspect the site to ensure units were built to approved plans.

2. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.

Prior to issuance of Certificate of Occupancy,

- ☐ a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees**.**
- ☐ the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

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

MEMORANDUM

TO: Planning & Building File

FROM: Tyler Valentine, Senior Planner

DATE: 2/4/20

SUBJECT: B19-0854 – Updated Housing Mitigation

The Planning Department subsequently received a building permit for 645 S. Cache which showed a total office space square footage that was much greater than the 7,371 sf of office shown in the Basic Use Permit. In the building permit, the basement is shown as 2,422 sf, 1st floor is shown as 4,030 sf, and 2nd floor is shown as 4,451 sf. The total office space is 10,903 sf, not 7.371 sf, which generates a higher housing requirement of 5.379 units. The existing credit for the restaurant is 8.263 units, thus there is a surplus of 2.884 units. This credit can be transferred to 655 S Cache for future development.

Housing Mitigation Plan

updated 6/11/19

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
Restaurant/Bar	0.001197*sf		6900	1	8.263
				Existing Workforce Housing Credit	8.263

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**
Office	0.000493*sf		10903	1	**5.379**

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: $ -

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

Comments on NewJack LLC Development
P28-058
655 & 665 S. Cache Street

Thank you for the opportunity to comment on this project.

Overall, it is as excessively large building that does not fit in the Commercial/Residential zone and surrounding neighborhood. Many long-term residents will lose their views from more modest homes and be impacted by the size and scope of the building along with parking. My review of the plan shows almost no green space associated with the two buildings.

It is extremely important to recognize the cumulative effect of other projects, new construction and new events in the area. I will address these more below.

SPECIFIC COMMENTS

1. New building size- The new building fills the old parking lot with limited allowance for green space, social shared exterior spaces, vehicle access, delivery vehicles and snow storage. 2 for 1 bonus should not be permitted at this project. Neighbors expect development, however, not at this extreme, blocking views north and south. There should be a stepped setback of each level. Set-backs from adjacent properties is minimal or inadequate.
2. Alley access – The alley varies in width with current pavement about 16' wide. This is one-way with only one entrance off of Snow King Ave. There is no second means of egress. Large vehicles such as delivery trucks, garbage trucks, moving trucks, snow plows would have to drive in and back out onto busy Snow King Ave. This road is extremely busy with commuter traffic, rodeo, Snow King events, and bollard bike lanes. Note that this alley also serves another development to the west. This is a major safety issue for vehicles, children on bicycles, emergency response vehicles (fire and ambulances).
3. Turn around space – The current plan does not address space at the end of the alley to allow vehicles to turn around. Nor does it provide adequate turning radius for large vehicles such as delivery trucks, moving trucks, snow plows, and garbage trucks. Large pickup trucks need approximately 25' turning radius and other large trucks need up to 45' turning radius. The entrance to the parking garage may not have an adequate radius for large SUVs or pickup trucks. What is the height for vehicle clearance in the garage?
4. Parking – I believe that the requirements for parking include 60 parking spaces for the old and new buildings. I don't believe the developer has addressed this many spaces. Note that delivery vehicles, employees, maintenance staff and guests will also be looking for parking. Is garage parking assigned to a specific unit?

   The cumulative effect on parking in the area has been heavily impacted by the following projects and decisions:
   a. Winter parking ban at night.

b. Bike lanes and bollards on Snow King Ave.
c. New Still West restaurant.
d. One Town Hill development.
e. Phil Baux Parking reduction (new lawn area).
f. Snow King Events Center.
g. New Aurora Restaurant at the top of Snow King
h. New summer concert series every weekend at the top of Snow King.
i. Old established events such as the Rodeo, Snow King Ski Area, Snowmobile Hill Climb, Fireworks, concerts in the park.
j. Maximum occupancy of adjacent homes and town homes for local workforce housing without adequate parking.
k. People camping and boat trailer storage on South Cache.

A fee in lieu of parking does not help neighborhood residents trying to find parking. Nor does 3 "allowed" on-street parking spaces.

Construction parking is not adequate. The Developer suggests that old building residents just find street parking during the project, including winter.

Bike parking seems to be on Town land next to the sidewalk in the concept drawing. Is the Town granting an easement for this?

5. EV stations – 12 capable with only 2 installed seems wholly inadequate. There should be access to EV charging in all garage spaces with at least half installed. Will EV chargers be level 2 and managed by the developer/HOA or paid directly by the assigned owner (25-36 cents/KWH HOA vs 6 cents if paid directly through owner's electric meter.)?
6. Snow storage – is completely inadequate. It requires the snow plow to move snow into a small space with limited turning radius. Snow will melt into the neighbor's yard which is inches away on the south side of the fence. Currently, the building owners violate the Town ordinance by storing snow on the sidewalk.
7. Sidewalks – should extend the length of the block on South Cache. The vacant property to the north should extend their portion of the sidewalk if developed. Developers on this property should limit the period when the sidewalk is closed and pedestrians are forced to use the east side of S. Cache.
8. Trees – along current sidewalk are not maintained for pedestrian height (SE corner).
9. Aerial View (page 76 & 77) – should use current photo of the project area including the new buildings at the southwest corner.
10. Roof and roof decks – What material is used? Is it fire rated?

Thanks,
Kevin Cochary
Aspen Drive
Jackson, WY

Application

PLANNING PERMIT APPLICATION
Planning & Building Department

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

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: 665 South Cache Mixed Use Development

Physical Address: 665 South Cache Street, Jackson, Wyoming 83001

Lot, Subdivision: Lots 12, 13, 14, BLK. 4, Karns-2 PIDN: 22-41-16-33-1-69-005

PROPERTY OWNER.

Name: Newjack LLC Phone: 307-690-2495

Mailing Address: PO Box 11803 Jackson, Wyoming ZIP: 83002-1803

E-mail: Tom Hedges <tom@ahjacksonhole.com

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307-733-9955

Mailing Address: PO Box 7364 Jackson, Wyoming ZIP: 83002

E-mail: martinab@hoytarchitects.design

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

X Development Plan

_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____ Environmental Analysis

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

Pre-application Conference #: P23-005 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent _____ April 3, 2026
Date

Brad Hoyt
Name Printed

Principal
Title

Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

Thomas P Hedges

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

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

Address of Premises: 655 & 665 S Cache St.

Legal Description: LOTS 12, 13&14, BLK. 4, KARNS-2 PID 22-41-16-33-1-69-003

Please attach additional sheet for additional addresses and legal descriptions

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

Mailing address of Applicant/agent: PO Box 7364 Jackson Wy 83002

Email address of Applicant/agent: bradh@hoytarchitects.design

Phone Number of Applicant/agent: 307 733 9955

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

☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit

☐ Demolition Permit ☐ Other (describe)_____

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

Property Owner Signature

Manager

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

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Thomas P. Hedges this 21st day of September, 2021.

WITNESS my hand and official seal.

R. DAVISON - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires September 23, 2021

Notary Public

My commission expires: 9/23/2021

HOYT
architects

April 3, 2026

665 S. Cache

Development Permit Application – updated for Town Council

INDEX DOCUMENTION:

1. DEV Permit Application Form
2. Narrative & LDR compliance
3. Letter of Authorization
4. LDR Floor Area Calculations
5. Findings for Approval
6. DEV Checklist & Department Review Responses
7. Administrative Adjustment
8. Town AH Calculator
9. Housing Mitigation Checklist
10. View Corridor Easement
11. Exterior Lighting Information
12. Structural Narrative
13. Construction Narrative & Management Plan

DEV PERMIT DRAWING SET (updated for TC)

HOYT
architects

April 3, 2026

665 S. Cache

Development Permit Application (updated for TC)

Project Narrative and LDR Compliance

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,158 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.

A 15 foot (to be recorded) utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.

A planning pre-application conference has been conducted, the DRC has recommended approval of the design, and the Planning Commission approved the project with conditions.

Land Development Regulation Compliance Summary

LDR Standard	Allowed	Proposed	Compliant
FAR maximum	See square foot calculation table	See square foot calculation table	Yes
Workforce housing floor area bonus	2 to 1 max (Long-term to Restricted units)	See square foot calculation table	Yes
Lodging overlay floor area bonus	Additional .15 FAR for Short-term units	See square foot calculation table	Yes
LSR minimum	10 % of site area	See Landscape drawings	Yes
Landscaping Plant Units	1 / 1000 sf of landscape area 1 / 12 parking spaces = 1 plant unit	See Landscape drawings	Yes
Street Facade	Min 80%	74% See east elevation	See Forecourt rule (35’ depth)
Height	42’ under 5:15 roof pitch	42’	Yes
Stories	3 maximum	3	Yes
Step-back	3rd story 10’ 60% max encroachment	60% encroachment See east elevation	Yes
Street Setback	0’ to 5’	Pedestrian Frontage	n/a
Side Setback	0’ or 5’	15’ South (utility easement) 4’ North	Administrative Adjustment of 20% to 5’ setback
Rear Setback	10’	10’	Yes
Parking Setback, tuck under	0’	22’ (alley parking)	Yes
Curb cut width	24’	None	Yes
Fencing		None	Yes
Pedestrian Frontage	13.5’	13.5’	Yes
Planting Area	5’	5’	Yes
Sidewalk	6’	6’	Yes
Planting Type	Trees in Lawn	Trees in Lawn	Yes, planter box added per PC request.
Building Frontage	Office/Lodging	Office/Lodging	Yes
Blank Wall	25’ max	3’ max	Yes
Pedestrian Access	Facing Street	Facing Street	Yes
Entrance Spacing	100’ max	24’ max	Yes
Parking	Underground/Alley	Underground/Alley	Yes
Exterior Lighting	50,000 Lumens max Per sf of dvlpmnt: 3	< 50,000 Lumens, see ext. lighting plans	Yes
Signs	3 sf per foot of street façade - 150 sf max	< 150 sf, TBD	Yes

Housing Mitigation	Based on mitigation spreadsheet	Existing 645 Cache housing credits to offset requirement	Yes

665 Cache
LDR Floor Areas

665 S CACHE - FAR CALCULATIONS

	Site area			***20,157.79***	
Short Term Units	Max FAR = 0 .8 (0.65 + 0.15)		8,910	16,126	0.55
Office	Max FAR = 0 .65		5,795	13,103	0.44
	Base FAR	STR/max FAR + OFF/max FAR =< 1		**14,705**	**0.99**
Housing Bonus	Long Term Units	2	12,142		
	Restricted Units	1	6,683		

LEVEL	CATEGORY	AREA SF	CIRC/MECH SF	**TOTAL FLOOR**
Basement	Mechanical	1,324		
	Parking	15,766		
				17,090
1st Floor	Office	5,703		
	Mechanical (10% Office)		92.00	**5,795**
	Residential R-2 Restricted	3,375		
	Mechanical (90% Residential)		276.00	
	Circulation (1,702 100% Res)	per floor	567.33	**4,218**
				10,013
2nd Floor & 3rd Floor	Residential R-2 Restricted	2,296		
	Mechanical (10% Res per 2floors)		55.20	
	Circulation (10% Res per 2floors)		113.47	**2,465**
	Residential R-2 Short Term	8,235		
	Mechanical (40% Res per 2floors)		220.80	
	Circulation (40% Res per 2floors)		453.86	**8,910**
	Residential R-2 Long Term	11,299		
	Mechanical (50% Res per 2floors)		276.00	
	Circulation (50% Res per 2floors)		567.33	**12,142**
				23,517
Total				***33,530***

Residential Unit Distribution:	1st Level	2nd Level	3rd Level	**Total**
R1 (ADA Accessible)	1,268			**1,268**
R2 (Type B)	989			**989**
R3 (Type B)	1,118			**1,118**
R4		1,159	1,137	**2,296**
				5,671
ST1		1,062	-	**1,062**
ST2		1,065	-	**1,065**
ST3		1,080	-	**1,080**
ST4		1,100	-	**1,100**
ST5		90	886	**976**
ST6		90	883	**973**
ST7		90	894	**984**
ST8		90	905	**995**
				8,235
LT1		1,169	1,137	**2,306**
LT2		1,169	900	**2,069**
LT3		1,385	924	**2,309**
LT4		1,170	1,137	**2,307**
LT5		1,171	1,137	**2,308**
				11,299

Landscape area — See Landscape drawings

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

Existing Workforce Housing Credit 2.884

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**
1	Workforce Housing Unit	exempt	2	1268	1	**0.000**
2	Workforce Housing Unit	exempt	1	989	1	**0.000**
3	Workforce Housing Unit	exempt	2	1118	1	**0.000**
4	Short-Term Rental Unit	0.102*bedrooms	1	1062	1	**0.102**
5	Workorce Housing Bonus Unit	exempt	3	2306	1	**0.000**
6	Workorce Housing Bonus Unit	exempt	3	2069	1	**0.000**
7	Workforce Housing Unit	exempt	3	2296	1	**0.000**
8	Workorce Housing Bonus Unit	exempt	3	2309	1	**0.000**
9	Short-Term Rental Unit	0.102*bedrooms	1	1065	1	**0.102**
10	Workorce Housing Bonus Unit	exempt	3	2307	1	**0.000**
11	Short-Term Rental Unit	0.102*bedrooms	1	1080	1	**0.102**
12	Workorce Housing Bonus Unit	exempt	3	2308	1	**0.000**
13	Short-Term Rental Unit	0.102*bedrooms	1	1100	1	**0.102**
14	Short-Term Rental Unit	0.102*bedrooms	1	976	1	**0.102**
15	Short-Term Rental Unit	0.102*bedrooms	1	973	1	**0.102**
16	Short-Term Rental Unit	0.102*bedrooms	1	984	1	**0.102**
17	Short-Term Rental Unit	0.102	1	995	1	**0.102**
	Office	0.000247*sf	0	5795	1	**1.430**
	Circulation or Nonhabitable Space	exempt	0	2530	1	**0.000**
	total			33530		2.247

Affordable Workforce Housing Required: -0.637 units

Fee-in-Lieu Amount: $ -

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

Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan

(LDR Division 6.3.6)

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

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes [X] No [ ]
If yes, explain and refer to the proper LDR
- Short Term Units: FAR Lodging Increase 0.15
- 2:1 Long Term Units:Restricted Units

2. Are there credits associated with your development? Yes [X] No [ ] If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR.
Existing Housing Credits for 645 S Cache TBD and applied to 665 S Cache

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

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes [ ] No [X]

If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

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

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

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

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

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

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

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

[X] I have attached a draft of the Standard Restrictions for each unit.
See sheets G009 & G010 for proposed restrictions.

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

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

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

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

[3.] I have attached a detailed explanation of my proposed method of providing Required Housing.

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

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

HOYT
architects

August 13, 2026

665 S. Cache

Development Permit Application

FINDINGS FOR APPROVAL

A development plan shall be approved upon finding the application:

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;
Complies. Per LDR Section 2.2.11, the intent of the Commercial Residential (CR-1) zone is to *"provide for mixed-use development consisting primarily of offices, retail, and residential development. Lodging uses are allowed within the Lodging Overlay."* The proposal consists of a mix of residential uses (4 Restricted, 5 Long-Term Rentals), lodging uses (4 Short-Term Rentals) and commercial/retail uses. The proposed building utilizes the 2:1 Workforce Housing bonus tool to provide additional, restricted residential use as allowed by the site.
2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;
Complies. The site is located in the Wildland Urban Interface, and mitigation will be detailed with Building Permit Application. NRO & SRO are not applicable to the site.
3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;
Complies. The site's location in the existing fabric of the town ensures all amenities and services are within reach and already established (close to parks, public transportation, fire station, etc.). See Civil Drawings for location of existing utilities and proposed connections.
4. Complies with the Town of Jackson Design Guidelines, if applicable;
Complies. The project has been designed according to TOJ Design Guidelines and was approved by the Design Review Committee. The design matches the existing building at 645 S Cache in height, materials and overall character, to ensure integration into the neighborhood fabric.
5. Complies with all relevant standards of these LDRs and other Town Ordinances;
Complies. The project has been designed with all standards, regulations and ordinances in mind. Compliance with specific standards has been addressed in the Department Review Responses.
and 6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
Complies. The project design is congruent with prior submittals, and conforms with conditions imposed by the neighboring property at 645 S Cache.

Applicant Responses To Dept. Review

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

5 August 2026

Mr. Scott Mohror
Town of Jackson, Senior Engineer
P.O. Box 1687 / 450 West Snow King Avenue
Jackson, Wyoming 83001
email: smohror@jacksonwy.gov

Re: Response DEV Review Comments
Newjack 665 South Cache Street
TOJ DEV P26-058
JA Project No. 22155

Dear Mr. Mohror,

On behalf of Newjack LLC and Hoyt Architects Jorgensen Associates is submitting this response to the Development Plan Review by Town Engineer of the 665 South Cache Street Project. The 665 Project proposes a multi-use building at 655 and 665 South Cache Street. The response to the Numbered Comments is provided in ***Bold Italics*** following the Project Specific Comment.

1. Enter into a sanitary sewer easement agreement with the Town of Jackson. The Town has drafted an easement agreement for review.

   Newjack and the Town of Jackson are currently working on an agreement. The Town has a draft easement prepared for review by Newjack.

2. Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not use the public right-of-way to makeup elevation changes.

   Grades were reviewed with Town Engineering. The curb elevations along the east frontage of the building are not consistent. The Towns storm inlets on S. Cache create a low spot and dip in the curb. This dip results in slightly steeper grades in the buffer strip.

3. Proposed uses within the south easement area would interfere with maintenance of the Town's wastewater collection system. Uses include the 5-ft sidewalk, subsurface storm system and shrubs. Revise plans accordingly.

   Each use called out in this comment is addressed separately below.

   a. The 5-ft. sidewalk is required to access the Riser Room for the building. This is essential access and needs to be maintained. After consultation with

Town Engineering this element can remain.

b. ***The Landscape Architect is working with Town Planning to address the size and type of planting for this area.***

c. ***An alternative grading solution has been presented that eliminates the subsurface stormwater detention pipe. This alternative requires slopes slightly steeper than 2:1 to be used. Slightly steeper slopes allows for the full storage volume to be met. These slopes will be part of a landscaped and irrigated planting zone with revegetation of the slopes assured.***

The alternative presented requires stormwater runoff from the 645 property and the inlets along the perimeter of the building to be routed to the underground garage where it would be pumped to the detention area. This represents a drawback for this alternative. This solution introduces the reliance on a mechanical system where one could be avoided. Creating an open detention system also reduces soil cover over the Towns Sewer Main and exposes the line to freezing potential.

d. ***The applicant's preferred alternative is the one presented in the DEV that includes the subsurface detention pipe. It has the advantages of greatly reducing the chance of sewer freezing, and does not include the need for additional stormwater pumping. As it is currently designed, the only stormwater to be pumped is the dripping water/snow from cars and the garage ramp runoff. The ramp is covered by building overhang and very little runoff is expected.***

4. Provide mechanical room for water service entry into the building.

   This item is being addressed by the mechanical engineer.

5. Proposed access route on the west side of the building indicates ramps at the ADA access aisle. Verify no handrails would be required.

   No handrails are required at this location. Handrails are provided further south in the above-ground parking area where appropriate.

6. Provide cleanouts for the sand/oil separator.

   The sand/oil separator has adequate cleanouts for maintenance. Through discussions with Town Engineering, it was determined it would aid in future maintenance if a cleanout was add to the pipeline from the trench drain to the sand/oil separator. One has been added.

7. Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

   This item is being addressed by the Architect.

Coordination with Town Engineering is on-going to come to a resolution of the items above. Should you have any questions or require any additional information on the Newjack 665 South Cache Site Civil design, please do not hesitate to contact me.

Regards,
Jorgensen Associates, Inc.

Thomas Kirsten
Project Engineer

encl: Updated Site Civil DEV Plans dated 8/5/26; 17 Sheets

P26-058

665 S Cache St Dev Plan.

Responses to DEV Plan Submittal Conditions dated 5/15/26

1. Remove references to P23-105 (expired June 4, 2025) Completed.
2. Revise current date. Revised to Aug. 2026
3. Transparency. Transparency calc. graphic sent 6.25.2026 and attached.
4. Stepback Compliance. Stepback and balcony compliance graphic sent 6.25.2026 and attached.
5. FAR calculation Sheet. Conflicting values on sheets G0013 and G0014 removed. FAR calc sheet values are correct.
6. Housing Mitigation. See revised Housing Mitigation Calculator.
7. 7. LANDSCAPING

   Redevelopment of 655 S. Cache impacts the existing LSR and PU required for Lot 11 (645 S. Cache). Thus, staff will apply a campus approach for compliance of LSR and PU between Lot 11 and Lots 12-14. Revise landscape plan to provide gross site area, base site area, minimum required LSR, provided LSR, min. required PU and provided PU for the entire campus of 645/655/665 S Cache. Confirm area of campus that is included in public access easements (645 S Cache too). Include landscape area and plantings existing on Lot 11. (ex: SW and northern portions of Lot 11).

   Gross site area has been updated to include 645, 655, and 665 S Cache and has increased from 0.46 acres to 0.62 acres. Base site area and all calculations related to PU and LSR have been revised based on the updated gross site area of the entire campus (645/655/665). Public access easements include future sidewalk easements for encroaching sidewalks along the eastern edge of building highlighted in red on L0.5. These easements have been subtracted from the gross site area to obtain the base site area.

   Update Landscape Plan to clarify use of LDR Sec. 5.5.4.A.3 as needed. Up to 20 percent of required landscape area may include public amenities, (e.g., bike racks, public art, benches) planters, and vegetated roof areas.

   LSR calculations have been updated to clarify the use of public ammentiy landscape area. The only non-standard landscape area included in the landscape plans is the covered lawn and planter bed courtyard on the northeast site of the property.

Additional public amenities including extra bike racks, benches, upper level planters and 30sf of planting space under cover was not counted towards LSR since it exceeded the 20% allowance.

Revised landscape plan shall remove outdated bike parking calculations from landscape sheets. (i.e. the requirement is no longer 1 space per 10 vehicle space)

Outdated bike calculations have been removed and the updated landscape plan notes the requirement of 8 short term bike parking spaces (2 alternative) and 20 long term bike parking spaces (5 alternative). Said requirements are reflected in the updated plan. 15 of the 20 required long term bike spaces are inside the building. See architecture.

Planning staff is overall supportive of some plant units with shallow root systems within sewer easement area in order to provide buffer and screening, however, will ultimately defer to the Engineering dept. in terms of how/to what extent plantings and other development interfere with sewer easement (and subsequent agreement required). Planning staff recommends minimizing plantings in this area to the greatest extent possible and considering PU alternatives.

Vegetation within the sewer easement area was reduced significantly while still providing some 6' native shrubs for screening. Updated plans include (7) 6' native willows in sewer easement area, which are shallow rooted shrubs, as opposed to the previous plan's 26 shrubs in the sewer easement area.

Staff will consider alternatives to plant units allowed in LDR Sec. 5.5.3.E.4, particularly if the result reduces impact to the sewer easement area.

No alternatives to PU were necessary to meet PU requirements. The updated landscape plan proposes 3 PU, which is the required amount, instead of the 4PU previously proposed.

Revise sheet A102 to accurately reflect any landscape changes (or not show PU at all)

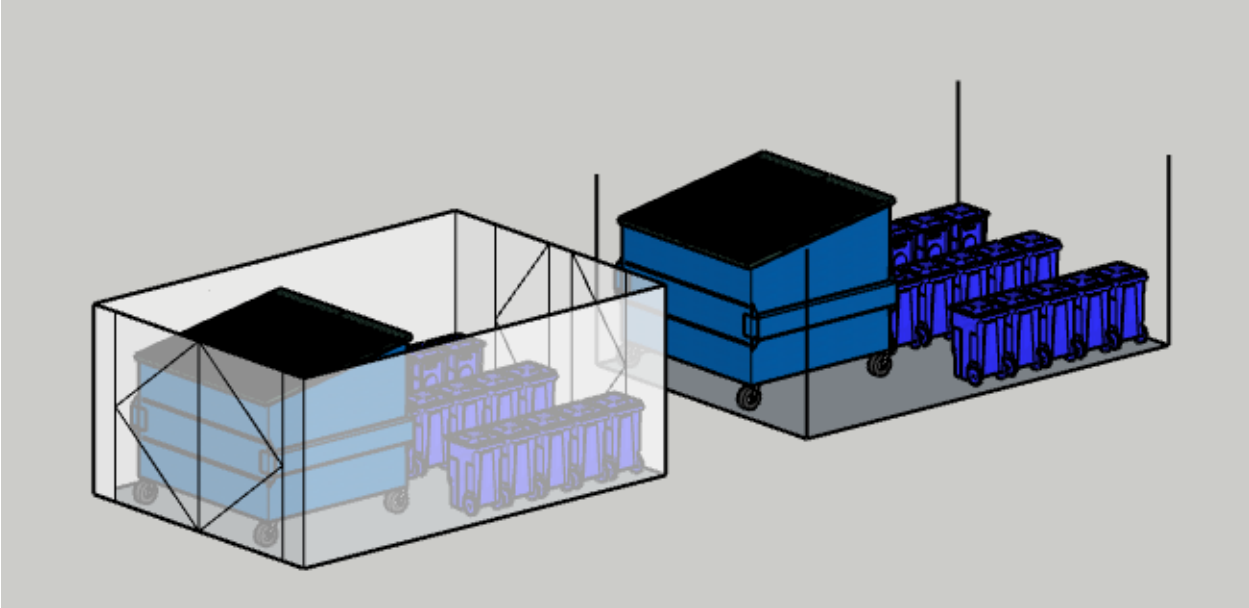
Page A102 has removed reference to landscape PU. See Landscape plans for PU information.

Prior to resubmittal and Planning Commission review, Planning and Engineering staff request meeting with the projects landscape architect to discuss sewer easement area.

Landscape plans have been adjusted to reduce planting in the easement while still providing some screening from the south using 6' tall shrubs.

8.Trash and Recycling. Using the Santa Barbara worksheet weekly trash and food waste generated was calculated to be 9.4 yd3/week and the weekly recycling generated was calculated to be 1,333 gallons/week (see attached). A 6 yd3 trash dumpster serviced twice

per week or a 4 yd3 dumpster serviced 3 times/week should meet demand. (14) 32 gallon recycling bins serviced 3 times/week will meet recycling demands.



9 Trash and Recycling Design. The enclosure is anticipated to be bear resistant, steel framed, and clad with wood siding to match the building. If fire resistant materials are to be required, fire rated wood products will be specified.

10. Vehicle Parking. See revised parking calculations on sheets A101, A102.

11. EVSE Parking. See revised sheet A101

12. Underground Parking. See revised sheet A101.

13. 13. BICYCLE PARKING

Updated calculations and dimensions required Bicycle parking required is 8 ST and 20 LT. This includes 2 racks required for 645 S Cache which will be redeveloped. Of that total a min. of 2 ST and 5 LT spaces shall accommodate larger, alternative bikes such as e-bikes. (updated bike standards adopted by Ord. 1368 and 1369).

Updated plan shows a total of 8 short term bike parking spaces (6 short term, 2 short term alternative) and 21 long term bike parking spaces (15 long term, 6 long term alternative).

Short-term bike parking Proposed ST bike parking does not meet LDR Sec. 6.2.2.D and Appendix A for type (min 25% must accommodate larger and alternative bicycles) and dimensional standards required by LDR Appendix A. Revise sheet A102 for both alley and street frontage ST bike parking spaces to provide dimensions and confirm compliance with Sec. 6.2.2.D and Appendix A.

Updated plan has converted 3 short term bike racks (6 spaces) into parallel bike parking. Dimensions, including 10' from centerlines of racks and 2.5' minimum to edge of sidewalk, are shown and are in compliance with LDR Sec. 6.2.2.D and Appendix A. Updated plan also includes 1 short term bike rack with 2 spaces for alternative bike parking. All short term bike parking spaces shown comply with LDR Sec. 6.2.2.D and Appendix A.

Long-term bike parking Staff supports the use of basement storage lockers for LT bicycle parking, except for the minimum 25% required for e-bikes and alternative bicycle models, which require larger dimensions and cannot be wall mounted, so long as racks are provided and reasonable dimensions are provided to accommodate the bicycle. Thus, a max of 15 of the 20 LT spaces required may be provided in basement storage lockers.

15 long term spaces are provided in the basement (see arch) and 6 long term alternative spaces are provided above ground next to trash enclosure. Long term alternative spaces are provided using Dero E-Decker bike storage rack and are not wall mounted.

Revise plan to demonstrate the installation location of 15 LT bike parking spaces (racks) that provide reasonable dimensions for a standard bicycle. Standard dimensions for a typical bicycle are 2 feet wide by 6 feet long. For hanging vertical rack, an acceptable storage dimension is 2 wide x 6 tall x 3.5 deep

15 long term bike parking spaces have been provided in storage units in the underground parking area. See architecture.

Revise plan to demonstrate location of 5 LT bike parking spaces that accommodate larger and alternative bicycles models (Sec. 6.2.2.D.2.b.iv)

6 long term alternative spaces are provided above ground next to the trash enclosure. Long term alternative spaces are provided using Dero E-Decker bike storage rack, are secured within the closure, and are located underneath an overhanging roof, protecting the bikes from precipitation or theft.

Clarify if the existing 2 ST bike racks on SW of Lot 11 required to serve 645 S Cache will remain, relocate, or removed upon redevelopment. A min. of 2 ST bike parking spaces (1 U-rack) must be provided to fulfill 645 S Cache requirement (B19-0854)

?

Remove all references to outdated bicycle parking requirement calculations (primarily seen on landscape plan as 1 per 10 vehicle spaces).

2 ST bike racks on Lot 11 are to remain. Outdated bike calculations have been removed and the updated landscape plan notes the requirement of 8 short term bike parking spaces (2 alternative) and 20 long term bike parking spaces (5 alternative). Said requirements are reflected in the updated plan.

14. Lighting. See revised lighting sheets.

15. Easements, Encroachments, etc. requirements duly noted.

Engineering Comments.

Construction Management Plan.

1. PUBLIC IMPACT: • Include a statement that: Owner/Applicant shall identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as to the project schedule and work. o At a minimum all properties and businesses on the immediate block face(s) and alley shall be included as well as those within 200 feet of the project. o Provide this list to and include Town of Jackson Engineering Division, townengineering@jacksonwy.gov . • For large non-residential and multi-family permits or projects that impact or utilize the Town's right of way, travel lanes, and or pedestrian corridors the applicant shall conduct a Neighborhood Meeting based on their draft plan prior to Town approval. Revisions to the plan may be required following the meeting. • Include a statement that: The owner and contractor are aware that the right-of-way is a shared use area, including community special events, Town capital improvement projects, that they will coordinate with the Town to accommodate these events.
2. CONSTRUCTION PARKING: • Include the following statement: Contractor shall implement a clear and self-enforcing construction parking plan that does not use/or encumber downtown on street and/or public parking lot parking spaces. The plan specifies that employee or contractor parking within time restricted parking zones, the Home Ranch, East Deloney, Miller Park and/or the Parking Garage lots is not allowed. Contractor will encourage carpooling and bus riding, and when possible provide Construction Management Plan Check List 2 Effective 01/31/2023 shuttles into the project. SITE LOGISTICS: • State the anticipated Work Hours: Typically, Monday – Friday 7 AM to 7PM, Weekends and Holidays 8 AM – 5PM, but may vary by location. • TEMPORARY FACILITIES: Show the location of: construction trailers, trash, recycling,

bathrooms, concrete washout, etc. Facilities shall be located on private property and screened to the extent practical, and not within the Town right-of-way. • CONSTRUCTION BARRIER: show the location, fencing material, access gate locations, etc. • ROAD USE: location for deliveries and haul routes.

3.

TOJ PERMIT NOTE RESPONSES

7. LANDSCAPING

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CONSTRUCTION MANAGEMENT PLAN

7. Please review CMP checklist located here: https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4

8. Include all requested statements from the checklist.

9. Additional language will be required as the design phase progresses to construction phase.

The owner and contractor are aware that the right of way is shared use area, including community special events, Town capital improvement projects, that they will coordinate with the town to accommodate these events.

Contractor shall implement a clear and self-enforcing construction parking plan that does not use/or encumber downtown on street and /or public parking lot parking spaces. The plan specifies that employee or contractor parking within time restricted parking zones, the home Ranch, East Deloney, Miller Park and/or the parking Garage lots is not allowed. Contractor will encourage carpooling and bus riding, and when possible, provide.

10. Additional language will be required as the design phase progresses to construction phase.

11 Add language to how contractor parking will be enforced to assure current occupants of 645 S Cache Street will have street parking.

Contractor to block off a reserved parking area in front of 655 & 665 for H&H to ensure adequate parking during construction hours.

12. Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.

For working hours see construction management plan last paragraph on page 1. Job site will be closed for all major holidays as recognized by the Town of Jackson. Quiet interior work may occur outside of hours stated above.

13. Provide pedestrian protection for 645 S Cache Street in accordance with the Towns Construction Management Checklist.

GC will provide pedestrian protection per town CMC guidelines.

14. A crane agreement will be required for any crane working in the public right-of-way.

15. A shoring agreement will be required for temporary shoring in the public right-of-way. 16. ALL agreements require Town Council approval and sufficient time for the approval process should be planned.

17. Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.

Snow will be removed from this area during construction. GC to store materials @ own risk given potential for water damage. Access to easement/sewer to be accommodated by GC as required during construction.

18. The west construction fence shown on the plans needs to be clearly shown on private property.

Noted on plan “Construction fence not to extend past property line.”

19. Engineering understands the CM Plan at this stage is not fully developed to address all the requirements.

Aufderheide Construction Management

665 S CACHE MIXED USE DEVELOPMENT

CONTENTS

- CONSTRUCTION MANAGEMENT PLAN
- INITIAL SITE LOGISTICS PLAN

665 S Cache Mixed Use Development
Construction Management Plan
August 11, 2023

General

New Jack LLC is re-developing the existing surface parking lot space at 665 S. Cache St. The 20,000 sf site will be built out to include new office space along with long term and short term housing. A sub grade parking structure is included as well.

Schedule

The project is anticipated to begin in the Spring of 2024 and last approximately 18-24 months.

Safety

A site specific safety plan following NFPA 241 will be created prior to permit issuance and will be submitted to Jackson Hole Fire/EMS for approval.

Public Impact

New Jack LLC will compile a list of properties and and businesses that may be impacted by the construction and create a list of contacts in order to disseminate information regarding construction, schedule, and Right Of Way work.

New Jack LLC and their contractor ACM Wyoming are aware that the right-of-way is a shared use area, including community special events and Town capital improvement projects and will work in good faith to coordinate with the town to accommodate these events.

Construction Parking

Construction parking will be limited to the greatest extent possible by the use of public transit and car pooling. All town parking regulations and restrictions will be followed for all employees and tradesmen. Limited off street parking will be made available at the auxiliary construction staging lot located on Snow King Ave.

Current occupants of the 645 building will utilize on street parking on Cache St. and the surrounding side streets during construction of the new building which includes dedicated parking for 645 occupants.
Contractor to block off a reserved parking area in front of 655 & 665 for H&H to ensure adequate parking.

Site Logistics

Anticipated work hours at the job site will be 7am-5:30pm Monday thru Friday and Saturdays 7am-3:30pm. The job site will be closed for all major holidays as recognized by the Town of Jackson. If there

are circumstances that require work on a designated holiday the TOJ will be notified in advance. Attached to this document is an initial site logistics plan.

Work hours are stated above. Quiet interior work may occur outside of hours stated.

Stormwater Management

Stormwater management and protection of the TOJ stormwater system will be achieved thru traditional methods such as grading, straw waddles, and dandy bags. Locations and specific BMP's will be detailed in the construction documents.

Site Plan

See attached site logistics plan. Pedestrian protection will be required with a future issuance of the CMP once construction sequencing if finalized.

Crane

Once the design documents are taken to a "CD" level the method of hoisting and building of the superstructure will be finalized and at that time the appropriate crane will be selected. At that time the CMP plan will be updated.

Protection Of Pedestrians

Since the sidewalk adjacent to the property being developed is a 'dead end' we propose detouring pedestrians to the east side of Cache for their protection.

Will provide pedestrian protection per town CMC guidelines.

Stabilized Construction Access

A stabilized construction access will be built and maintained throughout the course of the project and will be detailed in the SWMP drawings issued for permit submission.

Traffic Control

Activities affecting vehicular traffic in Cache St will be addressed in individual ROW permits so traffic control can be tailored to fit the activity, duration, and impact for each different activity (i.e. a concrete placement vs utility work).

The alley will be utilized to the greatest extent possible for construction activity to avoid conflicts with Cache St.

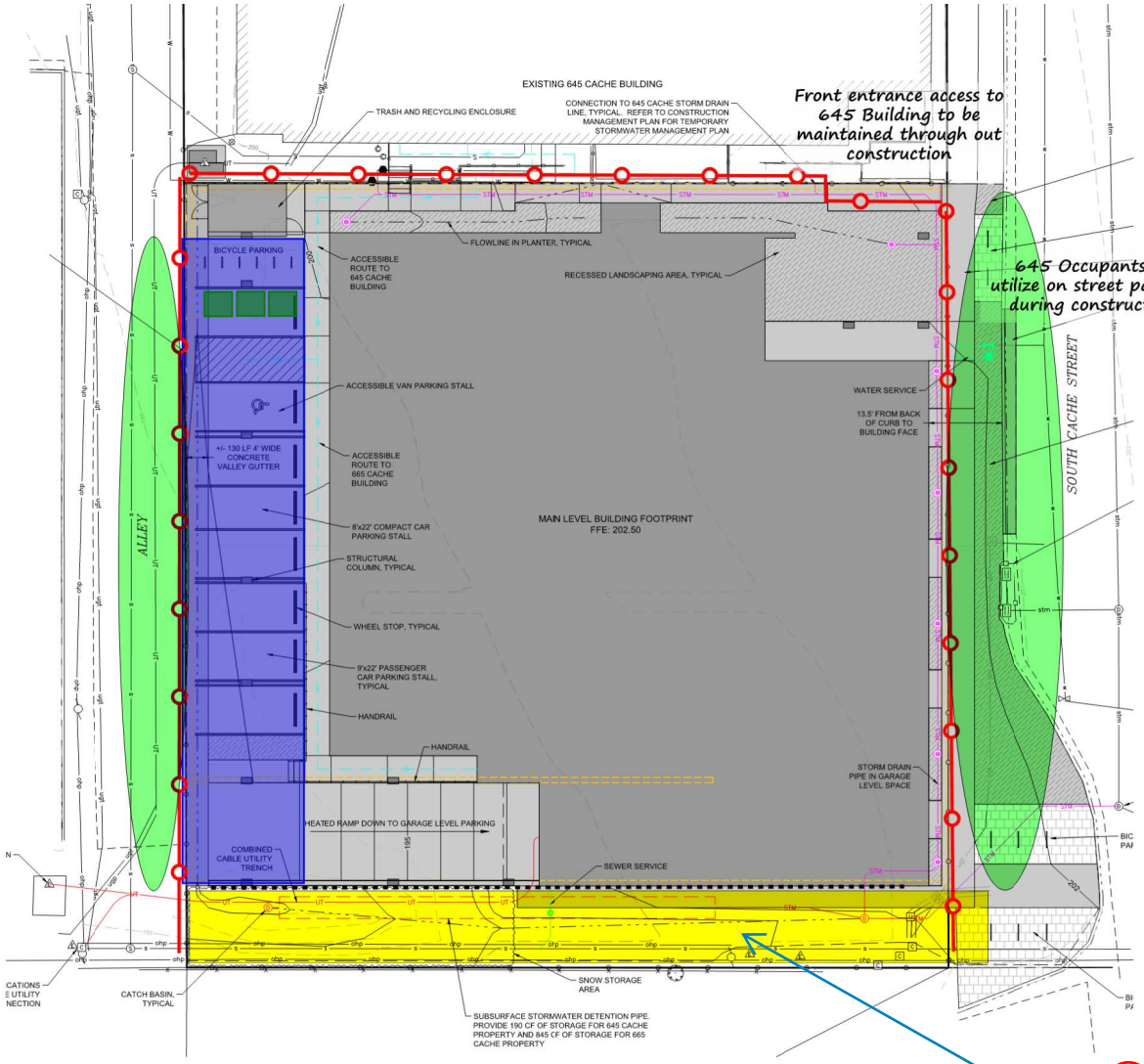
Shoring

Final design of the temporary shoring design has not taken place yet. The system will likely be comprised of a combination of post and beam shoring near the 645 building and traditional horizontal soil nailing on the other sides of the excavation.

Once the shoring design is complete any components (i.e. soil nails, piles, etc.) that will be installed in the TOJ Right of Way we will prepare an encroachment agreement for the TOJ review.

Staging

Off site staging has been reserved off of Snow King Ave as illustrated in the site plan herein.



Jersey Barrier with Construction Fence

Construction Fence

NOT TO EXTEND PAST PROPERTY LINE

Bathrooms

Loading/Unloading Zone as Needed

Storage Containers

Snow storage/Drainage area

Possible Encroachment For Construction Shoring Requiring Agreement with TOJ

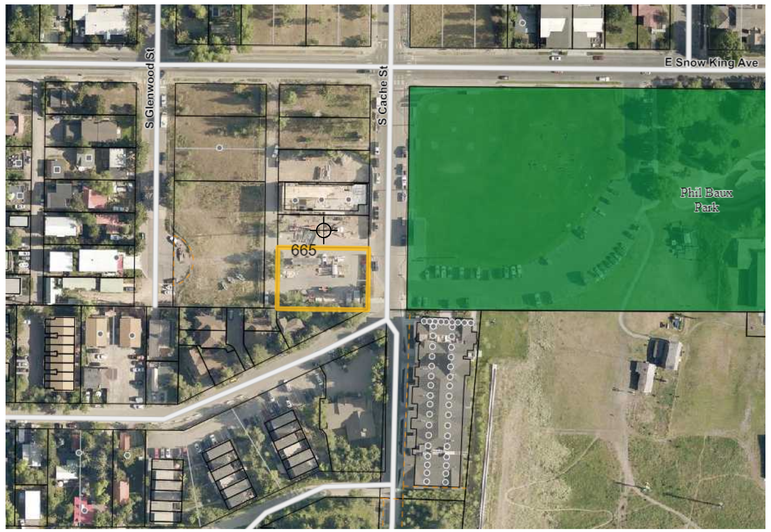
DATE	TITLE	REV
060123	665 S CACHE	1

665 S CACHE ST
JACKSON, WY

SNOW WILL BE REMOVED FROM THIS AREA DURING CONSTRUCTION. G.C. TO STORE MATERIALS @ OWN RISK GIVEN POTENTIAL FOR WATER DAMAGE. ACCESS TO SEWER TO BE ACCOMMODATED BY G.C. AS REQUIRED DURING CONSTRUCTION IN EASEMENT.

ACM
1135 Gregory Lane, Suite A 307.203.2487

Planset



GENERAL

G000	COVER SHEET
G001	PROJECT INFORMATION
G003	OCCUPANCY LOAD CALCS
G004	CODE & OCCUPANCY BASEMENT
G005	CODE & OCCUPANCY LEVEL 1
G006	CODE & OCCUPANCY LEVEL 2
G007	CODE & OCCUPANCY LEVEL 3
G008	CODE & OCCUPANCY ROOF
G009	ADA & LIVABILITY STANDARDS
G010	ADA & LIVABILITY STANDARDS
G011	LDR AREAS BASEMENT
G012	LDR AREAS LEVEL 1
G013	LDR AREAS LEVEL 2
G014	LDR AREAS LEVEL 3
G015	LDR AREAS ROOF

CIVIL

C1.0	TITLE, VICINITY MAP, & SHEET INDEX
C1.1	GENERAL NOTES
C2.0	EXISITING CONDITIONS
C2.1	DEMOLITION AND SITE PREPARATION PLAN
C3.0	SITE OVERVIEW
C3.1	NORTHWEST GRADING PLAN
C3.2	NORTHEAST GRADING PLAN
C3.3	SOUTWEST GRADING PLAN
C3.4	SOUTHEAST GRADING PLAN
C3.5	EAST SIDEWALK PLAN & PROFILE
C3.6	GARAGE LEVEL GRADING PLAN
C3.7	UTILITY AND SUBSURFACE DRAINAGE PLAN
C4.0	ROAD DETAILS
C4.1	WATER & SANITARY SEWER DETAILS
C4.2	STORM WATER DETAILS
C4.3	MISCELLANEOUS DETAILS

LANDSCAPE

L0.1	EXISTING CONDITIONS
L0.2	CONTEXT PLAN
L0.3	SITE PLAN
L0.4	PLANTING PLAN
L0.5	LSR DIAGRAM

ARCHITECTURAL

A101	BASEMENT FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
A105	ROOF PLAN
A201	EAST NORTH ELEVATIONS
A202	WEST SOUTH ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS

EXTERIOR LIGHTING

EX1.0	LEVEL 1 EXTERIOR LIGHTING PLAN
EX1.1	LEVEL 2 EXTERIOR LIGHTING PLAN
EX1.2	LEVEL 3 EXTERIOR LIGHTING PLAN
EX1.3	ROOF LEVEL EXTERIOR LIGHTING PLAN

PLUMBING

P1.0	PLUMBING LEGEND SPEC'S & SCHEDULES
P1.1	PLUMBING SCHEDULES

OWNER
NEWJACK, LLC
PO BOX 11803
JACKSON, WY 83002

ARCHITECT
HOYT ARCHITECTS
1110 MAPLE WAY | SUITE F
JACKSON, WY 83001
307.733.9955

CIVIL ENGINEER
JORGENSEN
1315 HWY 89 S., SUITE 201
JACKSON, WY 83002
307.733.5150

LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
PO BOX 8281
JACKSON, WY 83002
307.264.0903

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE, SUITE 2
BOZEMAN, MT 59718
406.586.2739

MECH/ELEC/PLUMB ENGINEER
AEC ARCHITECTURAL ENGINEERING
CONSULTANTS, INC.
P.O. BOX 8489
AVON, CO 81620
970.748.8520

CONSTRUCTION
ACM
AUFDERHEIDE
CONSTRUCTION MANAGEMENT
JACKSON, WY 83001

RENDERING
CRATIF
KELLEY PRICE
GETCRATIF.COM

HOYT architects

Jackson Wyoming
307.733.9955

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665 SOUTH CACHE MIXED USE

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LICENSED ARCHITECT
GEORGE B. HOYT
(B-0139)
STATE OF WYOMING

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT

REVISIONS

No.	Description	Date

COVER SHEET

G000

8/5/2026 4:41:45 PM

PROJECT INFORMATION

PROJECT DESCRIPTION:

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone within the Lodging overlay, with an area of 20,000 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.
The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.
A (to be recorded) 15 foot utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.
A planning pre-application conference has been conducted. Previously DRC has reviewed & recommended approval of this design during the original DEV permit review.

ZONING CODE ANALYSIS:

ZONING DISTRICT: CR-1, COMMERCIAL RESIDENTAL - 1 W/LODGING OVERLAY
42' MAX HEIGHT IF ROOF PITCH < 5/12, 3 STORY LIMIT.
SEE G SHEETS FOR OCCUPANCY AND FAR CALCULATIONS SPREADSHEET.

PARKING REQUIREMENTS:

VEHICLES:
A TOTAL OF 52 SPACES ARE REQUIRED & 52 SPACES ARE PROPOSED (INCLUDING 1 FEE IN LIEU OF) SEE TABLE BELOW
SEE FAR CALCULATIONS SPREADSHEET & CIVIL/ARCH DRAWINGS FOR REFERENCE.
BIKES: SEE BELOW
SEE LANDSCAPE DRAWINGS.

BUILDING CODE ANALYSIS:

PROPOSED WORK SHALL COMPLY WITH THE FOLLOWING:
- INTERNATIONAL BUILDING CODE; 2024 EDITION WITH AMENDMENTS
  - DESIGN CRITERIA UTILIZED:
    SEISMIC DESIGN CATEGORY: D
    WIND LOAD: 115 MPH
    SNOW LOAD: 93 PSF

ICC/ANSI A 117.1, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, WITH AMENDMENTS
NATIONAL ELECTRIC CODE, 2023 EDITION - NFPA 70
INTERNATIONAL FIRE CODE, 2024 EDITION
INTERNATIONAL WILDLAND-URBAN INTERFACE, 2024 EDITION
INTERNATIONAL FUEL GAS CODE, 2024 EDITION
INTERNATIONAL MECHANICAL CODE, 2024 EDITION, WITH AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2024 EDITION, WITH AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, WITH AMENDMENTS
REGULATORY AGENCY
TOWN OF JACKSON, WYOMING

OCCUPANCY:

BUILDING OCCUPANCY:

302.1 OCCUPANCY CLASSIFICATION: GROUP B, R-2, S-2

303.1.1: A TENANT SPACE USED FOR ASSEMBLY PURPOSES OF AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

1004.7 OUTDOOR AREAS: YARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.
EXCEPTIONS:
1. OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS
2. BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

REFER TO SHEET G003 & FAR SPREADSHEET FOR OCCUPANT LOAD CALCULATIONS.
TOTAL OCCUPANT LOAD PER LEVEL:
PARKING GARAGE: 83 OCCUPANTS
LEVEL 1: RESIDENTAL: 26 OCCUPANTS
BUSINESS: 41 OCCUPANTS
CIRCULATION: 12 OCCUPANTS
MECHANICAL: 4 OCCUPANTS
TOTAL L1: 83 OCCUPANTS
LEVEL 2: 61 OCCUPANTS
LEVEL 3: 50 OCCUPANTS

TYPE OF CONSTRUCTION:

TYPE VB CONSTRUCTION WHERE THE STRUCTURAL ELEMENTS, EXTERIOR AND INTERIOR WALLS ARE OF ANY MATERIAL ALLOWED BY 2021 IBC CODE.

EGRESS WIDTH:

SECTION 1011.2

PUBLIC STAIRWAYS: 83 OCCUPANTS MAX x 0.20" = 17" REQ'D
44" MIN REQUIRED PER IBC 1011.2
MINIMUM STAIR WIDTH PROVIDED: 48"

PRIVATE RESIDENT STAIRWAYS: 61 OCCUPANTS MAX x 0.20" = 12" REQ'D
36" MIN REQUIRED PER IBC 1011.2 EXCEPTION NO.1
MINIMUM STAIR WIDTH PROVIDED: 48"

*NOTE: STAIRWAY CAPACITY FACTOR REDUCED BY 0.20" AND OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

OTHER EGRESS COMPONENTS 1005.3.2

BASEMENT AND 1ST FLOOR CONVERGENCE OCCUPANT LOAD =
(83 +26+ 41) OCCUPANTS x 0.15" = 22.8"
MIN. WIDTH PROVIDED: 48"

PRIVATE RESIDENCES FIRST FLOOR:
IBC TABLE 1020.2 MINIMUM CORRIDOR WIDTH IS 36" FOR OCCUPANT LOAD LESS THAN 50.
MIN. WIDTH PROVIDED: 39"

NOTE: OTHER COMPONENTS REDUCED BY 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS DOORWAYS:

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS/ACCESS TO EXITS PER STORY:
1 - 500 OCCUPANTS = MIN. OF 2 EXITS/ACCESS TO EXITS PER STORY.

EXTERIOR EXIT SEPARATION:

SEE G004-G008

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMANTED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED
(PLEASE SEE SECTION 1008.2 FOR ALL NECESSARY EGRESS ILLUMINATION REQUIREMENTS)
1008.2 EXCEPTION 3 - DWELLING UNITS AND SLEEPNG UNITS IN GROUPS R-1, R-2, AND R-3 ARE NOT REQUIRED TO HAVE EGRESS ILLUMINATION.

ACCESSIBILITY:

FOLLOW ICC A117.1 CODES
SEE G009 & G010 FOR ACCESSIBLE & TYPE B UNITS.

CONSTRUCTION / HEIGHT & AREA:

V-B FULLY SPRINKLED THROUGHOUT (SM)

ALLOWABLE HEIGHT BASED ON MAIN OCCUPANCY (R-2): 3 STORIES IBC508.2.2

ACCESSORY OCCUPANCIES TO BE LOCATED IN APPROPRIATE STORIES PER IBC 504, TABLE 504.4
B: 3 STORIES
R-2: 3 STORIES
S-2: 3 STORIES

ALLOWABLE HEIGHT FOR ALL OCCUPANCIES IN FEET: 60 IBC 504.3

ALLOWABLE AREA (SM)
IBC 508.4, TABLE 506.2

MOST RESTRICTIVE OCCUPANCY (B): 5,690 SF

ACTUAL HEIGHT:
3 STORIES AND BASEMENT PARKING GARAGE

REQUIRED SEPERATION (TABLE 508.4)
BUSINESS TO BUSINESS: 0 HOURS
BUSINESS TO RESIDENTIAL: 1 HOUR
BUSINESS/RESIDENTIAL TO S-2 PARKING: 1 HOUR

FIRE RESISTANCE RATING:

ELEVATOR
IBC 3002
90 MINUTE FIRE RATED ELEVATOR DOORS WITH SMOKE AND DRAFT PROTECTION REQUIRED. PROVIDE PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE w/ASME A17.1/CSA B44.

KNOX BOX: REQUIRED, SEE CIVIL DRAWINGS

STAIRWAYS:

711.3
EXCEPTION FOR HORIZONTAL ASSEMBLIES IN TYPE VB BUILDINGS PROVIDED THAT THE FIRE RESISTANCE RATING DOES NOT EXCEED 1 HOUR.

711.2.3
2 HR RATED OFFSETS TO BE SUPPORTED WITH 2 HR. RATED CONSTRUCTION TO THE FOUNDATION

1023.2 AND 707.5
STAIR SHAFTS TO BE CONTINUOUS

718.2 AND 707.5.1
ANY HOLLOW SPACES IN WALLS OR HORIZONTAL ASSEMBLIES TO BE FIREBLOCKED

EXTERIOR WALLS:

TABLE 705.5: FIRE SEPARATION DISTANCE
0 TO 10': 1 HOUR RATING REQUIRED
>10: 0 HOUR RATING REQUIRED

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS:

SECTION 705.8.4 MIXED OPENINGS
TABLE 705.8: UNPROTECTED, SPRINKLERED OPENINGS. <3': NOT PERMITTED.
3' TO LESS THAN 5' UNPROTECTED AND SPRINKLERED = 15% ALLOWABLE AREA
5' TO LESS THAN 10' UNPROTECTED AND SPRINKLERED = 25% ALLOWABLE AREA
10' TO LESS THAN 15' UNPROTECTED AND SPRINKLERED = 45% ALLOWABLE AREA

FIRE SPRINKLER/ALARM SYSTEM:

NFPA 13 SPRINKLERED BUILDING: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE TO SECTION 903 IN THE 2024 IBC.
CONTRACTOR TO COORDINATE SMOKE DETECTOR W/ SPECIAL FIRE ALARM SYSTEM & SPRINKLER SYSTEM. FIRE ALARM & SPRINKLER ALARM TO BE DESIGNED, COORDINATED, & SUBMITTED FOR APPROVAL TO JACKSON HOLE FIRE EMS BY GENERAL CONTRACTOR.

RADIO COMMUNICATION:

BDA RADIO COMMUNICATION SYSTEM REQUIRED, IN ACCORDANCE w/NFPA 241.

EXIT SIGNAGE:

1013.1. EXIT SIGNAGE PROVIDED AT EACH EXIT AND EXIT ACCESS DOORWAY

1013.4. TACTILE EXIT SIGNS PROVIDED AT ENTRANCES TO STAIRWAYS AND ALL EXTERIOR EXIT DOORS

1111.1. SIGNAGE AS REQUIRED BY SECTION 703 OF ICC A117.1-09 AT PUBLIC RESTROOMS

1023.9. SIGNAGE AT INTERIOR EXIT STAIRS

3002.3. EMERGENCY SIGNAGE AT ELEVATOR

1009.10. ADDITIONAL DIRECTIONAL SIGNAGE AT ELEVATOR INDICATING ACCESSIBLE MEANS OF EGRESS.

GENERAL NOTES:

1. IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING OT THE MATTER.

2. CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM.

3. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. AMY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

4. EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.

5. ALL CONSTRUCTION IS TO BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CIRCUMSTANCES OR CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PREFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

6. CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNER.

7. DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.

8. CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

9. DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.

10. ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTUER'S WARRANTY, UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

SPACES PER LDR REQ. BICYCLE PARKING CHART

LODGING (0.75 PER BEDROOM 100% LTM)
RESIDENTIAL (0.75 PER BEDROOM 25% SHTM & 75% LTM)
OFFICE (1 PER 1650 SF 50% SPLIT BETWEEN SHTM & LTM)

	SHORT TERM	LONG TERM
LODGING	0	6
HOUSING	4	10
OFFICES	2	2
TOTAL	6	18

Vehicle Parking Compliance		
Use	Required Calc.	Total Vehicle Spaces Required
Commercial Office	2.47/1,000 sf	14.31
Short -term rental	1.5/DU	12
Residential		13.5
Electric vehicle supply equipment (EVSE)	30% of on-site capable 5% installed	12 capable 2 installed
645 S. Cache Fulfillment	See B19-0854 11 on-site, 1 on-street	12
	Total Required	52 (rounded from 51.81)
	Total Provided	52 48 on-site, 3 on-street, 1 fee-in-lieu

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DEVELOPMENT PLAN SET

Date AUGUST 2026
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

PROJECT INFORMATION

G001

9/5/2026 4:41:45 PM

OCCUPANCY LOAD

CALCULATIONS:

USE TABLE 1004.5:

SUB-GRADE PARKING GARAGE
MECHANICAL ROOMS: 1,279 SF / 300 = 4.26 OCCUPANTS
PARKING: 16,138 SF / 200 = 80.69 OCCUPANTS
TOTAL OCCUPANT LOAD: 85 OCCUPANTS

LEVEL 1
RESIDENTAL (to include all circulation?): 4,787 SF / 200 = 23.94 OCCUPANTS
MECHANICAL: 587 SF / 300 = 1.96 OCCUPANTS
TOTAL OCCUPANT LOAD: 26 OCCUPANTS
BUSINESS: 6,128 SF / 150 = 40.85 OCCUPANTS
TOTAL OCCUPANT LOAD: 41 OCCUPANTS

LEVEL 2
RESIDENTAL: 12,408 / 200 = 62.04 OCCUPANTS
COURTYARD (303.1.1): 2,792 / 150 = 18.61 OCCUPANTS
TOTAL OCCUPANT LOAD: 81 OCCUPANTS

LEVEL 3
RESIDENTAL: 10,925 / 200 = 54.63 OCCUPANTS
TOTAL OCCUPANT LOAD: 55 OCCUPANTS

ROOF DECKS:
SEE 1004.7 EXCEPTION NO. 2.

NOTES
302.1 OCCUPANCY CLASSIFICATION: GROUP B, R-2, S-2

303.1.1: A TENANT SPACE USED FOR ASSEMBLY PURPOSES OF AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

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2. BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

UPDATE TO REFLECT AREAS ARE FINALIZED.
PREVIOUS SET INCLUDED

USE TABLE 1004.5:

SUB-GRADE PARKING GARAGE
MECHANICAL ROOM: 181 SF/300 = 0.60 OCCUPANTS
PARKING: 17,879 SF / 200 = 89.40 OCCUPANTS
TOTAL OCCUPANT LOAD: 90 OCCUPANTS

LEVEL 1
RESIDENTAL: 4,785 SF / 200 = 23.93 OCCUPANTS
MECHANICAL: 581 SF / 300 = 1.94 OCCUPANTS
TOTAL OCCUPANT LOAD: 26 OCCUPANTS
BUSINESS: 6,128 SF / 150 = 40.85 OCCUPANTS
TOTAL OCCUPANT LOAD: 41 OCCUPANTS

LEVEL 2
RESIDENTAL: 11,977 / 200 = 59.89 OCCUPANTS
COURTYARD (303.1.1): 2,821 / 150 = 18.81 OCCUPANTS
TOTAL OCCUPANT LOAD: 79 OCCUPANTS

LEVEL 3
RESIDENTAL: 9,916 / 200 = 49.58 OCCUPANTS
TOTAL OCCUPANT LOAD: 50 OCCUPANTS

ROOF DECKS:
SEE 1004.7 EXCEPTION NO. 2.

NOTES
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WHAT ELSE TO GO ON THIS PAGE?

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REVISIONS

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OCCUPANCY LOAD CALCS

G003

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OCCUPANCY Legend

- PARKING
- MECHANICAL

CODE PLAN LEGEND

OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

S S S — SMOKE BARRIER

1/2HR 1/2HR — 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

1HR 1HR 1HR — 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

2HR 2HR 2HR — 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

60M — UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.

S — UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.

FEC — FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL

FE — SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C

S# — SURFACE MOUNTED SIGN - SEE 3/F101

SCO — COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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No.	Description	Date

CODE & OCCUPANCY BASEMENT

G004

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OCCUPANCY Legend

- CIRCULATION
- RESIDENTIAL R-2
- BUSINESS B
- MECHANICAL

CODE PLAN LEGEND

OCCUPANCY TAG:
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

S S S — SMOKE BARRIER

1/2HR 1/2HR — 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

1HR 1HR 1HR — 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

2HR 2HR 2HR — 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

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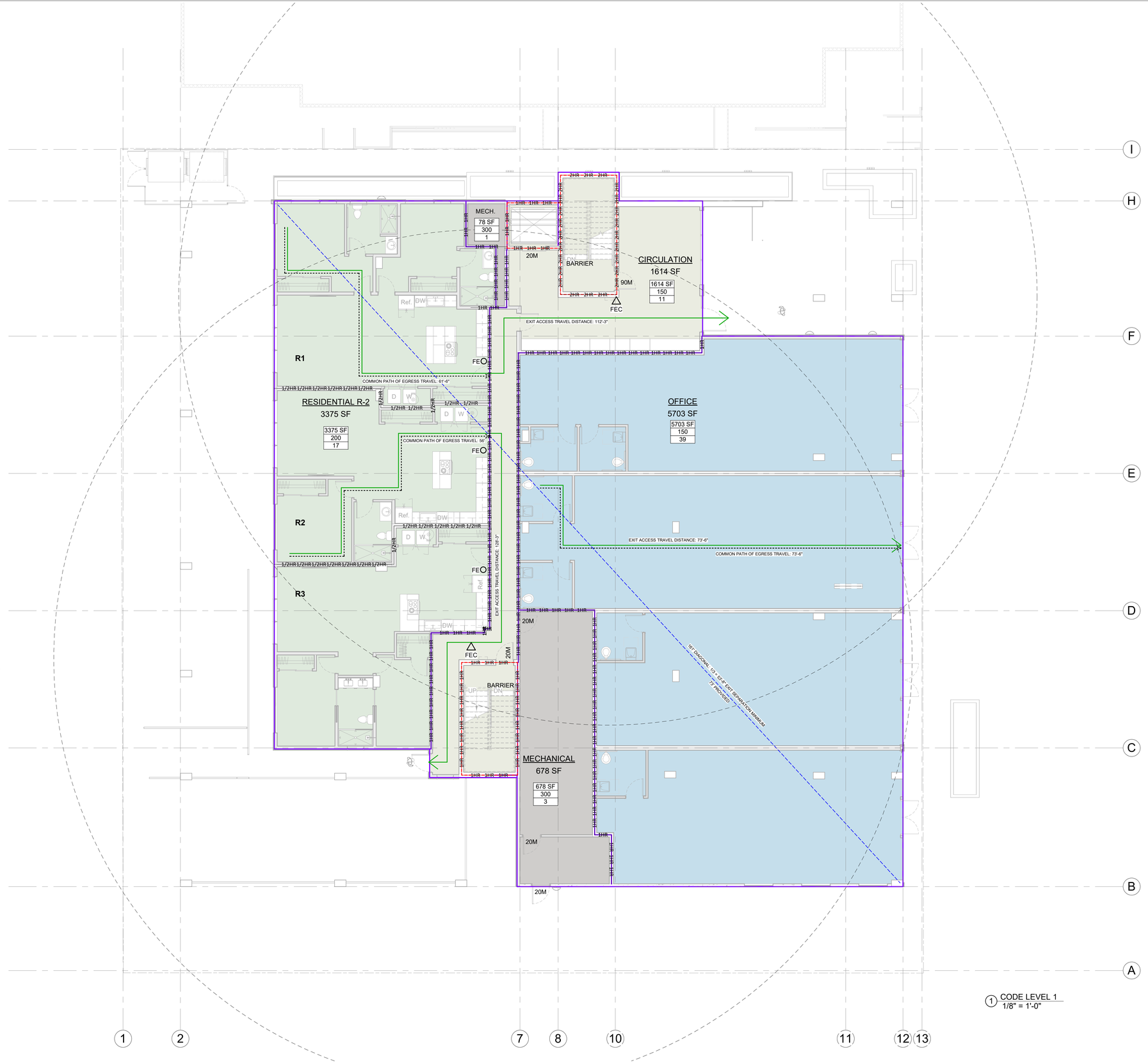
NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE LEVEL 1
1/8" = 1'-0"

HOYT architects

Jackson Wyoming
307.733.9955

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665 SOUTH CACHE MIXED USE

665 S. CACHE
JACKSON, WY 83001

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0139)
STATE OF WYOMING

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT
REVISIONS	

No.	Description	Date

CODE & OCCUPANCY LEVEL 1

G005

8/5/2026 4:41:53 PM

OCCUPANCY Legend

RESIDENTIAL R-2

CODE PLAN LEGEND

OCCUPANCY TAG:
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

S S S — SMOKE BARRIER

1/2HR 1/2HR — 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

1HR 1HR 1HR — 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

2HR 2HR 2HR — 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

60M — UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.

S — UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.

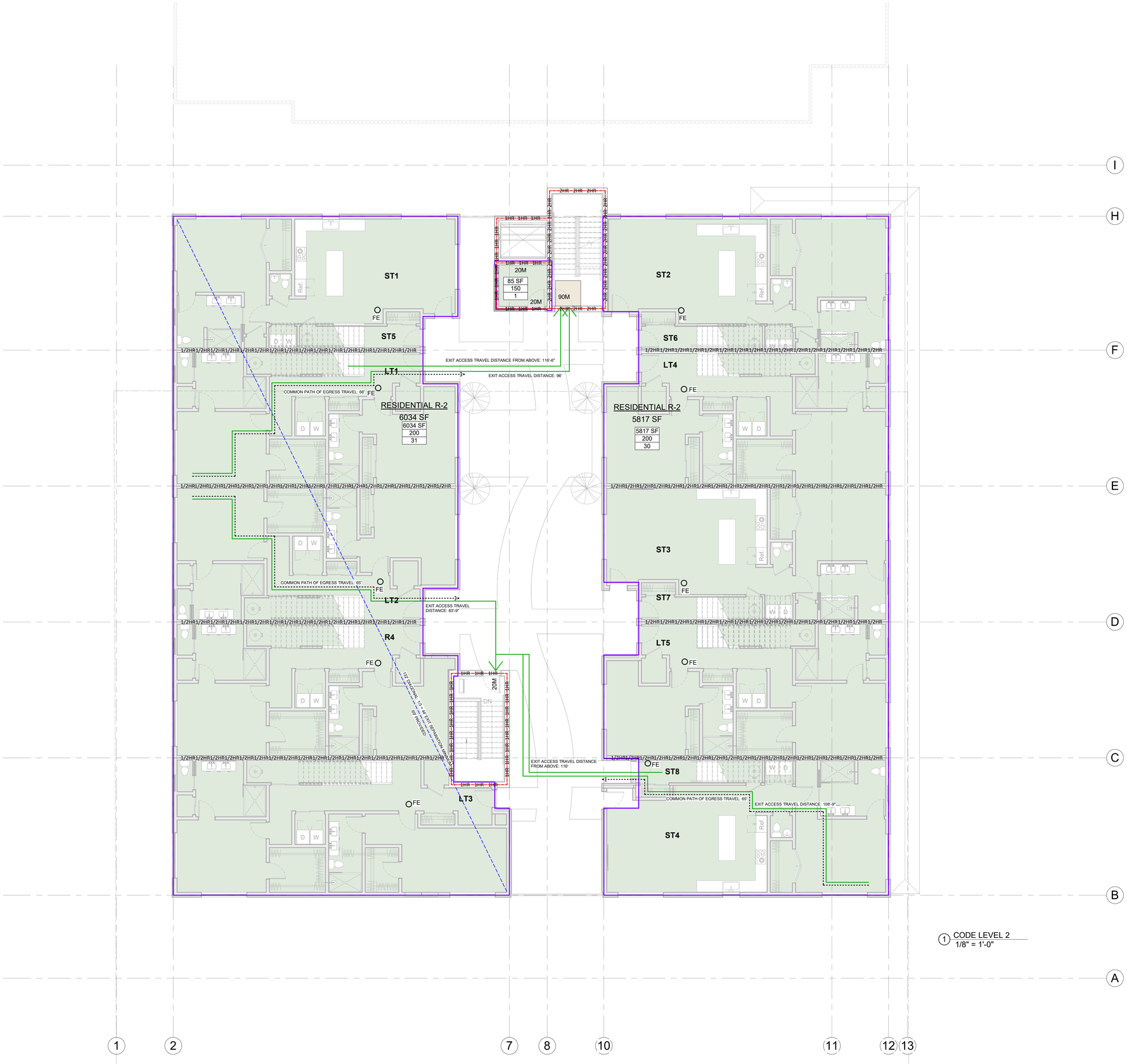
FEC — FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL

FE — SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C

S# — SURFACE MOUNTED SIGN - SEE 3/F101

SCD — COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.


ST1
ST2
ST3
ST4
ST5
ST6
ST7
ST8
LT1
LT2
LT3
LT4
LT5
R4
RESIDENTIAL R-2
6034 SF
6034 SF
200
31
RESIDENTIAL R-2
5817 SF
5817 SF
200
30
20M
85 SF
150
1
90M
20M
EXIT ACCESS TRAVEL DISTANCE FROM ABOVE: 116'-6"
EXIT ACCESS TRAVEL DISTANCE: 96'
COMMON PATH OF EGRESS TRAVEL: 66'
COMMON PATH OF EGRESS TRAVEL: 60'
EXIT ACCESS TRAVEL DISTANCE: 83'-9"
1/2 DIAGONAL 12.4" EXIT SEPARATION MAINTAINED WITHIN RATED ENCLOSURE
OR PROVIDED
EXIT ACCESS TRAVEL DISTANCE FROM ABOVE: 116'
COMMON PATH OF EGRESS TRAVEL: 65'
EXIT ACCESS TRAVEL DISTANCE: 108'-0"
FE
Ref.
D
W
DN
1/2HR 1/2HR 1/2HR

OCCUPANCY Legend

- RESIDENTIAL R-2
- MECHANICAL

CODE PLAN LEGEND

OCCUPANCY TAG:
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

S S S — SMOKE BARRIER

1/2HR 1/2HR — 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

1HR 1HR 1HR — 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

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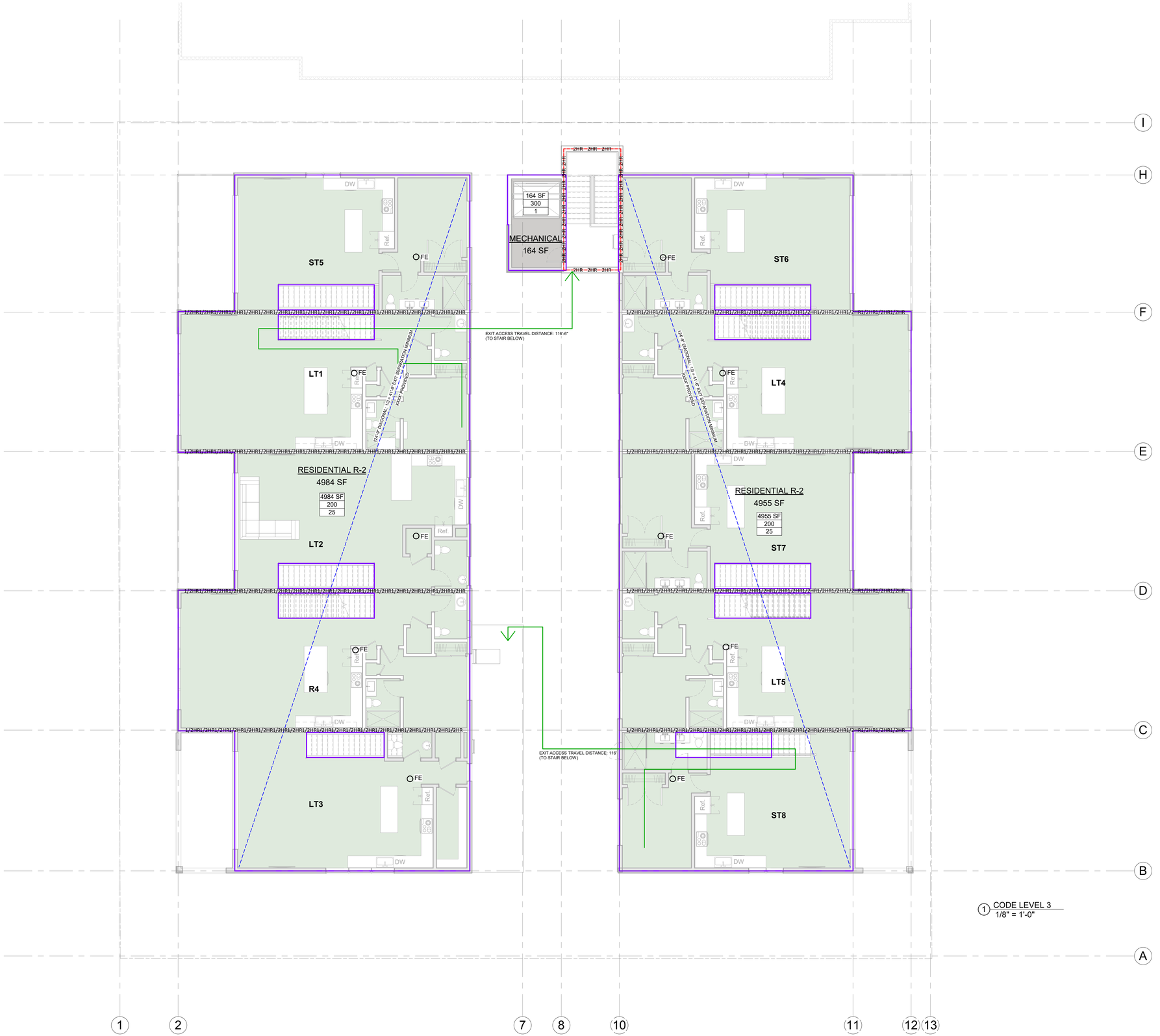
FEC — FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL

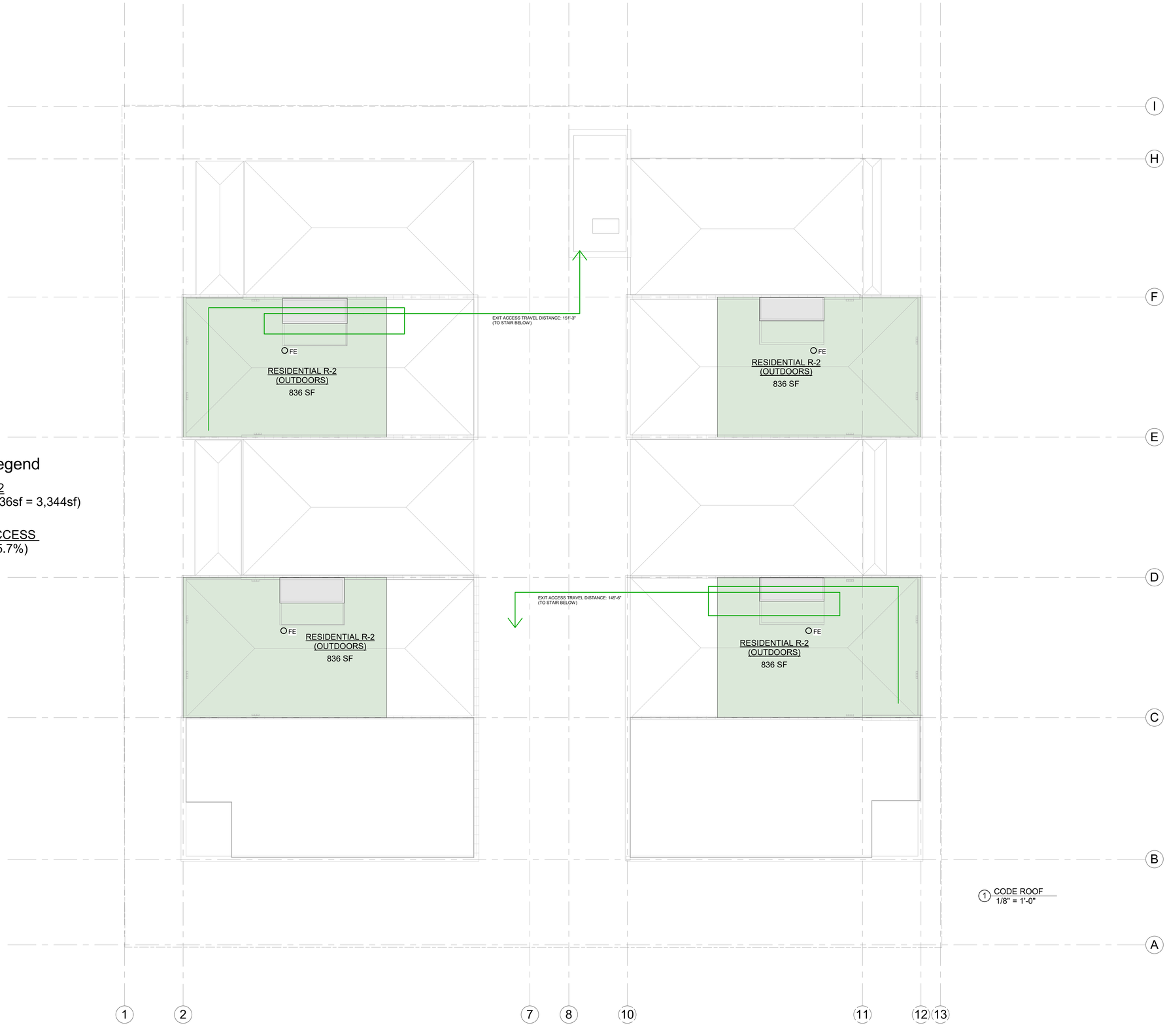
FE — SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C

S# — SURFACE MOUNTED SIGN - SEE 3/F101

SD — COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.


2HR 2HR 2HR
MECHANICAL
164 SF
164 SF
300
1
ST5
ST6
LT1
LT4
LT2
ST7
R4
LT5
LT3
ST8
RESIDENTIAL R-2
4984 SF
4984 SF
200
25
RESIDENTIAL R-2
4955 SF
4955 SF
200
25
DW
Ref.
FE
1/2HR 1/2HR 1/2HR



OCCUPANCY Legend

RESIDENTIAL R-2
(OUTDOORS 4x836sf = 3,344sf)

ROOF HATCH ACCESS
(4x48sf = 192sf - 5.7%)

CODE PLAN LEGEND

OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL DISTANCE

S S S — SMOKE BARRIER

1/2HR 1/2HR — 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET

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SCD — COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

1 CODE ROOF
1/8" = 1'-0"

HOYT architects
Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT

REVISIONS

No.	Description	Date

CODE &
OCCUPANCY ROOF

G008

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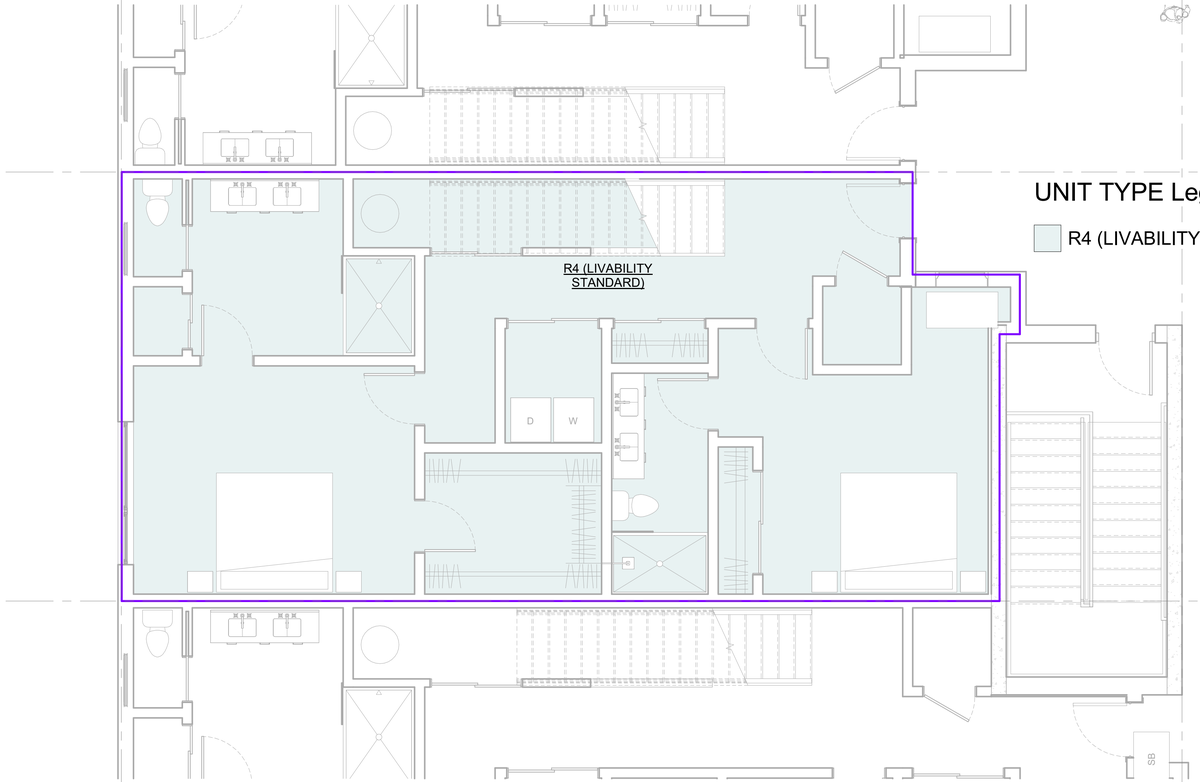


2 ACCESSIBILITY LEVEL 2
1/4" = 1'-0"

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)

CLEAR FLOOR SPACE
30" x 52", 305.3

(SWING UP) GRAB BARS, SEATS & CLEAR SPACES IN TYPE B UNITS: PROVIDE REINFORCEMENT & CLEAR FLOOR SPACES FOR TYPE B UNITS, 1104.1

R.C. = 9 1/2"

CIRCULAR TURNING SPACE
67" DIAMETER, 304.3

MANEUVERING CLEARANCE AT MANUAL SWINGING & SLIDING DOORS, 404.2

PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 606.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/60" x 30" CLEAR FLOOR SPACE. SEAT PROVIDED ON WALL OPPOSITE CONTROLS. INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS), CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

KITCHENS	REQ. CLEARANCES INDICATED ON PLAN. PASS-THRU KITCHEN 40" MIN CLEARANCE U-SHAPED KITCHEN 60" MIN CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 804.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308. 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 36" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM	MIN. 5'5" LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM	MIN. 6'6" LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM	MIN. 7'7" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3' OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU FT.	24" W
2 BEDROOM	32" W	30" W	25 CU FT.	24" W
3 BEDROOM	32" W	30" W	25 CU FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET, & A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	36" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

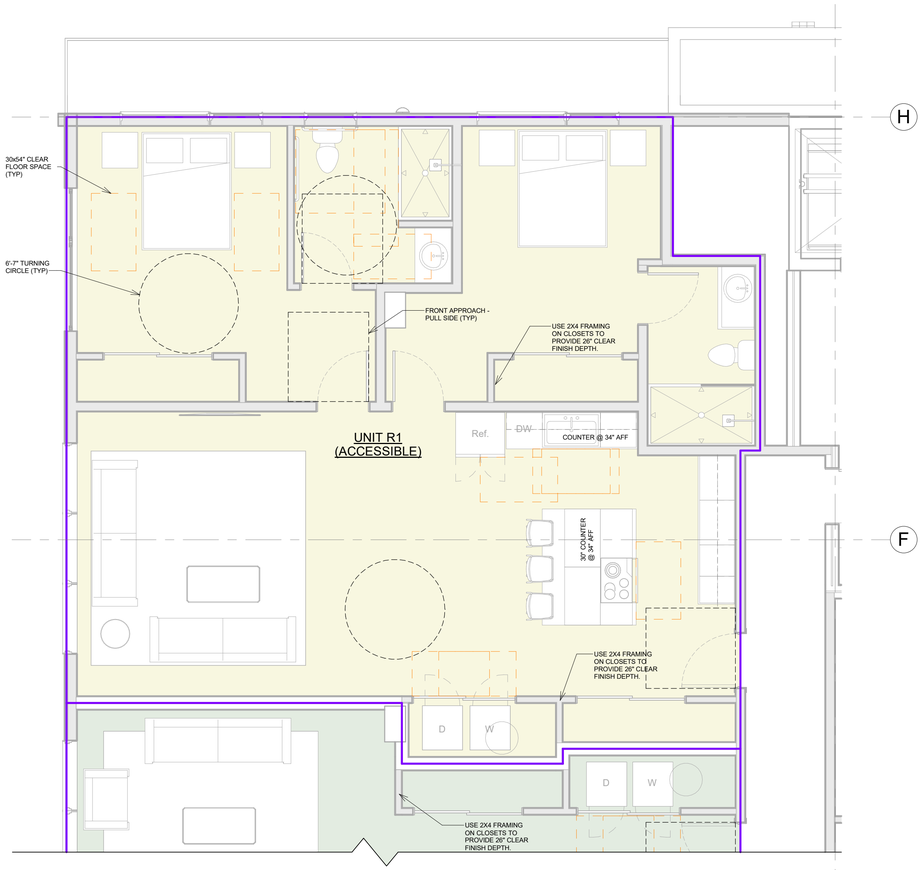
BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 90 SQ.FT.
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER:
2 PEOPLE PER 1 BEDROOM UNIT.
3 PEOPLE PER 2 BEDROOM UNIT.
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING LIVABILITY STANDARDS QUESTIONNAIRE & HOUSING MITIGATION PLAN



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

HOYT architects

Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0139)
STATE OF WYOMING

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT

REVISIONS

No.	Description	Date

ADA & LIVABILITY STANDARDS

G009

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UNIT TYPE Legend

- UNIT R1 (ACCESSIBLE)
- UNIT R2 (TYPE B)
- UNIT R3 (TYPE B)

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 36" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM	MIN. 5'/5' LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM	MIN. 6'/6' LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM	MIN. 7'/7' LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3' OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN) NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET, & A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	36" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 90 SQ.FT.
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER:
2 PEOPLE PER 1 BEDROOM UNIT,
3 PEOPLE PER 2 BEDROOM UNIT,
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING LIVABILITY STANDARDS QUESTIONNAIRE & HOUSING MITIGATION PLAN

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)

- CLEAR FLOOR SPACE 30" x 52". 305.3
- (SWING UP) GRAB BARS, SEATS & CLEAR SPACES IN TYPE B UNITS: PROVIDE REINFORCEMENT & CLEAR FLOOR SPACES FOR TYPE B UNITS, 1104.1
- CIRCULAR TURNING SPACE 67" DIAMETER, 304.3
- MANEUVERING CLEARANCE AT MANUAL SWINGING & SLIDING DOORS, 404.2

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SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX.
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS), CLEAR FLOOR SPACE AS SHOWN ON PLAN

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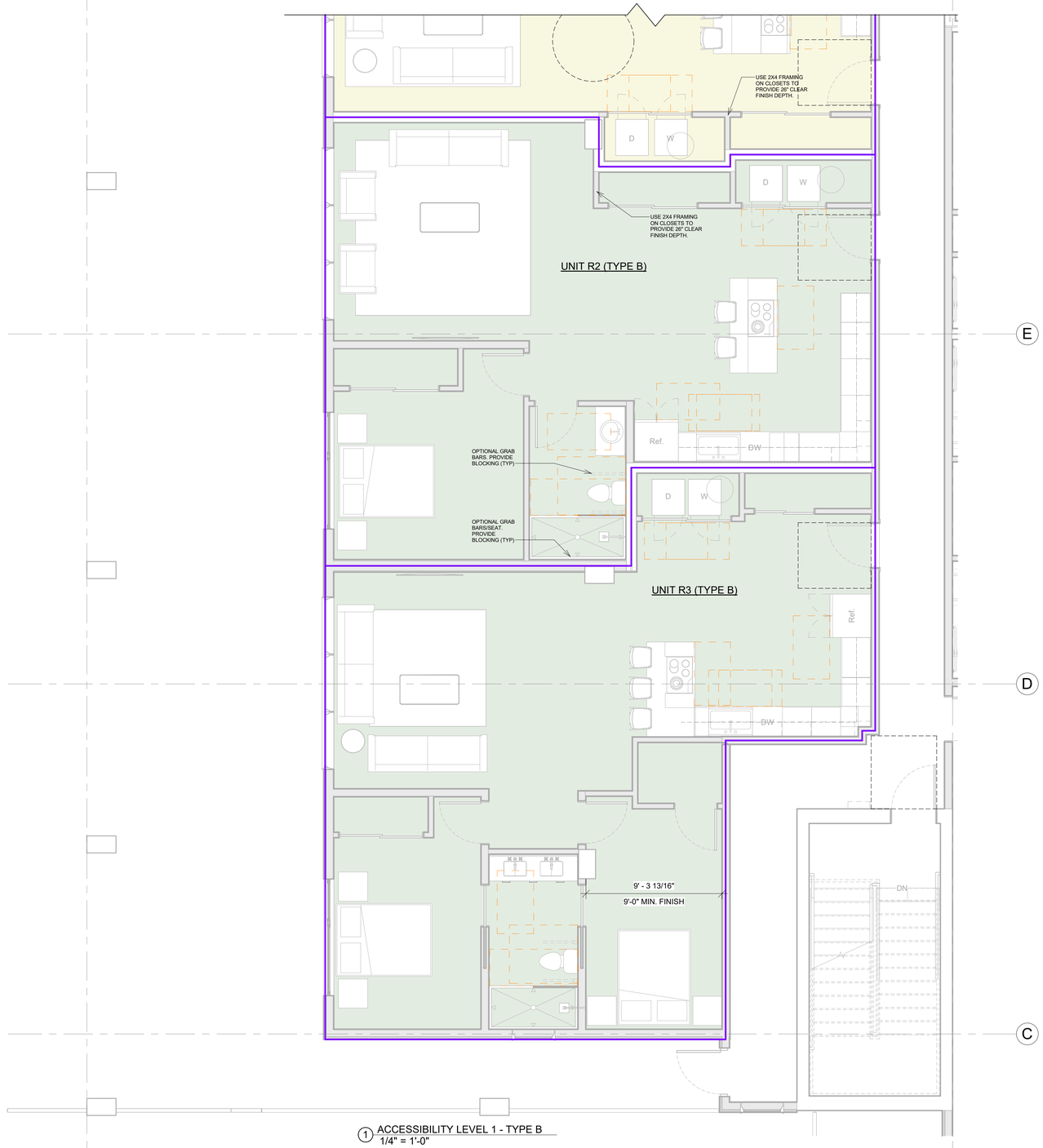
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308. 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.



1 ACCESSIBILITY LEVEL 1 - TYPE B
1/4" = 1'-0"

HOYT architects
Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT

REVISIONS

No.	Description	Date

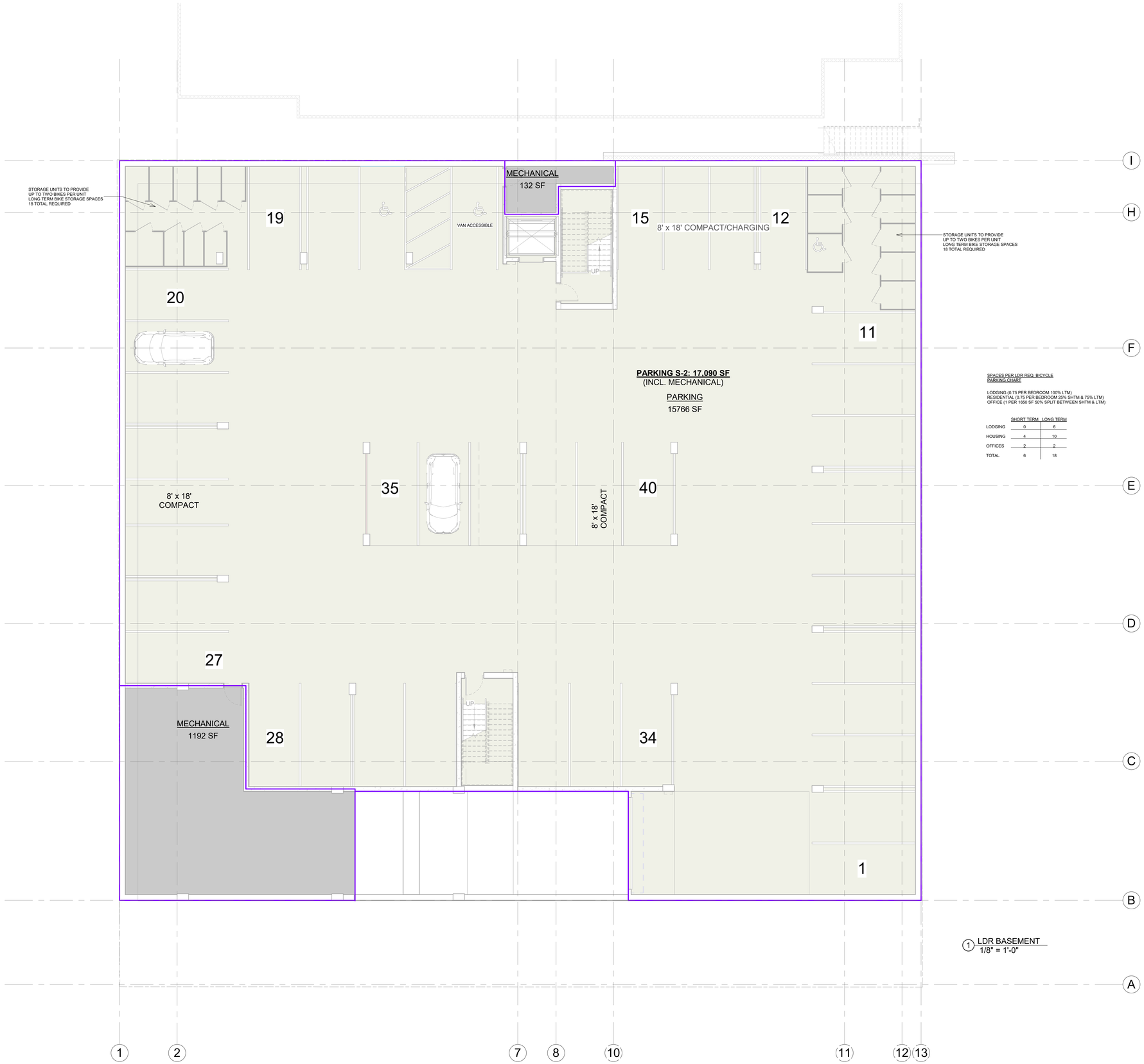
ADA & LIVABILITY STANDARDS

G010

8/5/2026 4:42:00 PM

LDR Area Legend

- MECHANICAL
- PARKING



SPACES PER LDR REQ. BICYCLE PARKING CHART

LODGING (0.75 PER BEDROOM 100% LTM)
RESIDENTIAL (0.75 PER BEDROOM 25% SHTM & 75% LTM)
OFFICE (1 PER 1650 SF 50% SPLIT BETWEEN SHTM & LTM)

	SHORT TERM	LONG TERM
LODGING	0	6
HOUSING	4	10
OFFICES	2	2
TOTAL	6	18

1 LDR BASEMENT
1/8" = 1'-0"

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Jackson Wyoming
307.733.9955

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Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT
REVISIONS	

No.	Description	Date

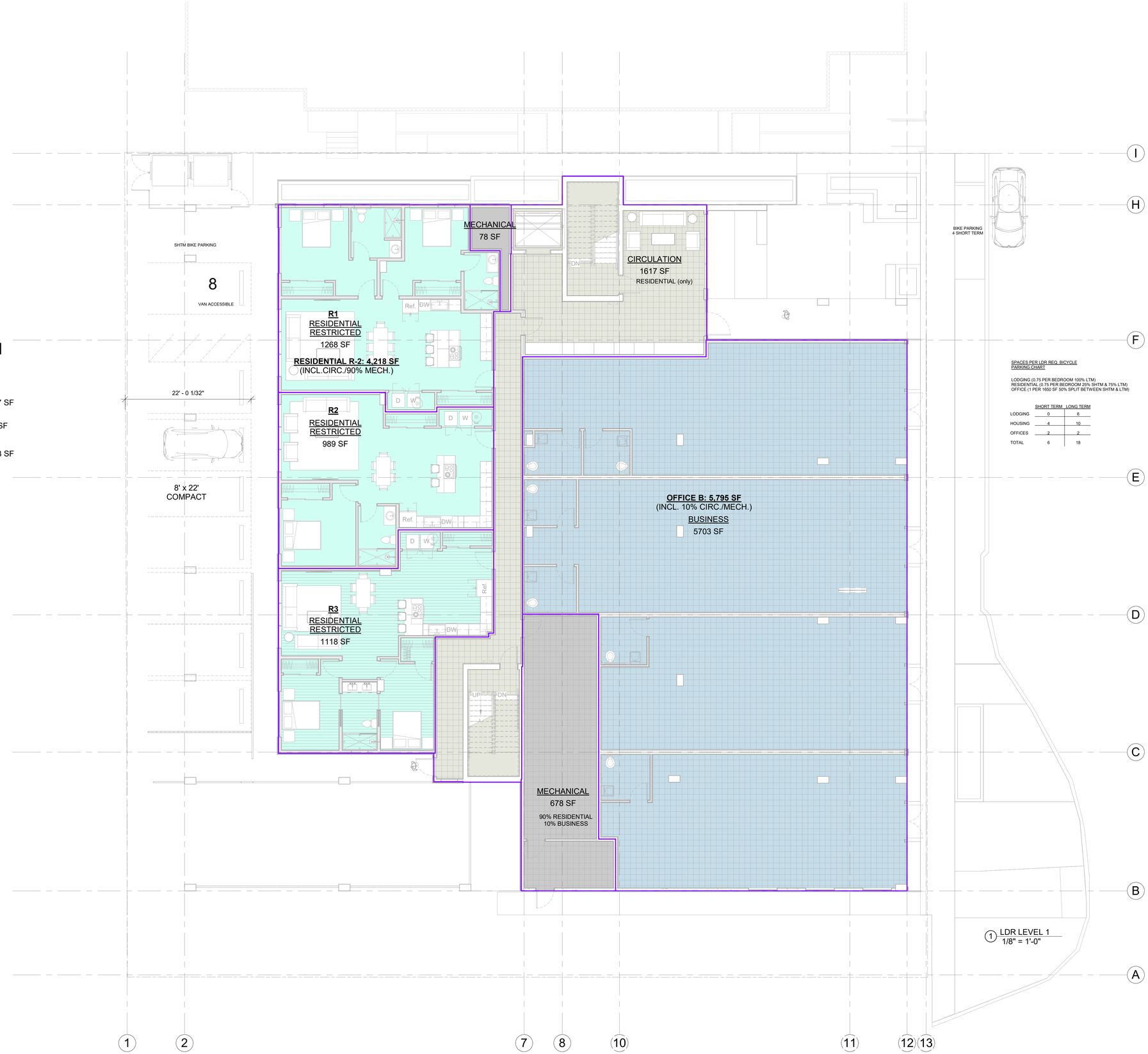
LDR AREAS
BASEMENT

G011

8/5/2026 4:42:06 PM

LDR Area Legend

- BUSINESS 5,703 SF
- CIRCULATION 1,617 SF
- MECHANICAL 758 SF
- RESIDENTIAL RESTRICTED 4,643 SF



1 LDR LEVEL 1
1/8" = 1'-0"

SPACES PER LDR REQ. BICYCLE PARKING CHART

LODGING (0.75 PER BEDROOM 100% LTM)
RESIDENTIAL (0.75 PER BEDROOM 25% SHTM & 75% LTM)
OFFICE (1 PER 1650 SF 50% SPLIT BETWEEN SHTM & LTM)

	SHORT TERM	LONG TERM
LODGING	0	6
HOUSING	4	10
OFFICES	2	2
TOTAL	6	18

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT

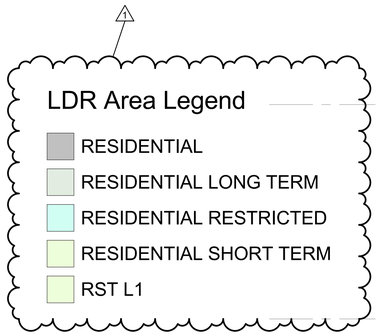
REVISIONS

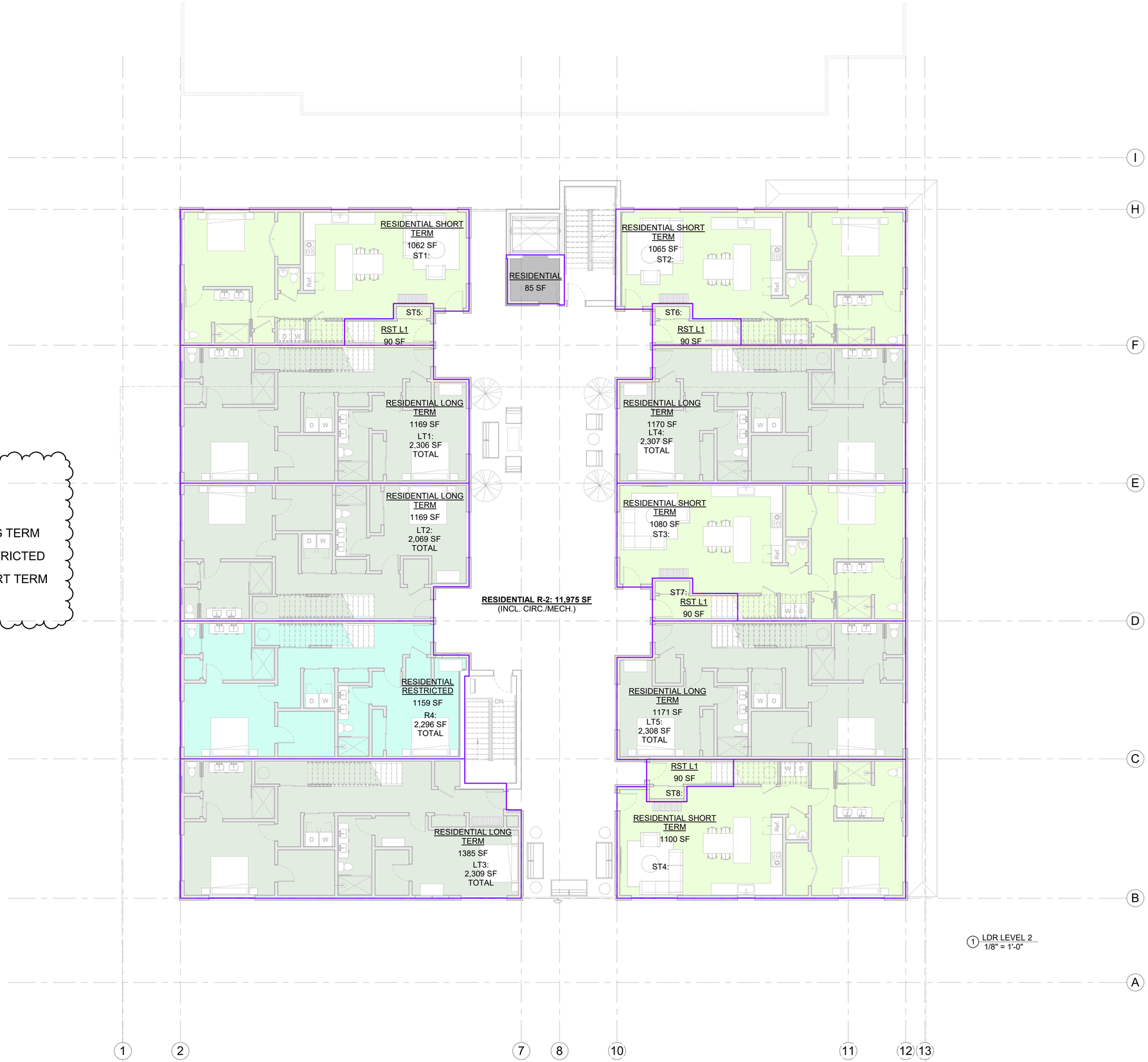
No.	Description	Date

LDR AREAS LEVEL 1

G012

8/5/2026 4:42:08 PM





1 LDR LEVEL 2
1/8" = 1'-0"

HOYT architects
Jackson Wyoming
307.733.9955

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665 SOUTH CACHE MIXED USE

665 S. CACHE
JACKSON, WY 83001

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0183)
STATE OF WYOMING

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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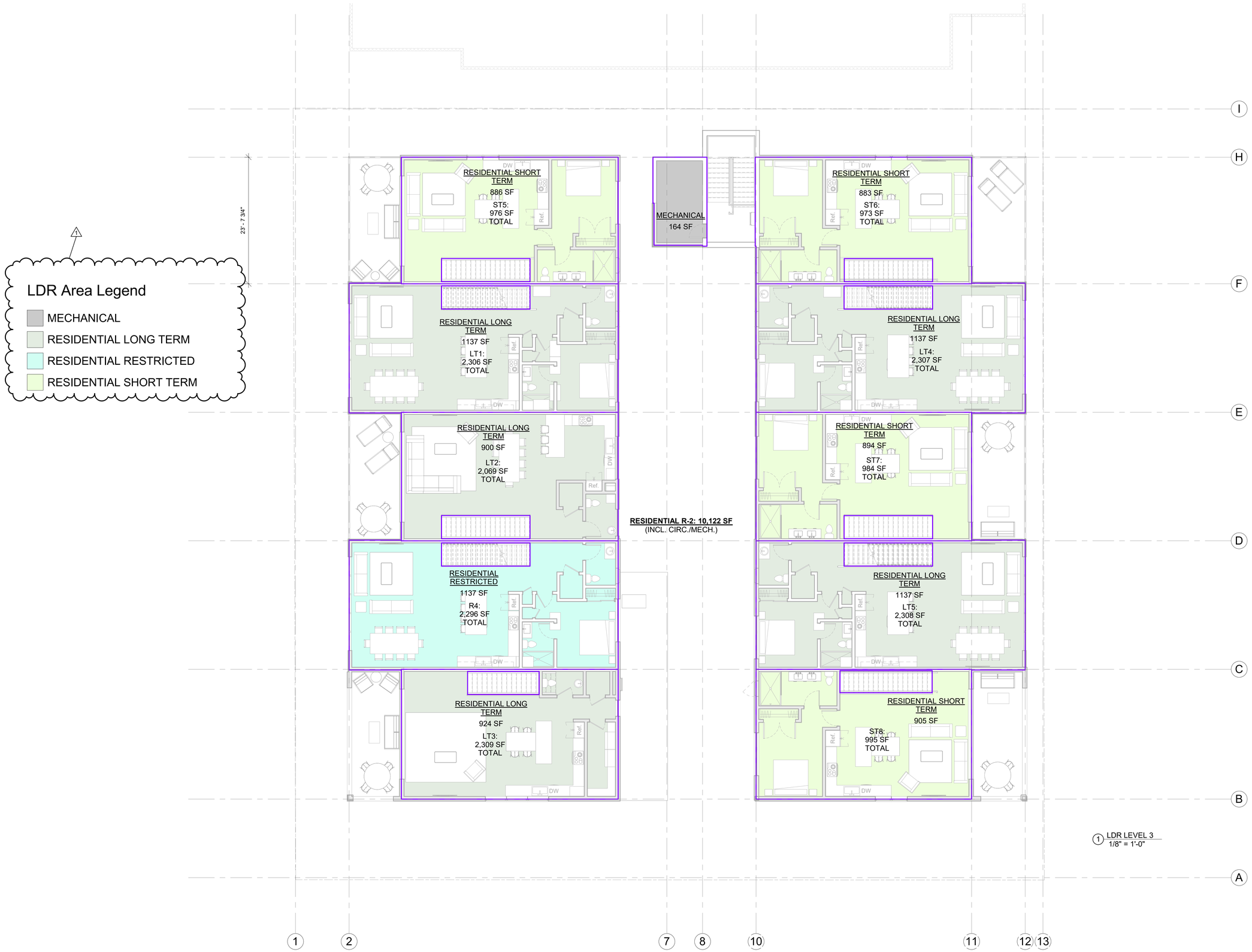
REVISIONS	

No.	Description	Date
1	Revision 1	Date 1

LDR AREAS LEVEL 2

G013

8/5/2026 4:42:14 PM



1 LDR LEVEL 3
1/8" = 1'-0"

HOYT architects
Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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REVISIONS

No.	Description	Date
1	Revision 1	Date 1

LDR AREAS LEVEL 3

G014

8/5/2026 4:42:34 PM

LDR Area Legend

RESIDENTIAL
R-2: 3,344 SF (outdoors)

AREA BOUNDARY

1 LDR ROOF
1/8" = 1'-0"

HOYT architects

Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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LDR AREAS ROOF

G015

8/5/2026 4:42:35 PM

Ver. 18.0
Plotted by tdonogh on Aug 05, 2026 - 3:16pm

EXISTING 645 CACHE BUILDING

SHARED TRASH AND RECYCLING ENCLOSURE FOR 645 CACHE & 665 CACHE BUILDINGS

5' BUILDING SETBACK

4' BUILDING SETBACK WITH ADMINISTRATIVE ADJUSTMENT

4' BUILDING CORNER TO PROPERTY LINE

4' WIDE SIDEWALK

PROPERTY LINE, TYPICAL

1.9' PROPERTY LINE TO EDGE OF CANOPY

5.2' LANDSCAPING STRIP

BICYCLE PARKING

4' BUILDING CORNER TO PROPERTY LINE

26.9' BUILDING CORNER TO PROPERTY LINE

GARAGE LEVEL BUILDING FOOTPRINT (YELLOW DASHED LINE AND HATCH)
FFE: 188.25

1.0' WEST EDGE OF SIDEWALK TO PROPERTY LINE

BICYCLE PARKING

STREET PARKING
(1) EXISTING SPOT DESIGNATED TO 645 CACHE BUILDING
(2) NEW SPOTS DESIGNATED TO 665 CACHE BUILDING

ACCESSIBLE VAN PARKING STALL AND AISLE

35' FORECOURT DEPTH

3.4' BUILDING CORNER TO PROPERTY LINE

(6) PASSENGER CAR PARKING STALLS
(1) COMPACT CAR PARKING STALL
(1) ACCESSIBLE VAN PARKING STALL

(8) TOTAL PARKING SPACES ALLOCATED TO 645 CACHE BUILDING

EXTENTS OF EASTERN CANOPY

9'x22' PASSENGER CAR PARKING STALL, TYP.

2.3' PLANTER WIDTH

6.0' WIDE SIDEWALK

8'x22' COMPACT PARKING STALL

109.8' LEVEL 1 OVERALL BUILDING WIDTH

BICYCLE PARKING

124.9' LEVEL 1 OVERALL BUILDING LENGTH

13.7' WIDE TOTAL FRONTAGE FROM BUILDING TO BACK OF CURB

5.3' WIDE LANDSCAPING STRIP

ALLEY

SOUTH CACHE STREET

LEVEL 1 BUILDING FOOTPRINT

22' PROPERTY LINE TO SIDEWALK

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

SHRUBS IN RAISED PLANTER

26.5' BUILDING CORNER TO PROPERTY LINE

OUT

IN

3.6' BUILDING CORNER TO PROPERTY LINE

4.2' WIDE SIDEWALK

1.2' WEST EDGE OF SIDEWALK TO PROPERTY LINE

EXISTING ADA RAMP TO REMAIN

1.7' PROPERTY LINE TO EDGE OF CANOPY

15' SEWER EASEMENT TO BE RECORDED

4' WIDE SIDEWALK

PROPERTY LINE, TYPICAL

15.1' BUILDING CORNER TO PROPERTY LINE

15.1' BUILDING CORNER TO PROPERTY LINE

EXTEND SIDEWALK TO ASPEN DRIVE WITH ADA RAMP TO STREET

0 10 20 30

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
SITE PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
G002

P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Setback Exhibit.dwg

Ver. 18.0
Plotted by kbrough on Aug 05, 2026 - 3:16pm

NEWJACK, LLC
DEVELOPMENT PLAN

665 SOUTH CACHE STREET

LOCATED WITHIN
LOTS 12, 13, & 14, BLOCK 4, KARNS ADDITION
NE¼ SECTION 33,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

VICINITY MAP
1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

OWNER
Newjack, LLC
P.O. Box 11803
Jackson, WY 83002-1803

ARCHITECT
Hoyt Architects
1110 Maple Way
Jackson, WY 83001
(307) 733-9955

CIVIL ENGINEER
Jorgensen Associates, P.C.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

INDEX OF SHEETS

C1.0 - TITLE, VICINITY MAP, & SHEET INDEX
C1.1 - GENERAL NOTES
C2.0 - EXISTING CONDITIONS
C2.1 - DEMOLITION AND SITE PREPARATION PLAN
C3.0 - SITE OVERVIEW
C3.1 - NORTHWEST GRADING PLAN
C3.2 - NORTHEAST GRADING PLAN
C3.3 - SOUTHWEST GRADING PLAN
C3.4 - SOUTHEAST GRADING PLAN
C3.5 - EAST SIDEWALK PLAN & PROFILE
C3.6 - GARAGE LEVEL GRADING PLAN
C3.7 - UTILITY AND DRAINAGE PLAN
C4.0 - ROAD DETAILS
C4.1 - WATER & SANITARY SEWER DETAILS
C4.2 - STORM WATER DETAILS
C4.3 - MISCELLANEOUS DETAILS

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665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, & SHEET INDEX

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REVIEWED BY:	TK
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SHEET
C1.0

P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Title.dwg

Plotted by tdonogh on Aug 05, 2026 - 3:16pm
Ver. 18.0

= PROPOSED LEGEND =

5825	MAJOR CONTOUR
5822	MINOR CONTOUR
162.09	SPOT ELEVATION
TOW 162.09	TOP OF WALL SPOT ELEVATION
TBC 162.09	TOP BACK OF CURB SPOT ELEVATION
TOS 162.09	TOP OF STEP SPOT ELEVATION
BOS 162.09	BOTTOM OF STEP SPOT ELEVATION
	FLOWLINE
	CONSTRUCTION FENCE
	CONCRETE SURFACE
	LANDSCAPING AREA
	BUILDING FOOTPRINT
W	WATER LINE
	CURBSTOP
	FIRE DEPT. SPRINKLER CONNECTION
S	SEWER LINE
	CLEANOUT
UT	COMBINED CABLE UTILITY TRENCH
	ELECTRIC TRANSFORMER
STM	STORM WATER LINE
	STORM WATER MANHOLE/SAND OIL WATER SEPARATOR
	STORM WATER INLET
	STORM WATER PUMP

GENERAL PROJECT NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
2. PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
3. PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
4. PROPERTY AREA: 0.46 ACRES
   TOTAL AREA OF DISTURBANCE: 21,435 SF (0.49 ACRES)
5. PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2027 AND BE COMPLETED BY FALL 2028.
6. BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
7. GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
8. THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
9. NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
10. BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
2. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
3. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
5. WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
6. SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
7. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

1. SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
7. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
8. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
9. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
10. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
11. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
14. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
19. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
20. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
21. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
22. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
23. ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
24. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
25. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
26. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
27. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
28. ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
29. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
30. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
31. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED 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.

JORGENSEN
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665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
GENERAL NOTES

DRAFTED BY:	KB
REVIEWED BY:	TK
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DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
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SHEET
C1.1

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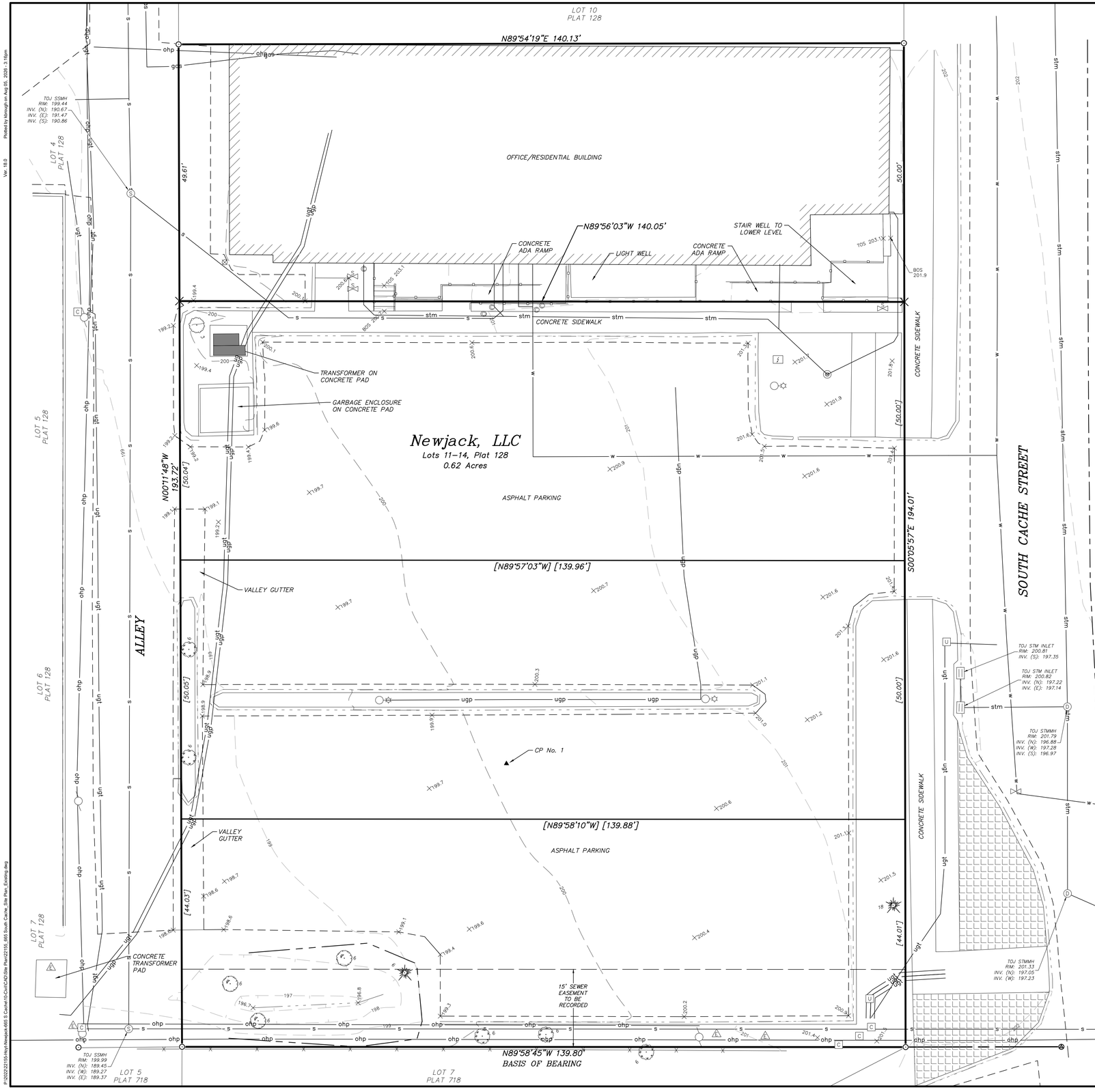

LEGEND

- reinforcing steel bar with plastic cap inscribed "PLS 3831" found during survey performed by Y2 Consultants in Sept. 2015, verified by this survey
- reinforcing steel bar with brass cap inscribed "RLS 164" found during survey performed by Y2 Consultants in Sept. 2015
- steel spike set during survey performed by Y2 Consultants in Sept. 2015 for orientation and mapping purposes
- PK nail inscribed "PLS 15442" found this survey
- section line
- boundary, subject property
- boundary, adjoining property
- N25°25'25"E 100.00' — measured bearing & distance or curve geometry
- [N25°25'25"E] [100.00'] — calculated bearing & distance or curve geometry
- edge of pavement
- road centerline
- top back of curb
- flowline
- top of bank
- 6205 — index contour, 5' interval
- 6208 — intermediate contour, 1' interval
- 6201.5 — spot elevation
- fence
- edge of concrete
- handrail
- bollard
- communications pedestal
- ugt — underground telephone line
- gas — underground gas line
- utility vault
- electric junction box
- electric transformer
- light pole
- utility pole
- ohp — overhead power line
- ugp — underground power line
- s — sanitary sewer line
- sewer manhole
- cleanout
- storm drain inlet
- storm drain manhole
- stm — storm drain line
- w — water line
- water valve
- sprinkler control vault
- aspen tree
- cottonwood tree
- conifer tree
- deciduous tree

NOTES

This survey was conducted in August and October 2022, and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are limited to visible structures; underground locations are derived from markings identified by Magic Valley Utility Locate Company from a survey performed by Y2 Consultants in Sept. 2015, and from design drawings for a remodel of the existing building on Lot 11, Block 4, Plat 128, by Jorgensen Associates, dated 05–26–2020.

Only monuments pertinent to Subject Property are depicted.

Site benchmark elevation is 200.00 at CP No. 1.

BASIS OF BEARING for this survey is N89°58'45"W on the southern property boundary.

0 10 20 30
SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

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SHEET
C2.0

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P:\2022\22155-Hoyt-Newjack-665 S Cache\15-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Existing.dwg

Plotted by tkmough on Aug 05, 2026 - 3:16pm
Ver. 18.0

EXISTING 645 CACHE BUILDING

REMOVE 135 SF ASPHALT

REMOVE 645 CACHE LANDSCAPING IRRIGATION EQUIPMENT

INSTALL NEW DOUBLE CLEANOUT FOR SEWER SERVICE TO 645 CACHE BUILDING

50 LF 6" REALIGNED SEWER SERVICE LINE TO 645 CACHE BUILDING. VERIFY SIZE

INSTALL NEW CURBSTOPS FOR 645 CACHE BUILDING WATER SERVICE

REMOVE LIGHTWELL AS NECESSARY TO RECONNECT 645 CACHE UTILITIES.

93 LF 4" DIP REALIGNED WATER SERVICE TO 645 CACHE BUILDING. VERIFY SIZE.

RELOCATE TRANSFORMER TO NEW CONCRETE PAD. PROVIDE NEW WIRE FROM VAULT TO TRANSFORMER AND TRANSFORMER TO BUILDING

13 LF ASPHALT SAW CUT

REMOVE TREE

JERSEY BARRIERS TO PROTECT EXCAVATION

REALIGNED CABLE UTILITIES TO 645 CACHE BUILDING. CONFIRM ROUTING WITH LVE

SEWER SERVICE FOR 645 CACHE BUILDING TO BE REALIGNED

REMOVE 45 SF CONCRETE. MOVE TRANSFORMER TO NEW CONCRETE PAD

REMOVE 110 SF CONCRETE

REMOVE STEPS, ADA RAMP, AND PLATFORM AS NECESSARY TO RECONNECT 645 CACHE UTILITIES.

REMOVE 250 LF CURB AND GUTTER

REMOVE 375 SF CONCRETE SIDEWALK

REMOVE LIGHT POLE AND ASSOCIATED ELECTRICAL EQUIPMENT

14 LF ASPHALT SAW CUT

CABLE UTILITIES TO 645 CACHE BUILDING TO BE REALIGNED. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES IN THE FIELD.

WATER SERVICE TO 645 CACHE BUILDING TO BE REALIGNED

REMOVE CATCH BASIN

REMOVE 80 LF CURB AND GUTTER AND VALLEY GUTTER

REMOVE 14,560 SF ASPHALT

REMOVE 110 LF CURB AND GUTTER

REMOVE LIGHT POLES AND ASSOCIATED ELECTRICAL EQUIPMENT

REMOVE (2) TREES

REMOVE 180 LF CURB AND GUTTER

REMOVE (4) TREES

REMOVE TREE

CONTRACTOR TO VERIFY LOCATION OF EXISTING CABLE UTILITIES IN THE FIELD AND REROUTE AS NECESSARY.

PROVIDE TEMPORARY ADA ACCESS RAMP TO 645 CACHE BUILDING

REMOVE STAIRWELL AND ADA RAMP AS NECESSARY TO RECONNECT 645 CACHE UTILITIES.

REMOVE 645 CACHE LANDSCAPING IRRIGATION EQUIPMENT

CONNECT REALIGNED WATER SERVICE TO EXISTING 8" WATER MAIN.

CUT AND REMOVE ALL STORM DRAIN LINES SERVICING 645 CACHE BUILDING WITHIN 665 CACHE PROPERTY. PROVIDE TEMPORARY STORM WATER DISCHARGE BASIN AND PUMP OVERFLOW INTO TOWN STORM DRAIN INLET UNTIL 665 CACHE BUILDING CONSTRUCTION IS COMPLETE AND STORM LINES ARE REBUILT

475 LF TEMPORARY CONSTRUCTION FENCE. REMOVE PORTIONS AS NEEDED TO ACCOMMODATE NEW 665 CACHE BUILDING CONSTRUCTION.

CUT AND CAP WATER SERVICE TO 645 CACHE BUILDING. REUSE FOR 665 CACHE WATER CONNECTION.

REMOVE 105 SF VALLEY GUTTER AND CONCRETE APPROACH

REMOVE 410 SF CONCRETE SIDEWALK

REMOVE 54 SF BRICK PAVERS

ALLEY

SOUTH CACHE STREET

NOTE:

ALL UTILITIES TO 645 CACHE BUILDING SHALL BE REMOVED AND RECONSTRUCTED IN A MANNER TO PROVIDE MINIMAL DISRUPTION OF UTILITY SERVICES.

0 10 20 30

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

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307.733.5150
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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
DEMOLITION AND SITE PREPARATION PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C2.1

P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Demo and Site Prep.dwg

EXISTING 645 CACHE BUILDING

ACCESSIBLE ROUTE TO 645 CACHE BUILDING

SHARED TRASH AND RECYCLING ENCLOSURE FOR 645 CACHE & 665 CACHE BUILDINGS

CONNECTION TO 645 CACHE STORM DRAIN LINE, TYPICAL. REFER TO CONSTRUCTION MANAGEMENT PLAN FOR TEMPORARY STORMWATER MANAGEMENT PLAN

5' WIDE LANDSCAPE BUFFER

BICYCLE PARKING

6' WIDE CONCRETE SIDEWALK

5' WIDE LANDSCAPE BUFFER

NEW CURB AND GUTTER

GARAGE LEVEL BUILDING FOOTPRINT (YELLOW DASHED LINE) FFE: 188.25

BICYCLE PARKING

ACCESSIBLE ROUTE TO 645 CACHE BUILDING

FLOWLINE IN RECESSED LANDSCAPING AREA, TYPICAL

RECESSED LANDSCAPING AREA, TYPICAL

ACCESSIBLE VAN PARKING STALL

FIRE DEPT. KNOX BOX TO BE LOCATED AT BUILDING ENTRY

WATER SERVICE

13.5' FROM BACK OF CURB TO BUILDING FACE

+/- 130 LF 4' WIDE CONCRETE VALLEY GUTTER

ACCESSIBLE ROUTE TO 665 CACHE BUILDING

BICYCLE PARKING

SOUTH CACHE STREET

ALLEY

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

8'x22' COMPACT CAR PARKING STALL

STRUCTURAL COLUMN, TYPICAL

26 LF STRAW WATTLE AROUND INLETS

WHEEL STOP, TYPICAL

9'x22' PASSENGER CAR PARKING STALL, TYPICAL

HANDRAIL

HANDRAIL

STORM DRAIN PIPE IN GARAGE LEVEL SPACE

PLANTER BOX

CONNECT CONTROLLED RELEASE AND OVERFLOW TO EXISTING TOJ STORM DRAIN

HEATED RAMP DOWN TO GARAGE LEVEL PARKING

FIRE DEPT. CONNECTION TO SPRINKLER SYSTEM

POWER UTILITY CONNECTION

COMBINED CABLE UTILITY TRENCH

SEWER SERVICE

COMMUNICATIONS CABLE UTILITY CONNECTION

STORMWATER DETENTION BASIN.

SNOW STORAGE AREA
TOTAL SNOW REMOVAL AREA: 3,300 SF (INCLUDES SNOW REMOVAL AREA FOR 645 CACHE BUILDING)
SNOW STORAGE REQUIRED: 3,300 SF * 2.5% = 82.5 SF
SNOW STORAGE PROVIDED: 850 SF

CATCH BASIN

0 10 20 30
SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
SITE OVERVIEW

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.0

Plotted by tkmogh on Aug 05, 2026 - 3:16pm
Ver - 18.0
P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Site Overview.dwg

Plotted by tdonogh on Aug 05, 2026 - 3:16pm
Ver. 18.0

0 5 10 15

SCALE: 1 INCH = 5 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

RELOCATED TRANSFORMER TO SERVE 645 CACHE BUILDING

EXISTING 645 CACHE BUILDING

MATCH GRADE AT EXISTING ADA ACCESS 200.89

MATCH GRADE AT EXISTING ADA ACCESS 200.99

TRASH AND RECYCLING ENCLOSURE

STORM DRAIN LINES IN GARAGE LEVEL SPACE, TYPICAL

4' WIDE CONCRETE VALLEY GUTTER. MATCH EXISTING GRADE ON WEST SIDE OF VALLEY GUTTER

STRUCTURAL COLUMN, TYPICAL

STORM DRAIN INLET RIM: 199.76

RECESSED CONCRETE LANDSCAPING AREA, TYPICAL

BICYCLE PARKING

WHEEL STOP, TYPICAL

RAMP DOWN FROM 6" CURB

ACCESSIBLE VAN PARKING STALL AND AISLE

PASSENGER CAR PARKING STALL, TYPICAL

RAMP DOWN FROM LANDING

8'x22' COMPACT CAR PARKING STALL

9'x22' PASSENGER CAR PARKING STALL (TYPICAL)

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

ALLEY

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
NORTHWEST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.1

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Ver. 18.0

EXISTING 645 CACHE BUILDING

MATCH GRADE AT EXISTING ADA ACCESS 200.89

MATCH GRADE AT EXISTING ADA ACCESS 200.99

MATCH GRADE AT EXISTING ADA ACCESS 202.09

MATCH GRADE AT EXISTING ADA ACCESS 201.97

MATCH GRADE AT EXISTING SIDEWALK. USE 4' TAPER TO MATCH WIDTHS

5' WIDE LANDSCAPING BUFFER

MATCH GRADE AT EXISTING CURB

CONCRETE SIDEWALK, TYPICAL

BICYCLE PARKING ON PAVERS PER LANDSCAPING PLANS

STORM DRAIN INLET RIM: 201.08

STORM DRAIN LINES IN GARAGE LEVEL SPACE, TYPICAL

RECESSED CONCRETE LANDSCAPING AREA, TYPICAL

42 LF 24" CONCRETE CURB AND GUTTER. MATCH EXISTING CURB AND GUTTER ELEVATIONS AT EACH END

WATER SERVICE FIRE LINE AND DOMESTIC SERVICE LINE

BICYCLE PARKING ON PAVERS PER LANDSCAPING PLANS

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

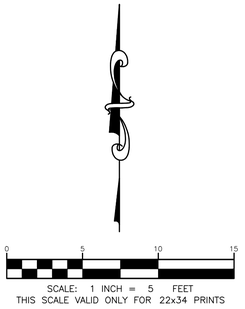
STORM DRAIN INLET RIM: 201.11

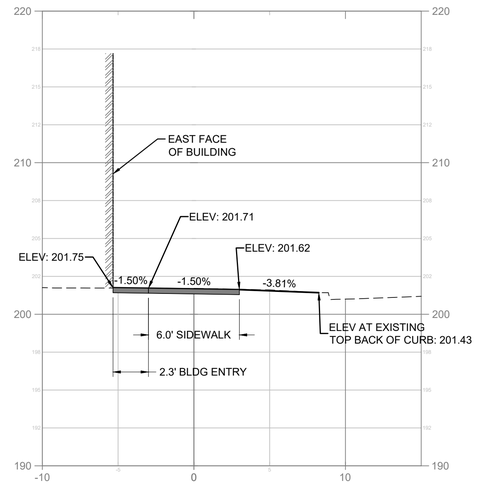
STORM DRAIN INLET RIM: 201.05

5' WIDE LANDSCAPING BUFFER

MATCH GRADE AT EXISTING CURB

SOUTH CACHE STREET





=SECTION A-A=

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
NORTHEAST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.2

P:\2022\22155-Hoyt-Newjack\665 S Cache\11a\Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Grading Plan.dwg

Ver. 18.0
Plotted by tdonogh on Aug 05, 2026 - 3:16pm

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ALLEY

4' WIDE CONCRETE VALLEY GUTTER. MATCH EXISTING GRADE ON WEST SIDE OF VALLEY GUTTER

9'x22' PASSENGER CAR PARKING STALL, TYPICAL

LANDSCAPING AREA

CABLE UTILITIES SERVICE

STRUCTURAL COLUMN, TYPICAL

WHEEL STOP, TYPICAL

RAMP DOWN FROM LANDING

HANDRAIL, TYPICAL

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

5'x5' LANDING

HEATED RAMP DOWN TO GARAGE LEVEL PARKING. SEE GARAGE LEVEL GRADING PLAN FOR DETAILS

OUTER EDGE OF ELEVATED WALKWAY OVER GARAGE RAMP

CONCRETE SIDEWALK TO MECHANICAL ROOM ACCESS AND ELECTRIC METERS

FOUNDATION WALL BELOW, TYPICAL

SEWER SERVICE AND CLEANOUT

UNDERGROUND STORMWATER DETENTION PIPE

STORMWATER DETENTION BASIN

TOW 200.78
BOW 199.19
BOS 199.13
TOS 200.78
BOS/TOW 199.13
BOW 198.05
TOW 200.78
TOW 200.85
TOW 201.60
TOW 201.75
TOW 201.75
TBC 199.75
199.25
199.82
198.65
198.65
200.85
200.85
201.60
201.75
198.23
194.42
194.64
199.78
201.75
201.69
201.75
201.69
-2.0%
-0.7%
-1.5%
-0.3%
-1.5%
-0.6%
-4.5%
-3.0%
-3.0%
-1.5%
-4.5%
-1.5%
-1.5%
4.7'
4.2'
5.1'
5.0'
4.2'
18.0'
9'
22'
1.7:1
1.9:1
2.8:1
1.8:1

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
SOUTHWEST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.3

P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Grading Plan.dwg

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Ver. 18.0

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

STORM DRAIN INLET
RIM: 201.05

STORM DRAIN RISER PIPE
TO CONNECT TO GARAGE
LEVEL STORMWATER
COLLECTION SYSTEM

STORM DRAIN INLET
RIM: 201.05

STORM DRAIN
LINE IN GARAGE
LEVEL SPACE

STORM DRAIN INLET
RIM: 201.05

STORM DRAIN INLET
RIM: 201.13

FIRE DEPT.
CONNECTION TO
SPRINKLER SYSTEM

STORM DRAIN LINE FROM
STORMWATER PUMP IN
GARAGE LEVEL

STORM DRAIN LINE

CATCH BASIN
WITH INLET
RIM: 200.75

MATCH
GRADE AT
EXISTING
CURB

PLANTER BOX

MATCH GRADE AT
EXISTING PAVERS

HEATED RAMP TO GARAGE
LEVEL PARKING. SEE
GARAGE LEVEL GRADING
PLAN FOR DETAILS

OUTER EDGE OF
ELEVATED WALKWAY
OVER GARAGE RAMP

FOUNDATION WALL BELOW, TYPICAL

SEWER SERVICE
AND CLEANOUT

CONCRETE
SIDEWALK TO
MECHANICAL
ROOM ACCESS
AND ELECTRIC
METERS

CABLE
UTILITIES
SERVICE

TOW 201.75

-1.5%
-3.8%
-2.9%
-2.6%
-2.2%
-0.8%
-0.0%

TBC 201.41

5.2'
4.6'
6.0'
7.0'
2.3'
4.2'

201.75
201.71
201.62
201.63
201.21
201.69
201.65
201.56

1.7:1
1.9:1
1.8:1

0 5 10 15
SCALE: 1 INCH = 5 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
SOUTHEAST GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.4

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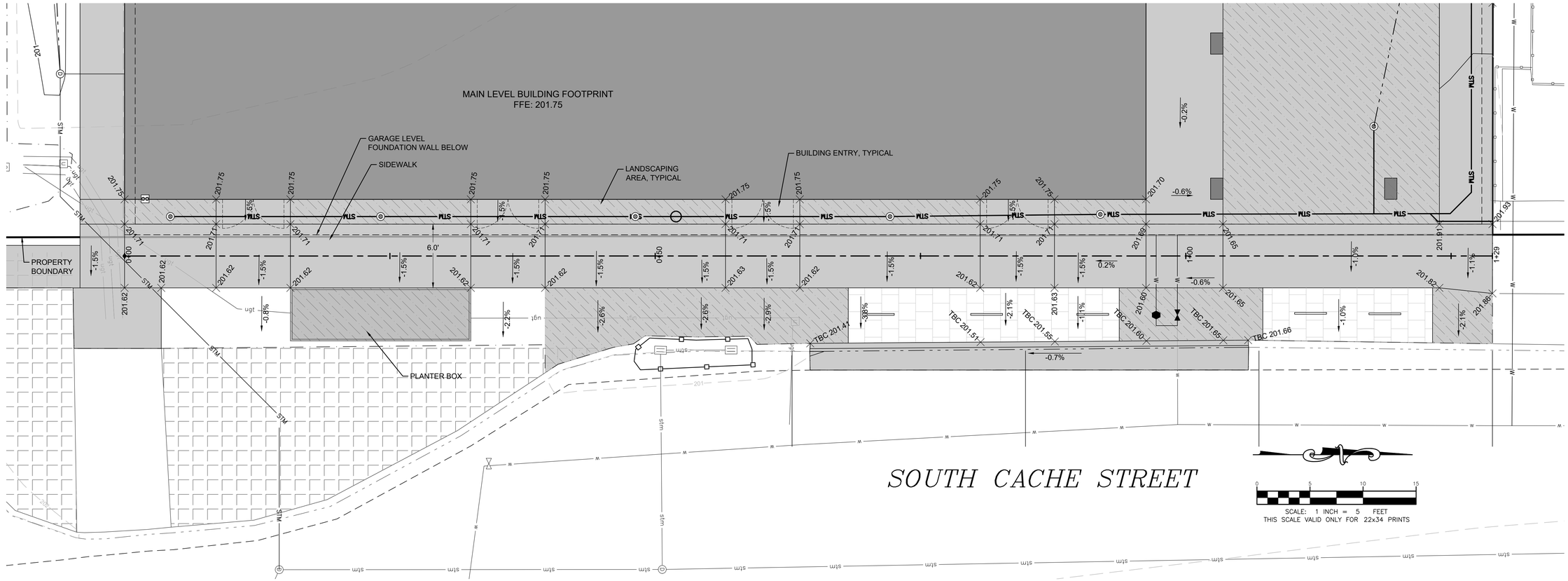
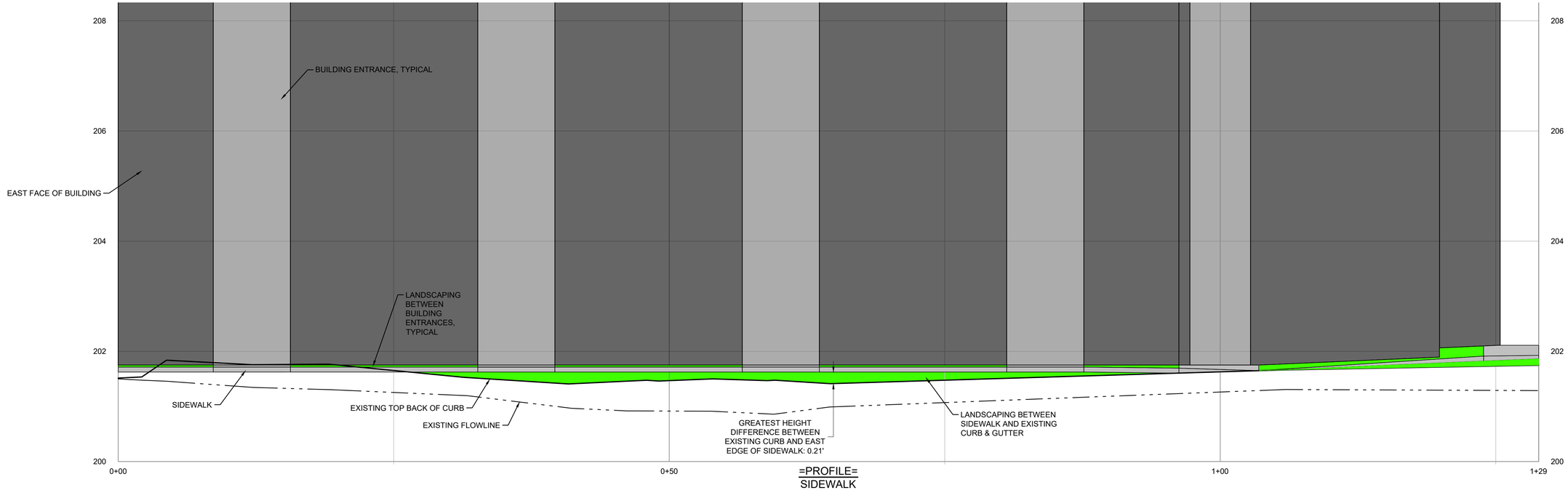
Ver. 18.0





=PROFILE=
SIDEWALK

SCALE: HORIZONTAL 1" = 5', VERTICAL 1" = 1'

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

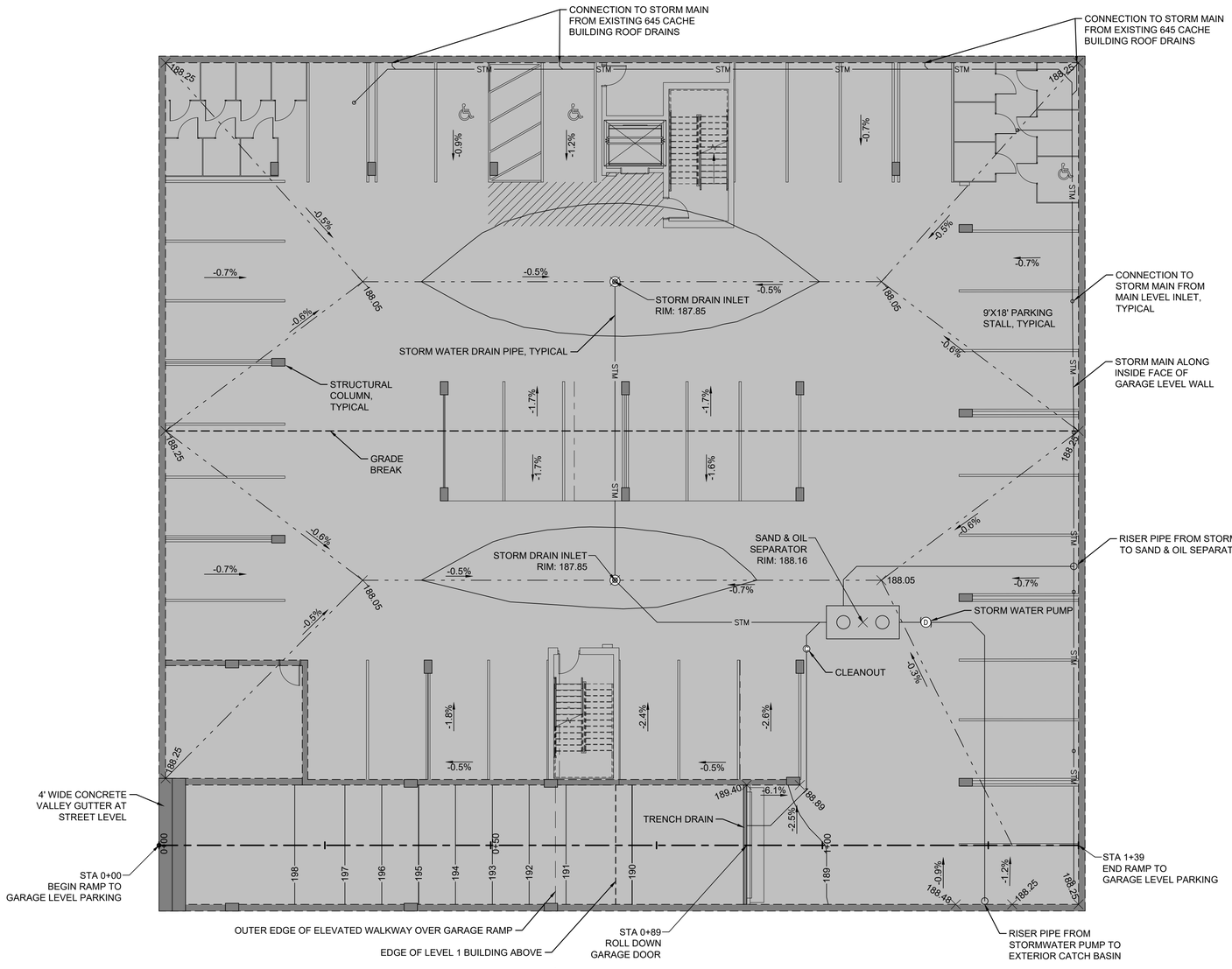
SHEET TITLE:
EAST SIDEWALK PLAN & PROFILE

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

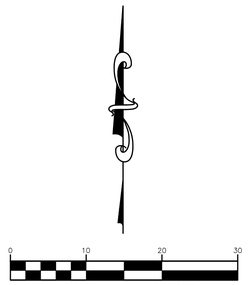
PROJECT NUMBER
22155

SHEET
C3.5

P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Sidewalk P&P.dwg



=PROFILE=
GARAGE RAMP
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
GARAGE LEVEL GRADING PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.6

Plotted by tkrough on Aug 05, 2026 - 3:16pm
Ver. 18.0
P:\2022\22155-Hoyt-Newjack-665 S Cache\10-Civil\CAD\Site Plan\22155_665 South Cache_Site Plan_Garage Level Grading.dwg

EXISTING 645 CACHE BUILDING

EXTEND EXISTING 4" PVC ROOF DRAINS SERVING 645 CACHE BUILDING AND CONNECT TO 665 CACHE BUILDING STORM PIPE

EXTEND EXISTING 4" PVC ROOF DRAINS SERVING 645 CACHE BUILDING AND CONNECT TO 665 CACHE BUILDING STORM PIPE

8" AREA DRAIN WITH 4" PVC STORM PIPE TO DROP BELOW GARAGE LEVEL CEILING

4" PVC STORM MAIN ALONG WALL IN GARAGE LEVEL

8" AREA DRAIN WITH 4" PVC STORM PIPE TO DROP BELOW GARAGE LEVEL CEILING

WATER SERVICE
CONNECT TO EXISTING 4" WATER LINE
2" TAPPING SADDLE
2" CORP STOP
4"x4"x2" TEE
8.5 LF 4" FIRE SUPRESSION LINE
4" GATE VALVE
10.5 LF DOMESTIC WATER LINE
2" CURBSTOP
5' MINIMUM BENDING RADIUS
WALL PENETRATIONS PER STRUCTURAL PLANS

GARAGE LEVEL 8" AREA DRAIN

MAIN LEVEL BUILDING FOOTPRINT
FFE: 201.75

4" PVC STORM PIPE ALONG WALL IN GARAGE LEVEL

SOUTH CACHE STREET

ALLEY

RISER PIPE FROM STORM MAIN TO SAND & OIL SEPARATOR

GARAGE LEVEL 8" AREA DRAIN

SAND & OIL SEPARATOR

STORM WATER PUMP

CLEANNOUT

8" AREA DRAINS WITH 4" PVC STORM PIPES TO DROP BELOW GARAGE LEVEL CEILING (TYPICAL)

RISER PIPE FROM STORMWATER PUMP TO EXTERIOR CATCH BASIN

TRENCH DRAIN

CONNECT CONTROLLED RELEASE AND OVERFLOW TO EXISTING TOJ STORM DRAIN

12 LF 4" SEWER LINE AND CLEANOUT. INSTALL CLEANOUT WITHIN 3' OF BUILDING FOUNDATION

POWER UTILITY CONNECTION. UPGRADE TRANSFORMER AS REQUIRED BY LVE

COMMUNICATIONS CABLE UTILITY CONNECTION

+/- 105 LF COMBINED CABLE UTILITIES TRENCH FROM EXISTING TRANSFORMER AND COMMUNICATIONS PEDESTAL TO METER

STORMWATER DETENTION BASIN. 990 CF STORAGE PROVIDED

CONNECT TO SEWER SERVICE TO EXISTING 8" SEWER MAIN

48" CATCH BASIN WITH 24" INLET GRATE AND 3.6' SUMP DEPTH. 45 CF STORAGE PROVIDED

STORMWATER VOLUME TOTALS

AREA	REQUIRED STORAGE
645 CACHE BLDG	190 CF
655 CACHE BLDG	845 CF
TOTAL	1035 CF

AREA	PROVIDED STORAGE
DETENTION BASIN	990 CF
CATCH BASIN	45 CF
TOTAL	1035 CF

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
UTILITY AND DRAINAGE PLAN

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C3.7

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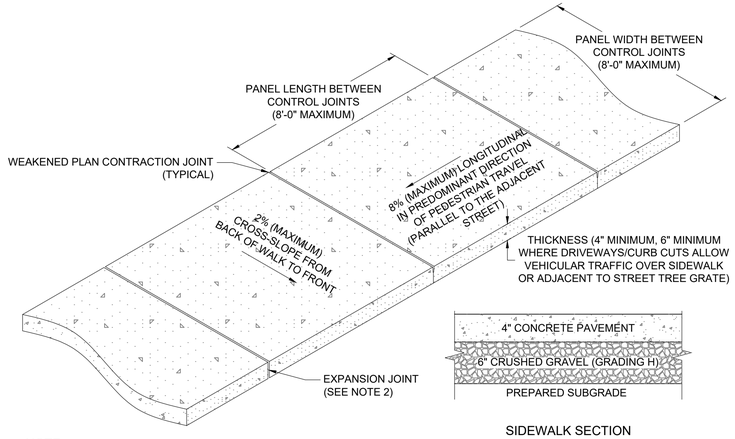
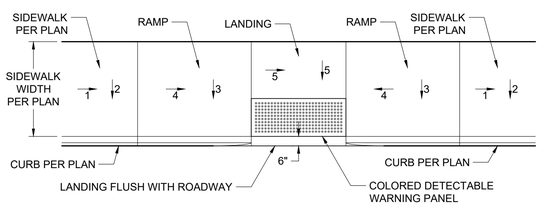


SIDEWALK SECTION

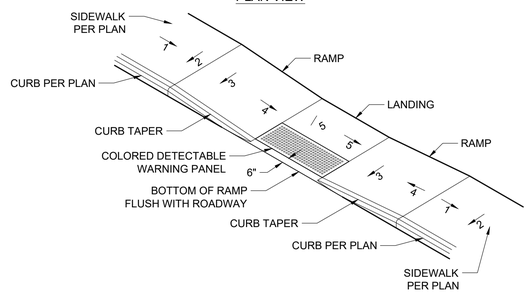
NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

1 / C4.0 — TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE — TOJ ST-127



PLAN VIEW

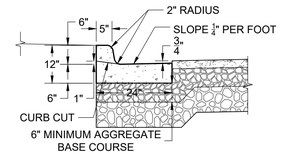


ISOMETRIC VIEW

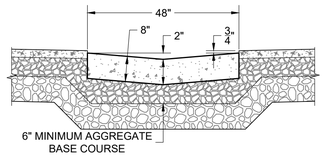
NOTE

1. SIDEWALK SLOPE PER PLAN: DO NOT EXCEED 5.0% (1:20) LONGITUDINAL SLOPE
2. SIDEWALK CROSS SLOPE PER PLAN: DO NOT EXCEED 2.0% CROSS SLOPE
3. RAMP CROSS SLOPE: DO NOT EXCEED 2.0% CROSS SLOPE
4. RAMP SLOPE: DO NOT EXCEED 8.3% (1:12) LONGITUDINAL SLOPE FOR A MAXIMUM OF 30'
5. LANDING SLOPE: DO NOT EXCEED 2.0% SLOPE IN EITHER DIRECTION

4 / C4.0 — TWO WAY ACCESSIBLE SIDEWALK RAMP DETAIL
NOT TO SCALE — RAMP PARALLEL TO ROAD



24" VERTICAL CURB

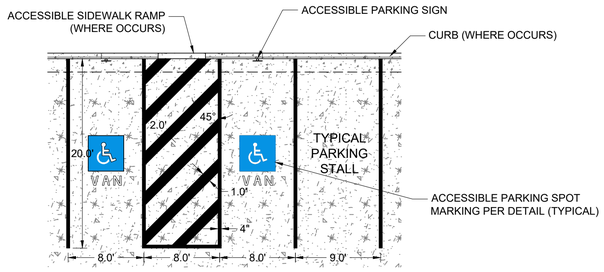


48" WIDE VALLEY GUTTER

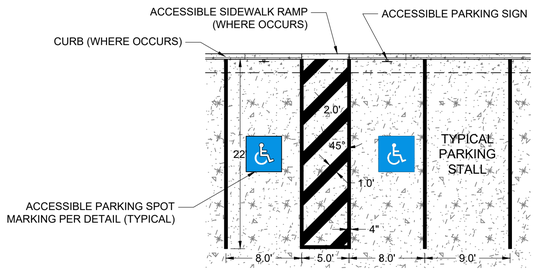
NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

2 / C4.0 — CURB SECTION DETAIL
NOT TO SCALE



ACCESSIBLE VAN PARKING

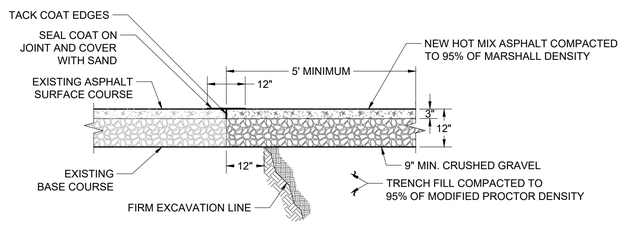


TYPICAL ACCESSIBLE PARKING

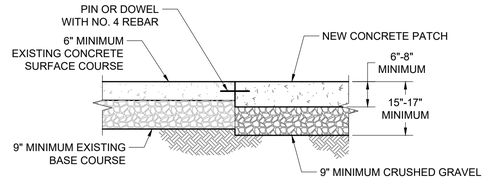
NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

5 / C4.0 — ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



ASPHALT PATCH REPAIR DETAIL



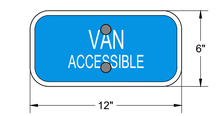
CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

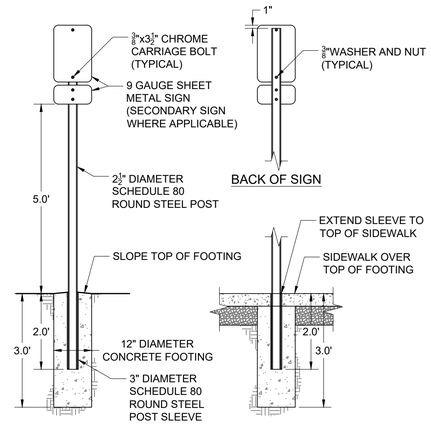
3 / C4.0 — CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE — TOJ ST-118

ACCESSIBLE PARKING SPOT



VAN ACCESSIBLE PARKING SPOT (WHERE APPLICABLE)

SIGN GRAPHICS



SIGN BASE — SIGN BASE IN SIDEWALK

6 / C4.0 — ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
ROAD DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C4.0

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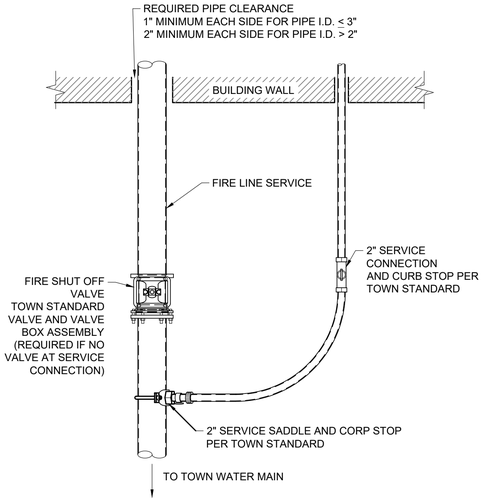
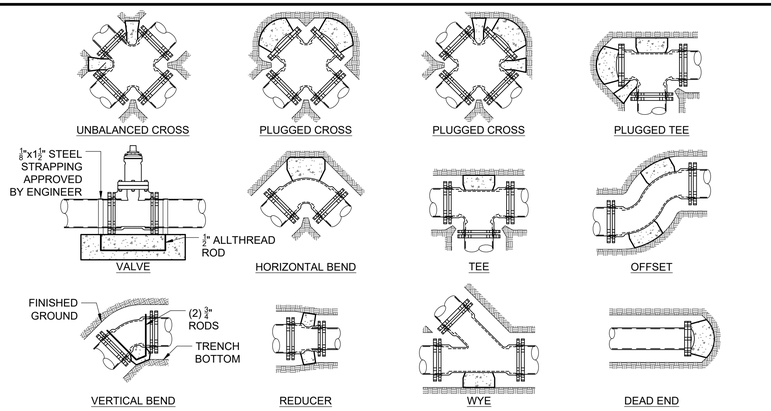
Ver. 18.0
Plotted by tomogh on Aug 05, 2026 - 3:16pm



NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

1 / C4.1 FIRE LINE WITH 2" WATER SERVICE DETAIL
NOT TO SCALE — TOJ W-110



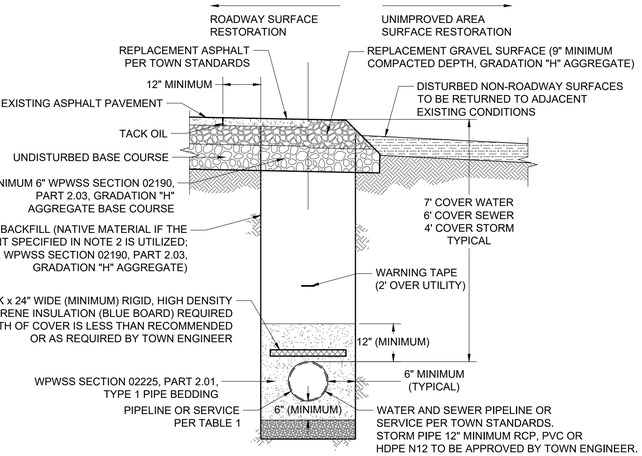
MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

FITTING SIZE	TEES AND PLUGS A	TEES AND PLUGS B	90° BENDS A	90° BENDS B	45° BENDS AND WYES A	45° BENDS AND WYES B	REDUCERS AND 22 1/2° BENDS A	REDUCERS AND 22 1/2° BENDS B	11 1/2° BENDS A	11 1/2° BENDS B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

NOTE

1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

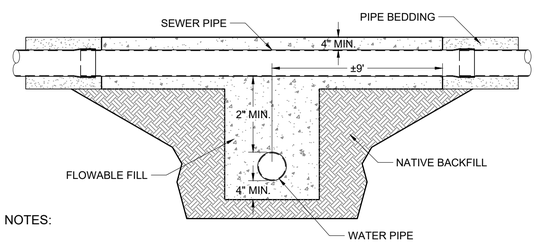
2 / C4.1 THRUST BLOCK DETAIL
NOT TO SCALE — TOJ W-111



NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

3 / C4.1 PIPE TRENCH DETAIL
NOT TO SCALE — TOJ W-100, SS-100, STM-100



NOTES:

PARALLEL INSTALLATION:

NORMAL CONDITIONS: SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.

UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:

1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
2. WHERE 18" VERTICAL SEPARATION AS NOTED CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
   - 2.1. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
   - 2.2. PLACED IN A SEPARATE CASING PIPE, OR;
   - 2.3. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

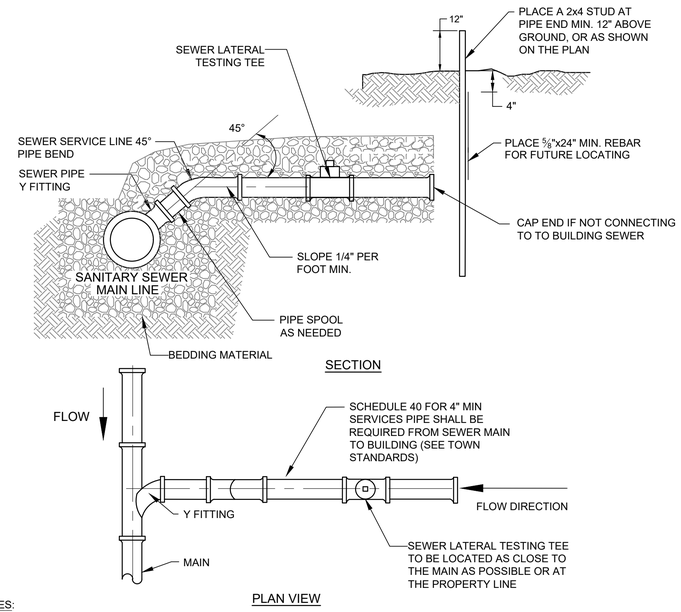
CROSSING:

NORMAL CONDITIONS: SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
3. WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

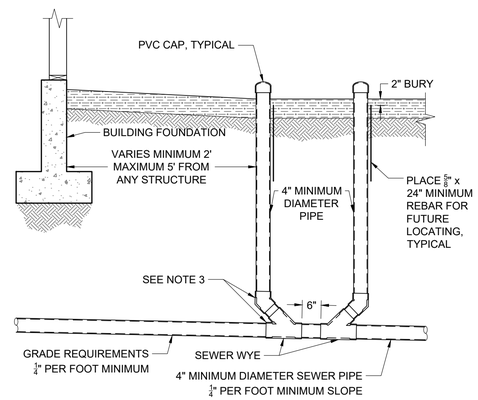
4 / C4.1 WATER / SEWER CROSSING
NOT TO SCALE



NOTES:

1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO BUILDING EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

5 / C4.1 SANITARY SEWER SERVICE
NOT TO SCALE — TOJ SS-111



NOTE

1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

6 / C4.1 BUILDING CLEANOUT DETAIL
NOT TO SCALE — TOJ SS-114

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
WATER & SANITARY SEWER DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C4.1

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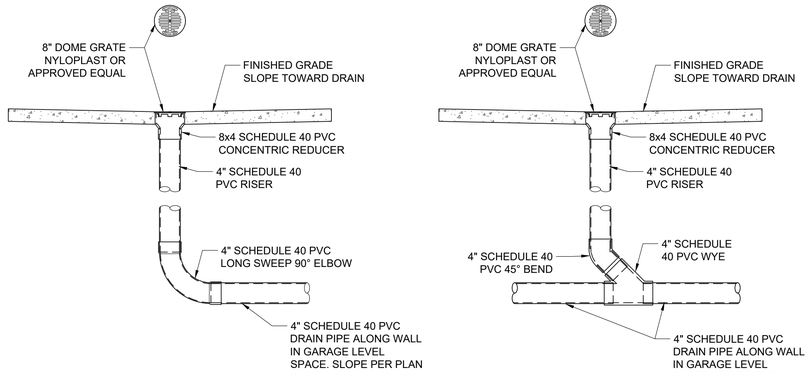
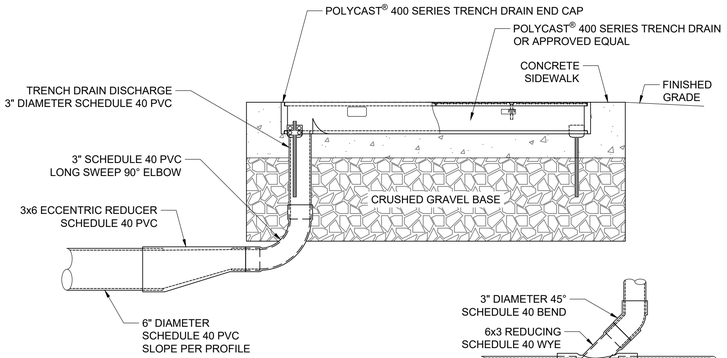
Plotted by tdonogh on Aug 05, 2026 - 3:16pm
Ver - 18.0



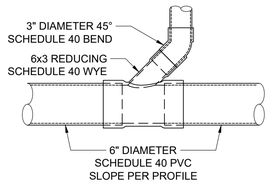
DRAIN AT END OF LINE

IN-LINE DRAIN

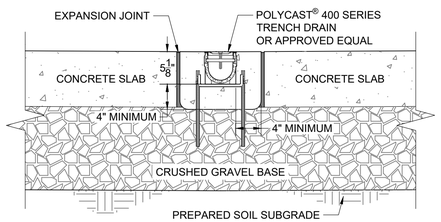
1 / C4.2 — 8" AREA DRAIN DETAIL
NOT TO SCALE



SIDE



IN-LINE TRENCH DRAIN CONNECTION

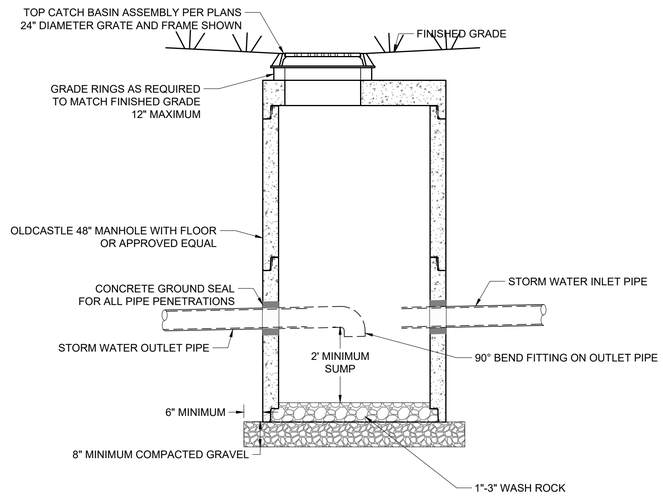


END

NOTE

1. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
2. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

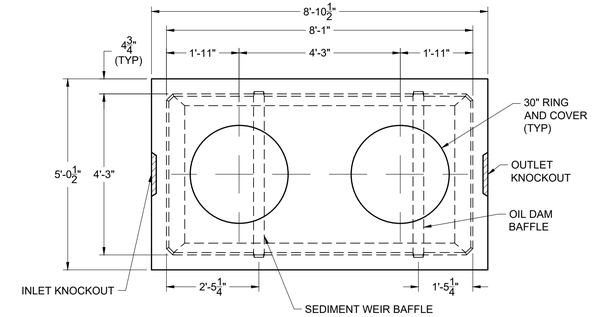
2 / C4.2 — TRENCH DRAIN DETAIL
NOT TO SCALE



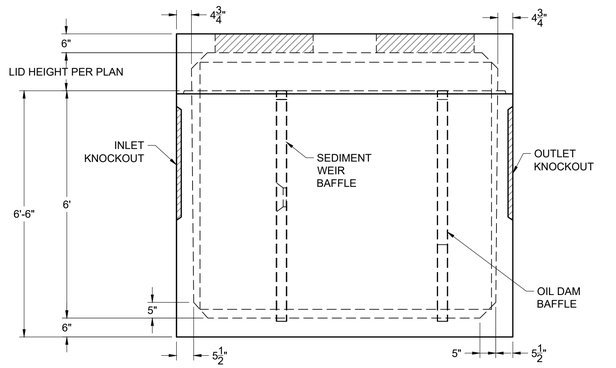
NOTE

1. GRAVEL SHALL BE 8" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03
2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
4. SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
5. SEE ADJUSTMENT AND COLLAR DETAIL.
6. SEE DETAIL FOR CURB INLET.

3 / C4.2 — 48" PRECAST CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

4 / C4.2 — SAND/OIL WATER SEPARATOR DETAIL
NOT TO SCALE

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
STORM WATER DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C4.2

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Plotted by kbrough on Aug 05, 2026 - 3:16pm
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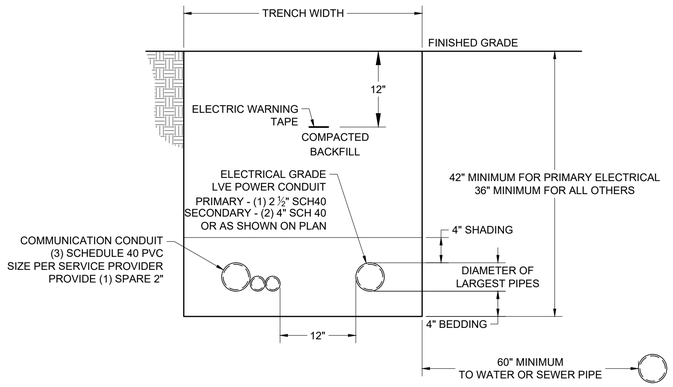

GENERAL NOTES:

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A ¼" SCREEN (SAND RECOMMENDED).
6. SEAL SPARE CONDUIT WITH PUSH ON CAP AND MARK. WITH 2X4 POST FROM END OF THE CONDUIT TO 3FT ABOVE GROUND. BURY 24" #5 REBAR 3" BELOW FINISHED GRADE TO MARK WOOD POST.

6 / C703 TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE

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PROJECT TITLE:
NEWJACK, LLC
DEV PLAN REVIEW
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

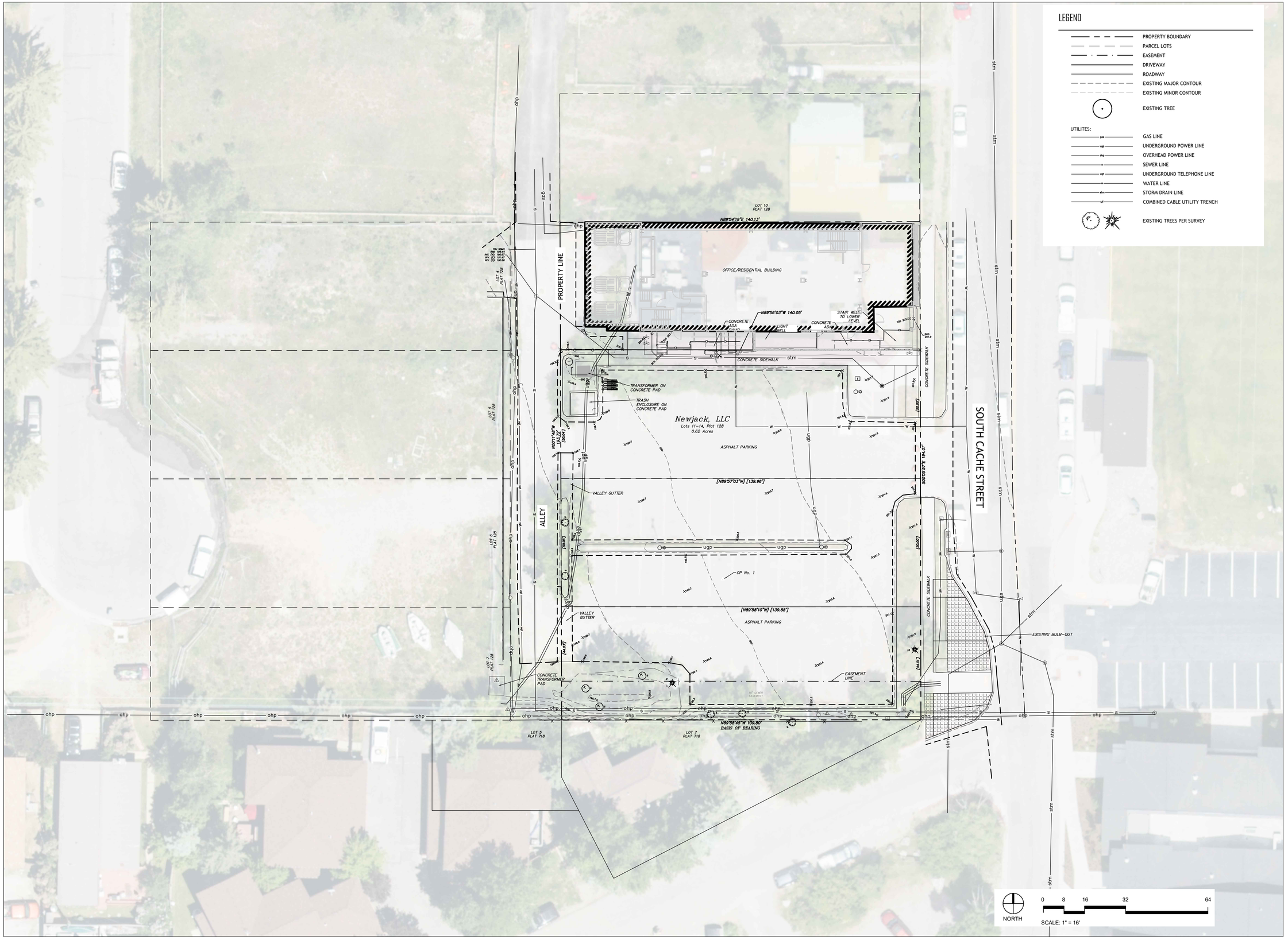
SHEET TITLE:
MISCELLANEOUS DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
DEVELOPMENT PLAN	08/05/2026

PROJECT NUMBER
22155

SHEET
C4.3



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DEVELOPMENT PLAN SET

Date	08.04.2026
Drawn by	MHA/AA
Checked by	HNF

REVISIONS

No.	Description	Date
1	Revision Set	08.05.26

EXISTING CONDITIONS

L0.1

6/1/2023 11:27:04 AM

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1	Revision Set	08.05.26

CONTEXT PLAN

L0.2

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SITE PLAN

L0.3

6/1/2023 11:27:04 AM

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula `Erecta`	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS						
	Acer ginnala	Amur Maple	6`	B&B	4	
	Cornus sericea	Red Twig Dogwood	6`	B&B	7	
	Cornus sericea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	5 gal.		5	
	Salix spp.	Native Willow	6`	B&B	7	
	Spiraea x bumalda `Firelight`	Firelight Spirea	5 gal.	Pot	15	
PERENNIALS AND GRASSES						
	Alchemilla sericata 'Gold Strike'	Lady's Mantle	1 gal.		20	
	Nepeta faassenii	Catmint	1 gal.		16	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	Drough Resistant Turf or Meadow Sod		sod			647 sf	Exact sod type TBD
	Native Meadow Sod		sod			1,816 sf	
	Vinca minor	Common Periwinkle	flat		12" o.c.	476	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 645/655/665 (COMBINED) 1 / 1,000 SF of required Landscape Area = **3 PLANT UNITS**

(3) PROPOSED PLANT UNITS

(3) 3" Caliper Trees
(18) 6' Shrubs or Multi-Stem Trees
(12) #5 Container Shrubs

*ADDITIONAL PLANTS HAVE BEEN PROVIDED ON ROOFTOP AND ARE NOT INCLUDED IN PLANT UNIT CALCULATIONS

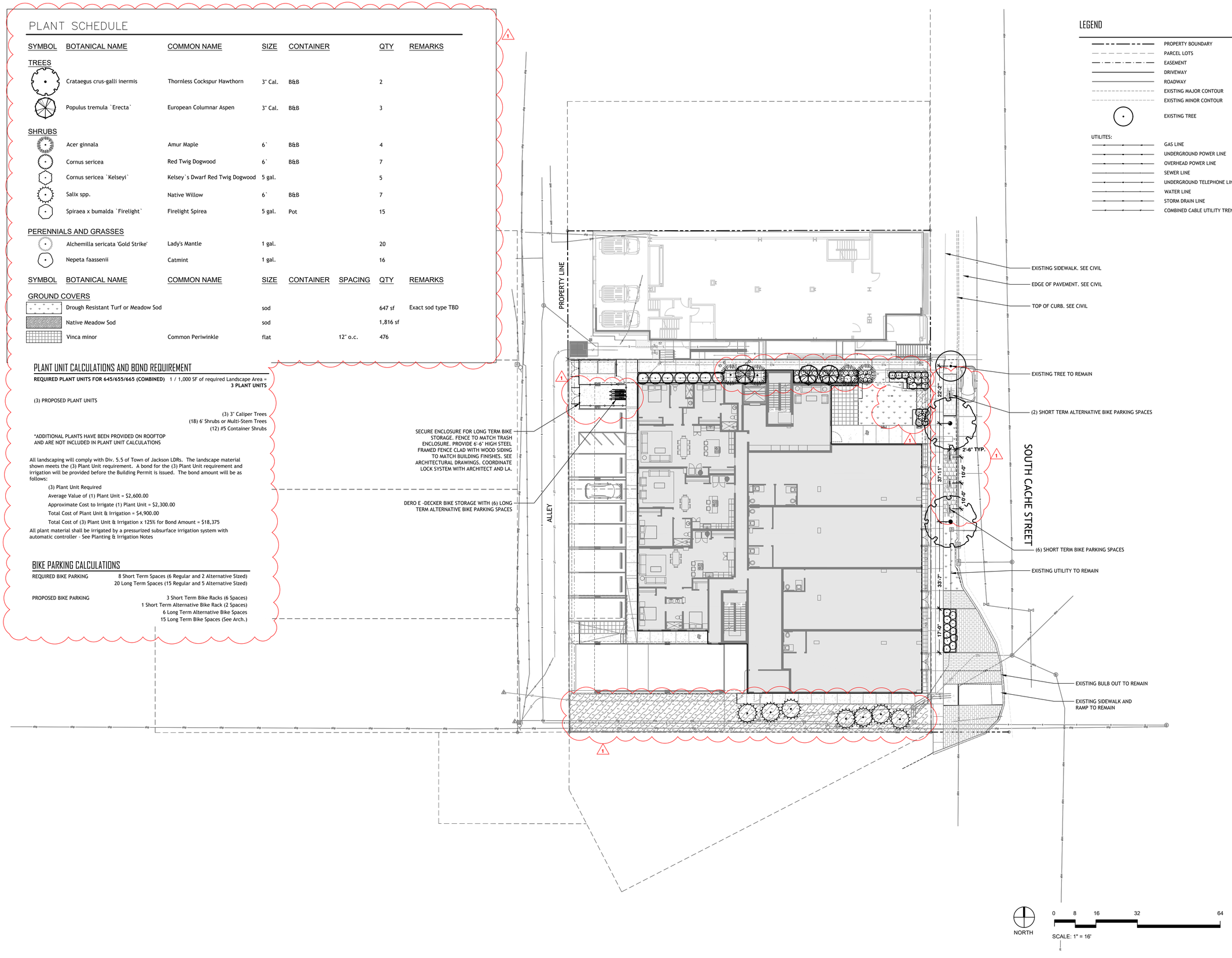
All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = $2,600.00
Approximate Cost to Irrigate (1) Plant Unit = $2,300.00
Total Cost of Plant Unit & Irrigation = $4,900.00
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = $18,375

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING	8 Short Term Spaces (6 Regular and 2 Alternative Sized) 20 Long Term Spaces (15 Regular and 5 Alternative Sized)
PROPOSED BIKE PARKING	3 Short Term Bike Racks (6 Spaces) 1 Short Term Alternative Bike Rack (2 Spaces) 6 Long Term Alternative Bike Spaces 15 Long Term Bike Spaces (See Arch.)



LEGEND

- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE

UTILITES:

- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- STORM DRAIN LINE
- COMBINED CABLE UTILITY TRENCH

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1	Revision Set	08.05.26

PLANTING PLAN

L0.4

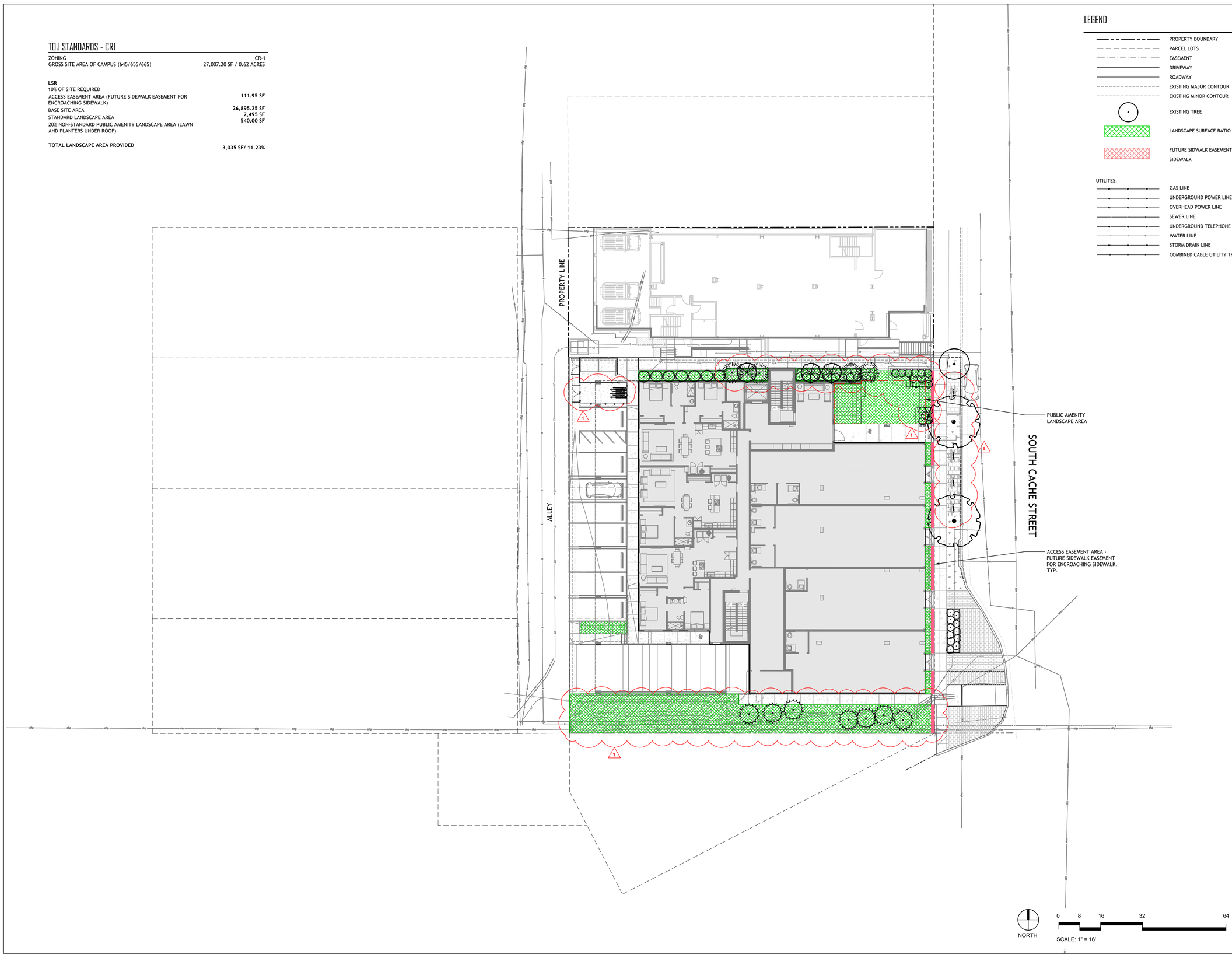
6/1/2023 11:27:04 AM

TOJ STANDARDS - CR1

ZONING	CR-1
GROSS SITE AREA OF CAMPUS (645/655/665)	27,007.20 SF / 0.62 ACRES

LSR

10% OF SITE REQUIRED	
ACCESS EASEMENT AREA (FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK)	**111.95 SF**
BASE SITE AREA	**26,895.25 SF**
STANDARD LANDSCAPE AREA	**2,495 SF**
20% NON-STANDARD PUBLIC AMENITY LANDSCAPE AREA (LAWN AND PLANTERS UNDER ROOF)	**540.00 SF**
TOTAL LANDSCAPE AREA PROVIDED	**3,035 SF/ 11.23%**



LEGEND

- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE
- LANDSCAPE SURFACE RATIO AREA
- FUTURE SIDWALK EASEMENT FOR ENCROACHING SIDEWALK

UTILITES:

- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- STORM DRAIN LINE
- COMBINED CABLE UTILITY TRENCH

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DESIGN • RESTORATION • ECOLOGY

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LSR DIAGRAM

L0.5

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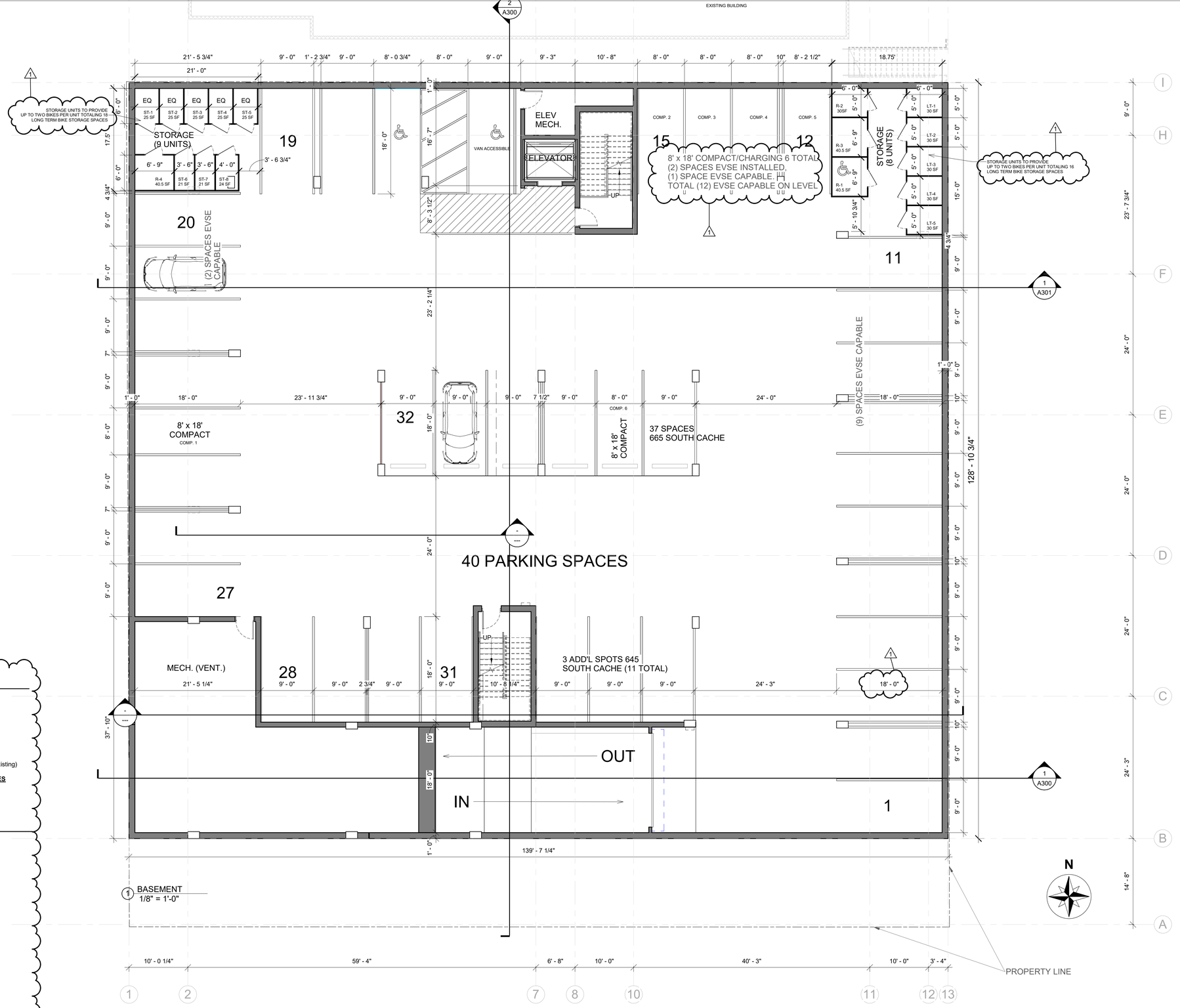

PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
17 UNITS X 1.5 SPACES = 25.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES on 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS & G011-G012

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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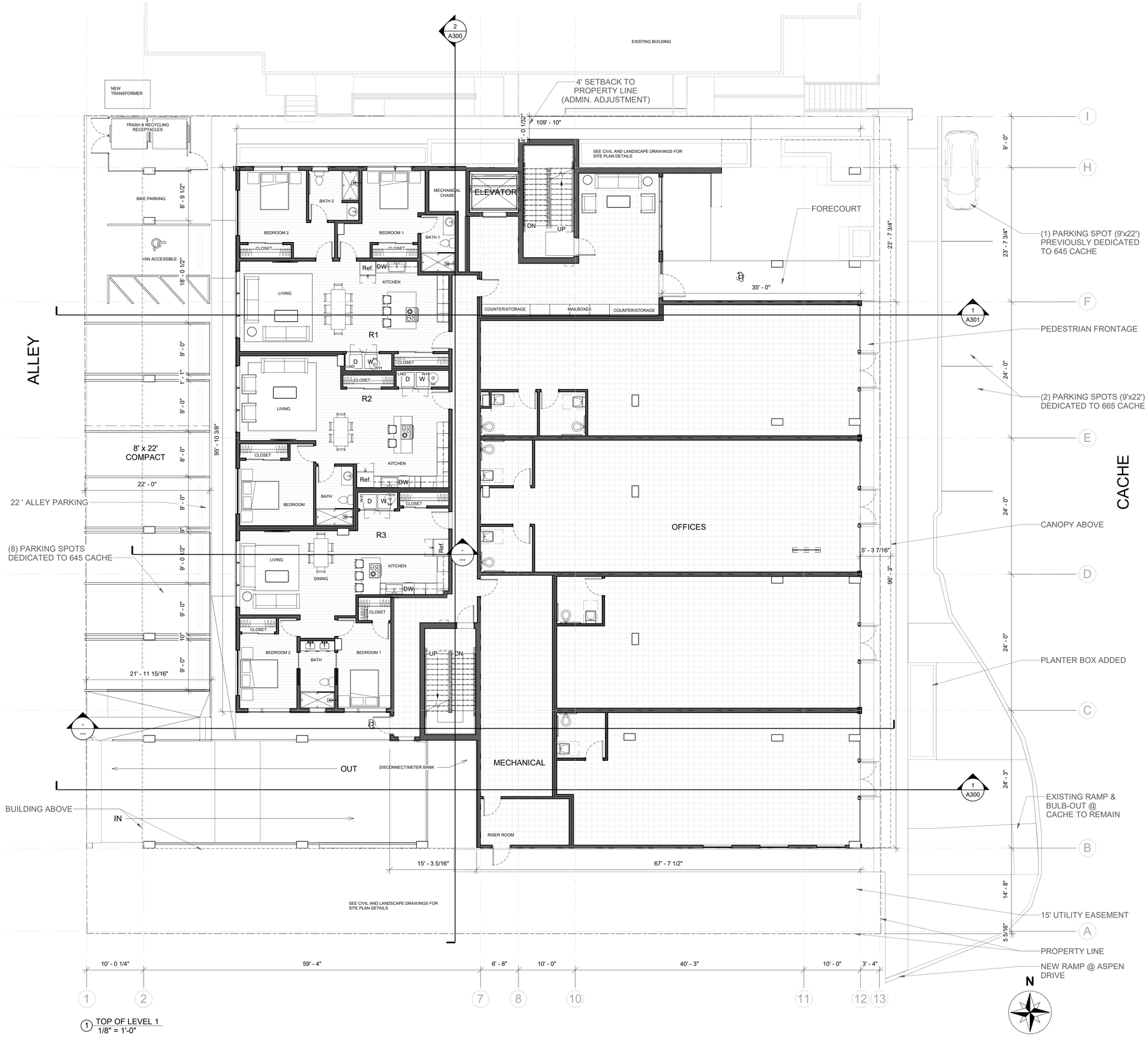
Checked by	HOYT
REVISIONS	

No.	Description	Date
1	Revision 1	Date 1

BASEMENT FLOOR PLAN

A101

8/5/2026 4:42:35 PM



1 TOP OF LEVEL 1
1/8" = 1'-0"

PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
17 UNITS X 1.5 SPACES = 25.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

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BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
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2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS & G011-G012

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FIRST FLOOR PLAN

A102

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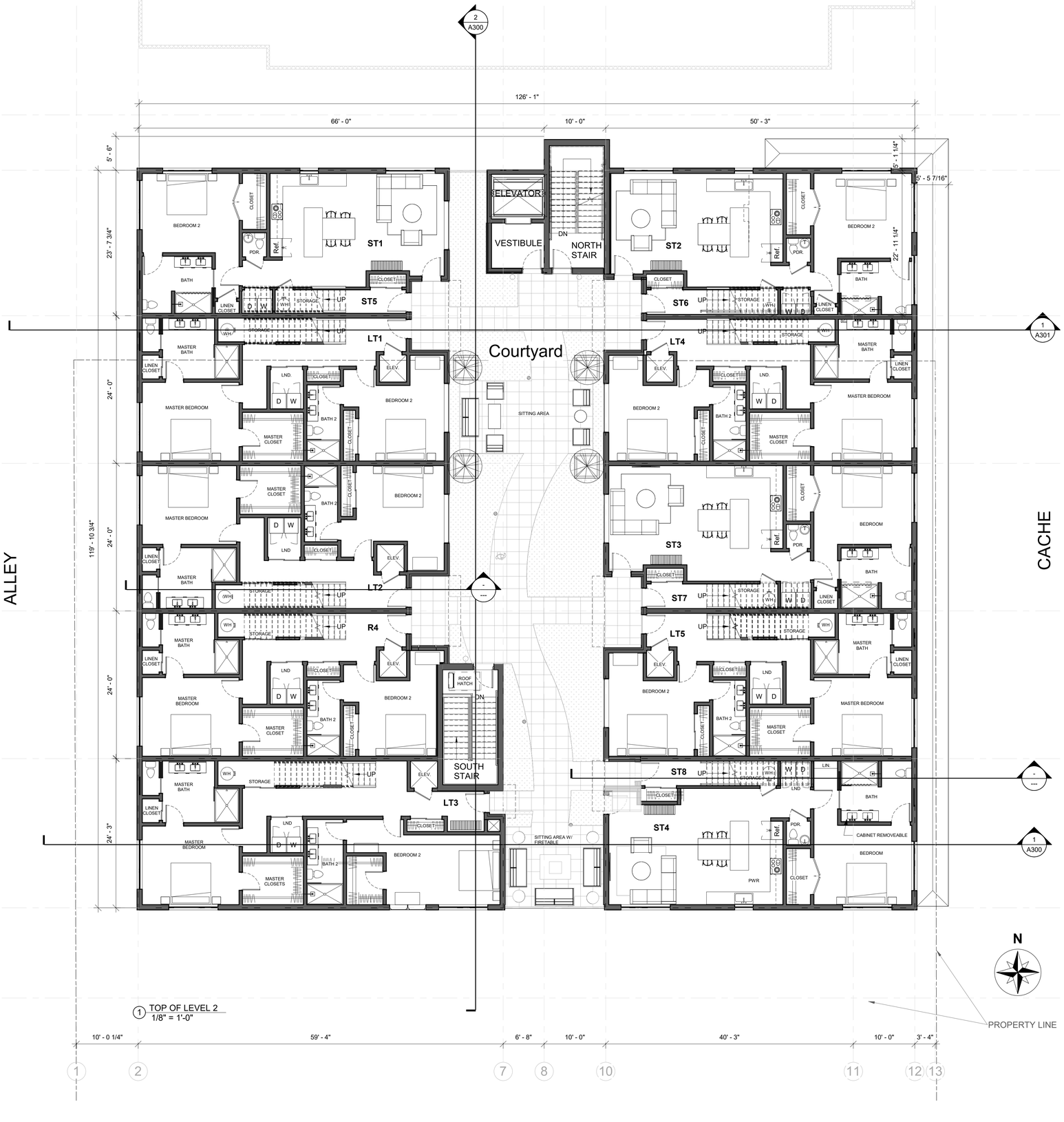

1 TOP OF LEVEL 2
1/8" = 1'-0"

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No.	Description	Date

SECOND FLOOR PLAN

A103

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1 TOP OF LEVEL 3
1/8" = 1'-0"

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THIRD FLOOR PLAN

A104

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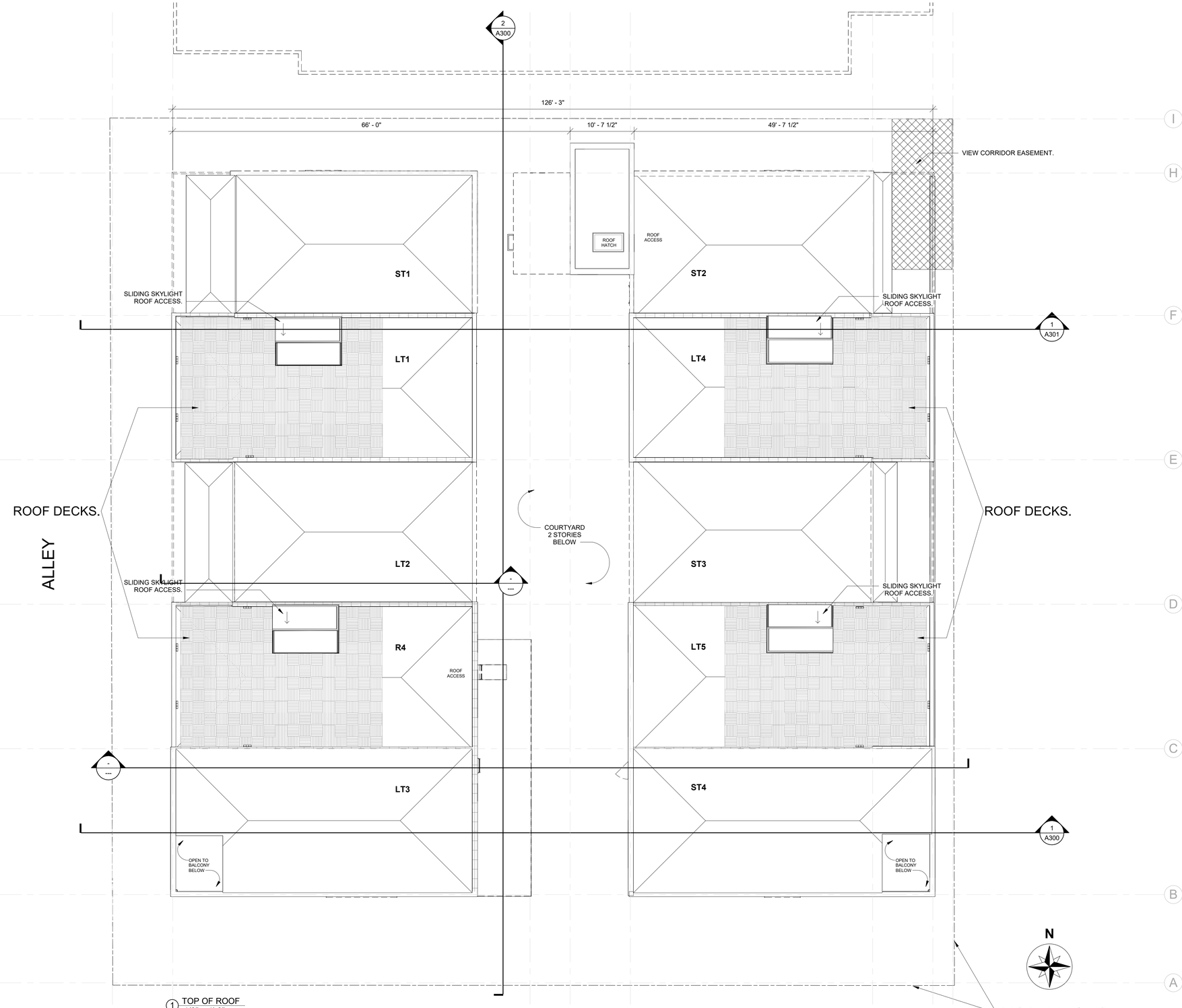

1 TOP OF ROOF
1/8" = 1'-0"

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ROOF PLAN

A105

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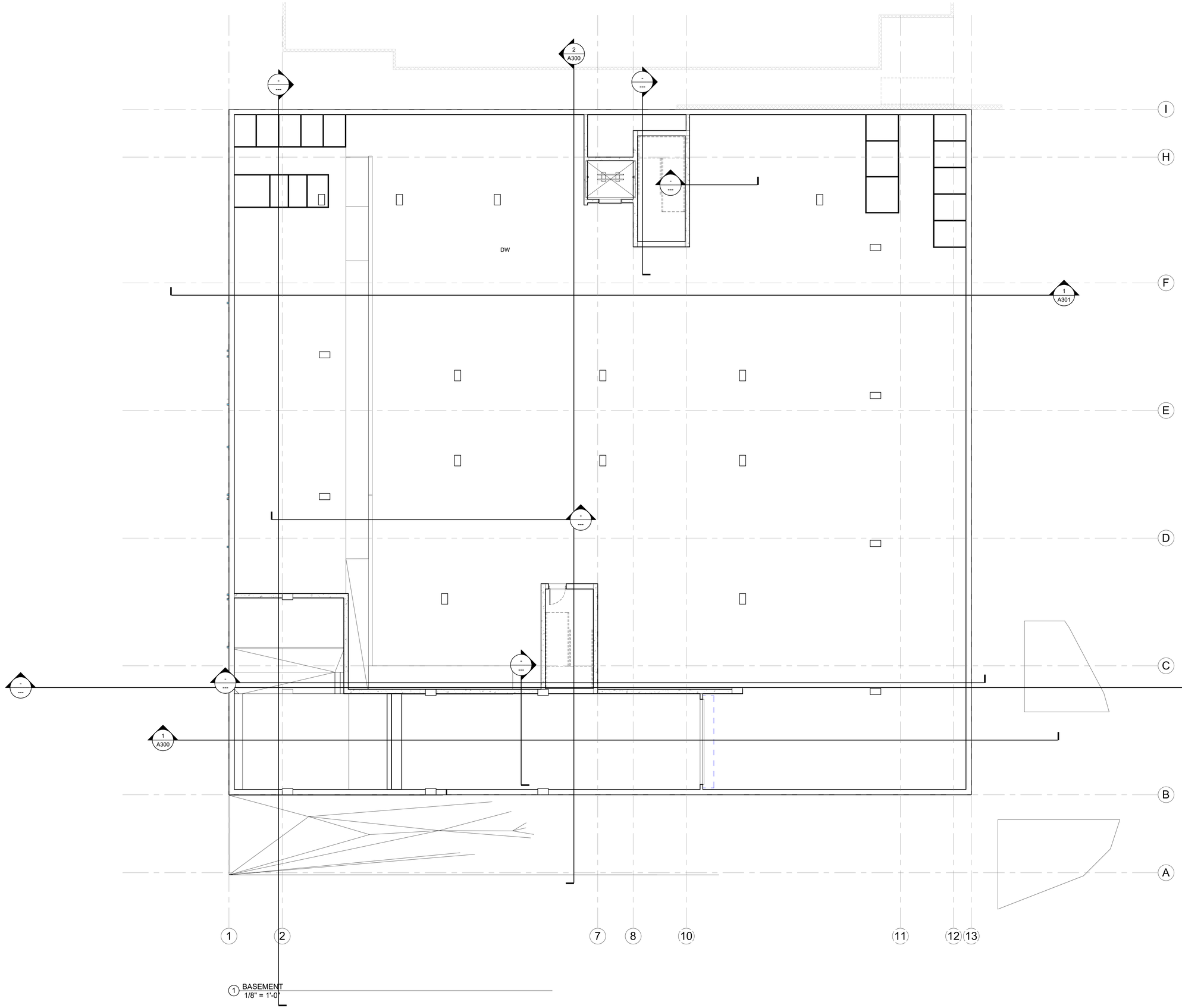

1 BASEMENT
1/8" = 1'-0"

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REFLECTED CEILING PLAN BASEMENT

A106

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1 TOP OF LEVEL 1
1/8" = 1'-0"

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No.	Description	Date

REFLECTED CEILING PLAN FIRST FLOOR

A107

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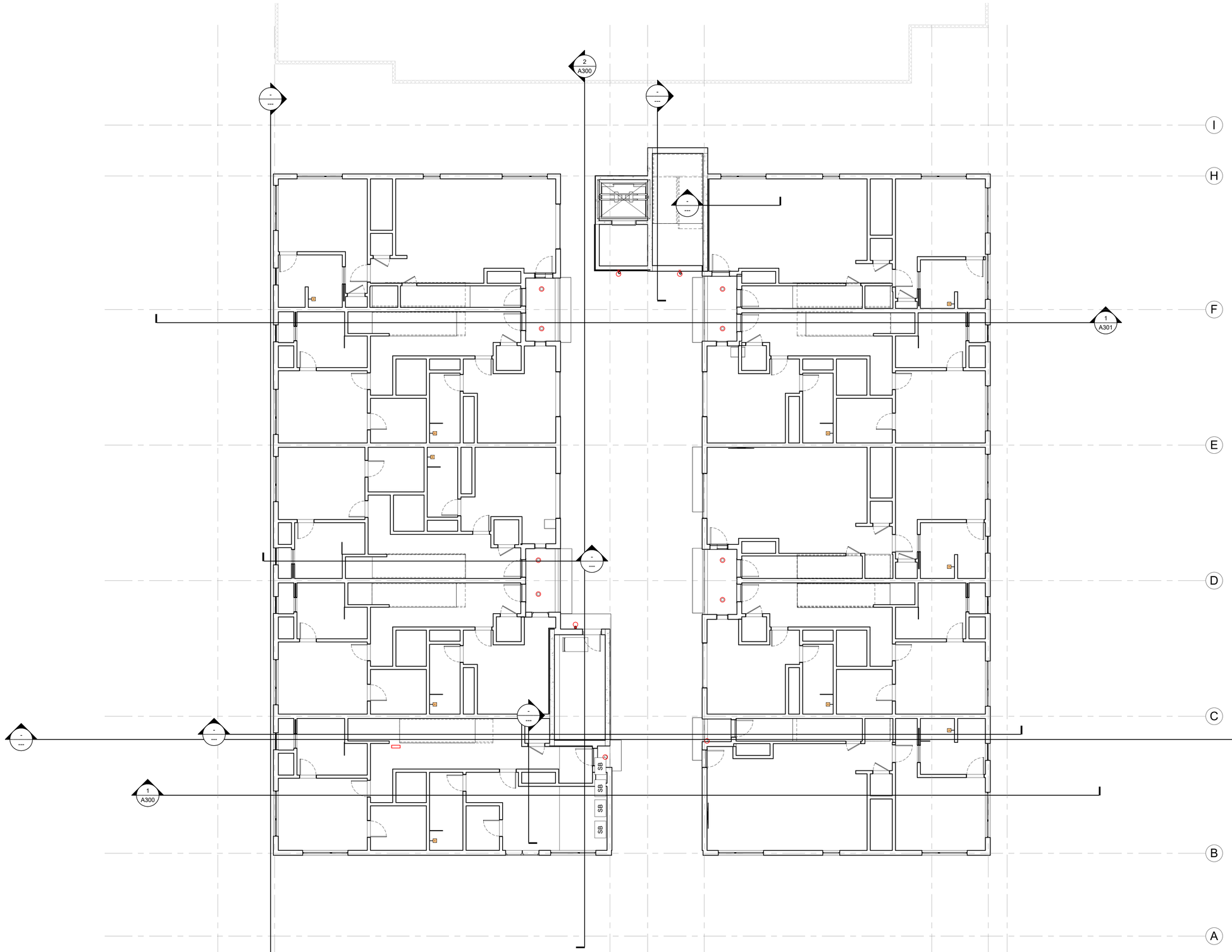

1 TOP OF LEVEL 2
1/8" = 1'-0"

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REFLECTED CEILING PLAN SECOND FLOOR

A108

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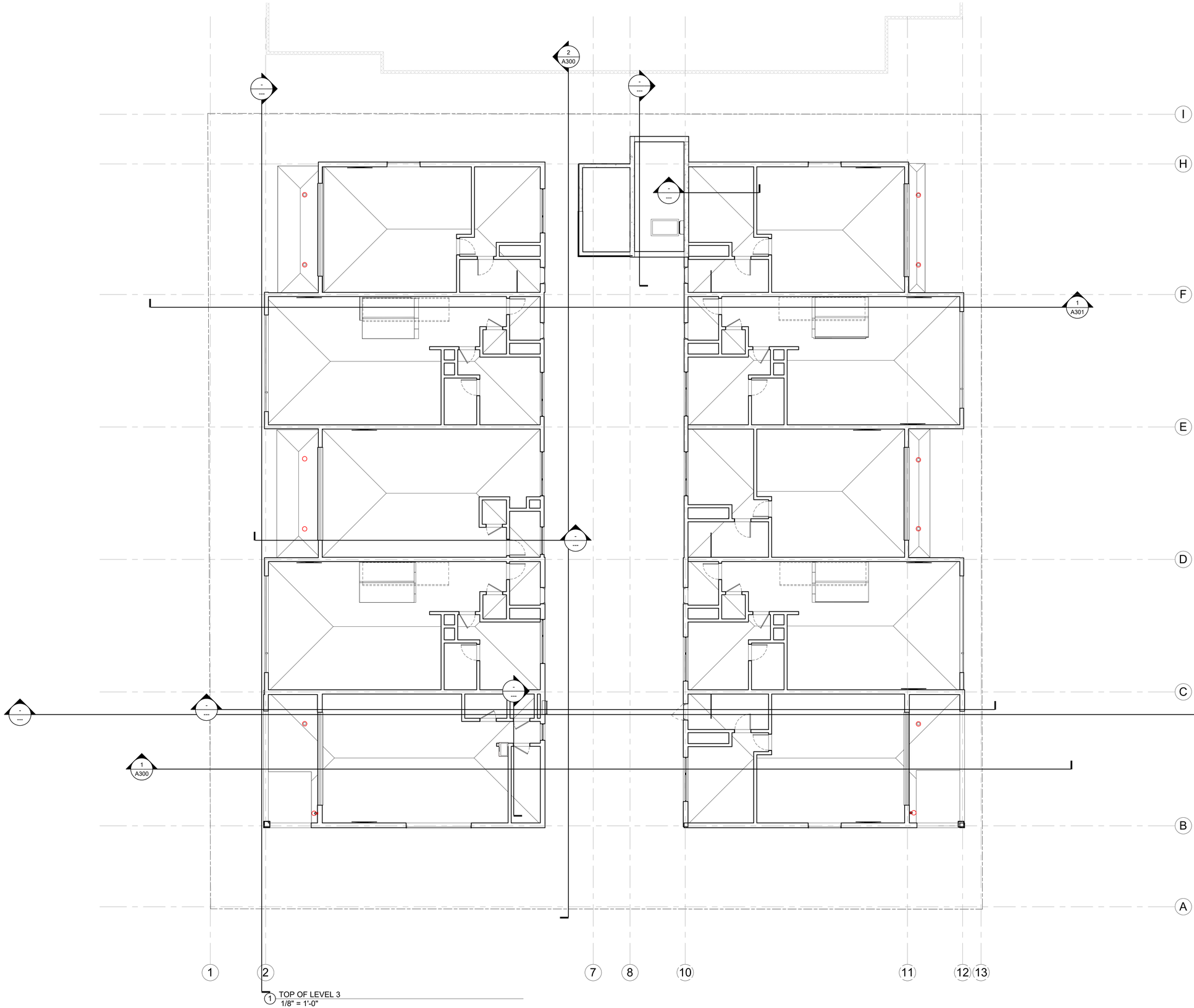

1 TOP OF LEVEL 3
1/8" = 1'-0"

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No.	Description	Date

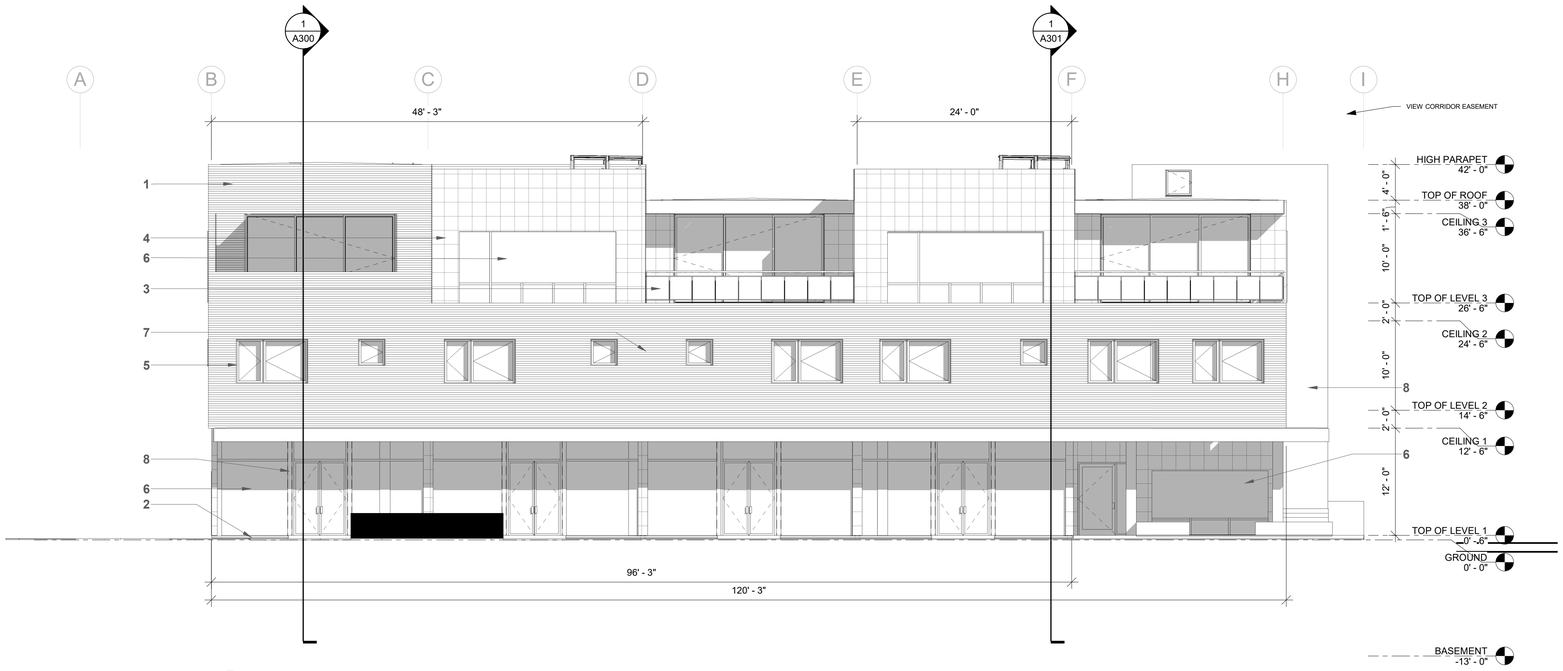
REFLECTED CEILING PLAN THIRD FLOOR

A109

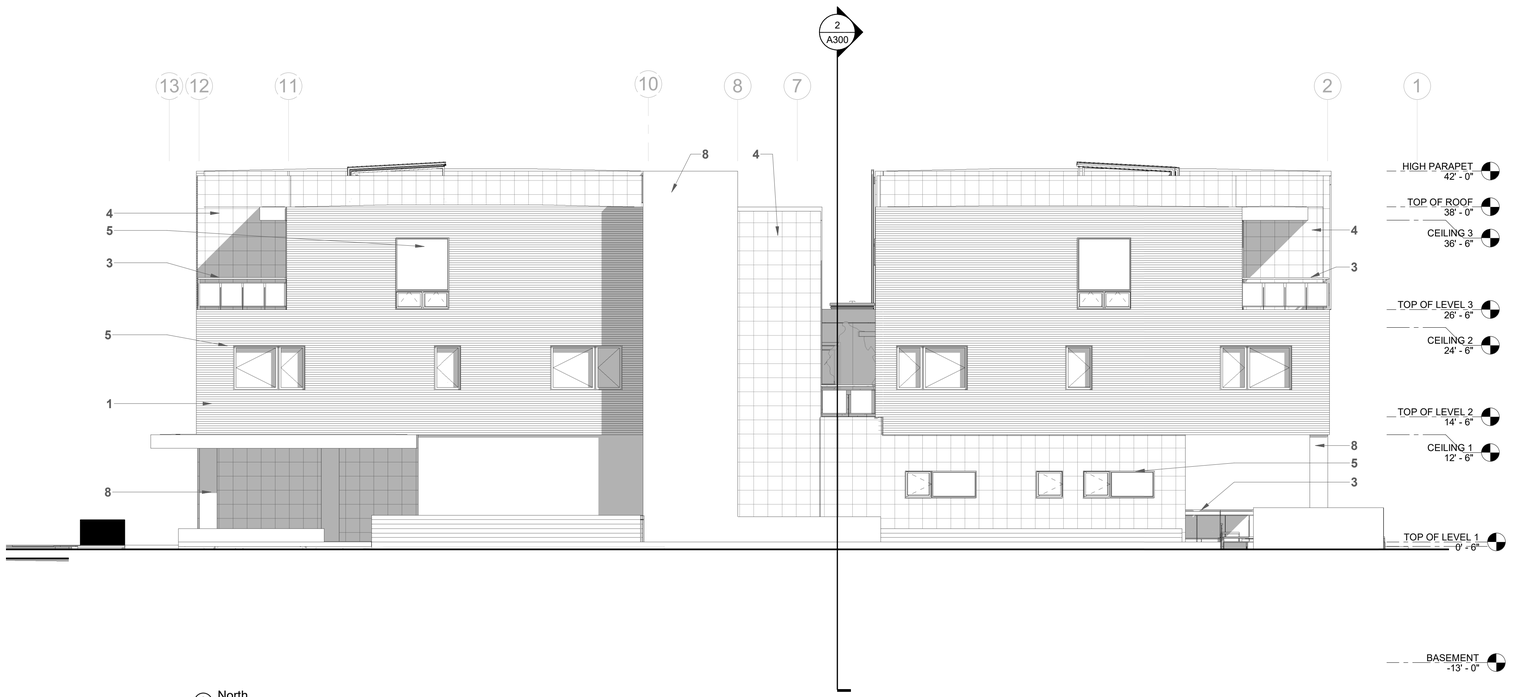
8/5/2026 4:42:59 PM

EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.

NOTES:



1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT
REVISIONS	

No.	Description	Date

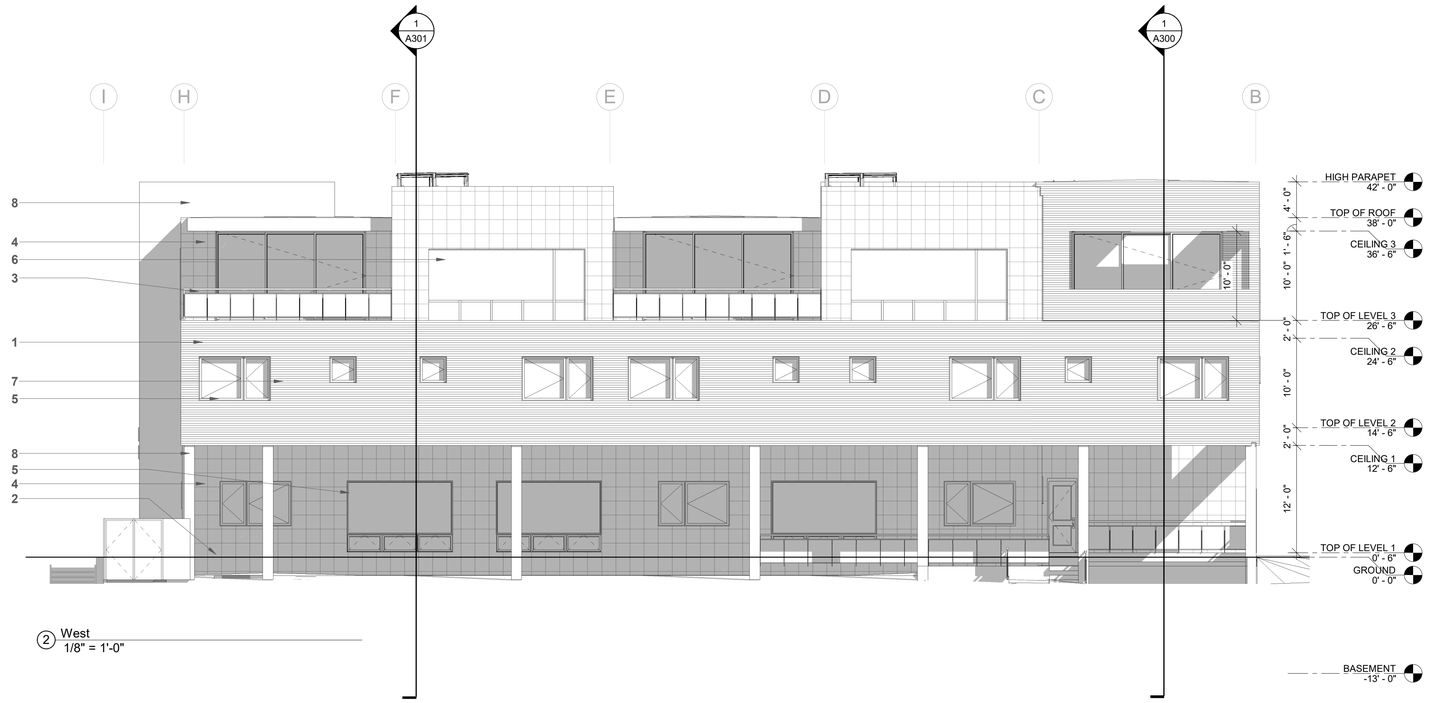
EAST NORTH ELEVATIONS

A201

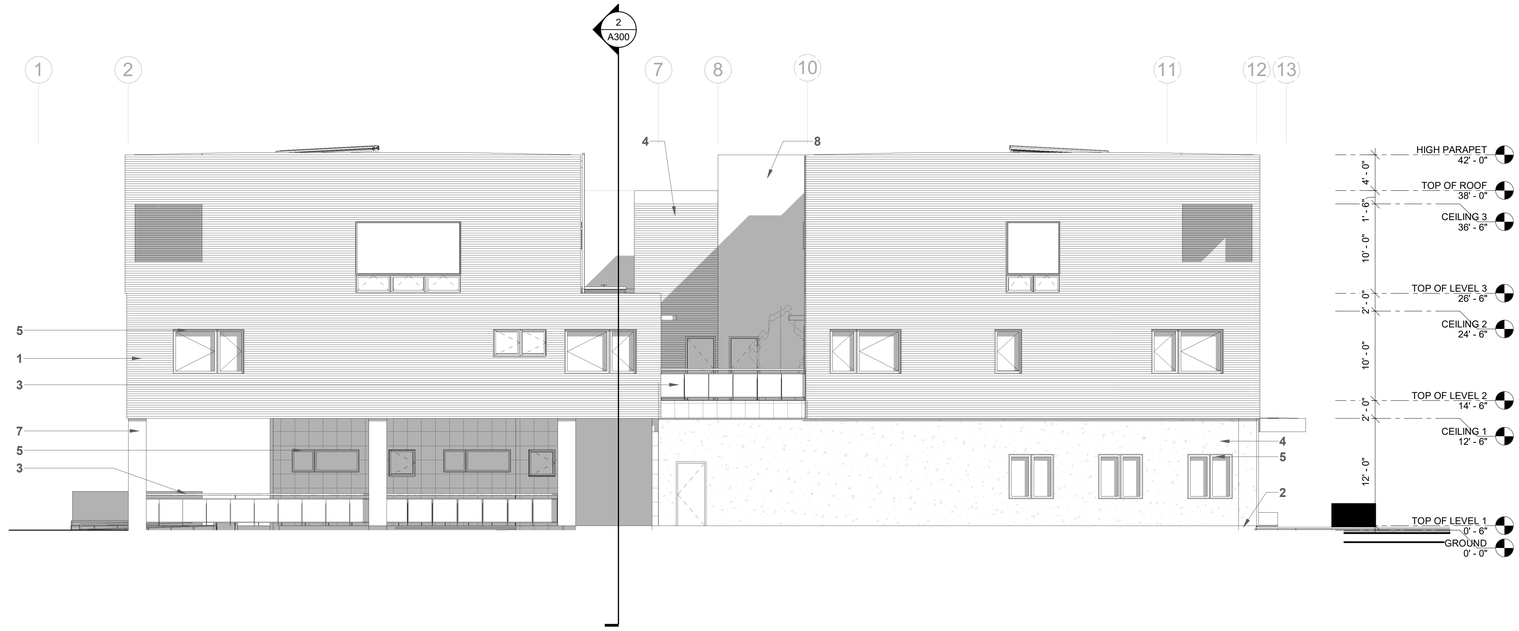
8/5/2026 4:43:22 PM

EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.

NOTES:



② West
1/8" = 1'-0"



① South
1/8" = 1'-0"

HOYT architects

Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001

LICENSED ARCHITECT
GEORGE B. HOYT
(B-0139)
STATE OF WYOMING

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DEVELOPMENT PLAN SET

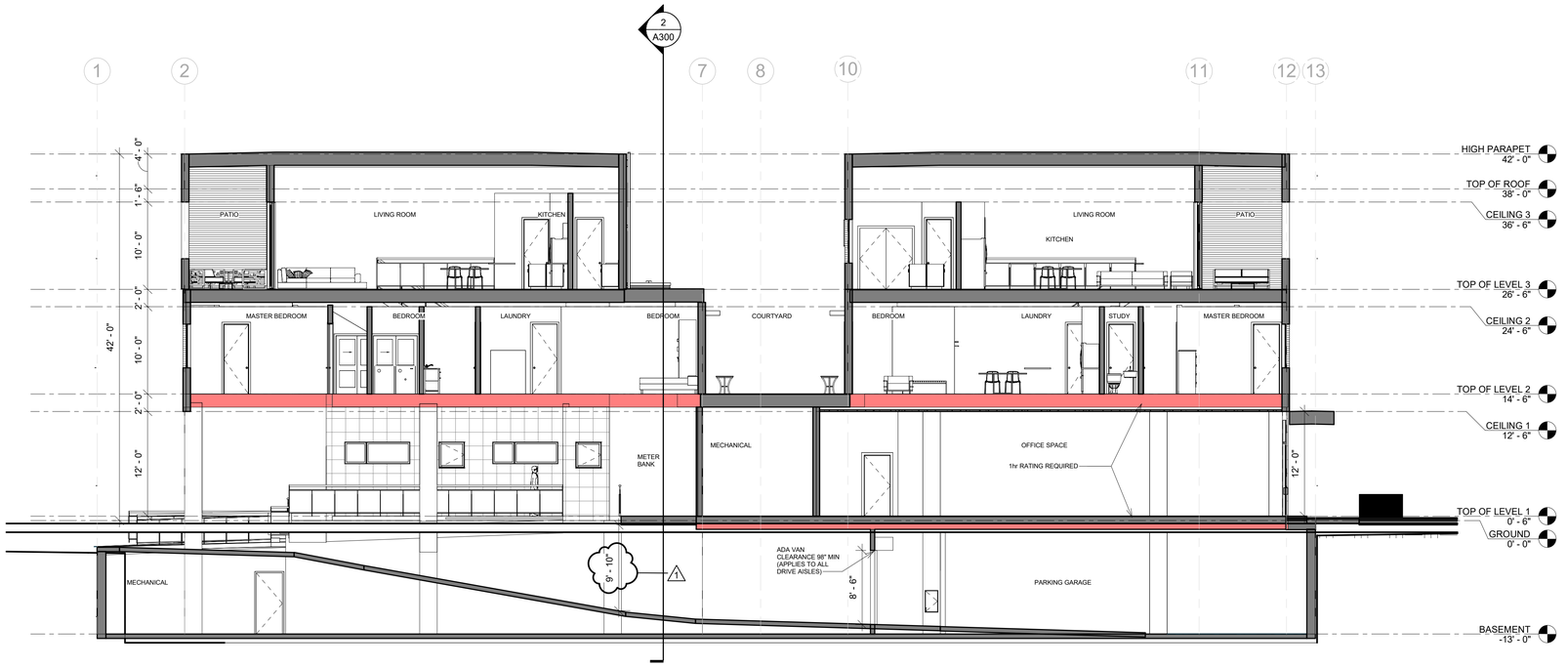
Date	AUGUST 2026
Drawn by	MB
Checked by	HOYT
REVISIONS	

No.	Description	Date

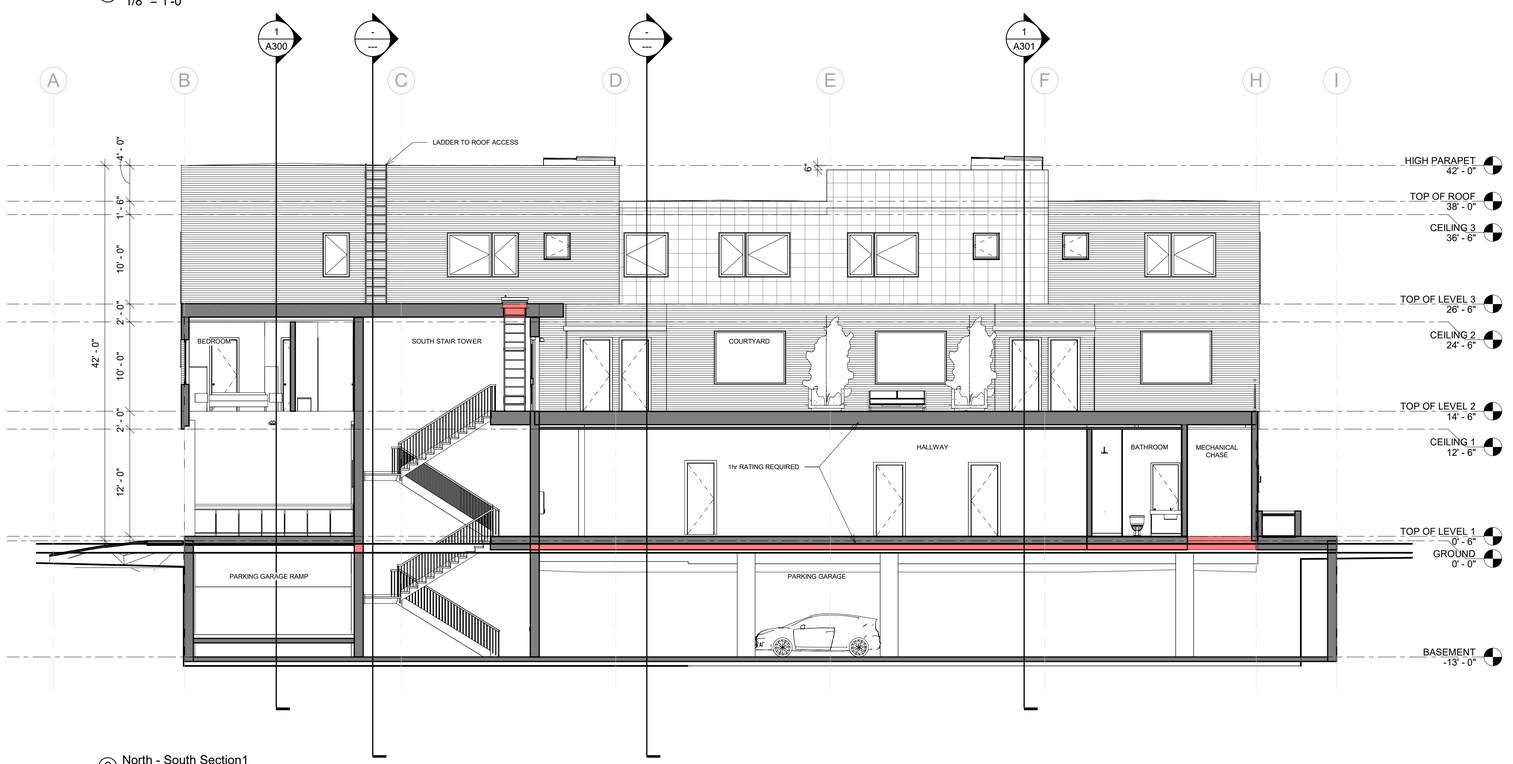
WEST SOUTH ELEVATIONS

A202

8/5/2026 4:43:50 PM



1 West - East Section 1
1/8" = 1'-0"



2 North - South Section1
1/8" = 1'-0"

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
Drawn by	MANCILMAN
Checked by	HOYT

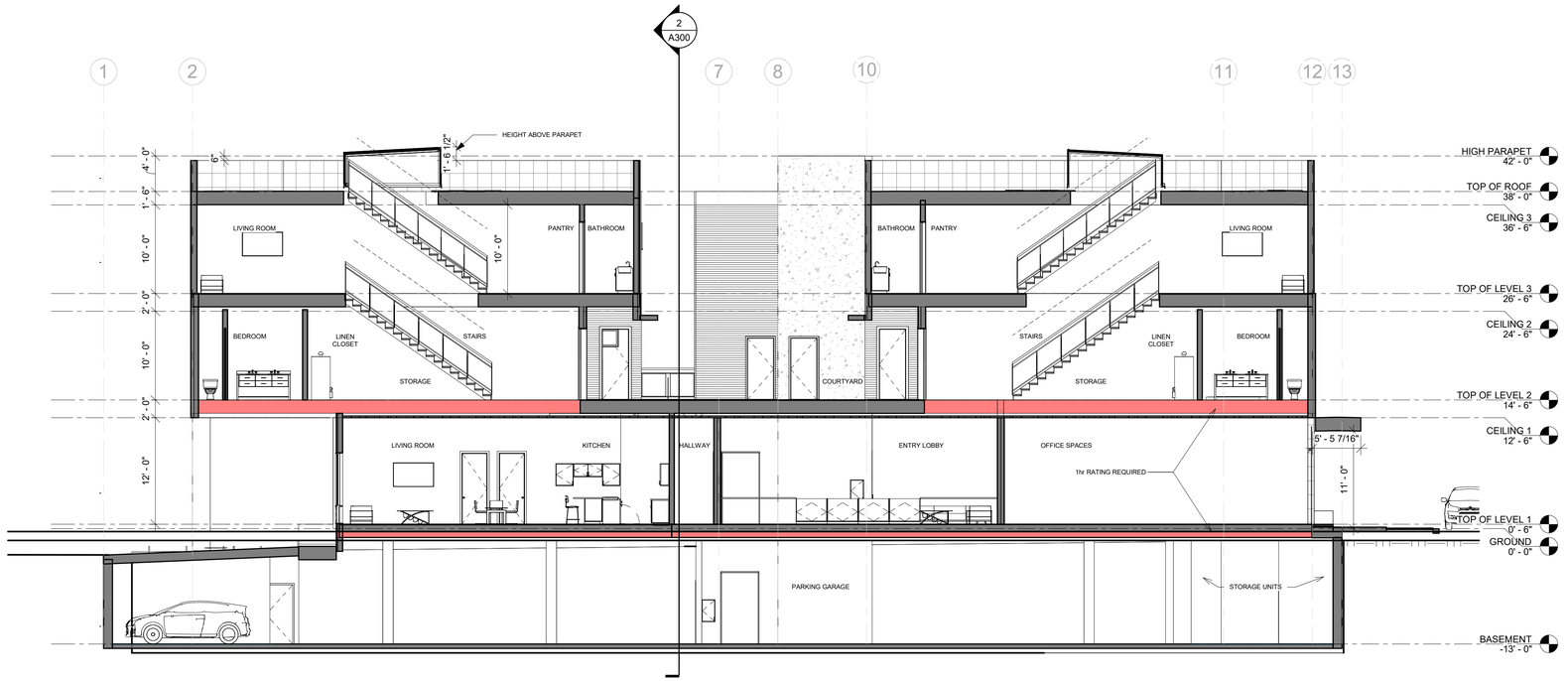
REVISIONS

No.	Description	Date
1	Revision 1	Date 1

BUILDING SECTIONS

A300

8/5/2026 4:43:54 PM



1 East - West Section 1
1/8" = 1'-0"

HOYT architects

Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date	AUGUST 2026
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REVISIONS

No.	Description	Date

BUILDING SECTIONS

A301

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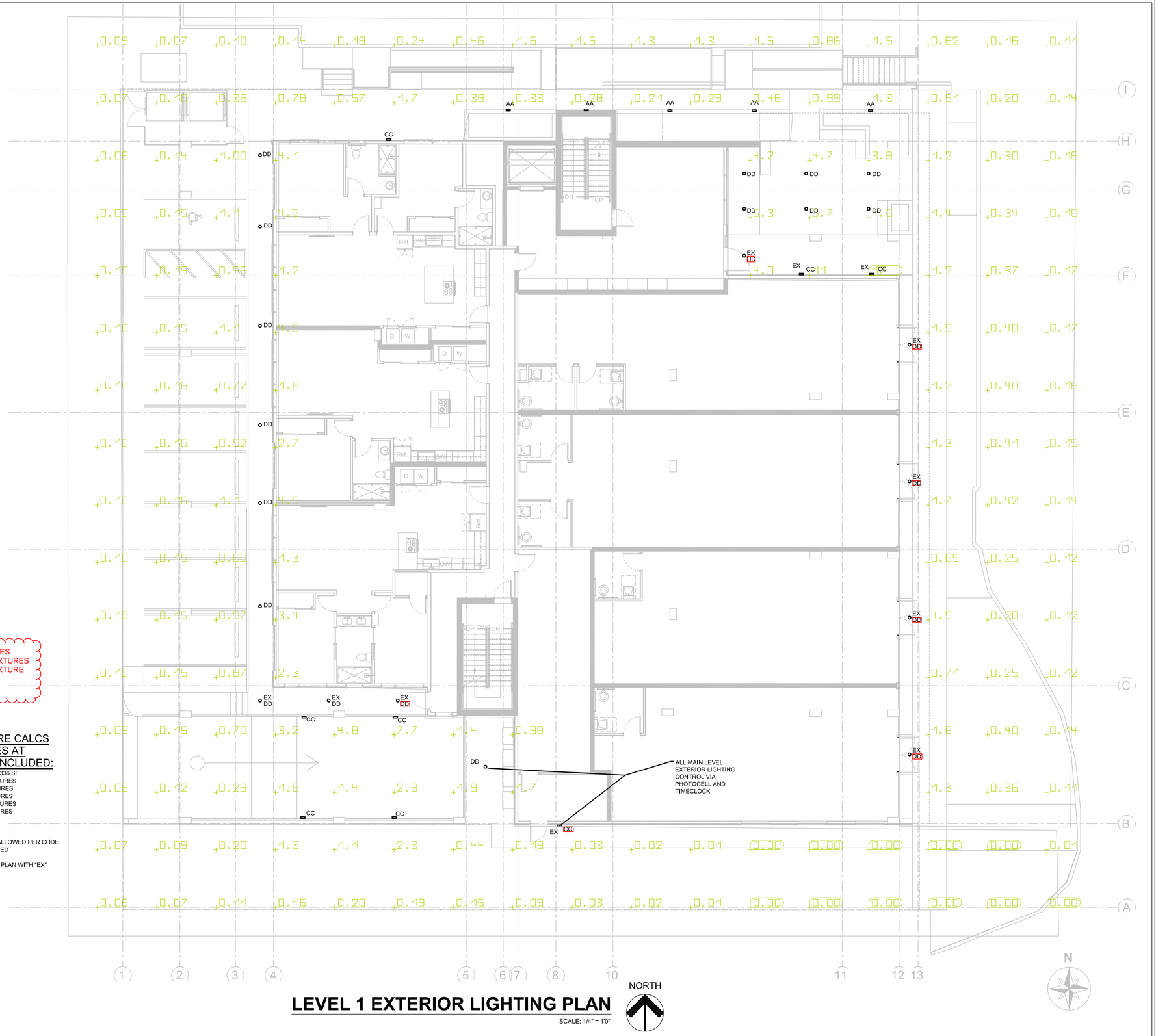

EXEMPT LIGHT FIXTURES
DD 800 LUMENS 6 FIXTURES
CC 832 LUMENS 1 FIXTURE

TOTAL LUMENS 5,632

LUMENS PER ACRE CALCS EXEMPT FIXTURES AT EGRESSES NOT INCLUDED:

SITE DEVELOPMENT AREA: 18,336 SF

AA	581 LUMENS	21 FIXTURES
BB	120 LUMENS	4 FIXTURES
CC	823 LUMENS	7 FIXTURES
DD	800 LUMENS	23 FIXTURES
FIREPIT	100 LUMENS	1 FIXTURES

TOTAL LUMENS 36,942

LUMENS/1 ACRE LOT SF MAX ALLOWED PER CODE
= 50,000 LUMENS ALLOWED

EXEMPT FIXTURES NOTED ON PLAN WITH "EX"

LEVEL 1 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

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JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

Drawn By: SOH
Checked By: AEC

LEVEL 1 EXTERIOR LIGHTING PLAN

EX1.0

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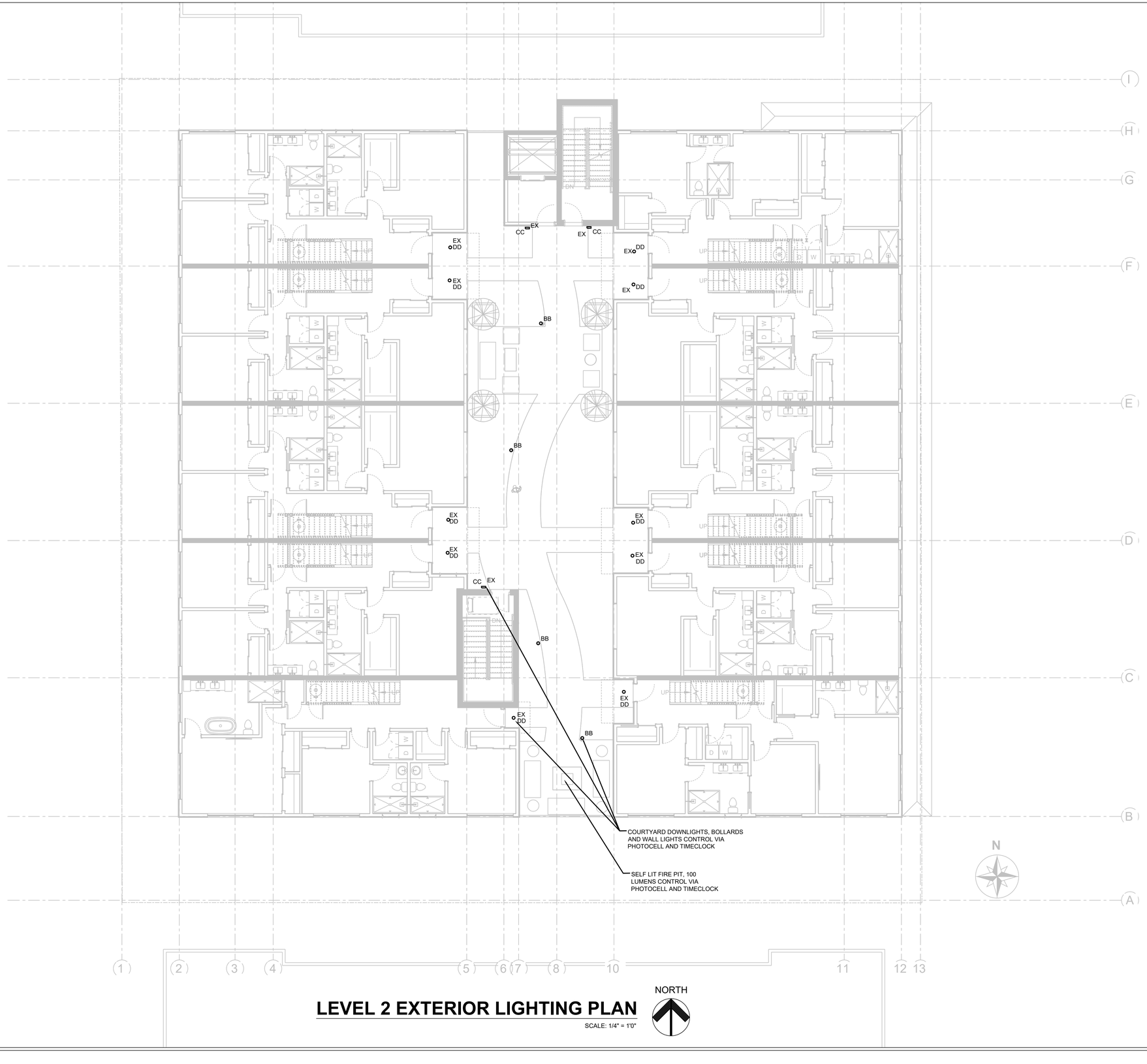

LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

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AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

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SOH	AEC

LEVEL 2 EXTERIOR LIGHTING PLAN

EX1.1

2 of 4

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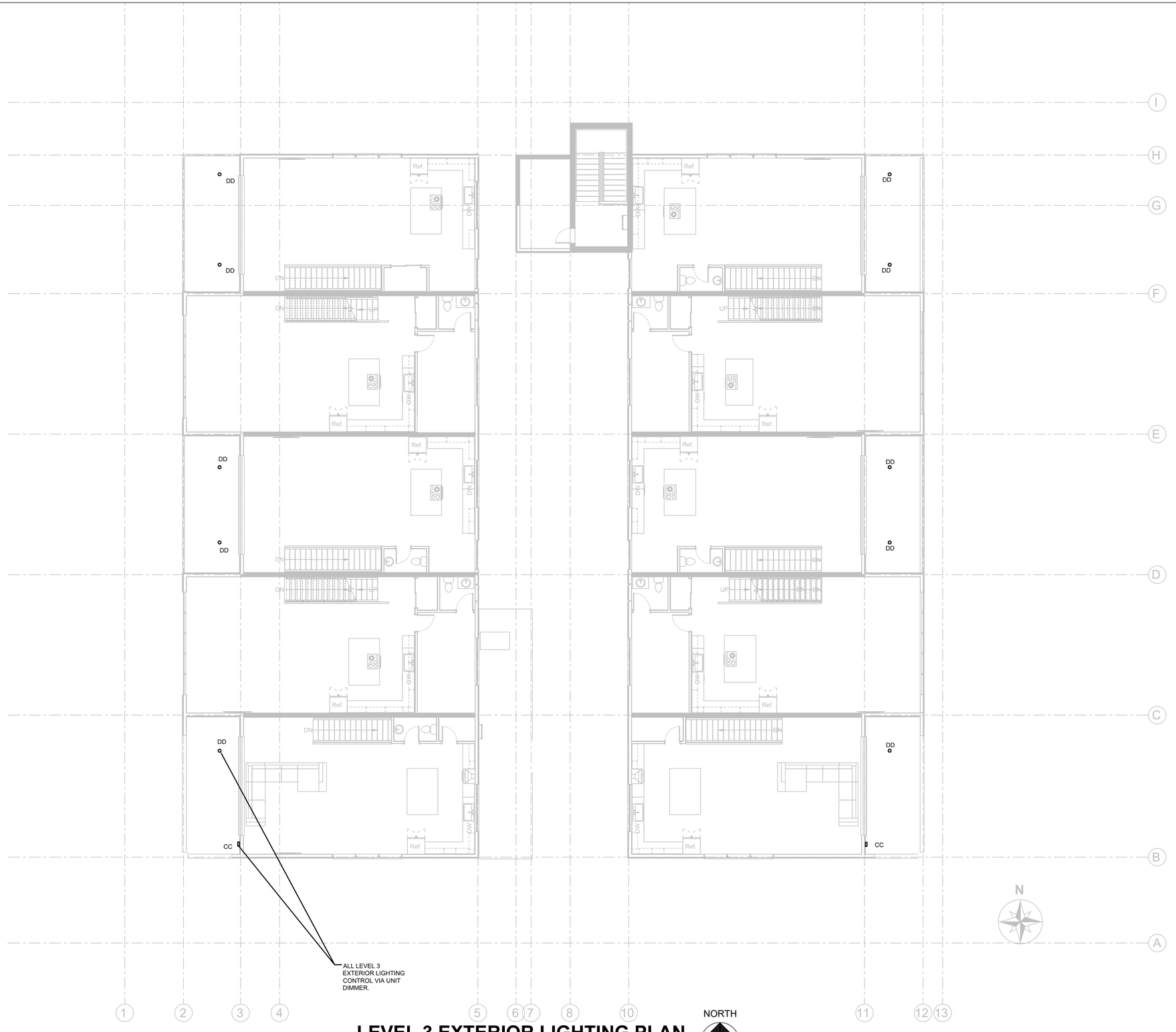

LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

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LEVEL 3 EXTERIOR LIGHTING PLAN

EX1.2

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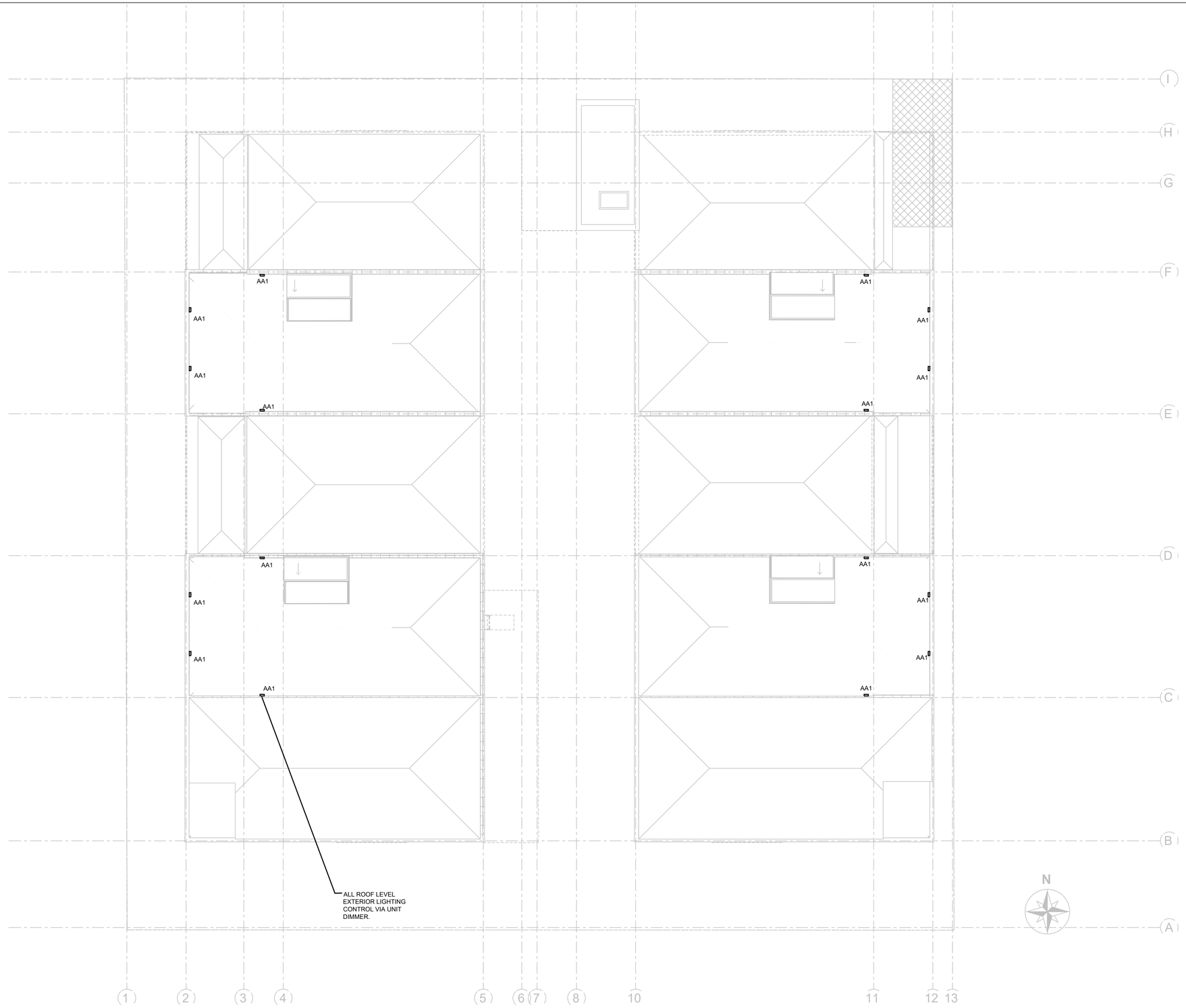

ROOF LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"

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AEC PROJECT #: 23025.00	
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08/11/23	DEV PLAN PERMIT RESP.

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ROOF LEVEL EXTERIOR LIGHTING PLAN

EX1.3

4 of 4

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PLUMBING SPECIFICATIONS:

1. GENERAL:
   a. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
   b. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.

2. WORKMANSHIP:
   a. THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.

3. MATERIALS:
   a. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.

4. SITE INSPECTION:
   a. CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
   b. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
   c. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.

5. CODES AND PERMITS:
   a. ALL PLUMBING EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE **2021 INTERNATIONAL PLUMBING CODE (IPC), 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)** AND ORDINANCES AS INTERPRETED BY THE COUNTY OF TETON BUILDING DEPARTMENT.
   b. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
   c. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.

6. AS-BUILTS:
   a. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.

7. GUARANTEE:
   a. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.

8. SUBMITTALS:
   a. CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES SHALL BE ELECTRONICALLY SUBMITTED TO THE ARCHITECT FOR REVIEW.

9. COORDINATION:
   a. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
   b. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.

10. CUTTING AND PATCHING:
    a. ALL CUTTING AND PATCHING REQUIRED OF THE STRUCTURE (NEW OR EXISTING) SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK.
    b. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
    c. X-RAY SLABS PRIOR TO CORING.

11. CLEANUP:
    a. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.

12. PLUMBING IDENTIFICATION
    a. EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
    b. PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
    c. VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4" LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2" NUMBERS, WITH NUMBERING SCHEME. PROVIDE 5/32" HOLE FOR FASTENER.
    d. VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.

13. PIPE INSULATION:
    a. DOMESTIC WATER PIPING INSULATION SHALL HAVE A THERMAL CONDUCTIVITY LESS THAN OR EQUAL TO 0.27 BTU-IN/HR-FT^2-°F.
    b. (COMMERCIAL) HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED AS FOLLOWS:

PIPE SIZE (IN.)	INSULATION THICKNESS (IN.)
1/2", 3/4", 1" & 1 1/4"	1"
1 1/2" THROUGH 6"	1 1/2"

    c. (RESIDENTIAL) HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO A MINIMUM OF R-3.
    d. NO HOT OR COLD WATER PIPING SHALL BE ROUTED IN EXTERIOR WALLS UNLESS PROPERLY INSULATED.
    e. CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
    f. STORM DRAIN PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION FROM THE UNDERSIDE OF THE DECK TO THE VERTICAL RISER.

14. PIPING:
    a. WASTE, VENT AND STORM DRAIN PIPING:
    i. SHALL BE STANDARD WEIGHT CAST IRON HUB LESS TYPE.
    ii. UNDERGROUND PIPING CAN ALSO BE SCHEDULE 40 PVC.
    iii. VENT PIPING IN RETURN AIR CEILING PLENUMS SHALL BE COPPER PIPING.
    b. VENT PIPING:
    i. SHALL BE PVC.
    c. WATER PIPING:
    i. SHALL BE TYPE "L" COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS.
    ii. JOINTS SHALL BE SOLDERED WITH 95-5 OR SILVER SOLDER.
    iii. CONCEALED WATER PIPING 3" & SMALLER CAN ALSO BE UPONOR AQUAPEX APR, REHAU RAUPEX OR EQUIVALENT-PROVIDE DEDUCT ALTERNATE PRICING.
    iv. UNLESS OTHERWISE NOTED, ALL WATER PIPE SIZING IS BASED UPON COPPER. IF ASTM APPROVED PEX IS UTILIZED, UPSIZE ONE NOMINAL SIZE FROM THAT SHOWN ON PLANS.
    d. CONDENSATE PIPING SHALL BE TYPE "M" COPPER WITH SOLDER JOINTS OR PVC.
    e. NATURAL GAS PIPING:
    i. 2" AND SMALLER SHALL BE THREADED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS.
    ii. PIPING 2 1/2" AND LARGER SHALL BE WELDED.
    iii. CSST PIPE IS NOT APPROVED.
    iv. ALL OUTDOOR EXPOSED PIPING SHALL BE PAINTED WITH OUTDOOR ENAMEL.
    v. REGULATOR VENTING SHALL BE NO LONGER THAN MANUFACTURER'S RECOMMENDATION, ALUMINUM, VENTED TO THE OUTDOORS, AND A MINIMUM OF 3' FROM ANY OPENING INTO BUILDING AND 6' FROM ANY MECHANICAL INTAKE AND 1' FROM ANY ELECTRICAL EQUIPMENT.
    f. UNDERGROUND NATURAL GAS PIPING:
    i. SHALL BE IPS SDR 10 TUBING WHICH MEETS ASTM D2513 MANUFACTURED BY UPONOR OR IAPMO.
    ii. ANY GAS PIPING ROUTED BENEATH HARD POURED SURFACES SHALL BE SLEEVED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

15. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY MECHANICAL INTAKE AND AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING.

16. VERIFY INVERT ELEVATION OF WASTE LINE IN STREET PRIOR TO ROUTING ANY PIPING. PROVIDE SEWAGE WASTE EJECTOR IF I.E. OF EXISTING SANITARY WASTE CAN NOT BE ACCOMMODATED.

17. CLEAN-OUTS SHALL BE INSTALLED AS PER **2021 IPC SECTION 708**.

18. PROTECT ROOF RECEPTOR ON ROOF FROM RAIN WATER BY ELEVATING THE RIM 2 ½" INCHES ABOVE ROOF SURFACE.

19. PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.

20. PENETRATION IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURE FOR SPECIFIC WALL OR PARTITION.

21. PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING.

22. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.

23. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.

24. VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.

25. PROVIDE HANGERS AND SUPPORTS MEETING THE REQUIREMENTS SPECIFIED IN THE **2021 IPC SECTION 308**. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.

26. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE THREE COPIES OF MAINTENANCE AND OPERATING MANUALS TO THE OWNER/OPERATOR.

27. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.

28. ALL PLUMBING LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF FLOOR AND 3/4" FROM WALL AND CEILINGS USING OFFSET BRACKETS.

29. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.

30. **CONFIRM WATER QUALITY IS WITHIN HUMIDIFIER MANUFACTURER'S RECOMMENDATIONS OR PROVIDE WATER TREATMENT PRIOR TO OPERATING HUMIDIFIERS**

31. ALL SINGLE AND THREE PHASE MOTORS, STARTERS AND DISCONNECTS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.

PLUMBING LEGEND

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC HOT WATER RECIRC.
- WASTE ABOVE GRADE
- WASTE BELOW GRADE
- GREASE WASTE ABOVE GRADE (GW)
- GREASE WASTE BELOW GRADE (GW)
- STORM DRAIN ABOVE GRADE (SD)
- STORM DRAIN BELOW GRADE (SD)
- OVERFLOW DRAIN ABOVE GRADE (OD)
- OVERFLOW DRAIN BELOW GRADE (OD)
- COMBINATION WASTE & VENT (CW&V)
- IW — INDIRECT WASTE
- G — GAS
- MPG — MEDIUM PRESSURE NATURAL GAS
- VENT
- PD — PUMP DISCHARGE
- C — CONDENSATE DRAIN
- CO — CLEAN OUT
- WCO — WALL CLEAN OUT
- FCO — FLOOR CLEAN OUT
- COTG — CLEAN OUT TO GRADE
- (D) — DEMOLISH
- (E) — EXISTING
- (N) — NEW
- VTR — VENT THROUGH ROOF
- UTR — UP THROUGH ROOF
- UP — UP
- DN — DOWN

- PIPE RISER
- PIPE DROP
- PIPE TAKEOFF (FROM BOTTOM OF MAIN)
- PIPE TAKEOFF (FROM TOP OF MAIN)
- PIPE END CAP
- PIPE CONTINUATION
- PIPE EXPANSION GUIDE
- PIPE UNION
- PIPE ANCHOR
- FLEXIBLE PIPE CONNECTION
- PIPE EXPANSION JOINT
- POINT OF NEW CONNECTION
- PLUG VALVE
- CHECK VALVE
- BALL VALVE
- BALANCING VALVE
- FLOW REGULATOR VALVE
- BUTTERFLY VALVE
- PRESSURE REDUCING VALVE
- 2-WAY CONTROL VALVE
- 3-WAY CONTROL VALVE
- 4-WAY CONTROL VALVE
- DIFFERENTIAL BYPASS VALVE
- STRAINER
- NATURAL GAS PRESSURE REGULATOR
- AIR VENT
- PRESSURE - TEMP. TAP
- PRESSURE GAUGE
- THERMOMETER

2021 IPC Water Service Sizing	Fixture Quantity	Water Supply Fixture Units						Drainage Supply Fixture Units		Fixture Connection Sizes (in.)			
Job Name 665 S Cache		Demand			Total								
Job Number 23025		Fixture Units			Fixture Units								
Engineer DGD													
Individual Fixture		Cold	Hot	Total	Cold	Hot	Total	Demand Fixture Units	Total Fixture Units	CW	HW	W	V
Clothesw asher, residential 8lb	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Dishw asher, domestic	13		1.4	1.4		18.20	18.20	2.0	26		1/2	1 1/2	1 1/2
Floor drain - 2"	23							3.0	69			2	1 1/2
Floor drain - 4"	1							6.0	6			4	2
Hose Bibb	22	1.0		1.0	22.00		22.00			3/4			
Kitchen Sink, private	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Lavatory, private	53	0.5	0.5	0.7	26.50	26.50	37.10	1.0	53	1/2	1/2	1 1/2	1 1/2
Lavatory, public	6	1.5	1.5	2.0	9.00	9.00	12.00	1.0	6	1/2	1/2	1 1/2	1 1/2
Show er, private mixing valve	24	1.0	1.0	1.4	24.00	24.00	33.60	2.0	48	3/4	3/4	2	1 1/2
Water Closet, Flush Tank private	33	2.2		2.2	72.60		72.60	3.0	99	1/2		3	2
Water Closet, Flush Tank public	6	5.0		5.0	30.00		30.00	4.0	24	1/2		3	2
					Cold	Hot	Entry		Drainage				
Water Supply/Drain Fixture Unit Total	**207**		Fixture Units		**210.10**	**103.70**	**261.90**		**383.0**				
			Flow -GPM				77.4						
			Meter Size				2"	Pipe Size	6"				
			Velocity-FPS										

HYDRAULIC CALCULATIONS

	PRESSURE (PSI)
TAP LOSS (2" LINE @ 77.4 GPM)	2.18
STATIC HEAD LOSS (MAIN TO METER)	6.51
PRESSURE LOSS THROUGH SERVICE LINE (MAIN TO METER)	2.62
PRESSURE REDUCING VALVE LOSS (2" @ 77.4 GPM, WATTS LF223S)	12.00
METER LOSS (2" METER @ 77.4 GPM, NEPTUNE T-10)	2.50
BACKFLOW PREVENTER (2" RPBFP @ 77.4 GPM, ZURN 975XL)	13.25
WATER TREATMENT SYSTEM PRESSURE LOSS	0.00
HOT WATER MIXING STATION PRESSURE DROP	0.00
STATIC HEAD LOSS (METER TO HIGHEST FIXTURE)	15.19
FRICTION LOSS (LONGEST LENGTH @ 3.5PSI/100')	7.35
DESIGN PRESSURE REQUIRED @ FIXTURES	20.00
TOTAL PRESSURE REQUIRED	**81.60**

NOTE: "TOTAL PRESSURE REQUIRED" IS THE REQUIRED MINIMUM PRESSURE AT THE WATER MAIN TAKEOFF. CONTRACTOR TO VERIFY PRESSURE AT MAIN PRIOR INSTALLATION. IF THE PRESSURE DIFFERS FROM SHOWN, PROVIDE A BOOSTER PUMP AS REQUIRED.

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Mechanical, Electrical & Lighting Design Services
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PO Box 8489, 40801 US Hwy 6 & 24, Ste 214, Avon, Colorado, 81620
Telephone: 970-748-8520
www.aec-vail.com

Professional Engineer
DAVID DENO
15917
Date
WYOMING

665 MIXED USE
665 SOUTH CACHE
JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET

Drawn By: DGD
Checked By: TOC

PLUMBING LEGEND SPEC'S & SCHEDULES

P1.0

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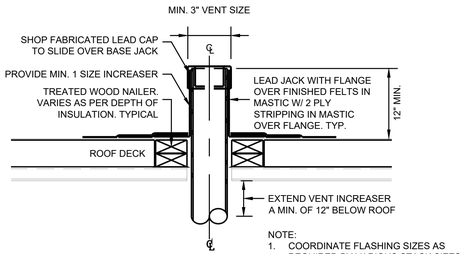
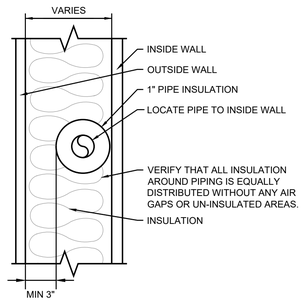
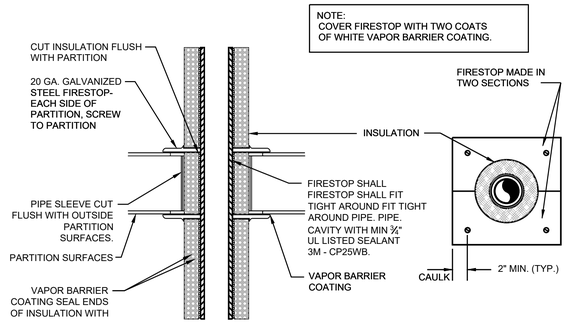


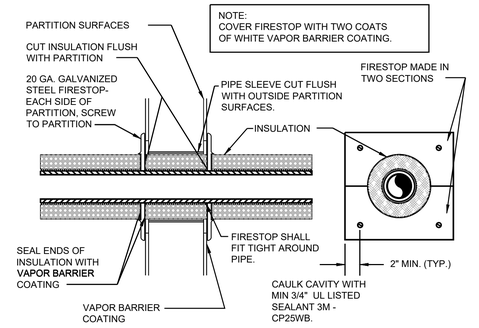
VENT THRU ROOF DETAIL
NO SCALE



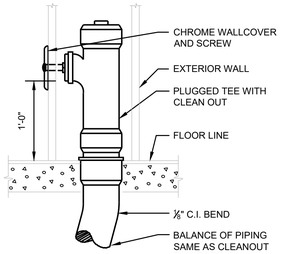
PIPE IN OUTSIDE WALL DETAIL
NO SCALE



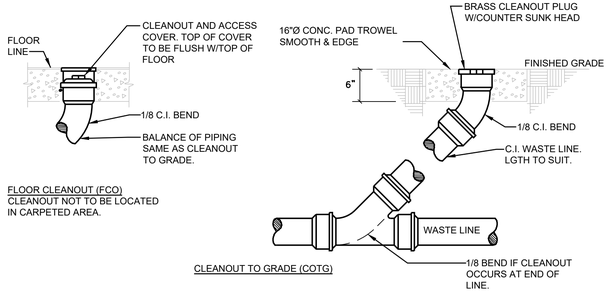
PENETRATION OF A FIRE RATED CEILING/FLOOR
NO SCALE



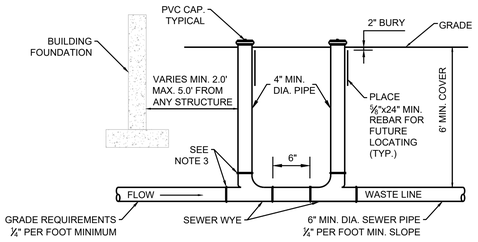
PENETRATION OF A FIRE RATED WALL
NO SCALE



WALL CLEANOUT DIAGRAM
NO SCALE



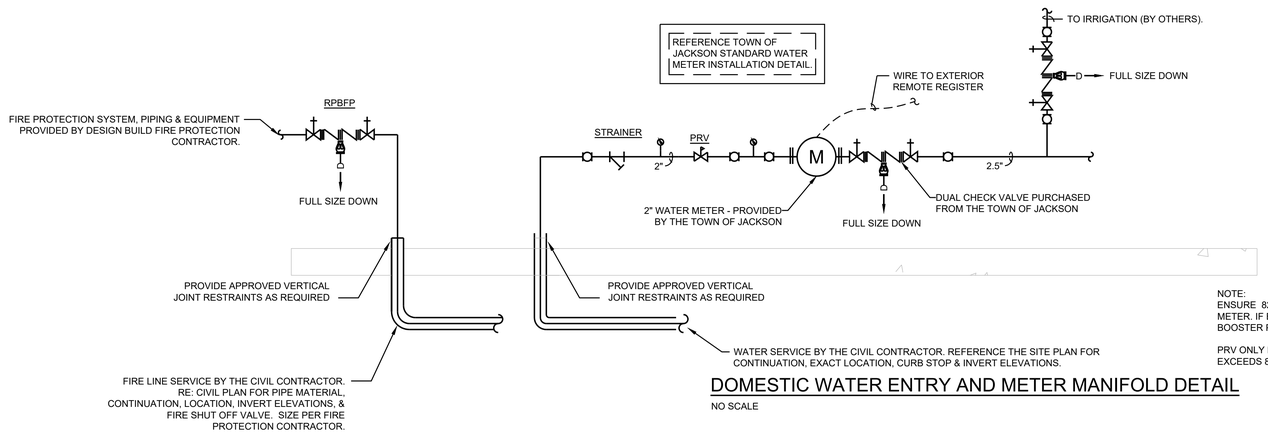
CLEANOUT SCHEMATICS
NO SCALE



NOTES:

1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWING WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

TOJ DETAIL SS-114 - SERVICE LATERAL BUILDING CLEANOUT
NO SCALE

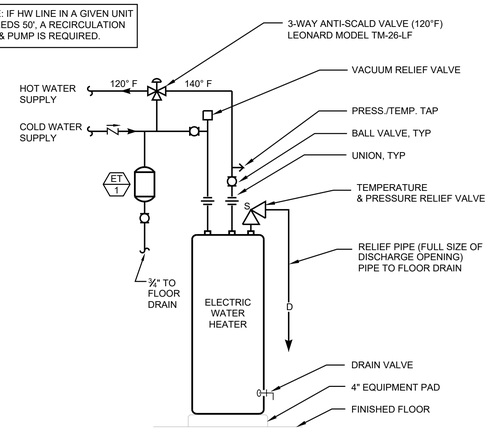


NOTE:
ENSURE 82 PSI WATER PRESSURE PRIOR TO METER. IF BELOW 82 PSI CONTACT ENGINEER BOOSTER PUMP REQUIRED.

PRV ONLY REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

DOMESTIC WATER ENTRY AND METER MANIFOLD DETAIL
NO SCALE

NOTE: IF HW LINE IN A GIVEN UNIT EXCEEDS 50', A RECIRCULATION LINE & PUMP IS REQUIRED.



ELECTRIC WATER HEATER DIAGRAM
NO SCALE

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Drawn By:	Checked By:
DGD	TOC

PLUMBING SCHEDULES

P1.1
2 of 2

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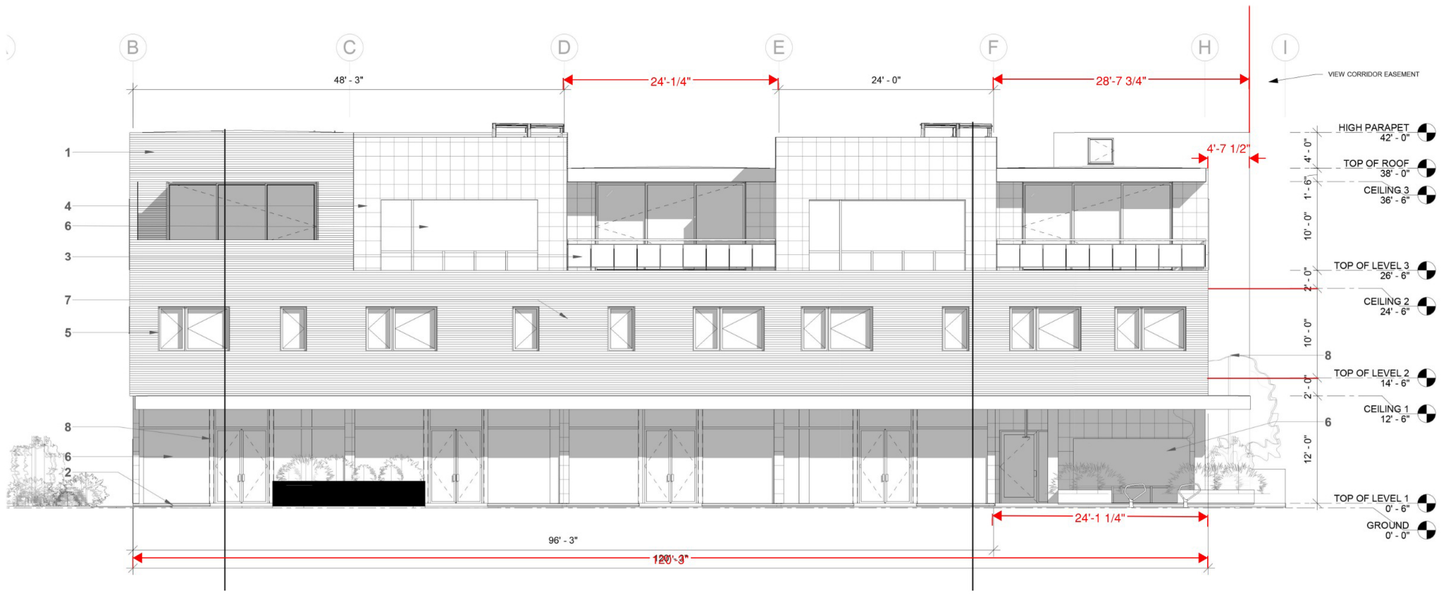
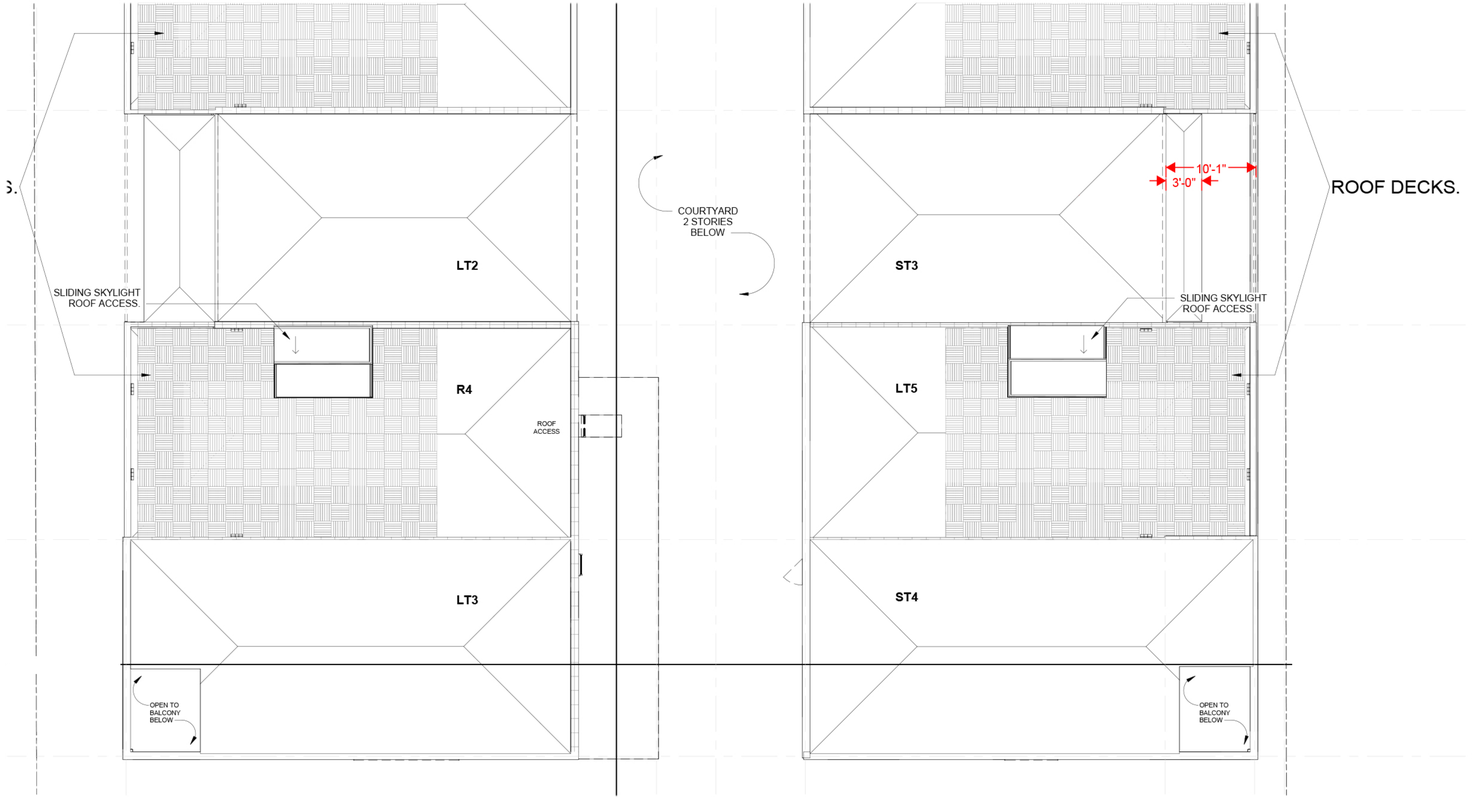
665 Stepback Ratio

Total Frontage Width (ft)	24.25	
	24	
	24	
	24	
	23.65	
	9'	
Sum	119.9	
Total Frontage 3rd Story Stepback	24.25	
	23.65	
	4.63	
Sum	52.53	
% Stepback	43.8	> 40% =OK

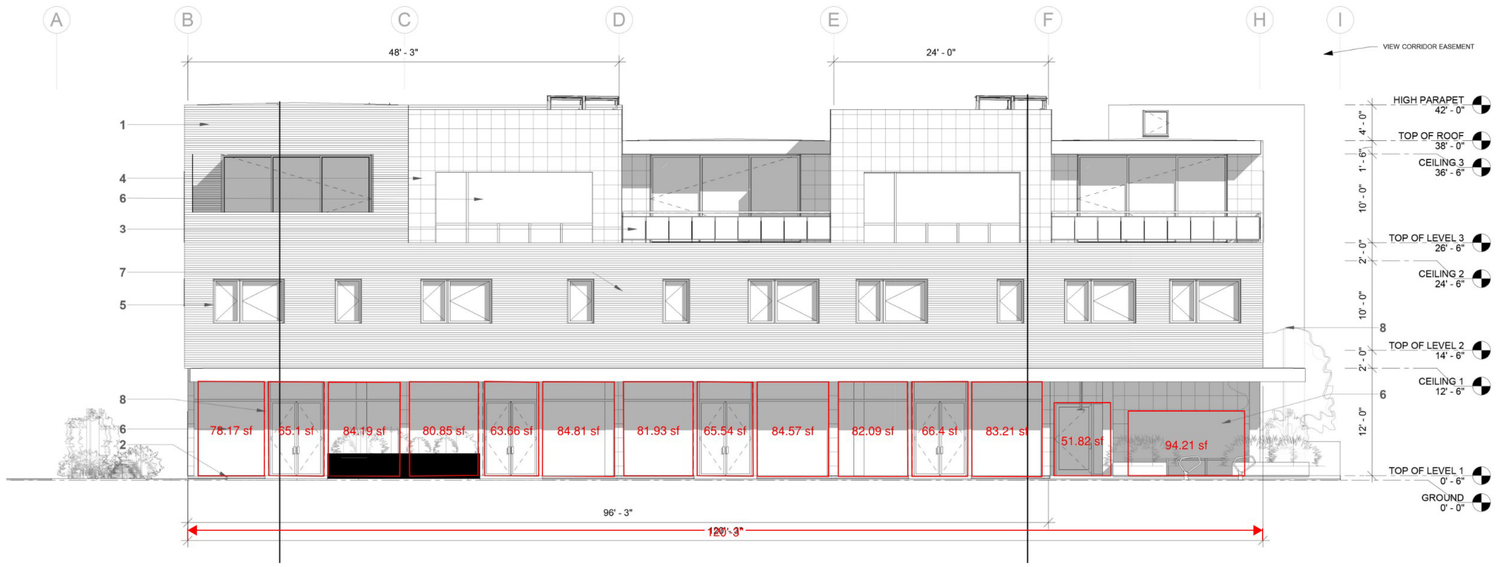
Notes:
1. GUARDRAILS TO BE 42" A.F.F.
2. ALL GUARDRAILS IN FRONT OF STEPBACKED AREAS TO BE GLASS





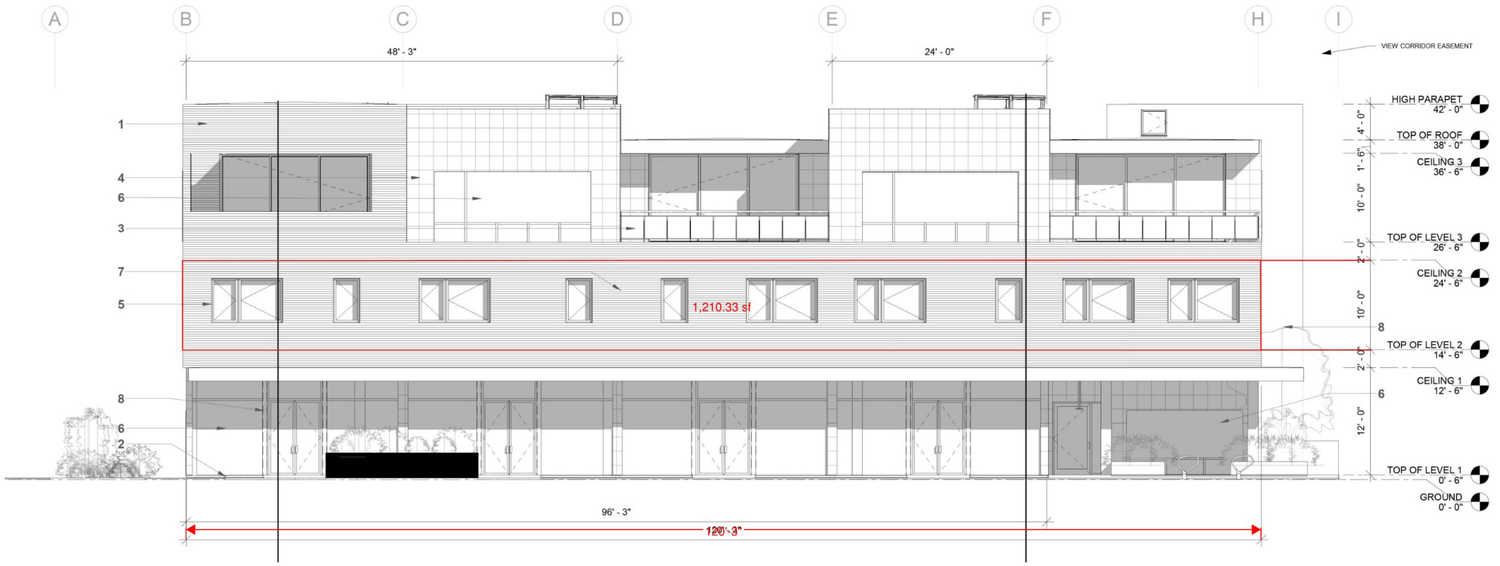
STEPBACK AND STEPBACK CANOPY COMPLIANCE

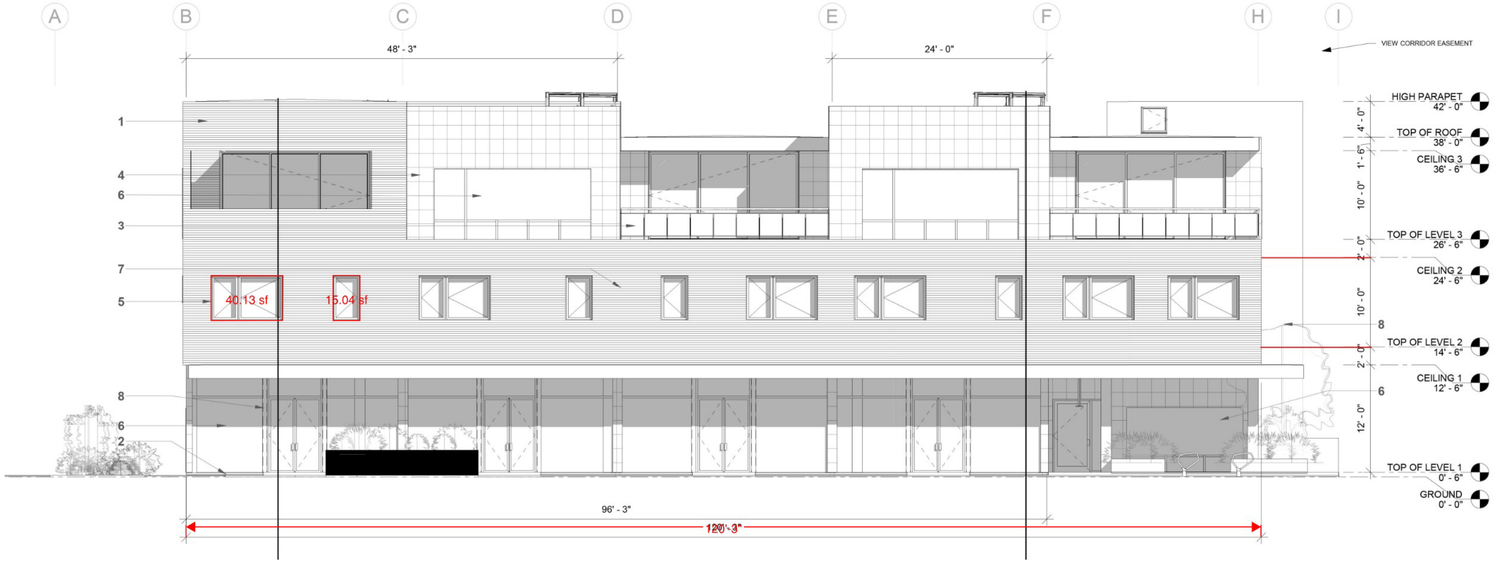
665 transparency calc.	Ground level		second		665 Transparency 2nd Level	
	SF				SF	
Total sf	1444.6				1210.3	
Transparent	78.2			6 x 40 sf	240	
	65.1					
	84.2			4 x 15	60	
	80.9					
	63.7					
	84.8					
	91.9					
	65.5					
	84.6					
	82.1					
	66.4					
	83.2					
	51.8					
	94.2					
Total Transparent	1076.6				300	
Percent Transparent	74.5	>40%=OK			24.8	> 20%=OK



665 transparency calc. Ground level second 665 Transparency 2nd Level

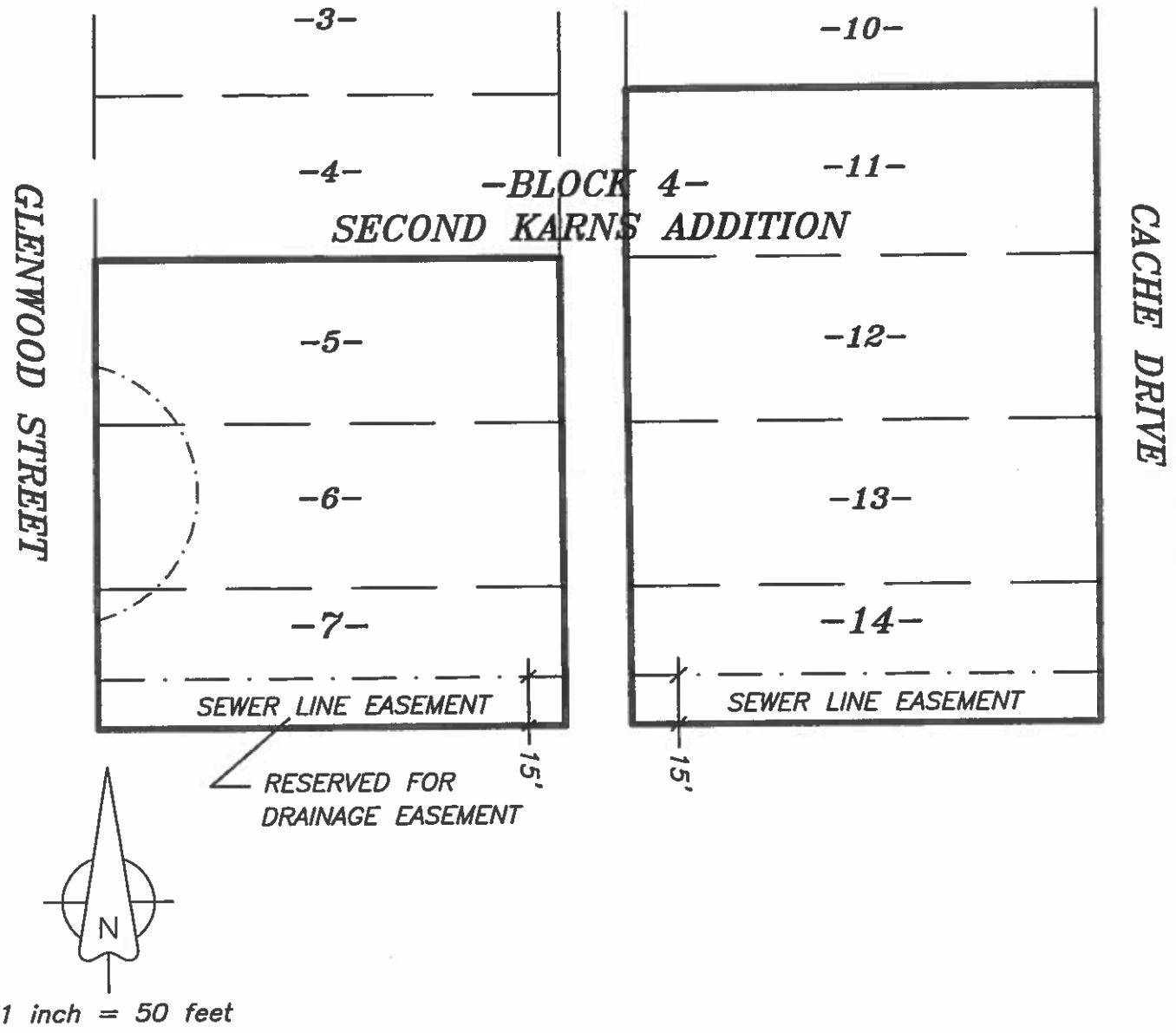
	SF			SF	
Total sf	1444.6			1210.3	
Transparent	78.2		6 x 40 sf	240	
	65.1				
	84.2		4 x 15	60	
	80.9				
	63.7				
	84.8				
	91.9				
	65.5				
	84.6				
	82.1				
	66.4				
	83.2				
	51.8				
	94.2				
Total Transparent	1076.6			300	
Percent Transparent	74.5	>40%=OK		24.8	> 20%=OK





Additional Structural, Lighting, or Easement Exhibits

RENDEZVOUS ENGINEERING, P.C.
JACKSON, WYOMING



=EXHIBIT A=
SKETCH TO ACCOMPANY DESCRIPTION OF EASEMENTS FOR SEWER LINE WITHIN LOTS 7 AND 14, BLOCK 4, SECOND KARNS ADDITION TOWN OF JACKSON TETON COUNTY, WYOMING

Easement_Exhibit.DWG

Project 02-043.1 May 18, 2004

Jackson Hole Title and Escrow
PO Box 921
Jackson, Wyoming 83001-0921

GRANTOR: NEWJACK LLC
GRANTEE: SOUTH CACHE PARTNERS LLC
Doc 1021922 Filed At 13:17 ON 08/06/21
Maureen Murphy Teton County Clerk fees: 24.00
By Corrina Dorman Deputy Clerk

VIEW CORRIDOR EASEMENT AGREEMENT

This View Corridor Easement Agreement ("***Agreement***") is made and entered into on this 5th day of August, 2021 ("***Effective Date***") by and between NewJack, LLC, a Wyoming limited liability company ("***Grantor***"), and South Cache Partners LLC, a Wyoming limited liability company ("***Grantee***"). Grantor and Grantee are each referred to herein as a "***Party***" to this Agreement and are collectively referred to herein as the "***Parties***" to this Agreement.

RECITALS

WHEREAS, Grantor is the owner of real property located in Teton County, Wyoming, and described more fully as:

> Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No. 128.
> PIDN 22-41-16-33-1-69-003
> ("***Grantor's Property***");

WHEREAS, Grantee is the owner of real property located in Teton County, Wyoming, and described more fully as:

> Unit 301 of a Condominium Plat to be recorded on 645 S. Cache Avenue, Jackson, Wyoming 83001.
> PIDN: 005881
> ("***Grantee's Property***"); and

WHEREAS, Grantor desires to grant to Grantee and Grantee desires to accept from Grantor a non-exclusive easement on the Grantor's Property for the purpose of creating a view corridor on the Grantor Property in order to preserve the Grantee Property's view of Snow King Mountain to the south in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, each Party agrees as follows:

1. Grant of Non-Exclusive Easement. Grantor hereby grants to Grantee and Grantee hereby accepts from Grantor a non-exclusive view corridor easement over and across that certain portion of Grantor's Property described on **Exhibit A**, attached hereto and incorporated herein by reference (the "***View Corridor***") to restrict and prohibit the construction of any improvements within the boundaries of the View Corridor (except terrace railings up to 4 feet tall), all as set forth in this Agreement. Grantor reserves the right to use the View Corridor for any purposes that do not interfere with the Grantee's easement rights set forth in this Agreement.

2. Term. This Agreement and the easement granted herein shall be perpetual unless sooner terminated by the terms of this Agreement. The easement granted herein shall run with land, is appurtenant to Grantee's Property, and is binding upon each Party and each Party's heirs, successors, and assigns.

3. No Structures in the View Corridor. No buildings, structures or improvements of any kind may be placed or constructed within the View Corridor.

4. Reservation of Grantor. The Grantor reserves unto itself, its successors and assigns and any future owner of the Grantor's Property, the right to use the area of Grantor's Property below the View Corridor for the construction of improvements, structures and buildings and/or the installation of landscaping to the extent such construction of improvements, structures and buildings and/or installation of landscaping does not conflict with the restrictions set forth in Section 3 above. The Grantor further reserves unto itself, its successors and assigns and any future owner of Grantor's Property the right to grant additional easements in, under, over and across the View Corridor and the Grantor's Property for any purpose as Grantor deems necessary in Grantor's sole discretion, provided that such additional easements do not conflict with the restrictions set forth in Section 3 above.

5. No Public Dedication. Nothing herein shall be deemed to be a gift or dedication of all or any portion of Grantor's Property for the general public.

6. Successors and Assigns. The terms and conditions set forth in this Agreement are binding and shall inure to the benefit of each the Parties and their heirs, assigns and successors in interest and all future owners of the Grantor's Property and Grantee's Property.

7. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Wyoming. The District Court of Teton County, Wyoming, shall have exclusive jurisdiction over any litigation that arises pursuant to this Agreement.

8. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

9. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, or amended unless agreed to in writing by the Parties; provided, however, that such amendment shall be properly recorded in the Office of the Clerk of Teton County, Wyoming as a condition to its effectiveness.

10. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement.

GRANTOR:

NewJack, LLC, a Wyoming limited liability company

By: Tom Hedges, its Manager

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Tom Hedges, in his capacity as Manager of NewJack, LLC, a Wyoming limited liability company, who is personally known to me or has each established her identity and authority to me by reasonable proof, this 2 day of August, 2021.

Witness my hand and official seal.

Notary Public
My Commission Expires: 10/29/2023

BENJAMIN D. GARDNER
Notary Public - Wyoming
Teton County
My Commission Expires Oct 29, 2023

GRANTEE:

South Cache Partners LLC,
a Wyoming limited liability company

Donald Duffy

Donald Duffy, Manager

STATE OF Virginia)
) ss.
COUNTY OF Loudoun)

The foregoing instrument was acknowledged before me by Donald Duffy, in his capacity as Manager of South Cache Partners LLC, a Wyoming limited liability company, who is personally known to me or has each established his identity and authority to me by reasonable proof, this 5th day of August, 2021.

Witness my hand and official seal.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Gloria Asare

Notary Public
My Commission Expires: 12/31/2024
Registration No: 7901547

Notarized online using audio-video communication

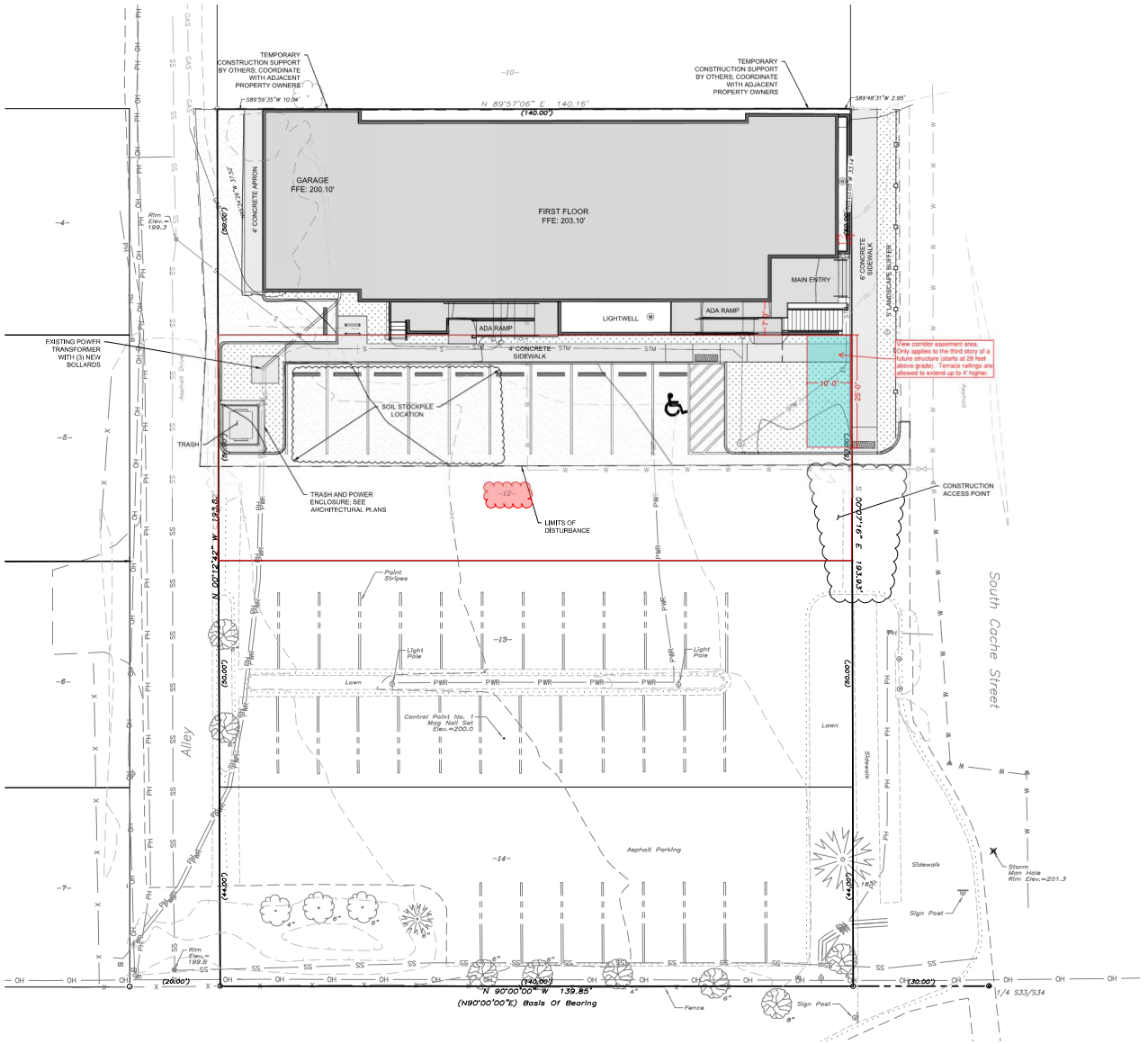
EXHIBIT A

Description or depiction of the View Corridor

Unit 301 of 645 South Cache Condominiums, as shown on the Final Plat of 645 South Cache Condominiums filed in the Office of the Clerk of Teton County, Wyoming (the Plat No. 1429 recorded July 30, 2021, Doc #1021484), and described in the Declaration of Condominium for 645 South Cache Condominiums (the "Declaration") recorded July 30, 2021, Doc 1021488 and all supplements and amendments thereto, and such description is construed to describe the unit together with all interest appurtenant thereto, including the appurtenant undivided interest in the Common Elements, as defined in the Declaration (together, the "Unit" or the "Real Property").

PIDN: 005881

Page 6 is missing...maybe that is where the exhibit goes, however they are both Ex A?



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
645 SOUTH CACHE ST.
JACKSON, WYOMING

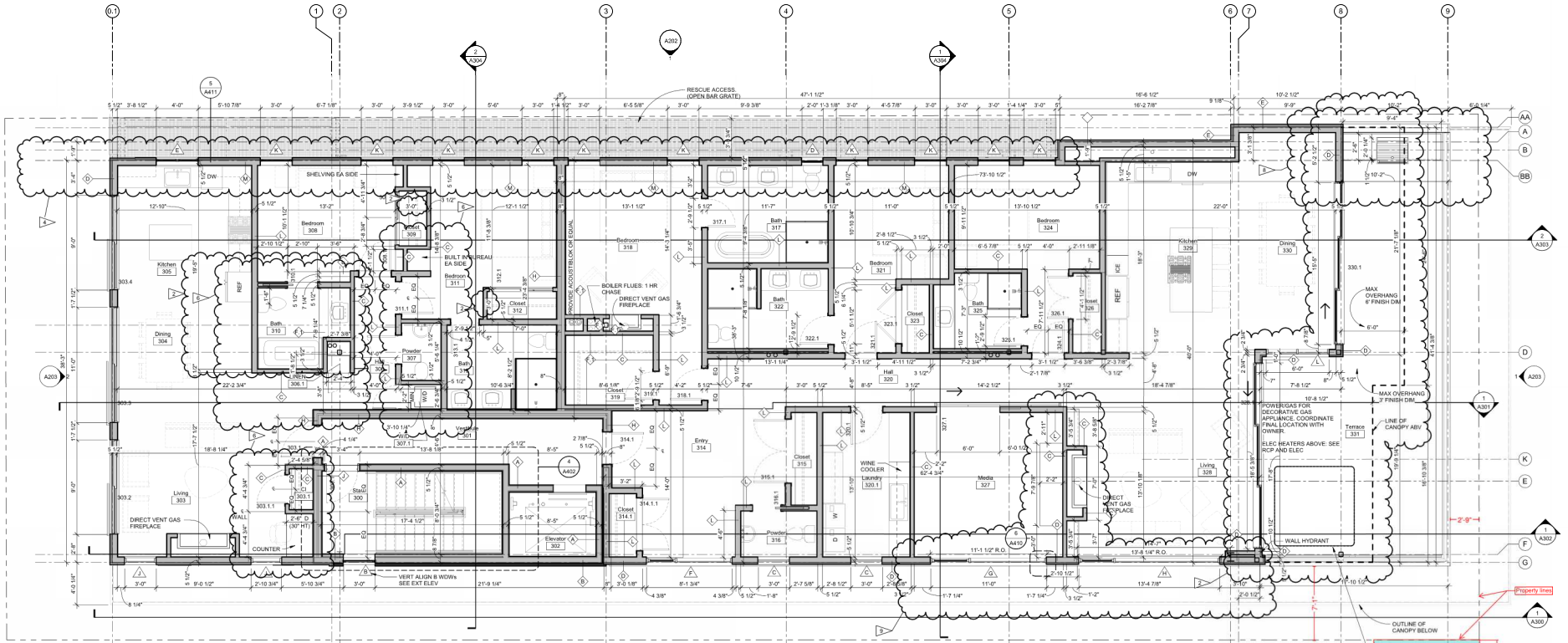
SHEET TITLE:
SITE OVERVIEW AND BUILDING TIES

DRAFTED BY:	BS
REVIEWED BY:	JB
PLAN VERSION	DATE
PERMIT SET	11.22.2019
REV No. 1	01.17.2020
REV No. 2	05.26.2020

PROJECT NUMBER
18117

SHEET
C2.0

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS



WALL AND FLOOR TYPE LEGEND

SCALE: 1" = 1'-0"

RATED WALL TYPES

GENERAL WALL TYPE NOTES:
A. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
B. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.
C. REFER TO G003 FOR ADD'L INFO

A / A.1
2HR: UL U301
(A IS 2x6 WOOD FRAMING AND A.1 IS 2x4 WOOD FRAMING)
(2) LAYERS 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE.
2X4 OF 2X6 WOOD FRAMING
FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION

B
2HR: UL V337 (EXTERIOR WALL)
INTERIOR
(2) LAYERS 5/8" TYPE X UL CLASSIFIED FOR USE IN U305/L501/G512
2X6 WOOD FRAMING
FILL CAVITY WITH MINERAL FIBER INSULATION
(1) LAYER FLAMEBLOCK 2-SIDE
(1) LAYER 5/8" GEORGIA PACIFIC TYPES DGG
EXTERIOR

C
NON RATED
(1) LAYERS 5/8" GWB TYPE X EACH SIDE
FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION

D
NON RATED (EXTERIOR WALL)
INTERIOR
(1) LAYERS 5/8" GWB TYPE X
2X6 WOOD FRAMING
FILL CAVITY WITH SPRAY FOAM INSUL PER INSUL SCHED.
WOOD SHEATHING
REFER TO BUILDING DETAILS FOR AFC ASSEMPLY
EXTERIOR

E
1HR: UL U344 (EXTERIOR WALL)
(1) LAYER 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE.
(1) LAYER PLYWOOD BETWEEN FRAMING AND GYPSUM PANEL ONE SIDE ONLY.
2X4 OF 2X6 WOOD FRAMING
FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION

F / F.1
1HR: UL U305
IF F IS 2x6 WOOD FRAMING AND F.1 IS 2x4 WOOD FRAMING)
(1) LAYER 5/8" SHEET ROCK FIRECODE CORE GYPSUM PANELS EACH SIDE.
2X4 OF 2X6 WOOD FRAMING
FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION
SAME DESIGNATION FOR SMOKE RATED WALLS NOTED ON G003

G
NON-RATED FURRING AS REQURIED
(1) LAYER 5/8" SHEET ROCK FIRECODE CORE GYPSUM
2X4 OF 2X6 WOOD FRAMING
FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION

H
1 HR WOOD FRAMED WALL: UL U305
1 LAYER 5/8" FIRE CODE GYPSUM PANELS
2X4 WOOD STUDS
1" GAP
2X4 WOOD STUDS
1 LAYER 5/8" FIRE CODE GYPSUM PANELS
ADD (1) ADDITIONAL LAYER 5/8" FIRE CODE GYPSUM PANELS EACH SIDE
INCLUDE ACOUSTIBLOK MASS LOADED VINYL ON EAST SIDE OF RESIDENTIAL SEPARATION WALL ONLY
INSULATE EACH STUD CAVITY WITH MINERAL WOOL (ROCKWOOL SAFEnSOUND)

J
2 HR WOOD FRAMED WALL: GA WP 3725
BASE LAYER 5/8" DENS ARMOR PLUS FIREGUARD GYPSUM PANELS EA SIDE
FACE LAYER 5/8" DENS ARMOR PLUS FIREGUARD GYPSUM PANELS EA SIDE
2X4 WOOD STUDS SEPARATE PLATES WITH 1" GAP BETWEEN PLATES.
INSULATE EACH STUD CAVITY WITH MINERAL WOOL (ROCKWOOL SAFEnSOUND)

L
NON RATED
(1) LAYERS 5/8" GWB TYPE X EACH SIDE
FILL CAVITIES WITH SOUND ATTENUATION MINERAL WOOL BATT INSULATION

PLAN LEGEND

- XX — WALL TYPE (SEE SHEET A101) / WALL TYPE NOTE
- 101 — ROOM NUMBER
- A — WINDOW TYPE (SEE SHEET A601)
- (#) — SHEET NOTE
- 1 / A101 — SIM — DETAIL OR SECTION NUMBER / SHEET WHERE DRAWN
- A5## / # — INTERIOR ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW
- A2## / # — BUILDING ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW
- 3 / 24 1/2" — DOOR NUMBER (SEE SHEET A601)
- DIMENSION TO FACE OF STUD
- DIMENSION TO GRID LINE
- SLOPE X:X — INDICATES ROOF SLOPE
  - IF NO SLOPE IS LISTED ASSUME 1/4" PER 12" MIN - SLOPE ALL CRICKETS TO DRAIN - ROOF DRAIN SUMPS SLOPE 1/2" PER 12"

1 / A103 — T.O. SUBFLR - 3RD
1/4" = 1'-0"

NORTH

SCALE IN FEET
SCALE: 1/4" = 1'-0"

EXISTING & NEW CONSTRUCTION GRAPHIC LEGEND
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN

HOYT architects
JACKSON, WY
307. 733. 9955

RENOVATION AND ADDITION
JACKSON, WY 83001
645 SOUTH CACHE

LICENSED ARCHITECT GEORGE B. HOYT (B-0182) STATE OF WYOMING
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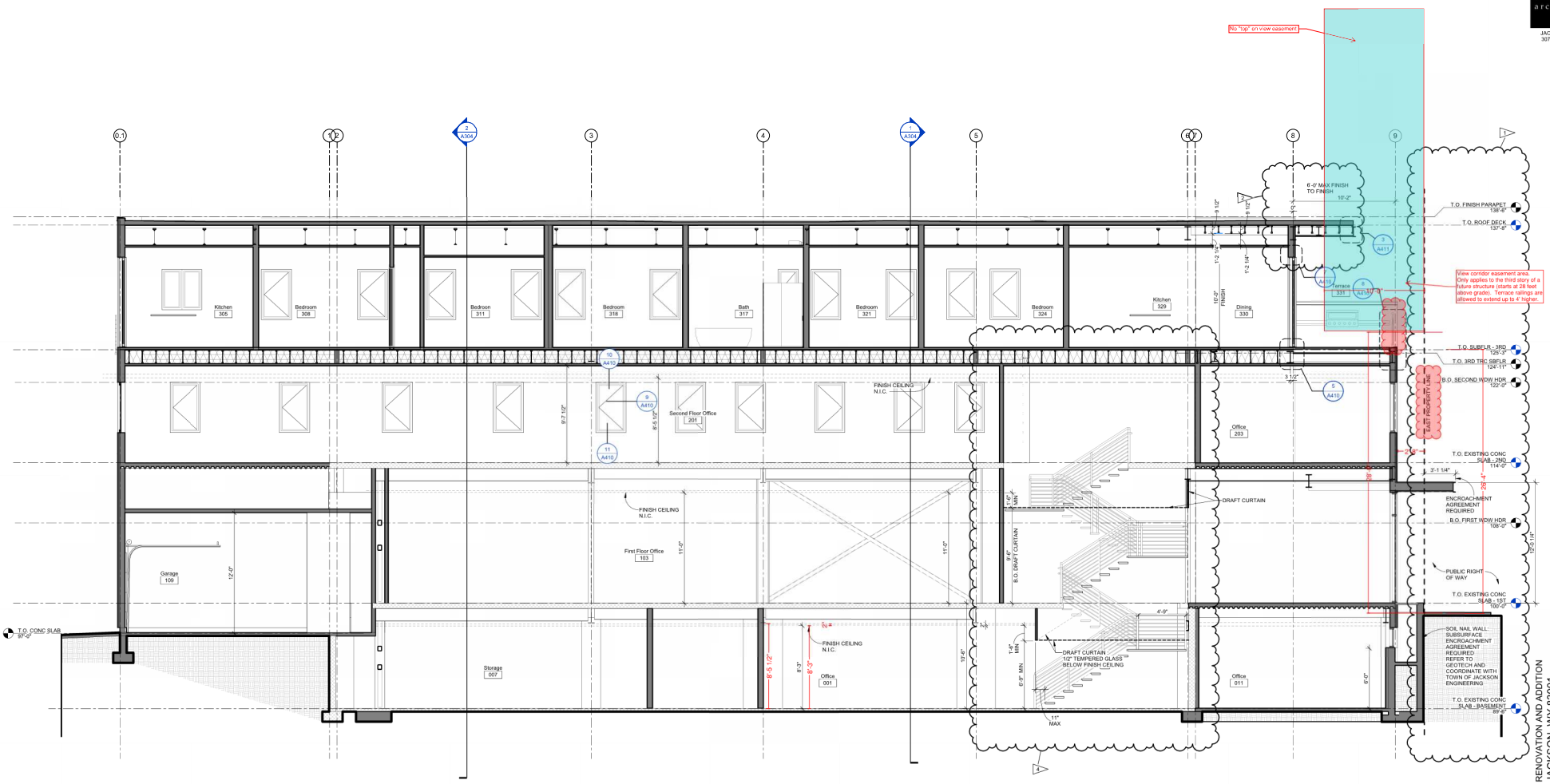
UNIT 301 EXHIBIT A

5.5.20
DRAWN BY | BENNETT
CHECKED BY | HOYT
REVISIONS
2 01.17.2020 TUJ COMMENTS
4 06.09.2020 ADDENDUM 2
6 06.09.2020 WEST RES UNIT REVS
5 10.14.2020 OUT DOOR BBQ
9 10.22.2020 MEDIA WALL FIELD COORD

THIRD FLOOR PLAN

A103



2 A303 SECTION AT NORTH STAIR
1/4" = 1'-0"

HOYT architects
JACKSON, WY
307. 733. 9955

RENOVATION AND ADDITION
JACKSON, WY 83001
645 SOUTH CACHE

LICENSED ARCHITECT GEORGE B. HOYT (B-0183) STATE OF WYOMING

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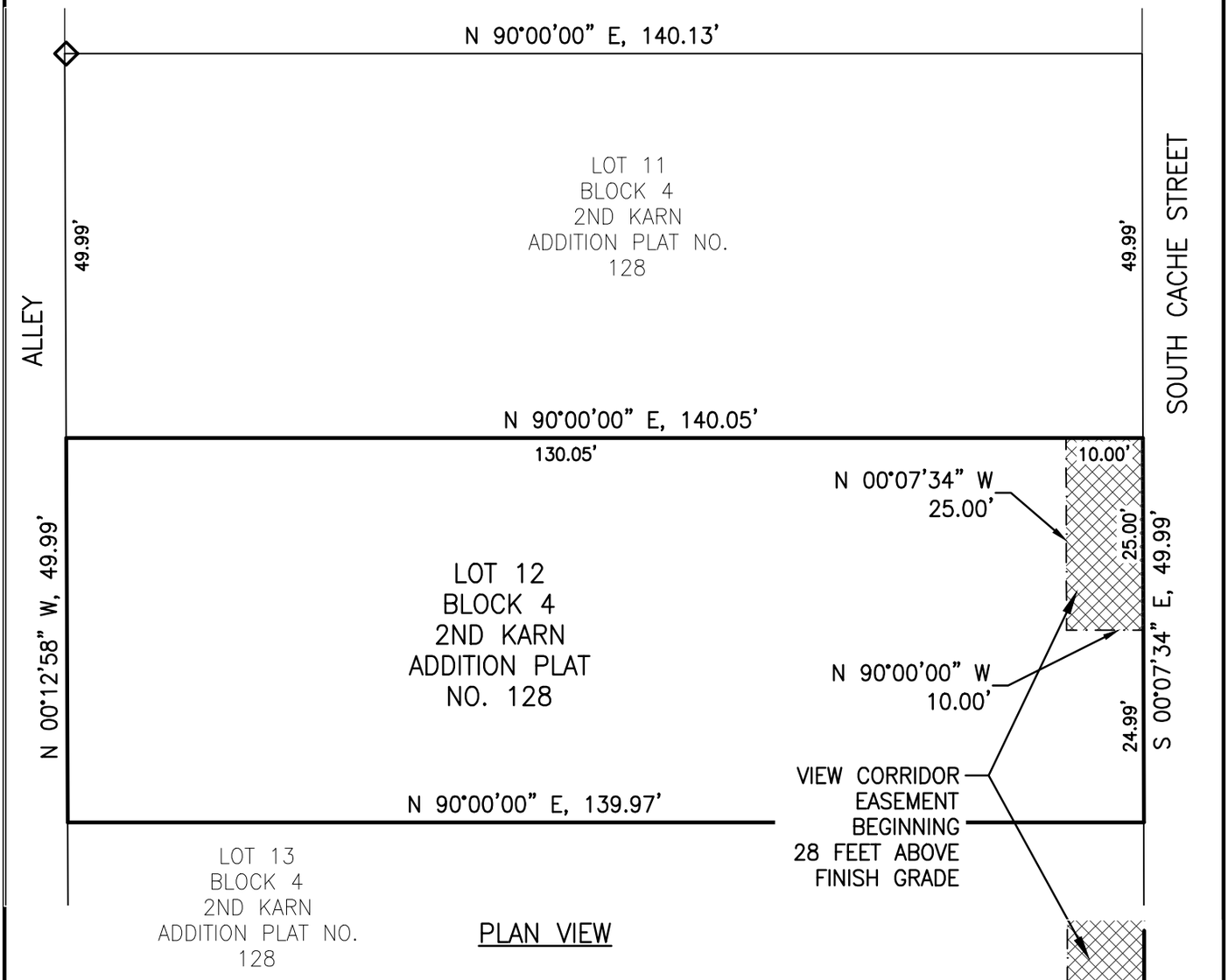
BUILDING PERMIT DRAWINGS

5.5.20
DRAWN BY | BENNETT
CHECKED BY | HOYT
REVISIONS
1 12.17.2019 ENCROACHMENT NOTES
2 01.17.2020 TOJ COMMENTS
4 06.09.2020 ADDENDUM 2

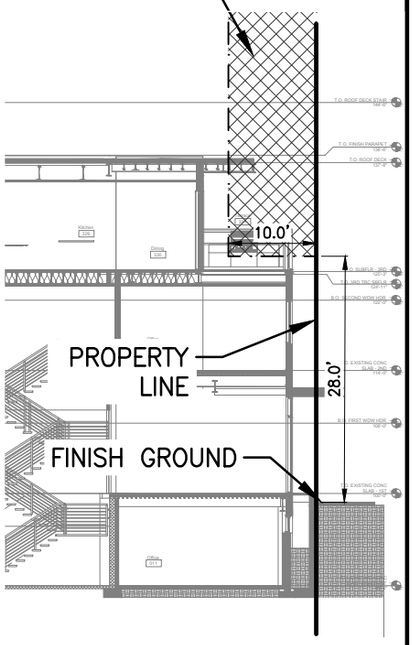
BUILDING SECTIONS

A303

EXHIBIT A



PLAN VIEW

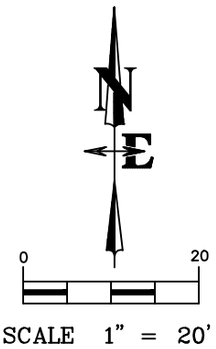


SECTION VIEW

EXHIBIT A
Legal Description:

A three–dimensional view corridor easement located within the SE 1/4 NE 1/4, Section 33, Township 41 North, Range 116 West, 6th Principal Meridian, Town of Jackson, Teton County, Wyoming, being a part of Lot 12, Block 4, 2nd Karns Addition, Plat No. 128, records of the Office of the Clerk of Teton County, being more particularly described as follows:

The northerly 25 feet of the easterly 10 feet of Said Lot 12.
Bound vertically by a bottom plane 28 feet above finish grade. There is no top plane for the view easement.



SCALE 1" = 20'

LOT 12, BLOCK 4
2ND KARNS ADD., PLAT 128
LOCATED IN SE 1/4, NE 1/4,
SECTION 33, T41N, R116W,
TOWN OF JACKSON
TETON COUNTY, WYOMING

DRAWING NO: 1	DRAWING TITLE: NEWJACK LLC VIEW CORRIDOR EASEMENT DON DUFFY	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733–2087	DATE: 12/18/20 ENGINEERED: DRAWN: SK CHECKED: LR APPROVED: LR
JOB NO: 20–457–01			

aec

Architectural Engineering Consultants, Inc.

Mechanical, Electrical, & Lighting Design Services
An Office with LEED™ Accredited Professionals

Ms. Marina Bello
Hoyt Architects
martinab@hoytarchitects.design

August 4, 2023

Reference: 665 S Cache Street Development
Electrical Permit Comment Response

Dear Marina,

Please submit this written response with our revised Electrical Development plans and photometrics. There's no changes in light fixture selection so the original submittal can be referenced for those.

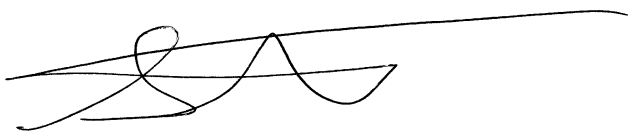
Permit comment,

8. *Lighting*

EX1.0 –Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed. Revise plans to include total amount of site development so staff may verify above lumen maximums.

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in. Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines.

Permit comment response:
With review with Katelyn Page we've established this site can be considered 1 acre for sake of planning the exterior lighting. We would apply the max lumens of 50,000 as allowed for 1 acre. IBC exempt fixtures can be removed by the calculation. Per IBC 1006.2 we're required to have 1 footcandle at "places of exit discharge". We've worked through and marked light fixtures in the immediate vicinity of the egress paths at the exterior. Per attached plan we would have 37,765 lumens planned, less than the 50,000 lumens allowed. See "Lumens per Acre Calcs Exempt Fixtures at Egresses not included:" sheet EX1.0. We have also included footcandle calculations as required.



Stanton O. Humphries, PE

Mailing: PO Box 8489, Avon, CO 81620 UPS/FedEx: 210 Edwards Village Blvd Ste C-203, Edwards, CO 81632
phone: 970-748-8520 email: stan@aec-vail.com web: www.aec-vail.com

"AA"

Application
Recessed wall luminaire with forward throw light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	4.8 W
System wattage	7.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	581 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature

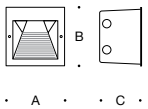
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: AA
BEGA Product:
Project:
Modified:



Recessed wall luminaire · directed light

		LED	A	B	C
24211	ADA	4.8 W	7 ½	7 ½	5 ¼

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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LED Garden and Pathway Luminaire - 77237
By BEGA

Call Us (877) 445-4486

LED Garden and Pathway Luminaire - 77237
By BEGA

"BB"

Product Options

Finish: Graphite,
Motion Sensor: No,
Photocell: No,
CRI: 85,
Voltage: 12 Volt

Details

Clear glass shade
Galvanized steel direct burial anchor included
Lumens: 270
Can be used with existing low voltage landscape systems
Average Rated Life: 50,000 Hours
Requires 12 volt magnetic transformer (sold separately)

Dimensions

12 Volt Option Fixture: Width 3.5", Height 27.5", Depth 4.13"

Lighting

Lamp Type	LED Built-in
Total Lumens	120
Volts	12
Color Temp	3000 (Soft White)
CRI	85
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/led-garden-and-pathway-luminaire---77237-by-bega-BEG487952.html
Rating: CSA Certified Wet

ITEM#: BEG487952

Created June 1st, 2023

ILLUMINATION SYSTEMS	Project 19-99159S Date 4/28/2020 665 SOUTH CACHE- II	Catalog Number 700WSPITSB-LED830 Notes	TYPE: CC

PITCH SINGLE WALL SCONCE

TECH LIGHTING

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs
for consistent long-life performance and color

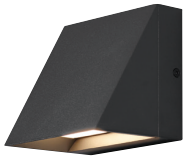
Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

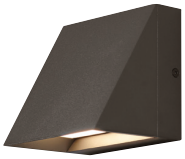
SPECIFICATIONS

DELIVERED LUMENS	822.6
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.



PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze

PITCH SINGLE
shown in charcoal

PITCH SINGLE
shown in silver

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP	
	S SINGLE	B BLACK	-LED827	LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277	LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830	LED 80 CRI, 3000K 120V
		I SILVER	-LED830277	LED 80 CRI, 3000K 277V

ILLUMINATION SYSTEMS

Project 19-99159S Date 4/28/2020

645 SOUTH CACHE- II

Submitted By
Illumination Systems - Denver

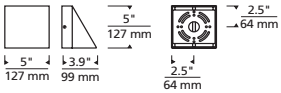
Catalog Number
700WSPITSB-LED830

Notes

TYPE:
CC

PITCH SINGLE WALL SCONCE

TECH LIGHTING



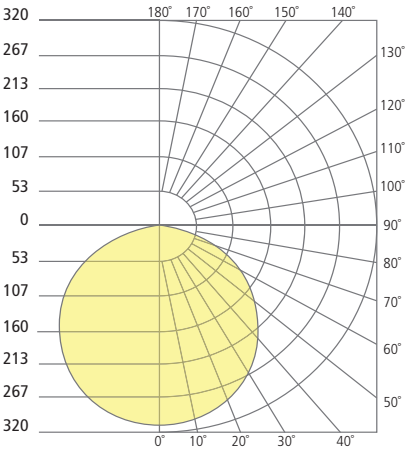
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www. techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output:	822.6
Total Power:	26.2
Luminaire Efficacy:	31.4
Color Temp:	3000K
CRI:	80+
BUG Rating:	B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

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Tech Lighting reserves the right to change specifications for product improvements without notification.

Project		Catalog #		Type	"DD"
Prepared by		Notes		Date	

Portfolio

LDS6 | EU6 | 6LBS

6” round, new construction
shallow downlight
250-4000 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Code-Compliance Areas • Sports Venues

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 4
- Photometric Data page 5
- Connected System page 9
- Product Warranty

Product Certification

ENERGY STAR · Efficiency Standards T24 · RoHS COMPLIANT · UL CERTIFIED · wet location

Product Features

powered by fifthlight technology · Showerlight · Chicago Plenum Rated · TAA Compliant Options Available

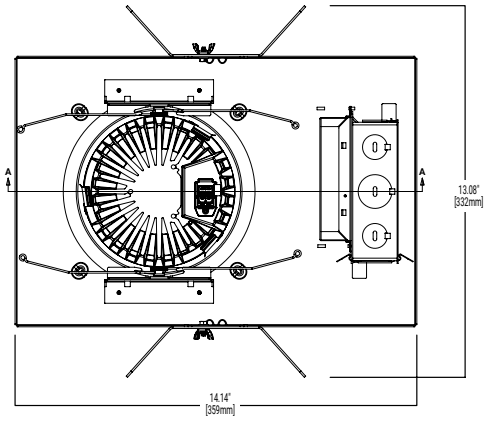
Control Compatibility

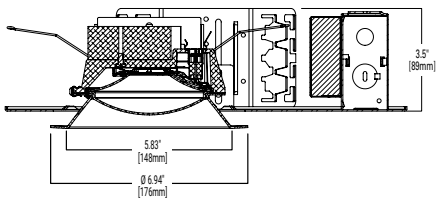
WaveLinx LITE · WaveLinx PRO

Top Product Features

- 250-4000 lumens; Offered in 90 and 97 CRI; ENERGY STAR® qualified
- Easy disconnect for LED engine replacement and installation
- Optional snap in driver for ease of replacement
- Standard 0-10V driver dims to 1%
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K; D2W™ option from 3000K to 1850K
- Available W2N tunable white CCT range 2700K to 6500K or 2000K to 5000K
- Options to meet Trade Agreements Act requirements

Dimensional and Mounting Details





DT6RF=6 inch frosted acrylic ring
See Accessories for Ordering

Single Line Order Information

Multi-line Ordering Information Option

SAMPLE ORDER NUMBER: **LDS6C109030D010TRM1HEM6**

Invoice will indicate separate fixture components (housing, trim, module) which will ship complete from a single CLS facility in separate cartons.
To receive separate components (housing, trim, module) shipment, click on the "Multi-Line Ordering Information Option" button to the right.

Housing	Lumen [1]	Color Control	CCT [7]
LDS6C=LED Downlight 6" Nominal Aperture **LDS6CCP**=LED Downlight 6" Nominal Aperture, Chicago Plenum For TAA use Multi-line Ordering	**02** = 250 lumens, IC rated **05** = 500 lumens, IC rated **08** = 800 lumens, IC rated **10** = 1000 Lumens **10IC** = 1000 Lumens, IC rated **15** = 1500 Lumens **15IC** = 1500 Lumens, IC rated **20** = 2000 Lumens **25** = 2500 lumens **30** = 3000 Lumens **35** = 3500 lumens **40** = 4000 lumens	**90**=90 CRI Minimum **97**=97 CRI Minimum	**90 CRI** **24**=2400K **27**=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K **97 CRI** **27**=2700K **30**=3000K

Driver	Driver Options	Hanger Bars
D010 = 0-10V Dimming, 1% to 100%, 120V-277V up to 4000 lumens **3D010**=0-10V Dimming, 1% to 100%, 347V dedicated drivers for 800 to 4000 lumens; 250 and 500 use step down transformer	**Blank** = Standard mount driver **PD** = Plug in Driver [22]	**Blank** = Without hanger bars **B26** = C-channel Bar Hanger, 26" Long, Pair
D010TR = 0-10V (120-277V) or Line Voltage (120V) dimming, 5% to 100%, 120V-277V 250- 4000 lumens **3D010TR**=0-10V Dimming, 5% to 100%, 347V step down transformer 250-4,000		
DE010 = 0-10V Dimming, 0% to 100%, 120V-277V 500-4000 lumens **3DE010**=0-10V Dimming, 0% to 100%, 347V step down transformer 500-4000 lumens		
D5LT = Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 120V-277V, 500-4000 lumens **3D5LT**=Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100% 347V step down transformer, 500-4000 lumens		
DMX = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V 800-4000 lumens [14] **3DMX**=DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000 [14]		
DMXC5 = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, 800-4000 lumens, RJ45 Connection [14] **3DMXC5**=DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000, RJ45 Connection [14]		
1DL2 = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only 800-3500 lumens **3DL2** = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 347V step down transformer, 800-3500 lumens		
DLE = Lutron Ecosystem dimming 1% to 100%, 120V-277V, 800-3500 lumens **3DLE**=Lutron Ecosystem dimming 1% to 100%, 347V, step down transformer, 800-3500 lumens		
DLV = Low voltage dimming driver (1-100%) for use with DLVP system 800-3000 lumens [3]		

Trim Distribution	Trim Flange	Trim Finish	Options [3] [16] [23]
S=Shallow, Spun Aluminum **PS**=Non-Conductive Shallow, Injection Molded white [11] [12] **CS**=Cast Shallow, Die Cast Aluminum	**0**=White Polymer Trim Ring **1**=Self-flanged [13] **2**=White Painted Self-flanged **4**=Knife edge rimless use with die cast only [8] [6]	**LI**=Specular Clear [9] **H**=Semi-Specular Clear [9] **WMH**=Warm Haze [9] **WH**=Wheat [9] **GPH**=Graphite Haze [9] **B**=Specular Black [9] **MW**=Matte White (Antimicrobial) **MB**=Matte Black [8] **MMS**=Matte Metallic Silver [8]	**EMBOD6ST**=Bodine® 6W Self Test Emergency Module with Remote Test Switch **WPN** = WaveLinx PRO Wireless Node without sensor [17]

Accessories (Order Separately) [20]

TRM6P=White Metal Trim Ring [2]
LGSKT6IP66=IP66 Gasket Kit

PRR6=Rimless Plaster Ring [2]
RKP6=Knife Edge Plaster Ring [5]

RPM6MW=Rimless Millwork Ring, Matte White [2]
RPM6MB=Rimless Millwork Ring, Matte Black [2]
RKM6MW=Knife Edge Millwork Ring, Matte White [5]
RKM6MB=Knife Edge Millwork Ring, Matte Black [5]

HSA6=Slope Adapter for 6" Aperture Housings, Specify Slope [18]

Bar Hangers
HB50=C-channel Bar Hanger, 50" Long, Pair
RMB22=Wood Joist Bar Hanger, 22" Long, Pair

Connected Lighting Systems [3] [15]
WPST = Field installed WaveLinx sensor Kit [17]
WLST = Field installed WaveLinx LITE Sensor Kit [18]

Notes:
1. Nominal Lumens will vary depending on selected color, CRI, driver and reflector finish. Reference Multiplier tables.
2. Order trim with polymer trim ring.
3. Not available with Chicago Plenum.
4. ULus listed only
5. Order die cast trim with flange type 4
6. Requires knife edge accessory ring.
8. Available only on CS distributions.
9. Not available on PS or CS distributions.
11. PS available in self-flanged MW finish only.
12. Offered up to 2000 lumens
13. Flange is the same finish as the reflector
14. DMX fixtures default to full on upon loss of DMX signal.
15. Refer to system specifications for additional information,features, and benefits. Use with 0-10V driver.
16. Non-IC
17. WPN = WaveLinx PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only.
18. Not recommended for use with Wall Wash
19. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analysed under domestic preference requirements. Offered with shallow (S) spun trim.
20. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not available with DLVP
23. 120V-277V

665 CACHE, JACKSON, WY
STRUCTURAL NARRATIVE:

The 665 Cache project in Jackson, Wyoming consists of a three-story building above grade with a full basement. The basement will provide parking for the project while the main level is a mix of residential units, commercial space, and parking. Levels 2 and 3 consist of residential units.

Basement:

The foundation will consist of isolated spread and continuous footings underneath a slab on grade. A 12" basement wall will wrap the perimeter of the basement and the stair shafts. Concrete columns (14x24) will be used to support the concrete slabs at Levels 1 and 2

Level 1:

The Level 1 slab will be a 10" mild slab to support the parking, residential units, and commercial spaces. Transfer beams approximately 24"x48" will be required to transfer out the columns that are discontinuous at Level 1. Studrails are required at all columns where a drop caps or beams do not frame into the columns. Concrete shear walls at the stairs and along Grids B & H will transfer the seismic loads from Level 2 down to foundation elements in the basement.

Level 2 (Podium):

The Level 2 slab will be a 14" mildly reinforced transfer slab that supports the two-stories of wood residential framing and is supported by the concrete columns and walls below. Studrails are required at all columns where drop caps or beams do not frame into the columns. There will be a landscaped portion of the podium of the slab that will be stepped down several inches from the residential framing and sloped to drain.

Level 2 (Wood) – Roof:

The two stories of residential framing bearing on the Level 2 podium are anticipated to be traditional wood framed construction. Floor framing will 11 7/8 TJI @ 16" OC spanning between bearing walls covered with ¾ plywood glued and nailed to the framing. Roof framing will be 16"-18" TJI @ 16" OC covered with 5/8 plywood at roof and ¾" plywood at roof decks. Light framed wood shear walls will be utilized to transfer the seismic loads down to the Level 2 podium.

1143 Stoneridge Drive, Suite 2, Bozeman, MT, 59718
406.582.9901 Fax: 406.582.9992 imegcorp.com

Previous Approvals

PLANNING & BUILDING DEPARTMENT

October 16, 2023

Martina Bello
Hoyt Architects
PO Box 7364
Jackson, WY 83002

RE: P23-170 Approval Letter
Administrative Adjustment 655 S. Cache Street

SENT VIA EMAIL

Dear Applicant,

This letter is to inform you that on October 13, 2023, the Planning Director **approved** an Administrative Adjustment to allow for a 4' building setback from the side interior property line where a 0' or 5' setback is required at the property addressed as 655 S. Cache Street pursuant to Section 8.8.2 Administrative Adjustment and subject to the staff report dated October 13, 2023, and the department reviews attached hereto.

Should you have any questions or require further information on this matter, please feel free to contact Katelyn Page at 733-0440, Ext. 1302.

Sincerely,

Katelyn S. Page, AICP
Associate Planner

enclosures: Staff Report
Department Reviews

cc: Brad Hoyt

STAFF REPORT

Date:	October 13, 2023	**Meeting Title:**	N/A
Applicant:	Hoyt Architects (for owner NewJack, LLC)	**Planner:**	Katelyn Page
Subject:	P23-170 Administrative Adjustment to side interior setback (north)	**Public Comment:**	N/A

Purpose & Policy Considerations.
The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

Requested Action.
The applicant is requesting an Administrative Adjustment to reduce the side interior structure setback on north side of property by 20% as permitted under Section 8.8.2 (Administrative Adjustment) of the Town of Jackson Land Development Regulations (LDRs).

Project Location.
The property is located at 655 S. Cache Street and legally known as LOT 12, BLK. 4, KARNS-2 (PIDN: 22-41-16-33-1-69-003). An aerial photo of the property is shown below.

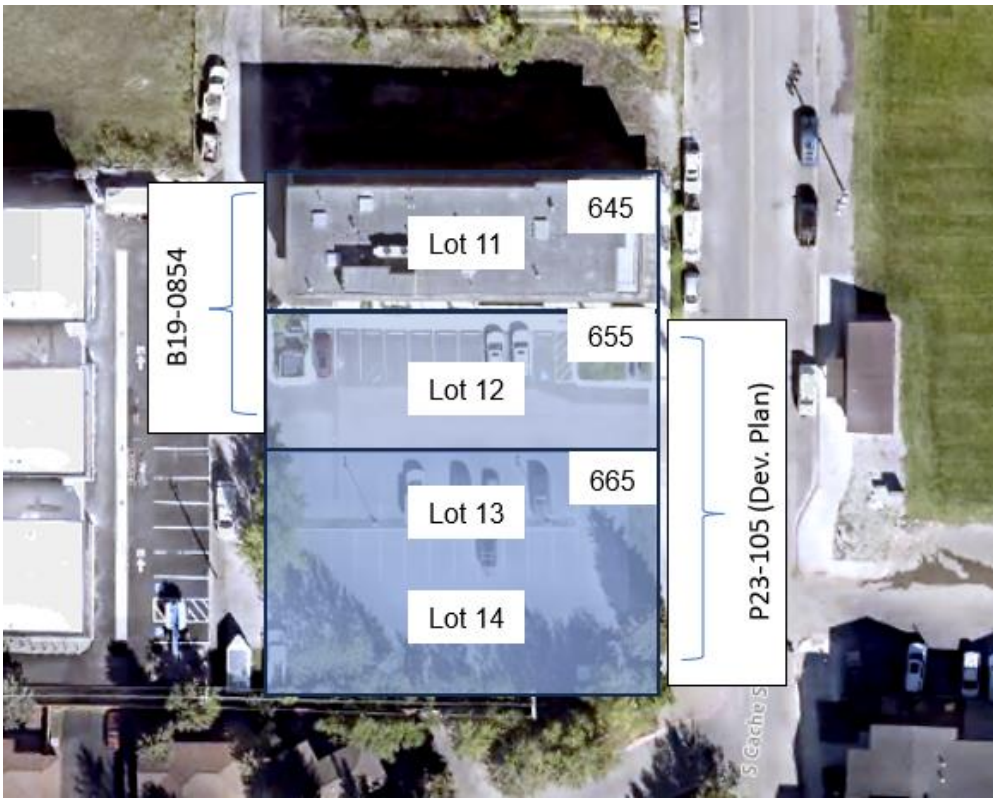
Background/Project Description

The subject property is zoned Commercial Residential – 1 (CR-1) and located within the Lodging Overlay (LO). Surrounding properties are zoned CR-1 to the north and south, Planned Unit Development - Urban Residential (PUD-UR) to the west, and Park and Open Space - Town (P-ToJ) to the east.

Existing site conditions on 655 S. Cache Street (Lot 12) include surface parking, trash and recycling enclosure, landscaping, and utilities (transformer) developed in conjunction with 645 S. Cache Street (Lot 11) under building permit B19-0854 which received a certificate of completion in July 2021. A parking easement exists burdens Lot 12 for the benefit of tenants and guests of the commercial unit on 645 S. Cache Street.

Lot 12 was originally developed in conjunction with Lot 11 under building permit B19-0854. Under new Development Plan P23-105, the applicant proposes construction of a 33,646 sf mixed use commercial, residential, and lodging structure spanning Lots 12-14. Amenities such as parking, snow storage, trash and recycling enclosures, and landscape elements supportive of Lot 11 are to be located on Lots 12-14.

The below graphic depicts which lots and property addresses are associated with specific physical development permits.



Administrative Adjustment Request

The applicant requests a 4’ building setback from the northern side interior property line where the LDRs require 0’ *or* 5’ in the CR-1 zone. This request represents a 20% reduction to the building setback and is the only administrative adjustment that has been requested at the property.

Analysis.
According to Sec. 8.8.2.B.2, structure setbacks may be adjusted up to 20% *upon finding the application* meets findings 1-5 of LDR Section 8.8.2.C (findings).

The buildable area on Lots 12-14 is effectively shifted north in order to accommodate a 15' utility easement which staff recommends be dedicated to the Town as a condition of approval of Development Plan P23-105. Lot 12 is currently burdened by a parking and access easement that benefits some tenants and guests of Lot 11. The primary circulation for that access is currently provided via a 4'sidewalk directly between Lots 11-12.

One intent of the CR-1 zone is that building elements should work in concert to provide an attractive and functional pedestrian environment that complements and serves the surrounding neighborhood. A 4' building setback at the northern property line serves to complement the neighboring structure at 645 S. Cache and supports the internal pedestrian circulation between structures on Lots 11 and 12 while allowing a varying sidewalk width of 4'-5'.

Administrative Adjustment
B. Applicability
An application may be made for administrative adjustment of the following standards of the LDRs per Subsection B. Applicability:

1. *Landscape Surface Ratio may be adjusted up to 20%.*
2. *Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register setbacks may be adjusted as provided in 5.9.6.C.2.a.*
3. *Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register site development setbacks may be adjusted as provided in 5.9.6.C.2.a.*
4. *Fencing height and setbacks may be adjusted up to 20%.*
5. *Grade of developable slopes may be adjusted up to 20%.*
6. *Any dimensional standard of a building frontage may be adjusted up to 20%*
7. *Building façade width may be adjusted up to 20%*
8. *Wildlife friendly fencing may be adjusted as allowed by 5.1.2.E.*
9. *Standard plant units may be adjusted as allowed by 5.5.3.E.3.*
10. *Sign standards may be adjusted as allowed by 5.6.1.B.2.*
11. *Parking requirement may be adjusted as allowed by 6.2.2.A.1.*
12. *Pedestrian frontage standards may be adjusted as allowed by 2.2.1.C.*
13. *A third-story stepback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Sec. 5.9.6.*

Staff finds that the request for approval of an Administrative Adjustment meets the applicability of allowance #2 above.

C. Findings
An administrative adjustment shall be approved upon finding the application:

1. ***Complies with the applicability standards of this Section;***

Complies. The application is in compliance with allowance #2 of the applicability requirements.

2. ***Either:***
    a. ***Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or***
    b. ***Better protects natural, scenic, or historic resources, or***
    c. ***Better supports the purpose of the zone;***

Complies. Based upon Finding 2.c, Staff finds that the 4' building setback to the side interior property line (north) better supports the intent of the zone in allowing a proposed structure to be designed in concert and scale with neighboring structures while being constrained by an existing access easement.

3. ***Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;***

NA. This finding is not applicable per Wyoming Supreme Court.

4. ***Will not pose a danger to the public health or safety; and***

Complies. No known dangers exist in allowing the requested lesser setback dimension because the internal sidewalk will still be no less than 4' in width which meets ADA requirements.

5. ***The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.***

Complies. This is the only administrative adjustment that has been requested for the property.

Attachments or Links.
Department Reviews
Applicant Submittal

Final Determination.

The Planning Director **approves** Administrative Adjustment P23-170 to allow for a 4' building setback from the side interior property line where a 0' or 5' setback is required at the property addressed as 655 S. Cache Street pursuant to Section 8.8.2 Administrative Adjustment and the department reviews attached hereto.

Previous Applicant Response for Expired Permit

HOYT
architects

October 16, 2023

665 S. Cache DEVELOPMENT PLAN

RESPONSES TO PLANNING COMMISSION COMMENTS:

On September 9, 2023, the Town of Jackson Planning Commission reviewed project P23-105 for a Development Plan at the property located at 655 and 665 S. Cache Street legally known as LOT 12, BLK. 4, KARNS-2 and LOTS 13&14, BLK. 4, KARNS-2 and recommended approval to the Planning Director under the following thirteen (13) conditions:

1. *DEED RESTRICTION*
   Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units.
   All deed restrictions to be obtained at building permit application.

2. *SEWER AND UTILITY EASEMENT*
   Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney.
   Owner is working with the Town of Jackson to get the easement recorded with specific language to allow for certain site development. Easement to be recorded before building permit application.

3. *LOT COMBINATION*
   Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.
   Lot line vacation to be obtained before building permit application.

4. *PUBLIC EASEMENT*
   Prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
   All Easement & Encroachment agreements to be obtained and updated before building permit application.

5. *ENCROACHMENT AGREEMENT*
   Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
   All Easement & Encroachment agreements to be obtained and updated before building permit application.

EXPIRED - DISREGARD

6. *AMENDMENT SUBDIVISION PLAT*
   Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.
   Amendment to be recorded before building permit application.

7. *PARKING EASEMENT*
   Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11- 14.
   All Easement & Encroachment agreements to be obtained and updated before building permit application.

8. *SHARED ACCESS EASEMENT*
   Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.
   All Easement & Encroachment agreements to be obtained and updated before building permit application.

9. *SNOW STORAGE EASEMENT*
   Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.
   All Easement & Encroachment agreements to be obtained and updated before building permit application.

10. *PLANTER ADDITION*
    Prior to review by Town Council, the applicant shall revise site plan to show at least one additional street tree near the bulb out but within the 5' furnishing zone to comply with the pedestrian frontage requirement.
    After discussion with the Planning Department, the project team settled on the addition of one planter with shrubs (not a tree due to utility lines and tree growth in planters). See landscape drawings.

11. *SIDEWALK EXTENSION*
    Prior to review by Town Council, the applicant shall revise site plans to connect proposed sidewalk to Aspen Drive to a standard that meets or exceeds the design standards of the Town.
    Sidewalk has been extended to Aspen drive, see civil/landscape drawings. Ramp design with building permit application.

12. *WATER SERVICE*
    Prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town Engineer. Water connection via the alley is not permitted per the Town Engineer.
    New water service connection proposed from Cache Street for 645 Cache. Existing connection to be used for 665 Cache. See civil drawings.

EXPIRED - DISREGARD

13. *INTERIOR SIDE SETBACK*

Prior to review by Town Council, the applicant shall revise site plans so that the structure meets the required side interior setback as allowed by LDRs.

Design has been changed to accommodate 35’ forecourt, and an Administrative Adjustment has been recorded that allows for a 20% reduction of the northern setback of 5’ to 4’. See updated drawings and documentation.

EXPIRED . DISREGARD

STAFF REPORT

Meeting Date:	September 2, 2026	**Meeting Title:**	Regular Planning Commission
Submitting Department:	Planning	**Presenter:**	Andrew Bowen
Agenda Item:	Arts District South Development Plan (P26-116)	**Public Comment:**	Yes

Purpose & Policy Considerations.

The purpose of this item is to review the Development Plan application submitted by Jorgensen Associates, Inc., on behalf of Beach Investments LLC, Turquoise Investments #2, LLC, and Boihem Jackson, LLC, for the proposed Arts District South development to determine compliance with the Town of Jackson Land Development Regulations (LDRs) and whether the application satisfies the applicable review standards for Development Plan approval.

Recommendation.

The Planning Director recommends ***approval*** of a Development Plan for an approximately 51,970-square-foot residential and short-term rental complex located at 230 West Simpson Avenue and 235 South Millward Street, subject to the following condition and departmental review comments attached hereto:

1. Prior to issuance of a Certificate of Occupancy, the Applicant shall record an Affidavit Affecting Title stating that the 2:1 Market Rate Bonus units shall not be permitted to be used as short-term rentals.

Background.

Project Location

The subject property is located at 230 West Simpson Avenue and 235 South Millward Street, at the intersection of West Simpson Avenue and South Millward Street. An aerial photograph of the property is shown below:

Figure no. 1 Teton County 2024 Aerial

The subject property is vacant, relatively flat, and contains little to no existing vegetation. It consists of four adjacent lots proposed for consolidation into a single development site. It is zoned Commercial Residential-1 (CR-1) and is located within the Lodging Overlay. Surrounding land uses include a mix of residential, commercial, office, and lodging development, including the Snake River Brewery and the Springhill Suites.

Project Description

The applicant proposes an approximately 51,970-square-foot residential and short-term rental development consisting of four buildings, each less than 20,000 square feet, and connected by a single underground parking garage. The three buildings along the street are three stories and the building along the alley is two stories. The development includes a mix of short-term rental, market-rate, workforce, and affordable housing units, all of which will be platted as individually owned condominiums.

Proposed site and infrastructure improvements include an underground parking garage accessed exclusively from the alley to the south, long- and short-term bicycle parking, EV-capable parking spaces, landscaping, an internal courtyard, rain gardens, and new sidewalks along West Simpson Avenue and South Millward Street. A site plan (Figure no. 2) and summary of the proposed unit and square footage program (Table no. 1) are provided below:

Figure no. 2 Use and Site Plan

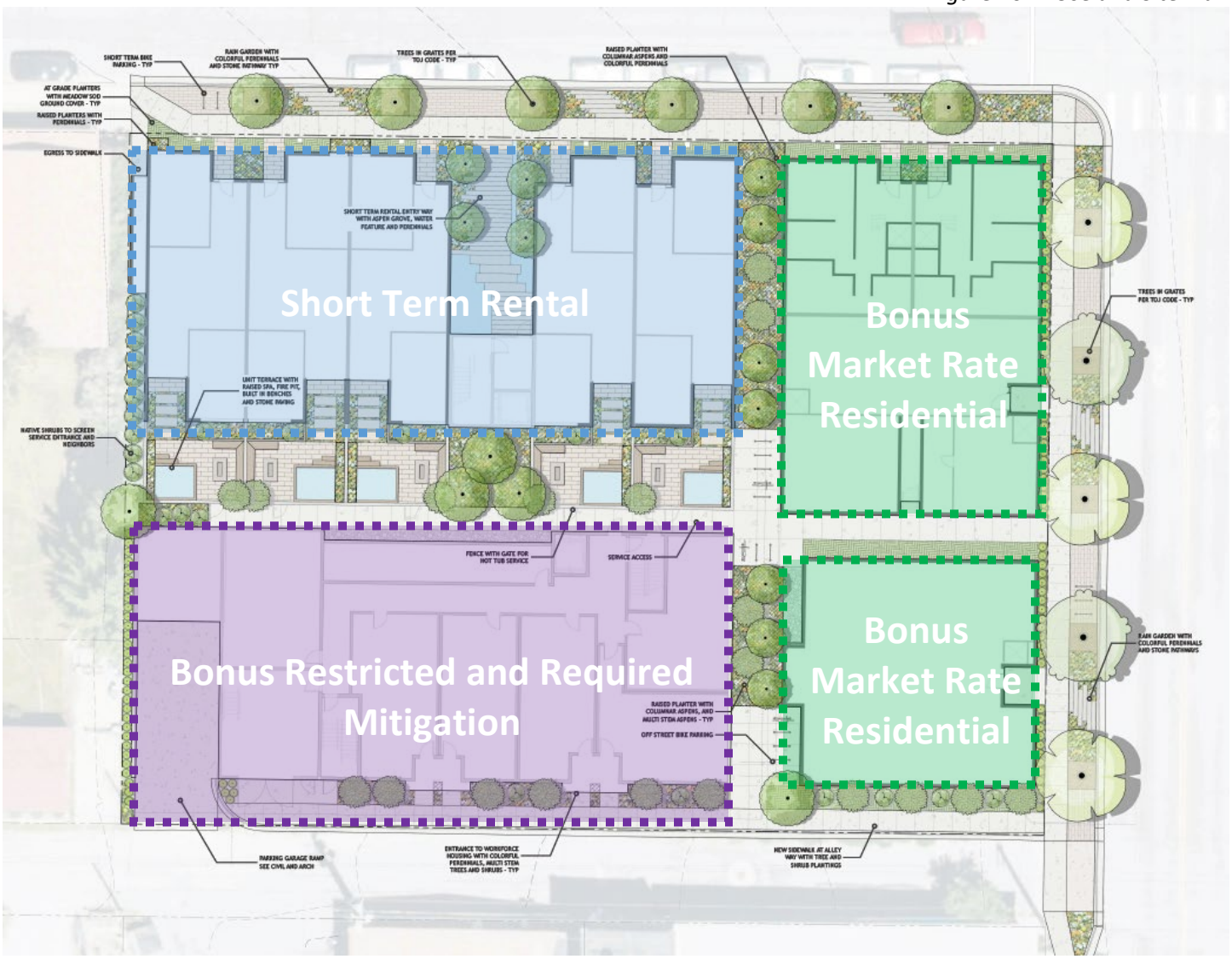


Table no. 1 Unit Summary Table

Building	Square Footage Classification	Unit Mix	Units	Habitable Floor Area (SF)
Short-Term Rental Building	Base FAR	Five 2-bedroom unit types	15	19,487 sf
Market-Rate Buildings (2:1 Bonus)	Bonus FAR	2-, 3-, and 4-bedroom condominiums	8	19,476 sf
Workforce Housing Building (2:1 Bonus)	Bonus Restricted FAR	Studios and 1-bedroom units	9	9,836 sf
Affordable Housing Mitigation	Restricted FAR for Mitigation (Not Counted toward bonus)	Studio and 2-bedroom units	3	2,451 sf
Total Habitable Floor Area			35	51,250 sf
Total Non-habitable (Garage and Above-grade)				27,703 sf

Analysis & Key Questions.

Development Plan Overview

A Development Plan is required because the project's qualifying floor area exceeds 19,500 square feet. The purpose of the Development Plan process is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

LDR Compliance

After reviewing the application, staff find that the proposal is consistent with the intent and standards of the CR-1 zoning district. An LDR Compliance Table is provided below:

Table no. 2 LDR Compliance Table

Standard	LDR Reference	Requirement	Proposed	Complies
Primary street setback	Sec.2.2.12.B.1	0'–10'	0'–4'	YES
Secondary street setback	Sec.2.2.12.B.1	0'–10'	0'–4'	YES
Side interior setback	Sec.2.2.12.B.1	5'	5'	YES
Rear setback	Sec.2.2.12.B.1	10'	10'	YES
Landscape surface ratio	Sec.2.2.12.B.1	10% (2,999.65 sf)	4,184 sf	YES
Plant units	Sec.2.2.12.B.1	1/1,000 sf landscape	3	YES
Primary street façade width	Sec.2.2.12.B.2	≥80% lot width	>80%	YES
Secondary street façade width	Sec.2.2.12.B.2	≥40% lot width	>40%	YES
Max building height	Sec.2.2.12.B.2	42'	42'	YES
Stories	Sec.2.2.12.B.2	3	3	YES
Third-story stepback	Sec.2.2.12.B.2	10'	10'	YES
Base FAR	Sec.2.2.12.B.2	0.65 (19,500 sf)	19,500 sf	YES (see sf breakdown)
Design Guidelines	Div.5.8	Requires DRC Approval	Complies (DRC Approval 8/12/26)	YES
Vehicle parking	Sec.6.2.2	53	55	YES
Accessible parking	Sec.6.2.2.C	Required	3	YES

Standard	LDR Reference	Requirement	Proposed	Complies
Bicycle parking	Sec.6.2.2.D	7 short-term + 45 long-term	42 short-term + 45 long-term	YES
EVSE parking	Sec.6.2.2.F	17 capable + 3 Installed	17 capable + 3 Installed	YES
Snow storage	Sec.6.2.5.C	2.5%	+ 2.5 Percent within landscaped areas	YES

2.1: Bonus

The proposal uses 19,487 square feet of the 19,500-square-foot by-right FAR allowance, with an additional 31,763 square feet proposed through the Town's 2:1 Workforce Housing Density Bonus. A breakdown of the associated 2:1 Bonus units and floor area allocations is provided in Table no. 1.

Housing Mitigation

The project is required to provide 3.06 affordable deed restricted housing units. The applicant will satisfy this requirement by providing three ownership units on site within the workforce housing building and paying a fee-in-lieu ($22,908.13) for the remaining 0.06-unit obligation. The units include one two-bedroom unit restricted at 50% Area Median Income (AMI), one two-bedroom unit restricted at 120% AMI, and one studio unit restricted at 120% AMI.

Maximum Building Size and Separation Requirements

Although the total development contains approximately 51,970 square feet, it is divided among four individual buildings, each well below the 40,000-square-foot maximum building size. The buildings are connected through a shared underground parking garage but have no above-ground internal physical connections. Consistent with the definition of an "Individual Building," shared underground parking and pedestrian connections are permitted and do not cause the buildings to be considered a single building for purposes of determining maximum building size.

Development Plan Findings for Approval

Pursuant to LDR Section 8.3.3.C, a "*Development Plan shall be approved upon finding that the application*":

1. *Is consistent with the purposes and organization of the LDRs;*

   Complies. The site is located in Comp Plan Subarea 2.3 – Town Commercial Core, Downtown, and borders Subarea 3.2 – Town Residential Core. Subarea 2.3 supports a vibrant mix of lodging, residential, commercial, and office uses, while Subarea 3.2 supports higher-density multifamily development and a transition between Downtown and surrounding residential areas. The proposed lodging, market-rate and workforce housing, and affordable mitigation units are consistent with the intended character and transition between these subareas.

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

   Not Applicable. The property is not subject to the NRO or SRO.

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

   Complies. The project will connect to Town water and sewer and will be served by existing police, fire, and EMS services. Applicable exactions upon subdivision plat submittal include approximately $53,000 for schools and

$69,800 for parks, Water and sewer information is provided in the Engineer's Report in within supplemental materials attached. No significant impacts to public facilities or services are anticipated.

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

   Complies. The Design Review Committee recommended approval of the project on August 12, 2026.

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

   Complies. As proposed, the project complies with all applicable standards of the LDRs and other Town ordinances.

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

   Complies. The site is currently vacant and is not subject to prior permits or approvals applicable to the proposed development.

Design Review Committee Review.
The Design Review Committee (DRC) reviewed and recommended approval of the proposal on August 12, 2026. The DRC expressed broad support for both the site design and overall architectural approach.

The DRC discussed the amount of glazing proposed and generally found it appropriate. Concerns regarding the visual impact of the glazing were addressed by the applicant's commitment to use consistent window shade treatments throughout the development.

The DRC also discussed opportunities to better align the architecture of the Workforce Housing Building with the remainder of the development. At the same time, the Committee supported maintaining the building at two stories to provide a lower-scale transition and preserve access to natural light.

Possible Alternatives.
1. Continue the item to allow additional information or revisions.
2. Recommend Denial of the application if the Planning Commission is unable to make all required findings for a Development Plan.

Comprehensive Plan & Priority Alignment.
The site is located within Comprehensive Plan Subarea 2.3, Town Commercial Core, Downtown, and borders Subarea 3.2, Town Residential Core. Subarea 2.3 supports a vibrant mix of lodging, residential, commercial, and office uses, while Subarea 3.2 supports higher-density multifamily development and provides a transition between Downtown and surrounding residential neighborhoods. The proposal's mix of short-term rentals, market-rate housing, deed-restricted workforce housing, and affordable mitigation units is consistent with this transitional location and the intended character of these subareas. *(Comp Plan, Character Districts 2 and 3; Subareas 2.3 and 3.2).*

The proposal also advances broader Comprehensive Plan objectives by directing infill and redevelopment to areas with existing infrastructure and services, supporting vibrant and walkable mixed-use areas, and providing housing opportunities for the local workforce. *(Comp Plan, Principles 3.2, 4.2, and 5.1).*

Public Comment.
As of the posting of this staff report, no public comment has been received.

Fiscal Impact.
Staff do not anticipate any negative fiscal impacts resulting from the proposed development.

Staff Impact.
Preparation of the Development Plan review and staff report required approximately 30 staff hours across Planning, Engineering, and other reviewing departments. Additional staff time will be required for final permitting and inspection.

Attachments or Links.

- Applicant Submittal
- Department Reviews

Suggested Motion.
I move to recommend ***approval*** of a Development Plan (P26-116) for an approximately 51,971-square-foot short-term rental and residential complex located at 230 West Simpson Avenue and 235 South Millward Street, based upon the findings and condition presented in the staff report, the departmental reviews, and subject to the staff report dated September 2, 2026.

Department Reviews

BUILDING DEPARTMENT COMMENTS
Structures must meet the most current adopted building codes adopted by the Town of Jackson at the time of permitting.

FIRE DEPARTMENT COMMENTS
Project must meet the requirements of the current International Fire Code (IFC) at the time of building permit, including but not limited to the following.

1. The owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the site throughout all phases of construction. The plan shall be submitted to this department for review.
2. Premises shall be provided with approved identification as specified in the IFC, Section 505.
3. Fire apparatus access roads shall be provided for every facility, building, or portion of a building in accordance with the IFC, Section 503.
4. A key box shall be installed in an approved location per the IFC, Section 506.
5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
6. A construction permit from the fire department is required for an automatic sprinkler system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department.
7. A construction permit from the fire department is required for a fire alarm system, including 2-way communication. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department.
8. A standpipe system shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. A construction permit from the fire department is required for a standpipe system. Plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this department.
9. All new commercial construction with 1 or more levels being built below grade or built 2 or more stores above grade are required to comply with the IFC, Section 510 Emergency Responder Communication Coverage. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. This department advises pre-installing raceways for anticipated emergency radio coverage.
10. Means of egress shall meet the requirements of the IFC, Chapter 10. Where exit signs are required in Group R-1 occupancies, additional low-level exit signs shall be provided in all areas serving guestrooms and comply with the IFC, Section 1013.5.
11. An emergency electrical system shall be provided to automatically illuminate areas identified in the IFC, Section 1008.3.
12. Portable fire extinguishers shall be installed for the occupancy per the IFC, Section 906.
13. Where elevators are installed, they shall comply with Chapter 30 of the IBC and the IFC, Sections 604.2 through 604.7.
14. Effective January 01, 2025, all private land parcels in the Town of Jackson and Teton County are now within the mapped Wildland Urban Interface and subject to IWUIC review by the Fire Department.

ENGINEERING DEPARTMENT COMMENTS

PROJECT SPECIFIC COMMENTS

LANDSCAPING PLANS

1. Landscaping complies with the setbacks of 12.24 Protection and Care of Trees. Remove the tree located at the water entry point and shrubs at the sanitary sewer entry point.
2. Show the street signage plan and red curb plan on the landscape plan to avoid tree and signage conflicts.

CIVIL SHEETS

3. C1.1: Remove the reference to Teton County Land Development Regulations under General Project Notes, Construction Notes & Specifications and Water, Sewer and Stormwater Utility Notes along with the wildlife fencing reference.
4. C1.1: General Construction Notes & Specifications reference two different density requirements. Verify there is no conflict with notes on this sheet and detail sheets. Revise the appropriate sheets.
5. C1.1: Provide the correct Geotechnical Investigation Report reference for this project under note 2, Water, Sewer, and Stormwater Utility Notes.
6. C1.1: Revise note 7, Water, Sewer, and Stormwater Utility Notes. SDR 35 PVC and Sch 40 PVC are not compatible. Revise sewer services to be the same pipe material as the main and fittings. Review note for pressure sewer pipe material. DR26 is not typical HDPE.
7. C2.1: The existing water service line shown near Building A needs to be abandoned. ToJ GIS doesn't show the service, but if a survey picked up the curb stop, it will be required to be abandoned at the main. Provide a construction note and road patch to do so.
8. C3.0: Provide street cross sections of existing and proposed streets. Sections shall encompass the entire right of way width or to back of sidewalk, whichever is greater. Coordinate with Town Engineering and Pathways on dimensions. Build proposed section from the center of the right-of-way, dimension any variance in road centerline and ROW centerline. Minimum sidewalk width should be 6-feet. Ideally, the back of sidewalk is coincident with property line, otherwise apply for a sidewalk easement with building permit.
9. C3.1: Provide documentation that the proposed separator unit can be serviced inside the parking garage, i.e. provide the maintenance requirements, the equipment required to maintain, and sufficient information to document that the equipment can access and service the separator. Provide details on how the system can be maintained and replaced over time.
10. C3.1: Review the ADA parking space requirements and provide the appropriate number of van and standard accessible parking spaces. Revise as necessary.
11. C4.0: The asphalt patch on S Millward Street exceeds ToJ standard maximum slope of 4%. Provide cross-sections and a profile showing the existing asphalt at lip of curb, flow line, top back of curb, front and back of sidewalk. The patch may need to be extended to reduce the cross-slope to less than 4%.
12. C5.4: Provide a note on the plans that the proposed stormtech chamber system will require a WYDEQ 52D permit. Provide a copy of the permit to Engineering prior to Engineering final inspection.
13. C5.4: Provide groundwater monitoring data to show that the proposed infiltration system is not below ground water.

ENGINEERING REPORT:

14. Review the stormwater basins and calculations. Verify that the assumed predevelopment discharge actually leaves the site in post development. Revise storage volumes to account for actual post development collection if necessary.

15. Review Table 2 math. Revise as necessary.
16. Provide a construction management and staging plan that shows the impacts of the project construction on the right of way.

BUILDING PERMIT

For Building Permits the information should be detailed for final construction documents.

- All of the documents and information required for a building permit at construction detail.
- Site Plan o Street cross sections showing existing and proposed conditions, if applicable. o Provide two ToJ regulatory parking signs along each block face. o Review and revise grading for roll in and roll out access to the trash and recycling enclosure.
- C3.0: Revise alley sidewalk and curb such that top back of curb is coincident with the property line and provide a note to that effect.
- C3.0: Revise parking garage ramp entrance to a standard driveway detail, i.e. remove the radius and provide a curb taper.
- C4.0: Revise the concrete garage access driveway to not encroach into the rightof-way. End the concrete at the property line/back of curb.
- C4.0: The existing alley has an asphalt surface, show the asphalt patch required to install the doghouse manhole for the sanitary sewer. The existing gas line in the alley may be in conflict with installing the doghouse manhole. Provide construction notes to verify the gas line location prior to installation.
- Provide accessibility plan with spot elevations and slopes for compliance with ADA requirements to any accessible units. Identify accessible or accessible ready units.
- Utility Plan
    - One meter for the building, owner can submeter privately. The fire line is not required to be metered.
    - The proposed elevator sumps will require pretreatment prior to discharging into the wastewater collection system.
- C2.1: Revise the asphalt removal hatch to square off the intersection patch rather than a radius patch. Include a note that where feasible new curb to be poured to a straight clean sawcut, otherwise provide a minimum 5-feet wide patch.
- C2.1: The existing monitoring well shown in front of Building A needs to remain. Provide a construction note to protect the well.
- C3.0: Revise note on fire hydrant relocation: Relocate hydrant to buffer strip. Town Water to assess conditions prior to relocation. Town may provide a new hydrant for installation.
- C5.1: revise the crosswalk detail to 24” wide bars 6’ OC. Maintain the crosswalk bar on the centerline as shown and space 6’ OC.
- C5.1: The detectable warning panels will be provided by ToJ and invoiced to the contractor. Revise the note for this detail.
- C5.3: Delete steps on the manhole detail along with the manhole adjustment and collar in landscape detail.
- C5.3: Building cleanout detail, note 4 requires solvent cement for all PVC fittings. General Construction Notes call for gasketed PVC fittings. Delete solvent cement note.
- Provide for a fire line and domestic water line. Include pipe material and size on the plan sheet and a detail meeting ToJ standards. Provide the most direct route to the building, minimize bends. Confirm is existing service shown exists.

- Domestic water must branch off the fire line outside the building with a separate shutoff.
- Retaining Wall Plans: o Plans for retaining walls and structural calculations to show compliance with building codes.

- EASEMENTS AND AGREEMENTS
    - Provide all executed easements for access, grading, utilities, etc.
    - Executed encroachment agreements.
- Additional details for construction, stamped plans if required, other information to complete the work.
- Construction Management and Staging Plan

PARKS AND RECREATION DEPARTMENT COMMENTS

Although Linden and Hornless Honey Locust are on our approved street tree list these are two of the larger street tree species. Both can spread 30-40' at maturity and grow 30-60'. Trimming and maintenance will need to be a high priority with respect to street and sidewalk clearances. No utility concerns with height. Consider defensible spaces with Fire Dept and limbing/clearing for access.

Arts District South
Development Plan
Application

Owner:
Beach Investments, LLC, Turquoise Investments #2, LLC, and Boihem Jackson, LLC
6501 Argonne Blvd
New Orleans, LA 70124

Developer & Partner:
VESKCO
Stephen King, CEO
174 Watercolor Way, Ste. 103, #342
Santa Rosa Beach, FL 32459

Prepared by:

Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suite 201
P.O. Box 9550
Jackson, WY 83002
307.733.5150

Town of Jackson
Submittal Date: June 25, 2026
Jorgensen Associates, Inc.
Project No. 25115

CONTENTS

CONTENTS 2

SECTION 1 - PROJECT BACKGROUND, OVERVIEW, FINDINGS AND RESPONSE TO SUBMITTAL CHECKLIST 3

I. PROJECT BACKGROUND & HISTORY 3

II. LOCATION & ZONING 3

III. OWNER & PROJECT TEAM INFORMATION 3

IV. CURRENT PROGRAMMING & DEVELOPMENT PROPOSAL 4

V. FINDINGS FOR APPROVAL 7

I. 8.3.3.C. Development Plan - Findings for Approval 7

VI. PROPOSED DEVELOPMENT PROGRAM 8

A. FENCING 9

B. EXTERIOR LIGHTING 9

C. LANDSCAPING 9

D. SIGNS 9

E. GRADING, EROSION CONTROL, STORMWATER MANAGEMENT 9

F. ALLOWED USES 9

G. PARKING AND LOADING 9

H. SUBDIVISION 9

I. EMPLOYEE HOUSING 9

J. TRANSPORTATION FACILITY 9

K. REQUIRED UTILITIES 10

L. MAXIMUM SCALE OF USE 10

M. OPERATIONAL STANDARDS 10

N. OTHER 10

SECTION 2 – ENGINEER'S REPORT 11

SECTION 3 – DEVELOPMENT PLAN DESIGN 12

SECTION 4 – SUPPORTING MATERIALS 13

SECTION 5 – APPLICATION MATERIALS 14

SECTION 1 - PROJECT BACKGROUND, OVERVIEW, FINDINGS AND RESPONSE TO SUBMITTAL CHECKLIST

I.PROJECT BACKGROUND & HISTORY

The proposed location for this project are two undeveloped lots within the Town of Jackson, 230 W Simpson Ave and 235 S Millward Street. There has been no prior use on these lots.

II. LOCATION & ZONING

The site is located at the intersection of Simpson Ave and S Millward Street and is zoned Commercial Residential-1 (CR-1). It is specifically described as Lots 1-2 & 3-4 Block 6, Wort-2. Plat #129 filed on September 28th, 1940 in the Office of the Clerk of Teton County, Wyoming.

The site is in a neighborhood of mixed residential, government offices, service, retail, office, lodging, and commercial. It is close to the Center for the Arts, Town and County buildings, and the downtown core. The immediately adjacent properties include the Snake River Brewery and mixed residential.

This property is not with the Scenic Resource Overlay (SRO) or the Natural Resource Overlay (NRO). It is within the Lodging Overlay, and the Wildland Urban Interface(WUI), and is in the Town Commercial Core Comp Plan District.

III. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNER & APPLICANT:
Beach Investments, LLC Et Al
6501 Argonne Blvd
New Orleans LA 70124

PLANNING, SURVEY, GEOTECH, & ENGINEERING
Jorgensen Associates, Inc.
P.O. Box 9550
Jackson, Wyoming 83002
307-733-5150
mdi@jorgeng.com

ARCHITECTURE
Parent Halsey
50 South King Street
PO Box 4183

Jackson WY 83001
doug@parenthalsey.com and karen@parenthalsey.com

and

GGLO
1301 5th Ave #2200
Seattle WA 98101
mmcdonald@gglo.com

LANDSCAPE DESIGN
Cairn Landscape Architecture
PO Box 8281
1160 Alpine Lane Suite 2G
Jackson WY 83001
hans@cairnla.com

IV. CURRENT PROGRAMMING & DEVELOPMENT PROPOSAL

The lots proposed for development are currently vacant.

Arts District South is a proposed downtown residential development based on the concept of "town as heart" offering residents the opportunity to walk to work, the Center for the Arts, shops, restaurants and other amenities. The project sits on four (4) standard size lots in the CR-1 zone and is comprised of one (1) level of underground parking, two (2) market-rate residential buildings along Millward Street, one (1) short-term rental building along Simpson Avenue, and one (1) building of workforce deed restricted units along the south-facing alley. Three affordable housing mitigation units will be included in the workforce building.

The regular residential and short term rental buildings are 3-stories, and the deed restricted building is 2-stories. It will be a mixed-income development and will provide all required affordable housing on site. The project utilizes the workforce housing 2:1 density bonus to allow for the workforce and market-rate units. Contextual neighborhood buildings include small homes, the Snake River Brew Pub and the Marriott Springhill Suites. The project complies with all CR-1 land development regulations, and the buildings comply with all setbacks and bulk standards. The four (4) buildings are designed to relate to each other yet also read as separate buildings.

The development proposal consists of 35 residential units in total composed of 8 market-rate condos, 15 short-term rentals, 9 deed restricted workforce housing, and 3 affordable housing mitigation units. There will be a mix of unit sizes and bedrooms (see table below). Parking will be on an underground level.

	Proposed Habitable Floor Area Calculations		
Short Term Rental Building	# Bedrooms	# of Units	Square Feet
STR 1	2	5	1168
STR 2	2	3	1280
STR 3	2	2	1222
STR 4	2	2	1270
STR 5	2	3	1221
Circulation			1160
		Total	**19,487**
Market Rate Building (Bonus Units)			
Unit 16 & 17 (3 Story)	4	2	2849
Unit 18 (Flat)	2	1	2252
Unit 19 & 20 (2 Story)	3	2	2194
Unit 21 (Flat)	3	1	2472
Unit 22 & 23 (2 Story)	3	2	2333
		Total	**19,476**
Workforce Building			
Unit 1 – Studio Lower	0	1	647
Unit 2 & 3 – Studio Lower	0	2	600
Unit 4 – 1 BR Lower	1	1	619
Unit 5 – 1 BR Lower	1	1	644
Unit 6 & 7 – Studio Upper	0	2	630
Unit 8 – 1BR Upper	1	1	650
Unit 9 – 1 BR Upper	1	1	644
Circulation & Storage			4172
		Total	**9,836**
Affordable Housing Mitigation			
Mitigation Unit 1	0	1	675
Mitigation Unit 2 & 3	2	2	888
		Total	**2,451**

	Total Habitable Floor Area	**51,250**
	Non-habitable	**720**
	TOTAL FLOOR AREA	**51,970**

Housing mitigation is required as calculated below using the Housing Mitigation Calculator

(see also Section 4). Common space and circulation are noted on lines 27 and 35.

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**
Short-Term Rental Unit	0.102*bedrooms	2	1168	5	**1.021**
Short-Term Rental Unit	0.102*bedrooms	2	1280	3	**0.613**
Short-Term Rental Unit	0.102*bedrooms	2	1222	2	**0.409**
Short-Term Rental Unit	0.102*bedrooms	2	1270	2	**0.409**
Short-Term Rental Unit	0.102*bedrooms	2	1221	3	**0.613**
Short-Term Rental Unit	0.102*bedrooms	0	1160	1	**0.000**
Workforce Housing Unit	exempt	0	647	1	**0.000**
Workforce Housing Unit	exempt	0	600	2	**0.000**
Workforce Housing Unit	exempt	1	619	1	**0.000**
Workforce Housing Unit	exempt	1	644	2	**0.000**
Workforce Housing Unit	exempt	0	630	1	**0.000**
Workforce Housing Unit	exempt	0	630	1	**0.000**
Workforce Housing Unit	exempt	1	650	1	**0.000**
Workforce Housing Unit	exempt	0	4172	1	**0.000**
Workorce Housing Bonus Unit	exempt	4	2849	2	**0.000**
Workorce Housing Bonus Unit	exempt	2	2252	1	**0.000**
Workorce Housing Bonus Unit	exempt	3	2194	2	**0.000**
Workorce Housing Bonus Unit	exempt	3	2472	1	**0.000**
Workorce Housing Bonus Unit	exempt	3	2333	2	**0.000**
Affordable Housing Unit	exempt	0	675	1	**0.000**
Affordable Housing Unit	exempt	2	888	2	**0.000**

Affordable Workforce Housing Required: 3.064 units Fee-in-Lieu Amount: n/a

The project is required to build three (3) units and pay a fee-in-lieu for the 0.064 remainder. The 3 units will be built on-site and are proposed to be two, 2-bedroom units of 888sf, one deed restricted for 120% median income and one at 50% median income, and one, 1-bedroom unit of 675sf deed restricted at the 120% median income level. The fee-in-lieu owed is $22,908.13.

All vehicle parking required for the project will be provided in an underground lot. There are a total of 55 spaces provided, which is 2 more than the requirement of 53. Four of these will be accessible, 17 will be EVSE capable, and 3 will be EVSE installed, as per LDR requirements.

Use	**Units**	**Parking Calc**	**Total**
Short Term Rental	15	1.5/DU	22.5 → 23
Residential	20	1.5/DU	30
		TOTAL	**53**

The project is also responsible for providing required bicycle parking as per Section 6.2.2.D. There are 69 bedrooms between all housing types. There are 30 short term rental bedrooms which generate a requirement of 23 total spaces, all long term, and 39 total other residential bedrooms

which generate a requirement of 29 total spaces, 7 short term and 22 long term. A total of 42 short-term and 45 long-term spaces are proposed for the project, with all long-term spaces housed in the underground garage and all short-term spaces aboveground via Landscape Forms Emerson Bike Racks surface-mounted to a concrete pad (see Section 3 for Landscape Plan).

V. FINDINGS FOR APPROVAL

I. 8.3.3.C. Development Plan - Findings for Approval

A development plan shall be approved upon finding the application:

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

   Complies. The site is currently located within Jackson/Teton County Comprehensive Plan (Comp Plan) District 2 – Sub-area 2.3 – Town Commercial Core, Downtown and is on the border of District 3 – Sub-area 3.2 – Town Residential Core, Core Residential**.** These two subareas govern this site's relationship with the Comprehensive Plan.

   Subarea 2.3, Downtown, is a Transitional Subarea that is intended to "create a vibrant mixed use area by accommodating a variety of uses and amenities." It is acknowledged that there will be lodging, long-term residential housing, commercial and office uses. This proposal includes lodging, long-term residential housing – both workforce and market rate, and affordable mitigation housing units. The project is nicely situated in a mixed-use area and is in keeping with this subarea.

   Subarea 3.2, Core Residential is a Transitional Subarea focused on denser, larger, residential developments vs East Jackson. Multifamily projects are encouraged and the borders between Subarea 2.3 and Subarea 3.2 are desired to be blended. This project fits perfectly into Subarea 3.2 as a larger, multifamily residential and lodging development.

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

   Not Applicable.

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

   Complies. This project will connect to public water and sewer facilities, and will use Town police, Fire, and EMS. There will be parks and schools exactions due for the units

in the condominium plat. Schools exactions are $53,000 and parks exactions are $69,800 (see Section 4 for calculations). Water and Sewer calculations can be found in the Engineer's Report in Section 2 and in supplemental materials in Section 3.

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

   Complies. The project will go before the Design Review Committee concurrent with the review of this Development Plan application. This project has been designed to the standards set out in the Town Design guidelines.

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

   Complies. This project has been designed to comply with all relevant standards of the LDRs.

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

   Complies. The lot is currently vacant and does have any prior permits or approvals.

VI. PROPOSED DEVELOPMENT PROGRAM

I. Structure, Location, and Mass – See SD set (**Section 3**) for details. There are four proposed buildings for a gross total of 51,970sf. There will be 19,487sf of habitable floor area devoted to Short Term Rentals composed of 15 units with 2 bedrooms each. An additional 138sf of elevators brings the total floor area for that building to 19,625sf. The project is proposing to use the Floor Area Bonus and build 9,911sf (habitable) of workforce housing, which will then allow up to 19,822sf of market rate condominiums, using the bonus. The project proposes 19,476sf (habitable) of market rate units which have 444sf of elevators. These will be divided into two buildings for a total of 19,920sf gross. The Short-Term Rentals generate an affordable housing mitigation requirement of 3.064 units, and three will be built on-site in the Workforce Housing building. These will be two, two-bedrooms and one, one-bedroom for a total of 2,376sf. The remaining 0.064 units will be paid as a fee-in-lieu. The buildings have been designed to comply with the Town of Jackson Design Guidelines.

II. Maximum Scale of Development – the project is currently designed at 51,970 sf gross, which is divided up over 4 buildings, none of which are over 20,000sf.

III. Lot Coverage – There are 26,042sf of impervious surface proposed.

IV. Minimum LSR – 10% of the site is required to be landscaped. The gross site area is

29,996.57 sf, which requires 2,999.65 sf. Landscaping proposed covers an area of 4,184sf, which is 139% of the requirement.

A. FENCING

No new fencing is proposed for the project.

B. EXTERIOR LIGHTING

Will comply with the LDRs, be Dark Sky Compliant, and be detailed at Building Permit.

C. LANDSCAPING

See **Section 3** for Landscaping Plan.

D. SIGNS

No signs are planned for the project.

E. GRADING, EROSION CONTROL, STORMWATER MANAGEMENT

See Engineers Report **Section 2,** Site Plan **Section 3**, and Stormwater Calculations **Section 3**.

F. ALLOWED USES

The project will consist of four uses: lodging / short-term rental, workforce, market rate residential, and affordable housing mitigation. The workforce housing and market rate residential are taking advantage of the Floor Area Bonus as per the LDRs.

G. PARKING AND LOADING

See Engineer's Report **Section 2.**

H. SUBDIVISION

All units will be platted as condominiums and individually owned.

I. EMPLOYEE HOUSING

The project proposes to build three units of affordable housing for mitigation and pay a fee-in-lieu for the remainder. The applicant will work with the Housing Department to make sure all units and calculations follow the Rules and Regulations. Housing Calculations can be found in the Affordable Housing Mitigation Plan submitted with this DEV, and calculations are in Section

J. TRANSPORTATION FACILITY

Vehicular access to the proposed development will be provided through an existing alley running parallel to the southern property line. Parking will be provided within an underground parking lot and accessed through the alley. Pedestrian access is provided to the site from both Millward Street and Simpson Avenue.

K. REQUIRED UTILITIES

See Engineer's Report **Section 2.**

L. MAXIMUM SCALE OF USE

The property has a maximum allowed 19,500sf of habitable floor area by-right, and is utilizing the 2:1 workforce housing bonus for the additional square footage, which will not count against the 19,500sf. The project proposes 19,487sf of habitable square footage which counts towards the allowed floor area, and an additional 31,763sf of habitable square footage between the workforce units, market rate units, and affordable housing mitigation units. Including non-habitable square footage (elevators) the entire project is a total of 51,971sf. All buildings are under 20,000sf.

M. OPERATIONAL STANDARDS

Short term rentals will have individual valet trash and recycling removal, and the other units will share a collection room in the Workforce Housing building.

N. OTHER

A neighborhood meeting is not required.

SECTION 3 – DEVELOPMENT PLAN DESIGN

- **ARTS DISTRICT SOUTH SCHEMATIC DESIGN (SD) SET - ELEVATIONS, FLOOR PLANS, & CHARACTER SKETCHES BY PARENT & HALSEY ARCHITECTS AND GGLO DESIGN**

- **ARTS DISTRICT SOUTH LANDSCAPE PLAN BY CAIRN LANDSCAPE ARCHITECTS**

- **ARTS DISTRICT SOUTH CIVIL SET BY JORGENSEN ASSOCIATES, P.C.**

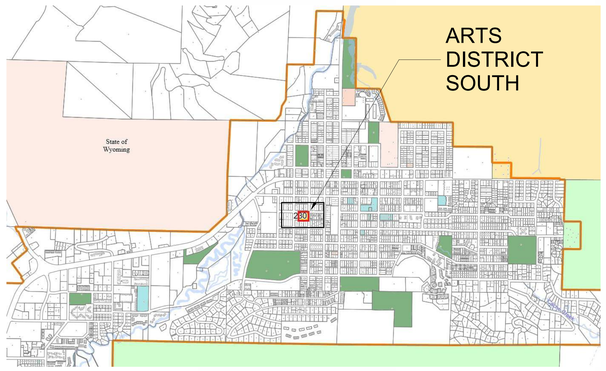
ARTS DISTRICT WEST
JACKSON, WYOMING

COVER

parent | halsey | GGLO | CAIRN LANDSCAPE ARCHITECTS | JORGENSEN | VESKCO

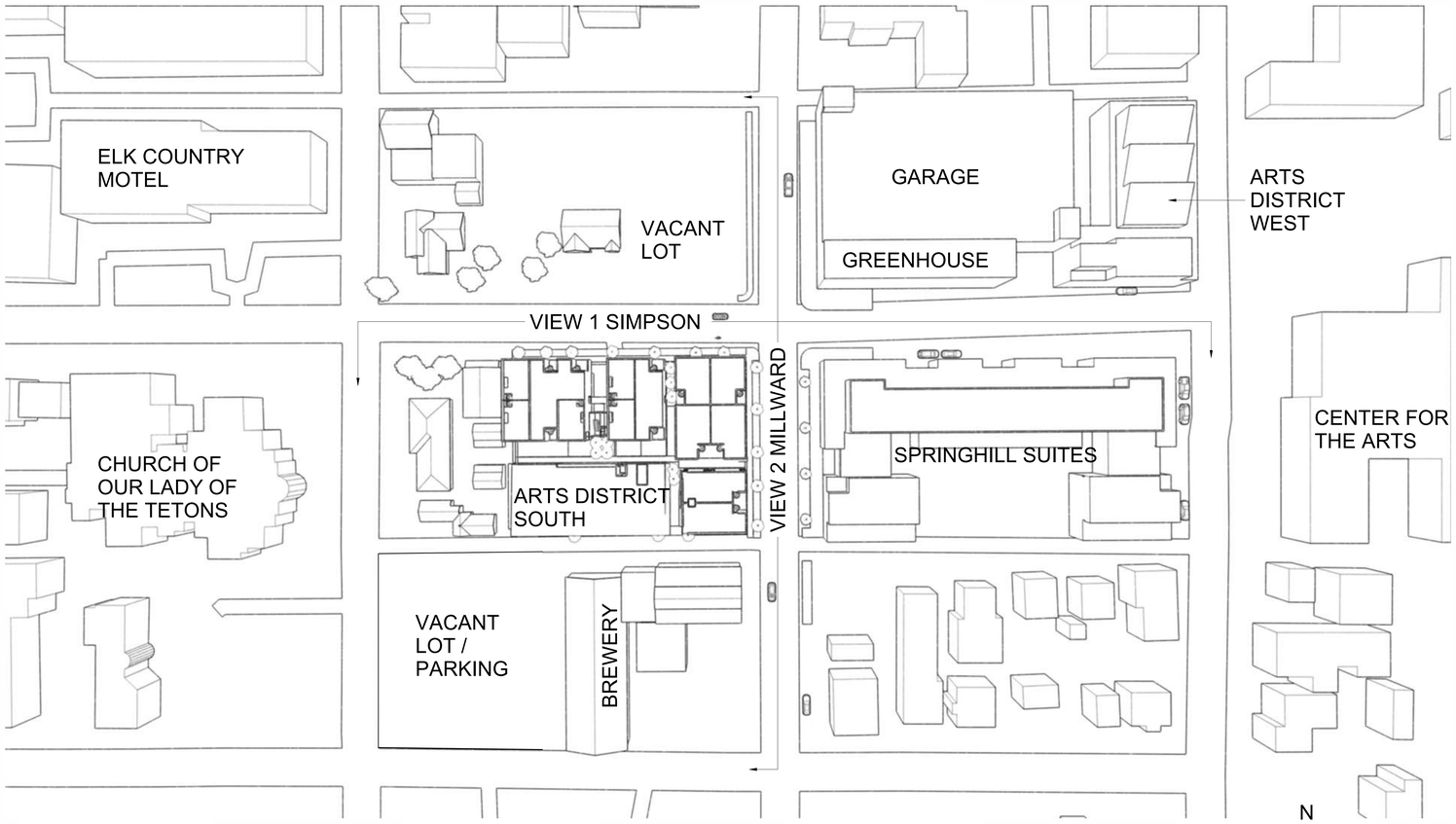
TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St



VICINITY MAP - NTS

N



NEIGHBORHOOD PLAN - NTS

N

VIEW 1 - EAST - WEST STREET SECTION

VIEW 1 - EAST - WEST STREET SECTION

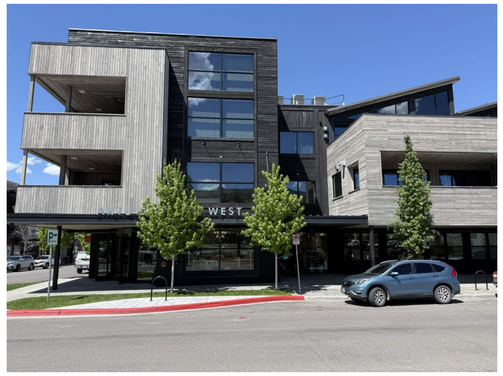
NEIGHBORHOOD CONTEXT

parent | halsey | GGLO | CAIRN LANDSCAPE ARCHITECTS | JORGENSEN | VESKCO

TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

EAST MULTIFAMILY/ COMMERCIAL / HOSPITALITY



ARTS DISTRICT WEST
175 SOUTH GLENWOOD

CENTER FOR THE ARTS
250 SOUTH GLENWOOD

SPRINGHILL SUITES HOTEL
130-150 WEST SIMPSON

VERTICAL HARVEST / PARKING STRUCTURE
160 SOUTH MILLWARD

NORTH AND WEST SINGLE FAMILY AND VACANT LOTS

245 W SIMPSON

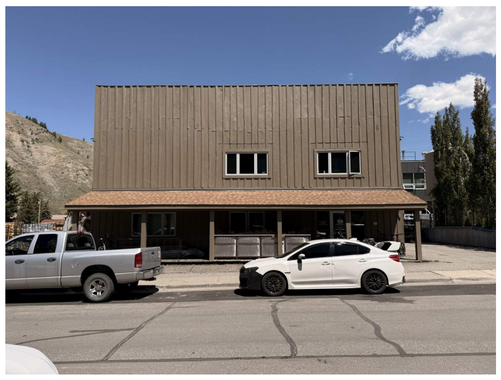
SIMPSON AND JACKSON

240 WEST SIMPSON

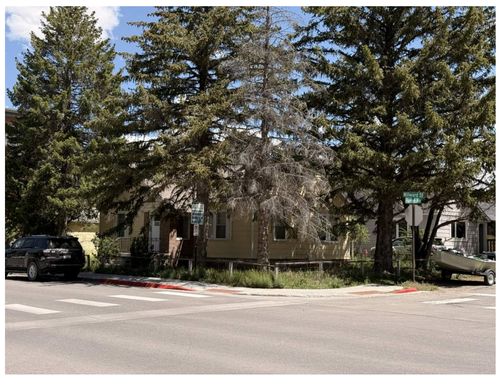
280 SOUTH JACKSON

SOUTH MULTIFAMILY/ SINGLE FAMILY / COMMERCIAL

JACKSON STREET APARTMENTS
HANSEN AND MILLWARD



BREWERY ANNEX
245 WEST HANSEN



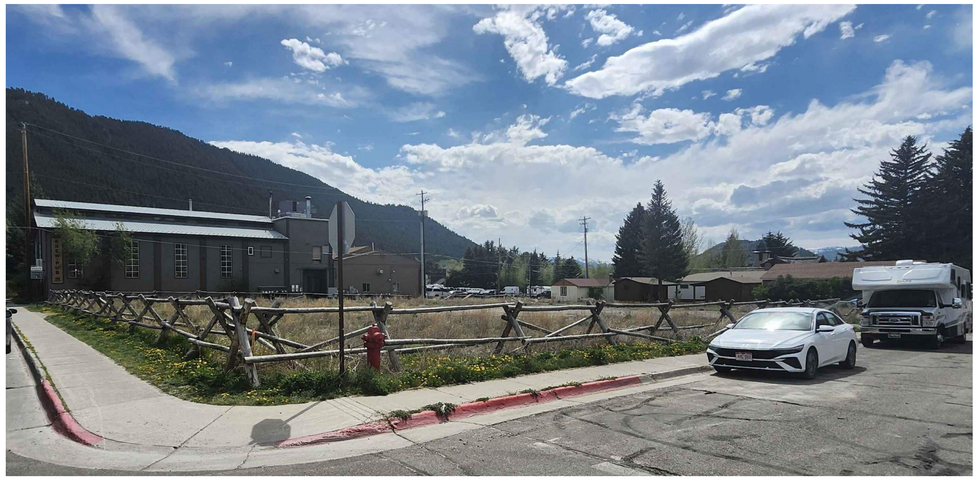
280 SOUTH MILLWARD

SNAKE RIVER BREWERY
265 SOUTH MILLWARD

NEIGHBORHOOD CONTEXT IMAGES

ART DISTRICT SOUTH
DEVELOPMENT PLAN
230 W SIMPSON AVENUE AND
235 S MILLWARD STREET

LOCATED WITHIN
NE1/4NE1/4 SECTION 33, T41N, R116W, 6TH P.M.
TOWN OF JACKSON, WYOMING



TOWNSHIP 41 N, RANGE 116 W

VICINITY MAP
1" = 500'
FOR 24x36 PRINTS

SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	CIVIL COVER SHEET
C1.1	PROJECT NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	SITE OVERVIEW AND UTILITIES
C3.1	PARKING GARAGE OVERVIEW
C4.0	RIGHT-OF-WAY GRADING OVERVIEW
C5.0	HARDSCAPE DETAILS
C5.1	HARDSCAPE, STRIPING, AND SIGNAGE DETAILS
C5.2	WATER DETAILS
C5.3	SEWER DETAILS
C5.4	STORMWATER AND UTILITY DETAILS

OWNERS
BOIHEM JACKSON, LLC
TURQUOISE INVESTMENTS #2, LLC
AND BEACH INVESTMENTS, LLC
6501 ARGONNE BOULEVARD
NEW ORLEANS, LOUISIANA 70124

ARCHITECT
GGLO
1301 FIFTH AVENUE, SUITE 2200
SEATTLE, WASHINGTON 98101
206.467.5828

ASSOCIATE ARCHITECT
PARENT | HALSEY
50 SOUTH KING STREET, SUITE 102
PO BOX 4183
JACKSON, WYOMING 83001
307.413.3342
307.699.4260

CIVIL ENGINEER
JORGENSEN ASSOCIATES, INC.
1315 HWY 89 S., SUITE 201
PO BOX 9550
JACKSON, WYOMING 83002
307.733.5150

LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
1160 ALPINE LANE, SUITE 2G
PO BOX 8281
JACKSON, WYOMING 83001
307.200.9530

CIVIL COVER SHEET - C1.0

GENERAL PROJECT NOTES:

1. PROJECT SCOPE: CONSTRUCTION WILL INCLUDE THREE BUILDINGS FOR RESIDENTIAL USE, WALKWAYS, SIDEWALKS, CURBS, AND ASSOCIATED UTILITIES.

2. PROJECT LOCATION:
230 W SIMPSON AVENUE AND 235 S MILLWARD STREET, JACKSON, WYOMING
PID: 22-40-16-33-1-11-002, AND PID: 22-41-16-33-1-11-001, RESPECTIVELY

3. PROPERTY ZONING, OVERLAYS, AND FLOODWAYS:

ZONE:	CR-1
SCENIC OVERLAY:	NOT WITHIN
NATURAL RESOURCES OVERLAY:	NOT WITHIN
WILDLAND-URBAN INTERFACE:	NOT WITHIN
LODGING OVERLAY:	WITHIN
FLOOD ZONE:	ZONE X

5. PROJECT SCHEDULE: CONSTRUCTION TO BEGIN SPRING 2027 AND TO BE COMPLETED FALL 2029.

6. PROPERTY AREA = ±0.69 ACRES (±29,997 SF)
TOTAL AREA OF DISTURBANCE = ±0.86 ACRES (±37,347 SF)

7. BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC OCTOBER 2025 AND APRIL 2026. THE SURVEY WAS PERFORMED USING THE NAVD88 VERTICAL DATUM.

8. ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

9. THE PROPOSED RESIDENTIAL PORTION OF THIS DEVELOPMENT WILL INCLUDE DESIGNATED CENTRALIZED MAILBOX UNITS, LOCATED IN AN ACCESSIBLE COMMON AREA IN ACCORDANCE WITH U.S. POSTAL SERVICE REQUIREMENTS. THE DEVELOPER WILL COORDINATE WITH USPS DURING CONSTRUCTION TO CONFIRM LOCATION, DESIGN, AND INSTALLATION.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND TOWN OF JACKSON UTILITY STANDARDS.

2. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. REFER TO TYPICAL DETAILS FOR APPROVED EROSION CONTROL STRUCTURES.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

4. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

5. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

6. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.

7. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.

8. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY). IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

9. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.

REVEGETATION SPECIFICATIONS:

1. SEED MIXTURE (OR APPROVED EQUAL). USE THIS REVEGETATION SPECIFICATION IN THE ABSENCE OF OTHER REVEGETATION SPECIFICATIONS OR DIRECTION FROM LANDSCAPE ARCHITECT.

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.

3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.

4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.

5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.

6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.

7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, AND WYOMING STATE ENGINEERS OFFICE PERMIT. CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

3. CONTRACTOR SHALL OBTAIN A SMALL CONSTRUCTION STORMWATER PROTECTION PLAN FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO LAND DISTURBING OPERATIONS.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.

5. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA.

6. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.

7. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.

8. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.

9. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.

10. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.

11. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.

12. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE WYOMING GAME AND FISH DEPARTMENT. NO PERMANENT FENCING IS PROPOSED FOR THIS PROJECT.

13. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.

14. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.

15. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.

16. DURING CONSTRUCTION CONTRACTOR SHALL MONITOR THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED 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.

17. GRADES SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL SLOPE MIN. 2% AWAY FROM THE BUILDING.

18. ALL SITE AND UTILITY WORK TO BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL INVESTIGATION REPORT, PRESBYTERIAN CHURCH JACKSON HOLE, JULY 12, 2022 PREPARED BY JORGENSEN GEOTECHNICAL, LLC.

WATER, SEWER, AND STORMWATER UTILITY NOTES

1. WATER, SEWER, AND STORMWATER SYSTEMS SERVICING THE PROPOSED DEVELOPMENT SHALL BE PRIVATELY OWNED AND OPERATED.

2. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TETON COUNTY WATER AND SEWER REGULATIONS

3. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. IF BACKFILL TYPE IS NOT SHOWN TYPE A SHALL BE USED.

4. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS, SEWER FORCE MAINS, AND WATER SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.

5. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.

6. WATER SERVICE LINES 3" OR LESS IN DIAMETER SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200.

7. SANITARY SEWER GRAVITY MAINS AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D3212. GRAVITY SEWER SERVICES SHALL BE SCHEDULE 40 PVC. PRESSURE SEWER SERVICE LINES SHALL BE DR 26 HDPE.

8. SEWER TESTING: MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION, INCLUDING MANHOLES, SHALL NOT EXCEED 50 GALLONS PER DAY PER MILE OF SEWER PER INCH OF PIPE DIAMETER.

9. AIR TEST ALTERNATE FOR SEWER PIPELINES: MAINTAIN 4.0 PSI FOR 4 MINUTES WITH NO APPRECIABLE LOSS. GAGE SHALL HAVE MAXIMUM 1 PSI GRADATIONS.

10. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER TO DETERMINE CONNECTION LOCATIONS, DEPTH, SIZE AND TYPE OF PIPE, AND OTHER PERTINENT INFORMATION REQUIRED FOR THE PROJECT. ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

EXISTING		PROPOSED
♦	T-STAKE WITH CHROMED CAP INSCRIBED "PETER M JORGENSEN PE & LS 2612"	
◊	T-STAKE WITHOUT CAP	
⊡	REINFORCING STEEL BAR WITHOUT CAP, SET IN POURED CONCRETE	
⊙	REINFORCING STEEL BAR WITHOUT CAP, BENT	
	BOUNDARY, SUBJECT PROPERTY	
	BOUNDARY, BUILDING SETBACK	
	BOUNDARY, ADJOINING PROPERTY	
N25°25'25"E 100.00'	MEASURED BEARING & DISTANCE OR CURVE GEOMETRY	
[N25°25'25"E] [100.00']	CALCULATED BEARING & DISTANCE OR CURVE GEOMETRY	
	CENTERLINE ROAD	
	EDGE OF PAVEMENT	
	FLOWLINE	
6205	INDEX CONTOUR, 5' INTERVAL	6205
6208	INTERMEDIATE CONTOUR, 1' INTERVAL	6208
	BUILDING OVERHANG/EAVE	
	FENCE, BUCKRAIL	
W	WATER LINE	W
W	ABANDONED WATER LINE	
S	SANITARY SEWER LINE	S
OH	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	P
GAS	UNDERGROUND GAS LINE	
	UNDERGROUND COMMUNICATIONS LINE	UT
⋈	WATER VALVE	⋈
⬡	CURBSTOP	⬡
⬡	HYDRANT, FIRE SUPPRESSION	⬡
Ⓦ	WATER MANHOLE	
Ⓢ	SEWER MANHOLE	Ⓢ
	SEWER CLEANOUT	©
	MONITORING WELL	
G	GAS METER	
C	COMMUNICATIONS PEDESTAL	C
⚠	ELECTRIC TRANSFORMER	⚠
	STREET LIGHT POLE	○☼
	UTILITY POLE	
	CONIFER TREE, 18"	
	ROCK	
	SIGN	

PROJECT NOTES - C1.1

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TOWN OF JACKSON
DEVELOPMENT PLAN
June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St

WEST SIMPSON AVENUE

SOUTH MILLWARD STREET

(ABANDONED)

Boihem Jackson, LLC
turquoise Investments #2, LLC
and Beach Investments, LLC
Lots 3–4, Plat 129
0.34 Acres

Boihem Jackson, LLC
turquoise Investments #2, LLC
and Beach Investments, LLC
Lots 1–2, Plat 129
0.34 Acres

BENCHMARK ELEV=
6228.64

S89°20'49"E 200.14'

100.35'

99.79'

N00°43'04"E 149.86'

110.11'

S00°45'04"W 149.97'

[N00°45'04"E 149.97']

39.45'

BUILDING SETBACK

10.0'

100.02'

N89°18'57"W 200.04'

100.02'

NOTES

This survey was conducted in October 2025 and April 2026; and prepared under the direction of Mathew P. Gotham, PLS 13002.

Locations of underground utilities depicted hereon are based on markings resulting from a Wyoming 811 utility locate request. The resultant locate did not show any communications utilities in the roadways adjacent to the subject property; the communications lines are likely overhead.

Only monuments pertinent to Subject Property are depicted.

Elevations were derived using GPS RTK observation methods and reference NAVD88. Site benchmark elevation is 6228.64' at the northeast property corner.

Bearings are based on the Wyoming West State Plane coordinate system NAD83 West Zone with distances scaled to ground by a factor of 1.0003199015.

0 10 20 30

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

EXISTING CONDITIONS - C2.0

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0.34 Acres

BENCHMARK ELEV=
6228.64

REMOVE BUCKRAIL FENCE

REMOVE WATER MANHOLE

REMOVE BOULDERS

HYDRANT TO
BE RELOCATED

SIGN TO BE REMOVED
AND REINSTALLED

REMOVE BUCKRAIL FENCE

REMOVE ASPHALT
TOTAL AREA: 2,590 SF

REMOVE CURB &
GUTTER
TOTAL LENGTH: 393 LF

CONCRETE
SIDEWALK REMOVAL
TOTAL AREA: 1,550 SF

SIGN TO BE REMOVED
AND REINSTALLED

REMOVE BUCKRAIL FENCE

REMOVE ASPHALT
TOTAL AREA: 118 SF

S89°20'49"E 200.14'

100.35'

99.79'

N00°43'04"E 149.86'

110.11'

S00°45'04"W 149.97'

[S00°45'04"W 149.97']

N89°18'57"W 200.04'

100.02'

100.02'

10.0'

39.5'

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

DEMOLITION PLAN - C2.1

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TOWN OF JACKSON
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June 25 2026

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WEST SIMPSON AVENUE

SOUTH MILLWARD STREET

CONNECTION TO EXISTING SIDEWALK, CURB, AND GUTTER

17.0'

2.0' CURB AND GUTTER

FURNISHING ZONE 6.0'

SIDEWALK 5.0'

REMOVE AND REINSTALL HYDRANT AS SHOWN. COORDINATE WITH THE TOWN OF JACKSON.

REMOVE AND REINSTALL STOP SIGN

NEW NO PARKING SIGN

BENCHMARK ELEV= 6228.64

NEW PEDESTRIAN ADA RAMPS

NEW STREET LIGHT POLE

PROPOSED FLATS BUILDING A

PROPOSED FLATS BUILDING A

PROPOSED STAIRCASE

PROPOSED FLATS BUILDING B

NEW NO PARKING SIGN

SIDEWALK

FURNISHING ZONE

NEW STREET LIGHT POLE

SERVICE WALK

SNOW STORAGE AREA (370 SF)

SNOW STORAGE AREA (158 SF)

PROPOSED WORKFORCE HOUSING BUILDING D

PROPOSED FLATS BUILDING C

RAMP TO UNDERGROUND PARKING GARAGE WITH QUEUING SPACE AT TOP OF RAMP

ENTRY INTO COLLECTION SYSTEM WITHIN UNDERGROUND GARAGE

NEW COMMUNICATIONS LINE CONNECTION TO EXISTING INFRASTRUCTURE WILL BE COORDINATED WITH SERVICE PROVIDER

5.0'

6.0'

NEW NO PARKING SIGN

2.0' CURB AND GUTTER

ENTRY INTO MECHANICAL ROOM IN UNDERGROUND GARAGE.

17.0'

SNOW STORAGE AREA (86 SF)

SNOW STORAGE AREA (267 SF)

NEW POWER LINE

WALKWAY

CONNECTION INTO EXISTING WATER LINE

CONNECTION INTO EXISTING POWER LINE

SSMH-1 CONNECTION INTO EXISTING SEWER LINE

ASPHALT ALLEYWAY

APPROACH WIDTH TO MATCH WIDTH OF EXISTING ALLEY

REMOVE EXISTING CONCRETE AND CURB CUT AT ALLEY ACCESS. REINSTATE ALLEY ACCESS WITH NEW CURB CUT, RAMP, AND SIDEWALK.

NEW NO PARKING SIGN

CONNECTION TO EXISTING SIDEWALK, CURB, AND GUTTER

0 10 20 30

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

SITE OVERVIEW AND UTILITIES - C3.0

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TOWN OF JACKSON
DEVELOPMENT PLAN
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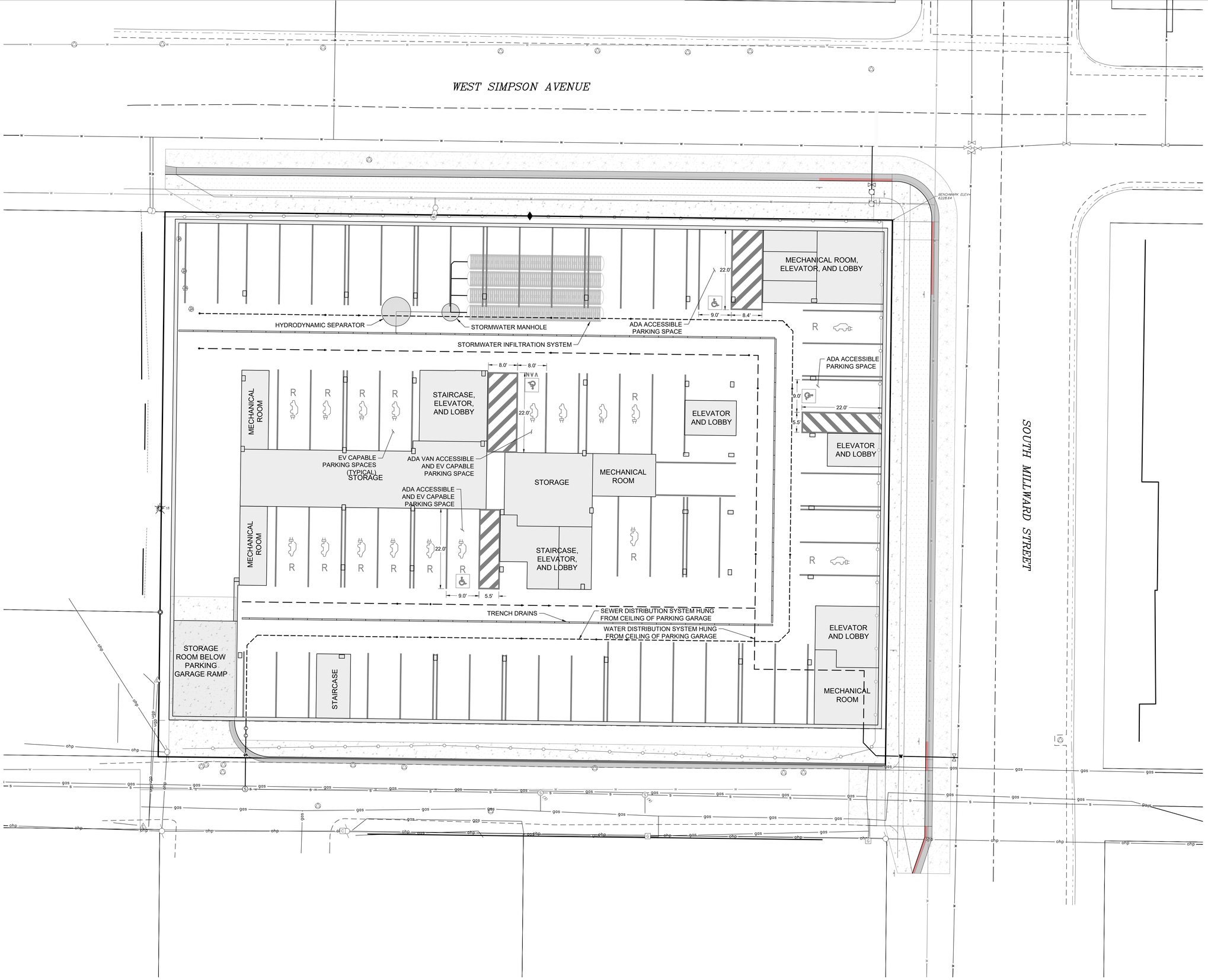
NOTES

THE WATER AND SEWER DISTRIBUTION SYSTEMS ARE FOR PROSPECTIVE DEPICTION ONLY. DISTRIBUTION SYSTEMS WILL BE DESIGNED BY LICENSED ENGINEERS AS DESIGN PROGRESSES.

STORMWATER COLLECTION SYSTEM AND INFILTRATION SYSTEM ARE FOR PROSPECTIVE DEPICTION ONLY. SIZING OF HYDRODYNAMIC SEPARATOR, MANHOLE, CONNECTION OF ROOF DRAINS AND ROUTING TO SUBSURFACE CHAMBER FIELD, AND CHAMBER FIELD WILL BE DETERMINED AS DESIGN PROGRESSES.



SCALE: 1 INCH = 10 FEET
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PARKING GARAGE OVERVIEW - C3.1

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NOTES

PROFILES FOR THE CURB AND ROW IMPROVEMENTS WILL BE PROVIDED AS DESIGN PROGRESSES.

WEST SIMPSON AVENUE

SOUTH MILLWARD STREET

PROPOSED FLATS BUILDING A

PROPOSED FLATS BUILDING A

PROPOSED STAIRCASE

PROPOSED FLATS BUILDING B

PROPOSED FLATS BUILDING C

PROPOSED WORKFORCE HOUSING BUILDING D

SERVICE WALK

WALKWAY

FURNISHING ZONE

SIDEWALK

ADA RAMPS

5.0' CURB TAPER TO MATCH LENGTH OF RAMP

4.0' TO MATCH EXISTING SIDEWALK

RAMP TO UNDERGROUND PARKING GARAGE WITH QUEUING SPACE AT TOP OF RAMP

SAW CUT CLEAN EDGE. CONNECT TO EXISTING ALLEY.

15.3' CURB CUT WIDTH SHALL MATCH WIDTH OF EXISTING ALLEY

RAISED SIDEWALK

RAMP UP TO SIDEWALK

4.0' TO MATCH EXISTING SIDEWALK

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

RIGHT-OF-WAY GRADING OVERVIEW - C4.0

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TOWN OF JACKSON
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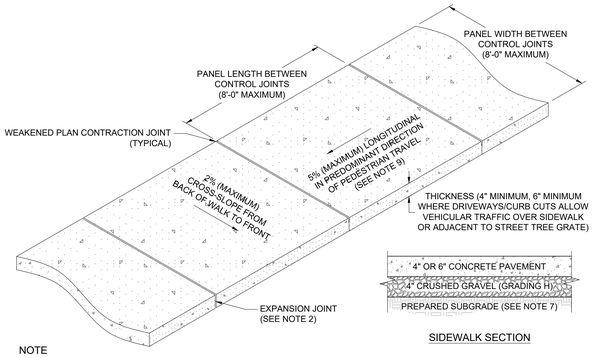
June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



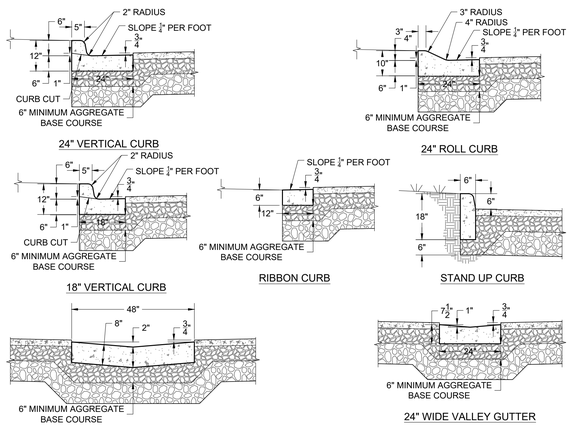
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.
9. LONGITUDINAL SLOPE OF SIDEWALK MAY EXCEED 5% TO MATCH SLOPES OF ADJACENT STREET.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE REVISED TOJ ST-127

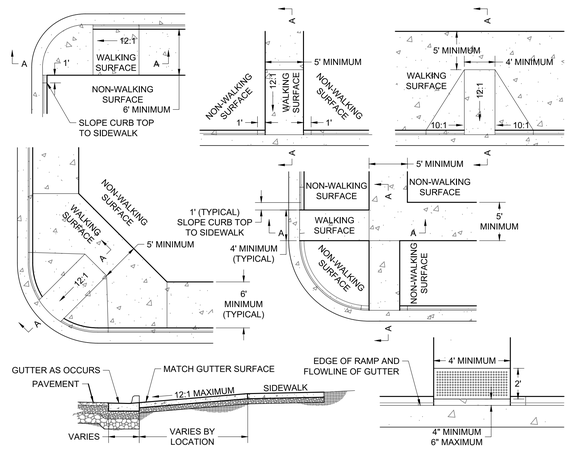


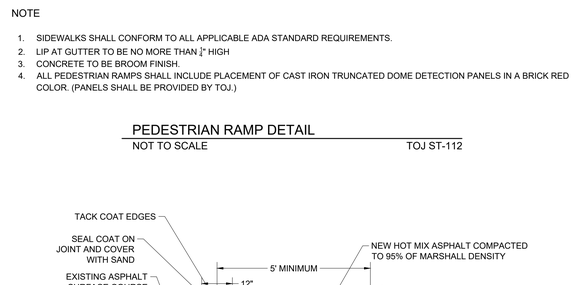
NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL

NOT TO SCALE



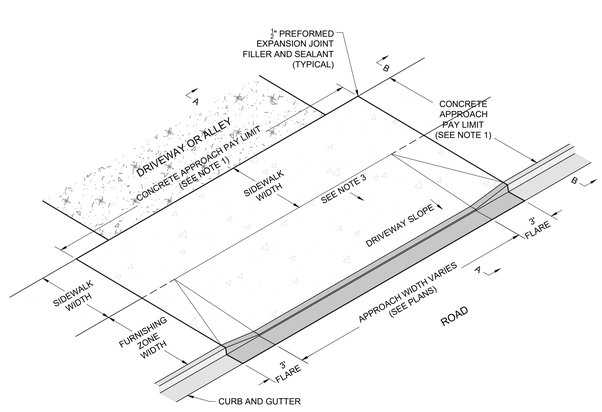


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

PEDESTRIAN RAMP DETAIL

NOT TO SCALE TOJ ST-112

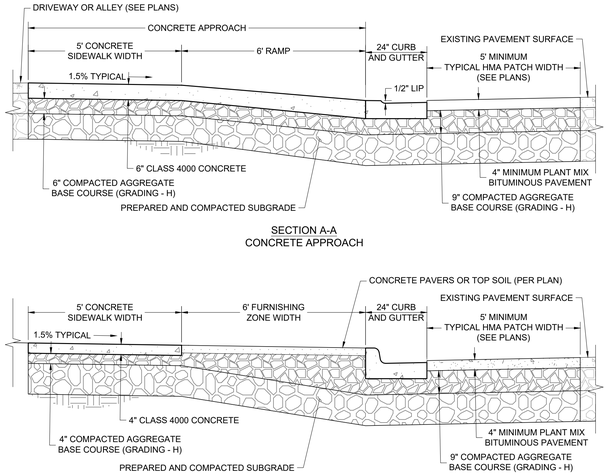


NOTE

1. **DRIVEWAYS AND ALLEYWAY APPROACHES:** LABELED AREAS ARE PAY LIMITS FOR "CONCRETE APPROACH" BID ITEM. THE FLARES AND/OR RAMPS SHALL BE THE SAME THICKNESS AS THE APPROACH.
2. **RAMP SLOPE:** DO NOT EXCEED A 1C:12H RAMP SLOPE.
3. **CROSS SLOPE:** SLOPE SIDEWALK TOWARD STREET. DO NOT EXCEED 1X:50H (2%).

DRIVEWAY/ALLEY APPROACH DETAIL

NOT TO SCALE

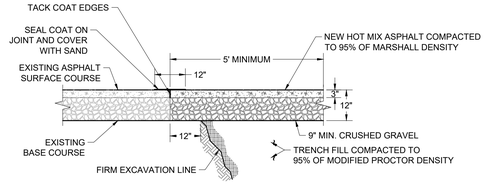


SECTION A-A
CONCRETE APPROACH

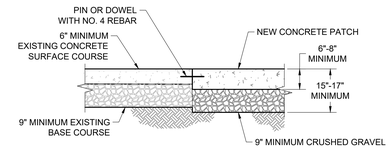
SECTION B-B
DETACHED CONCRETE SIDEWALK AND BUFFER ZONE

DRIVEWAY/ALLEY APPROACH SECTIONS

NOT TO SCALE



ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118

HARDSCAPE DETAILS - C5.0

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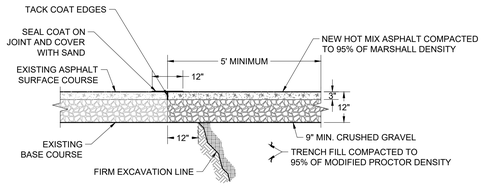
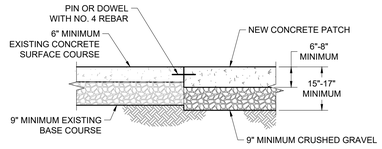
TOWN OF JACKSON
DEVELOPMENT PLAN
June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
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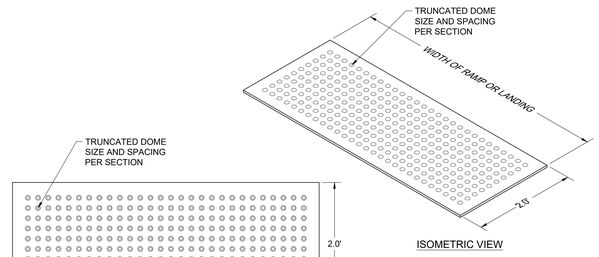
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118



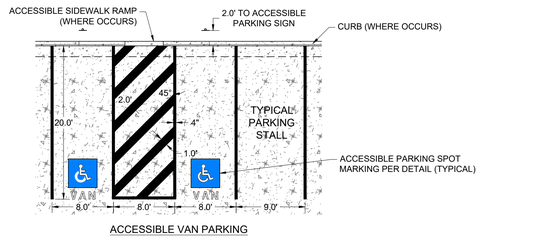
TRUNCATED DOME SECTION

NOTE

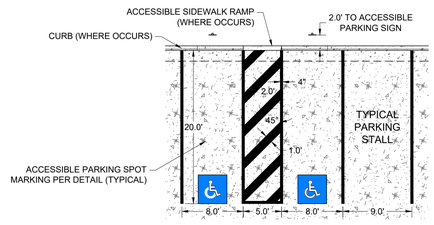
1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON
2. PANELS PLACED ON PUBLIC SIDEWALKS SHALL BE PROVIDED BY TOWN OF JACKSON

DETECTABLE WARNING PANEL DETAIL

NOT TO SCALE TOWN OF JACKSON



ACCESSIBLE VAN PARKING



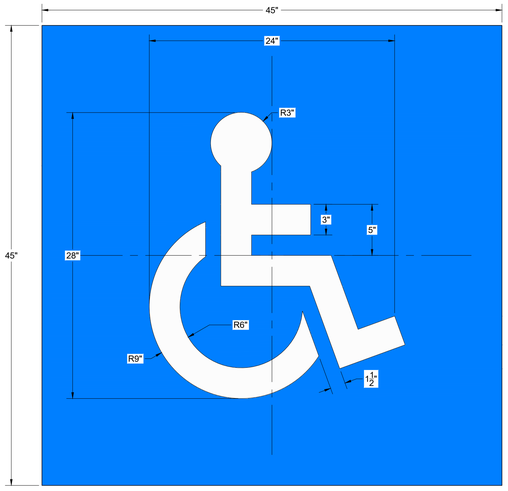
TYPICAL ACCESSIBLE PARKING

NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

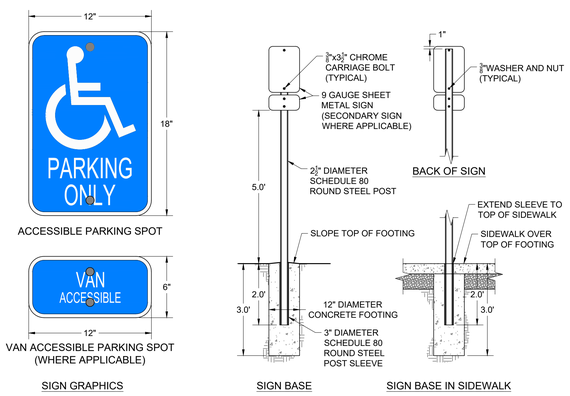
ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE



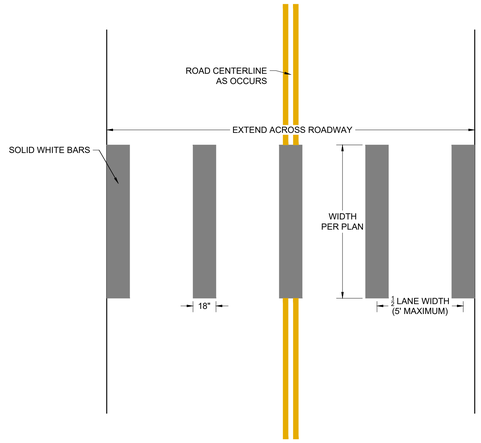
ACCESSIBLE PARKING SPACE MARKING DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



NOTE

1. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES
2. ROAD AND PARKING LOT LINES SHALL BE 4" WIDE STANDARD STRIPING PAINT.

CROSSWALK DETAIL

NOT TO SCALE

HARDSCAPE, STRIPING, AND SIGNAGE DETAILS - C5.1

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TOWN OF JACKSON
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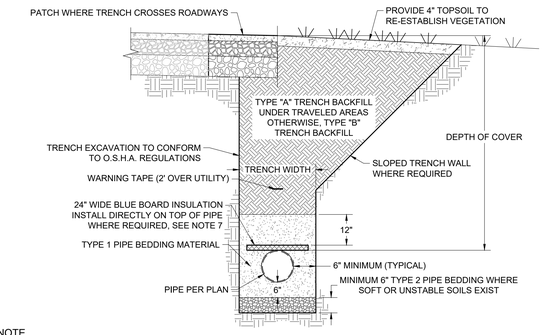
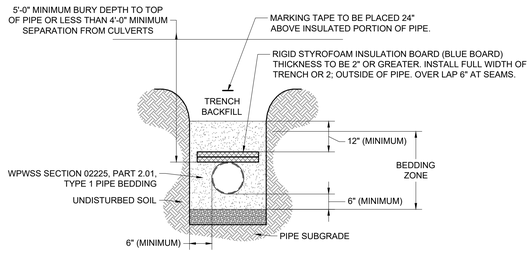


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.

TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

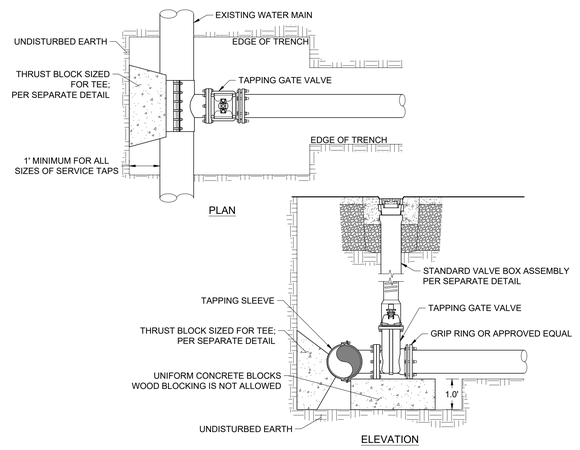


NOTE

1. A CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN ENGINEER PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DO NOT MEET MINIMUM BURY REQUIREMENTS.
2. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN FOUR FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO ANY SIDE OF THE PIPE WHICH IS NEAR THE CULVERT.
3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN VEHICULAR TRAVEL LANES.

WATER PIPE INSULATION DETAIL

NOT TO SCALE MODIFIED TOJ W-116

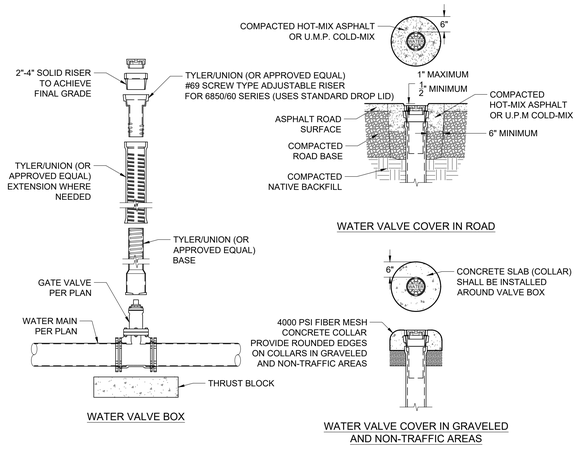


NOTE

1. ALL WORK ON THE EXISTING MAIN INCLUDING ANY OPERATION OF EXISTING VALVES SHALL BE COORDINATED WITH THE WATER SYSTEM OWNER. TAPPING OPERATIONS SHALL EITHER BE COMPLETED BY THE UTILITY OWNER OR BY THE CONTRACTOR WITH WRITTEN APPROVAL, INCLUDING OPERATION SCHEDULING, OF THE UTILITY OPERATOR. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. TRENCH WILL BE EXCAVATED TO MEET ALL OSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY THE UTILITY OWNER PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

NOT TO SCALE

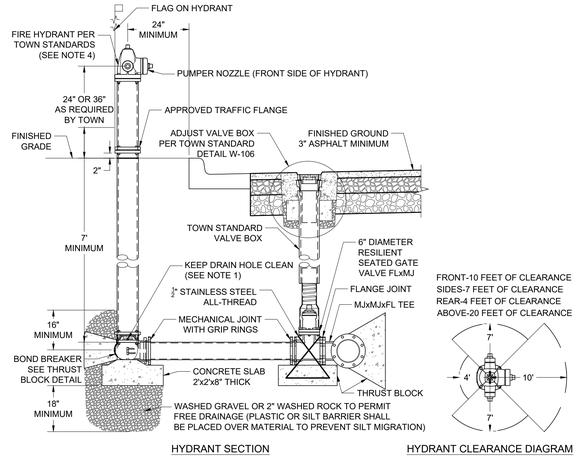


NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE MODIFIED TOJ W-106



NOTE

1. HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE
2. HYDRANT LOCATION TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
3. THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.
4. FIRE HYDRANTS SHALL BE WATEROUS PACER OR CLOW MOUNTAIN MEDALLION.

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE TOJ W-101

WATER DETAILS - C5.2

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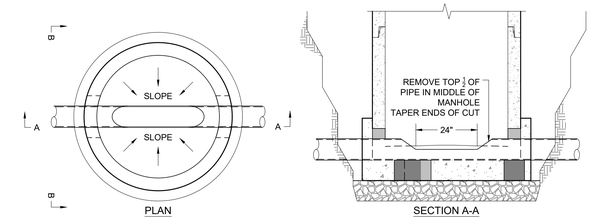
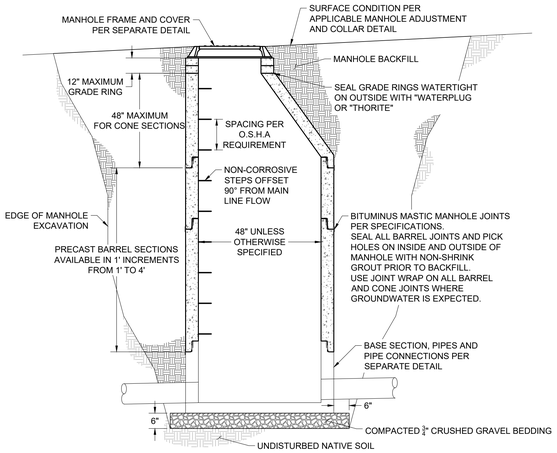


NOTE

1. INSTALLATION SHOULD BE INSPECTED AND APPROVED BY THE UTILITY OWNER AT THE TIME OF INSTALLATION AND PRIOR TO BACKFILLING

NEW MANHOLE ON EXISTING LINE DETAIL

NOT TO SCALE "DOGHOUSE" MANHOLE

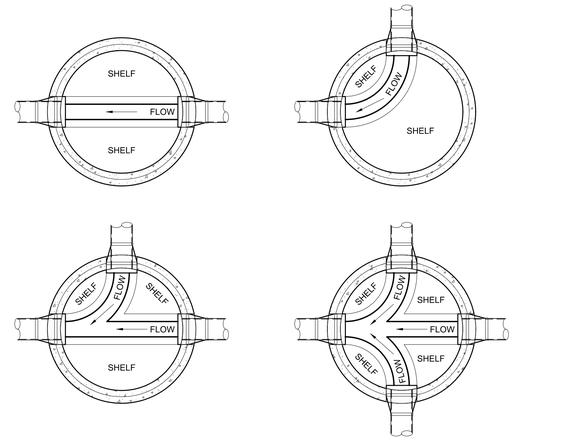


NOTE

1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



NOTE

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
2. SLOPE OF CHANNEL SHALL BE 0.1" ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

TYPICAL MANHOLE CHANNEL DETAILS

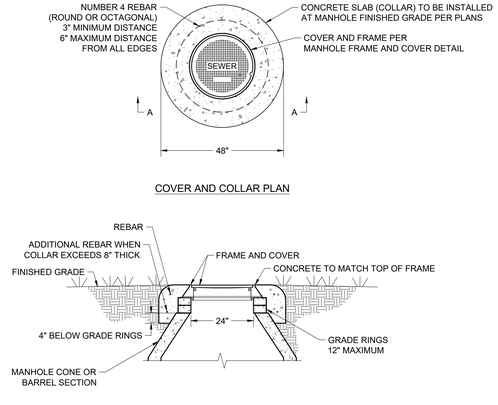
NOT TO SCALE

NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE MODIFIED TOJ SS-109



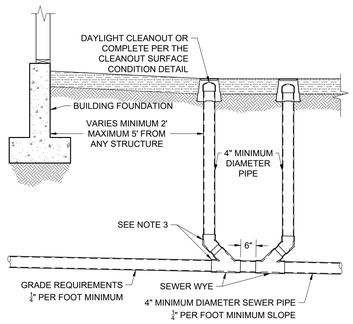
NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. IF REQUIRED ADJUSTMENT EXCEEDS GRADE RINGS, REMOVE MANHOLE CONE AND ADD OR SUBTRACT BARREL SECTIONS.

X
CX.X

MANHOLE ADJUSTMENT & COLLAR IN LANDSCAPE

NOT TO SCALE



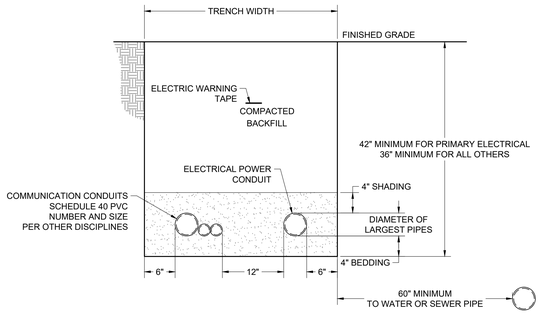
NOTE

1. CONTACT THE UTILITY OWNER PRIOR TO BACKFILLING TO COORDINATE INSPECTION OF ALL PIPE, FITTINGS, COUPLINGS, GRADE AND THE COMPLETION OF LEAK TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC PIPES AND FITTINGS IN SEWER APPLICATIONS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.
4. ALL PVC PIPES AND FITTINGS USED IN STORMWATER APPLICATIONS SHALL MEET ASTM D2665.
5. ALL PVC FITTINGS USING SOLVENT CEMENT SHALL MEET ASTM D2672.

BUILDING CLEANOUT DETAIL

NOT TO SCALE

SEWER DETAILS - C5.3

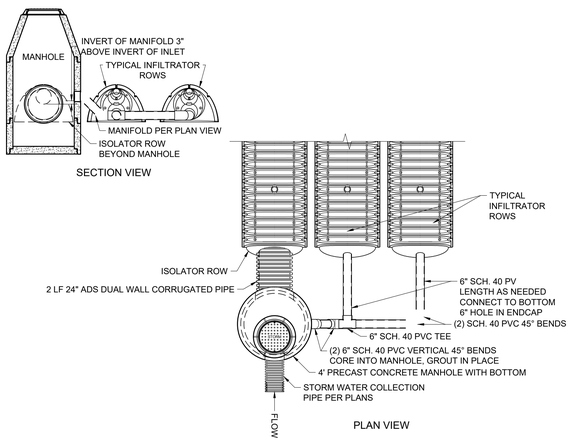


NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A $\frac{1}{4}$" SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL

NOT TO SCALE

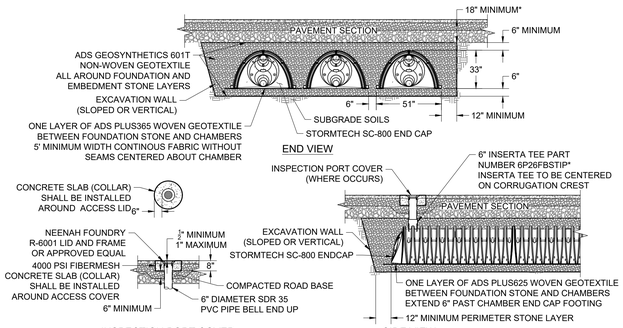


NOTE

1. ISOLATOR ROW SHALL HAVE ONE LAYER OF 5' MINIMUM WIDTH CONTINUOUS STRIPS OF ADS PLUS625, MIRAFI 600X, OR APPROVED EQUAL, WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
2. INSTALL ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND FOUNDATION AND EMBEDMENT STONE LAYERS.

INFILTRATION SYSTEM DETAIL

NOT TO SCALE

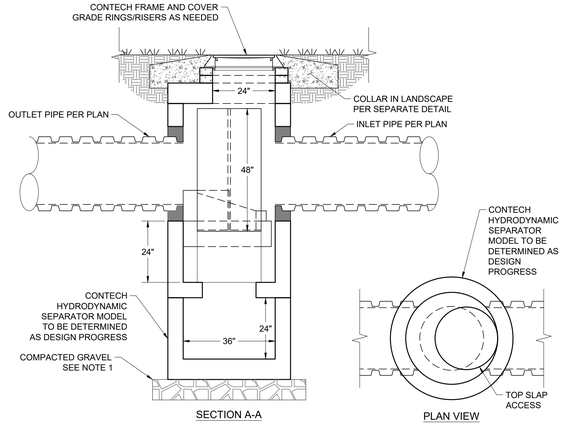


NOTE

1. SC-800 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE $\frac{3}{4}$"-1$\frac{1}{2}$" CLEAN, ANGULAR GRAVEL.
7. FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

STORMTECH SC-800 CHAMBER SYSTEM DETAIL

NOT TO SCALE PAVED SURFACE



NOTE

1. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLY STRUCTURE.
2. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
3. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. ALL JOINTS BELOW PIPE INVERTS ARE TO BE GROUTED.
4. GRAVEL SHALL BE EIGHT INCHES MINIMUM THICKNESS. CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

CDS HYDRODYNAMIC SEPARATOR

NOT TO SCALE CONTECH ENGINEERED SOLUTIONS

STORMWATER AND UTILITY DETAILS - C5.4

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June 25 2026

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

ARTS DISCTRICT SOUTH
230 W Simpson Ave and 235 S Millward St

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- RAISED PLANTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIVER COBBLE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
TREES					
	Gleditsia triacanthos Inermis	Thornless Honey Locust	3" Cal.	B&B	3
	Multi-Stem Tree	Species TBD	6'-8'	B&B	19
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	11
	Populus tremuloides	Quaking Aspen	3" Cal.	B&B	11
	Tilia cordata	Greenspire Linden	3" Cal.	B&B	2
SHRUBS					
	Native Shrub	Species TBD	5 gal.	Pot	24
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	97
SHRUB AREAS					
	Perennials and Grasses	Species TBD	1 gal.		828
	Perennials In Raised Planters	Species TBD	1 gal.		682
GROUND COVERS					
	Native Meadow Sod	Meadow Sod	sod		886 sf

TOJ STANDARDS - CR-1

ZONE: CR-1
0.68 ACRES / 29,996.57 SF

AUTO PARKING (SEE ARCHITECTURE)

BIKE PARKING
RESIDENTIAL USE 0.75 PER BEDROOM (25% SHORT TERM/ 75% LONG TERM)
38 BEDROOMS x 0.75 = 29 TOTAL SPACES
7 SHORT TERM / 22 LONG TERM
LODGING USE 0.75 PER BEDROOM (100% LONG TERM)
30 BEDROOMS = 23 TOTAL SPACES

TOTAL REQUIRED = 7 SHORT TERM SPACES / 45 LONG TERM SPACES
TOTAL PROVIDED = 42 SHORT TERM / 45 LONG TERM
LONG TERM SPACES PROVIDED IN UNDERGROUND GARAGE AND WORKFORCE HOUSING BUILDING. SEE ARCHITECTURE.

LSR
10% OF SITE REQUIRED
GROSS SITE AREA = 29,996.57 SF
29,620.8 SF X 10% = **2,962 SF REQUIRED**

PROVIDED STANDARD LANDSCAPE AREA = 4,184 SF (14.1%)

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

PROVIDED PANT UNITS = 3 PU USING ALTERNATIVE A
1 - 3" CALIPER CANOPY TREE X 3 = 3 (16 PROVIDED)
6 - 6'-8' LARGE SHRUBS OR MULTI STEM TREES X 3 = 18 (19 PROVIDED)
4 - #5 CONTAINER SHRUBS X 3 = 12 (24 PROVIDED)

0 8 16 24 feet
SCALE: 1" = 8'-0"

STREET LEVEL LANDSCAPE PLAN

parent | halsey | GGLO | CAIRN LANDSCAPE ARCHITECTS | JORGENSEN | VESKCO

TOWN OF JACKSON
Development Plan
06-19-2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 S Millward St

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- RAISED PLANTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BALLAST ROOFTOP

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
SHRUBS					
	Native Shrub	Species TBD	5 gal.	Pot	77
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	347
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1.5` Ht.	Pot	22
PERENNIALS					
	Achillea millefolium 'Firefly Peach Sky'	Peach Common Yarrow	1 gal.	Pot	125
	Nepeta faassenii 'Walker's Low'	Catmint	1 gal.	Pot	66
	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 gal.	Pot	126
SHRUB AREAS					
	Green Roof	Plants TBD	Seed		552 sf
	Perennials In Raised Planters	Species TBD	1 gal.		189

0 8 16 24 feet
SCALE: 1" = 8'-0"

ROOFTOP LANDSCAPE PLAN

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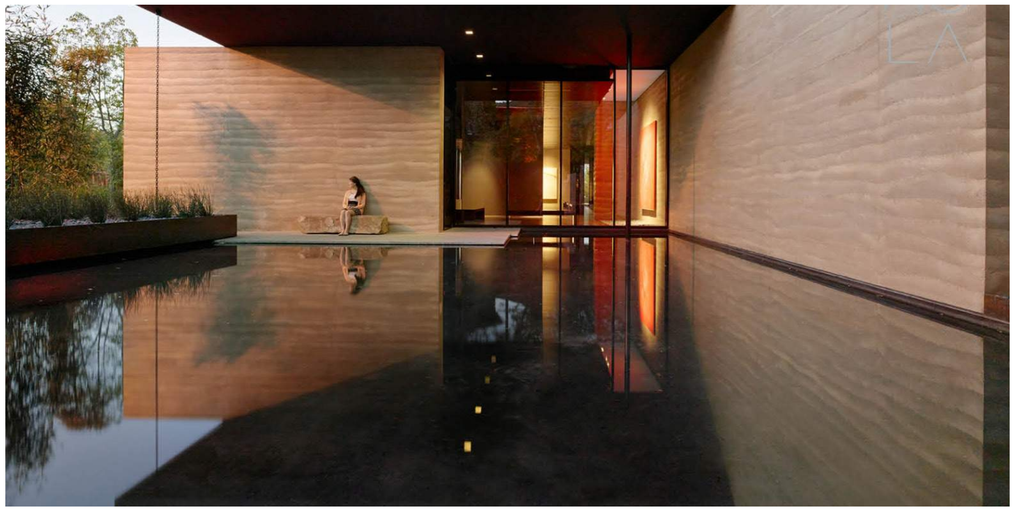
TOWN OF JACKSON
Development Plan
06-19-2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 S Millward St



STREET SCAPE AND PUBLIC SPACE LANDSCAPE PRECEDENTS

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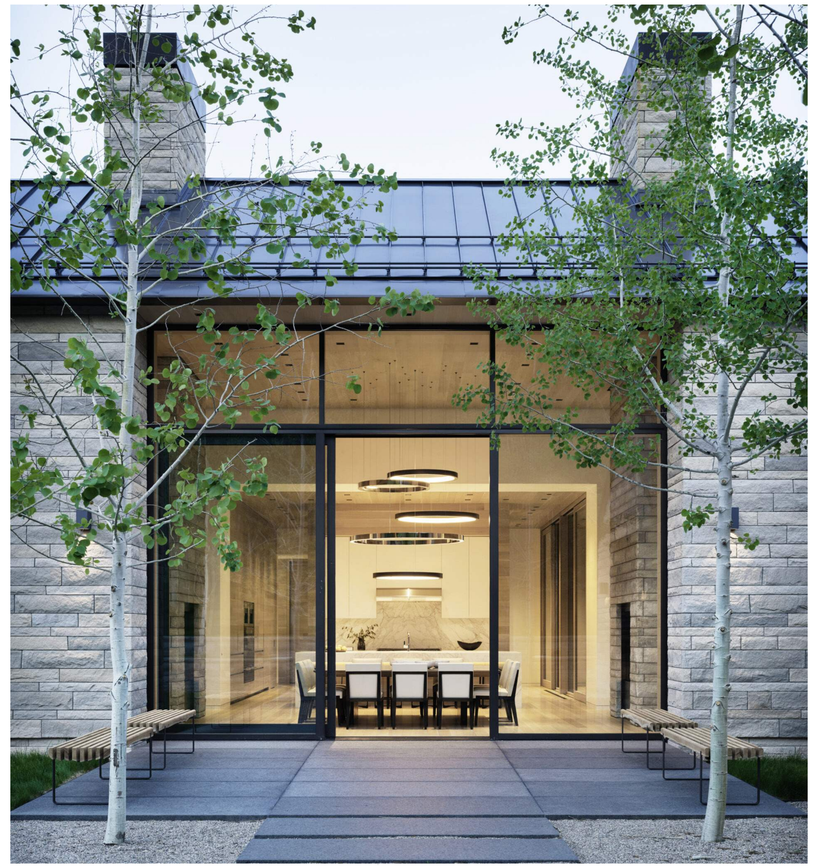
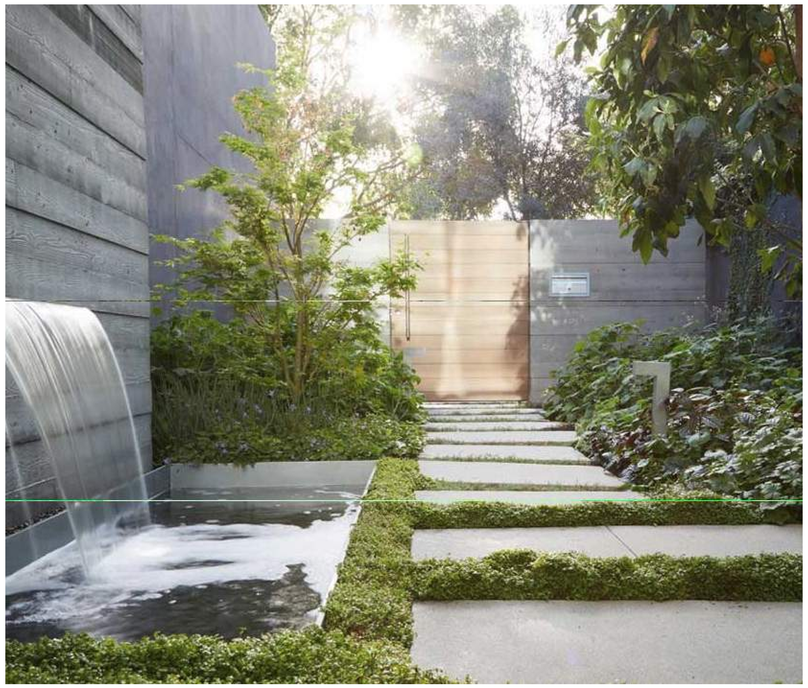
230 W Simpson Ave and 235 S Millward St





PRIVATE SPACE LANDSCAPE PRECEDENTS

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Development Plan
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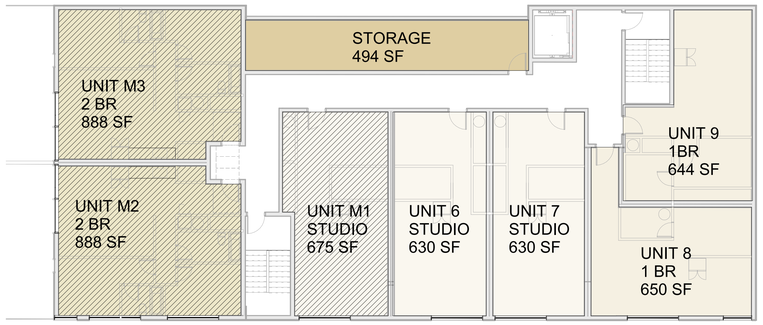
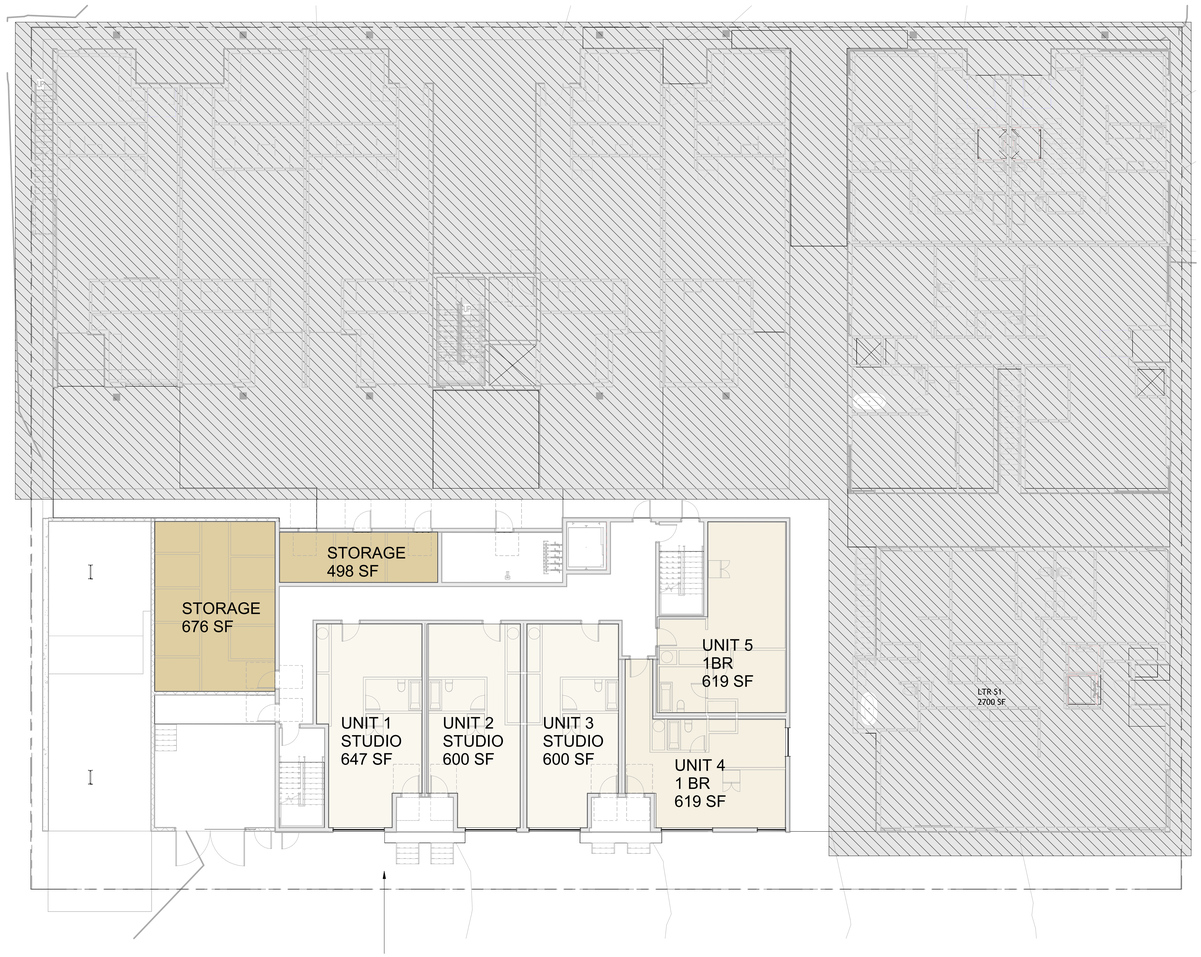
230 W Simpson Ave and 235 S Millward St



LEVEL 2



THIS BUILDING IS DEED RESTRICTED AND MITIGATED HOUSING

LEVEL 1

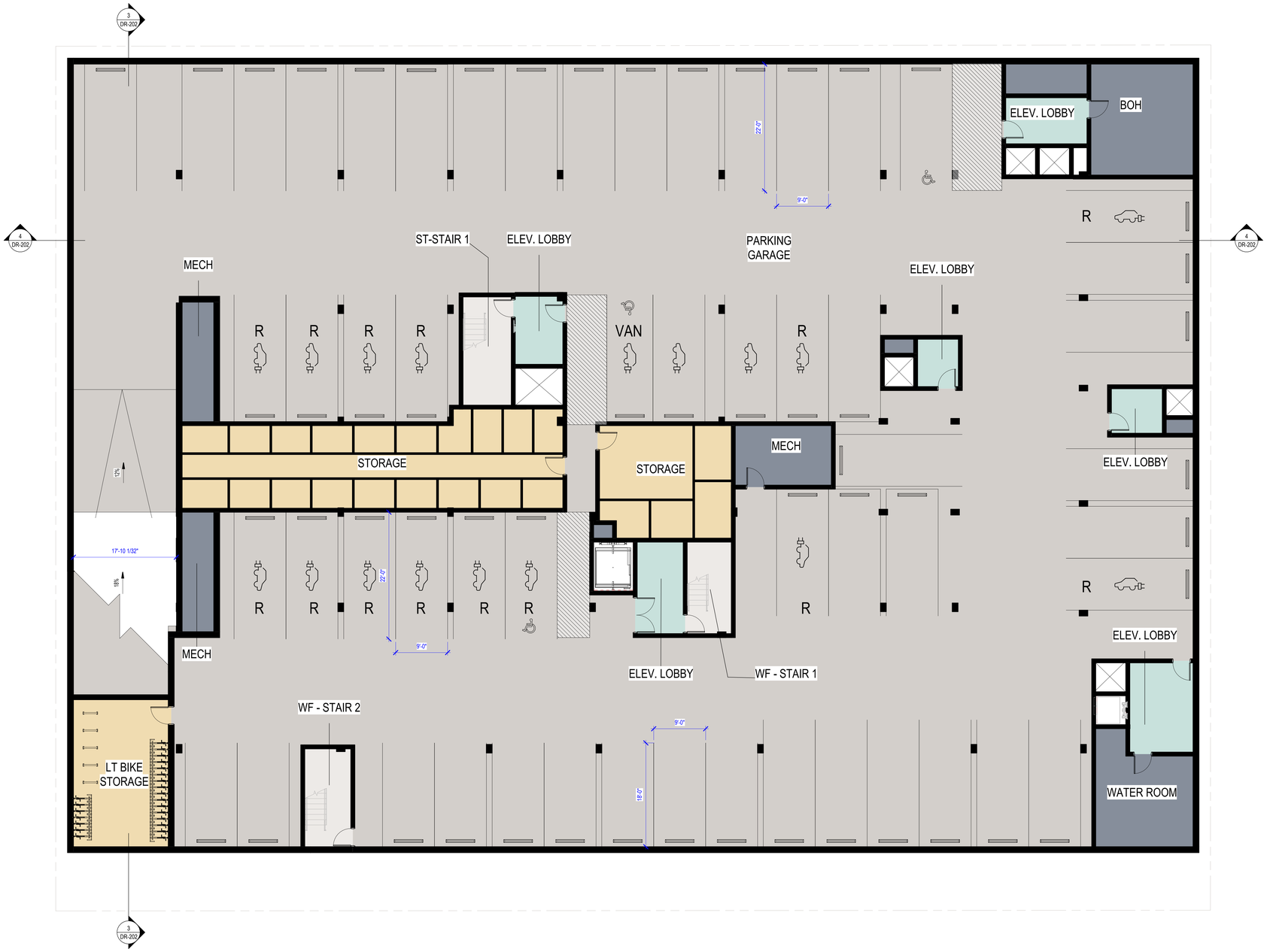
HATCHED AREA IS MARKET RATE DEVELOPMENT EXEMPT FROM LIVABILITY STANDARDS

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- STUDIO

PLAN NORTH

LIVABILITY AREAS



PARKING STANDARDS

VEHICLE PARKING
WORKFORCE 1.5 STALLS PER UNIT @ 12 UNITS = 18 STALLS
MARKET RATE - 1.5 STALLS PER UNIT @ 23 UNITS = 35 STALLS

3 ACCESSIBLE STALLS REQUIRED
(PER TABLE 1106.2 ACCESSIBLE STALL REQUIREMENTS)

TOTAL PARKING STALLS REQUIRED: 53 STALLS
PARKING STALLS PROVIDED = 55 STALLS
ACCESSIBLE STALLS PROVIDED = 2 STALLS + 1 VAN STALL

3 EV STALLS INSTALLED
14 EV CAPABLE/READY SPACES PROVIDED
17 TOTAL EV STALLS PROVIDED (3 INSTALLED)

BIKE PARKING REQUIRED:
RESIDENTIAL USE
.75 PER BEDROOM (25% SHORT TERM / 45% LONG TERM)
38 BEDROOMS @ .75 = 29 STALLS REQUIRED
(7 SHORT TERM / 22 LONG TERM)

LODGING USE:
.75 PER BEDROOM (100% LONG TERM)
30 BEDROOMS @ .75 = 23 STALLS REQUIRED

LONG TERM BIKE PARKING PROVIDED:
33 SPACES @ PARKING GARAGE
12 SPACES @ LEVEL 1 WORKFORCE

SHORT TERM BIKE PARKING:
(SEE LANDSCAPE PLAN FOR LOCATION)
7 SPACES @ LEVEL 1

(25% OF LONG TERM BIKE PARKING TO BE GROUND MOUNTED FOR ACCESSIBILITY AND LARGER BIKES)

PARKING LEGEND

- ACCESSIBLE STALL
- ELECTRIC VEHICLE CHARGING STATION
- R — ELECTRIC VEHICLE READY
- VAN STALL — ADA VAN
- WHEEL STOP

PROGRAM USE LEGEND

- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- LEASING/LOBBY
- PARKING

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL P1

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

June 2

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- STUDIO

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL 1

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 4 BED
- AMENITY/COMMON AREA
- BOH
- CIRCULATION
- STUDIO

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL 2

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

PROGRAM USE LEGEND

- 2 BED
- 4 BED

PLAN NORTH

0' 4' 8' 16'

OVERALL FLOOR PLAN - LEVEL 3

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

PROGRAM USE LEGEND

AMENITY/COMMON AREA

PLAN NORTH

0' 4' 8' 16'

OVERALL ROOF PLAN

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

LEVEL 4

1/16" = 1'-0"

LEVEL 3

1/16" = 1'-0"

LEVEL 2

1/16" = 1'-0"

LEVEL 1

1/16" = 1'-0"

PROGRAM USE LEGEND

- 1 BED
- 2 BED
- 3 BED
- 4 BED
- CIRCULATION
- EXTERIOR AMENITY

PROGRAM USE - NET AREA

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TOWN OF JACKSON

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June 25 2026

ARTS DISTRICT SOUTH

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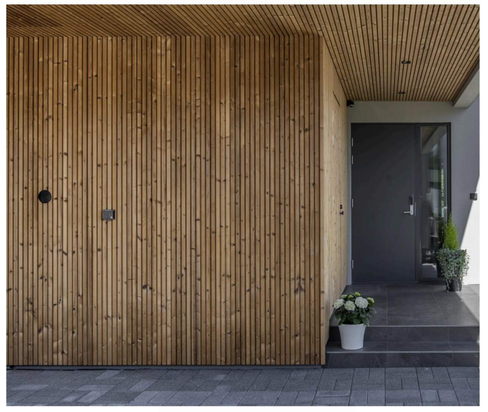
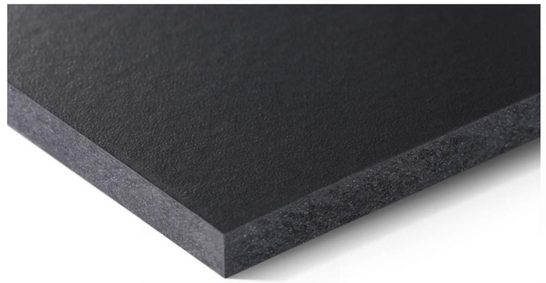
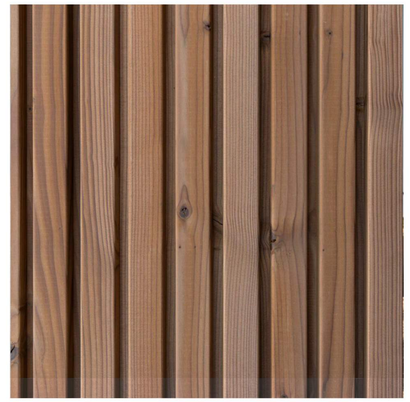




#02 - LOWER LEVEL FACADE- SWISS PEARL CEMENT PANEL - THROUGH COLORED DARK GREY - SMOOTH

#03 - LOWER LEVEL FACADE- SWISS PEARL CEMENT PANEL - THROUGH COLORED LIGHT GREY - TEXTURED



#01 - ARCHITECTURAL METALS - MATTE BLACK

#04 - UPPER LEVEL FACADE- LUNAWOOD THERMO SPRUCE - TRIPLE NATURAL FINISH

① NORTH ELEVATION - MATERIALS
3/16" = 1'-0"

MATERIALS

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TOWN OF JACKSON
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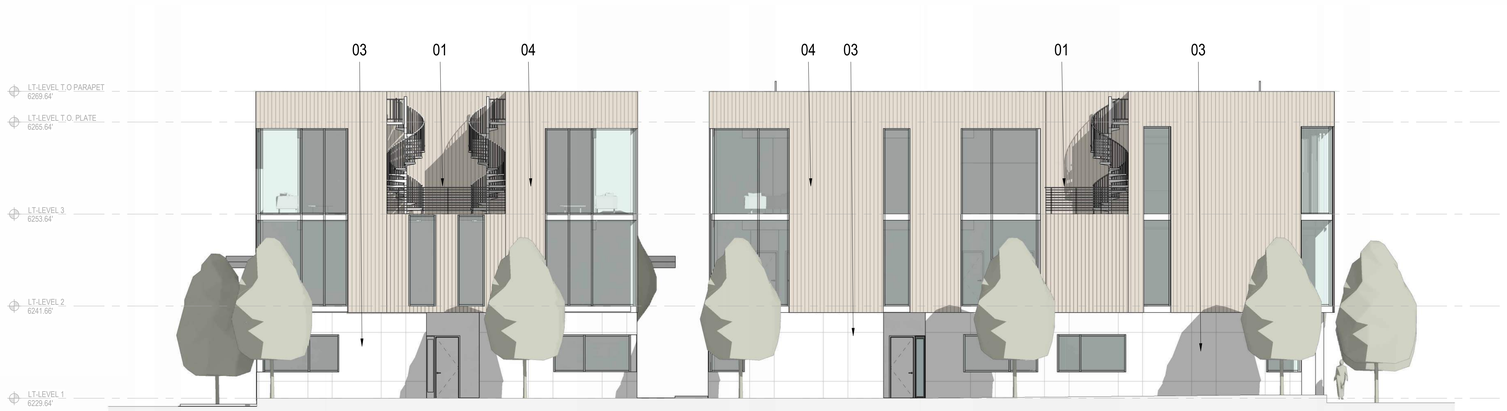

EAST ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS - EAST / NORTH

WEST ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS - WEST / SOUTH

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TOWN OF JACKSON
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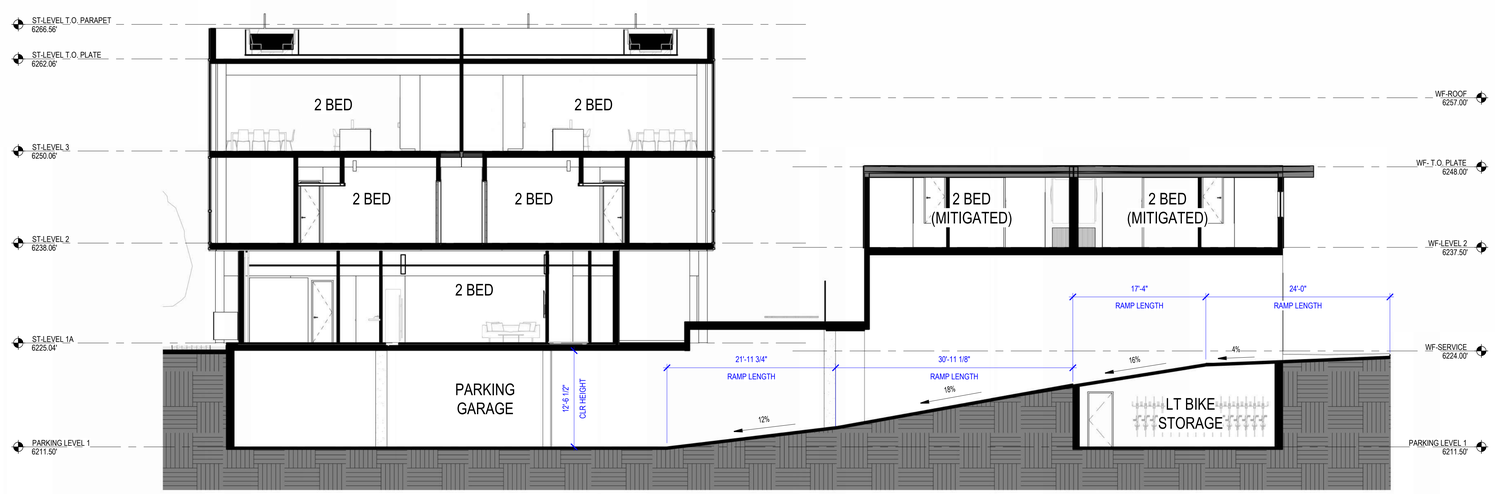
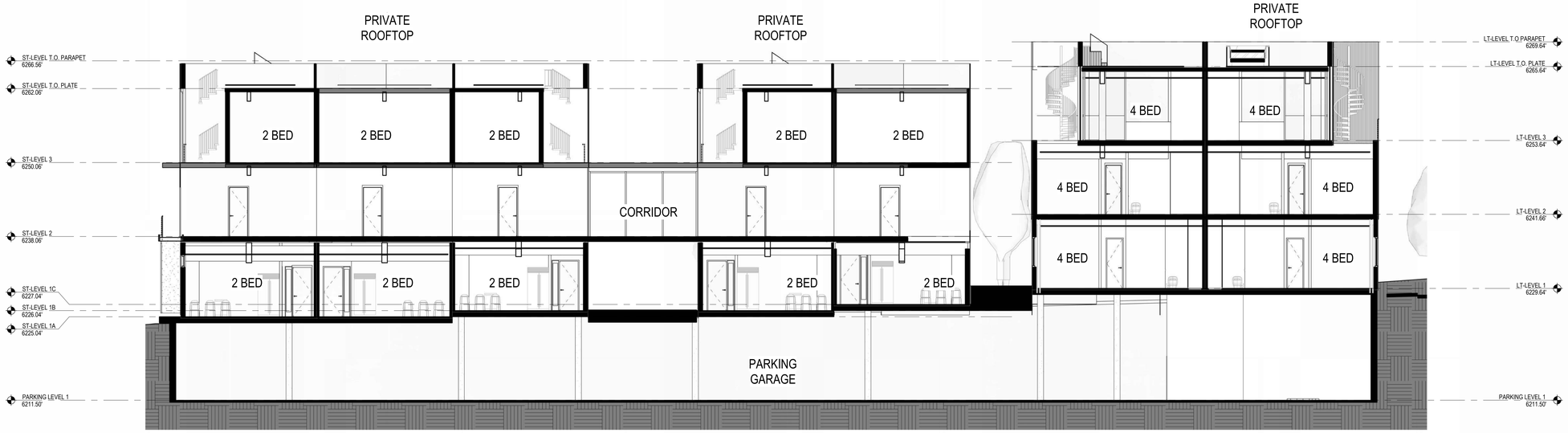


BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"



BUILDING SECTION - EAST / WEST

1/8" = 1'-0"

BUILDING SECTIONS

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TOWN OF JACKSON
Development Plan
June 25 2026

ARTS DISTRICT SOUTH
230 W Simpson Ave and 235 Millward St

RENDERINGS

RENDERINGS

SECTION 4 – SUPPORTING MATERIALS

- **TABLE OF LAND DEVELOPMENT REGULATIONS PERTINENT TO DISTRICTS**
- **HOUSING CALCULATIONS**
- **PARKS EXACTIONS WORKSHEET**
- **SCHOOLS EXACTIONS WORKSHEET**
- **CONSTRUCTION MANAGEMENT PLAN**

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

LDR COMPLIANCE

Lots 1-4, Block 6, 2nd Wort Addition to Town of Jackson
230 W Simpson Avenue & 235 S Millward Street
Jackson, Wyoming 83001

Project: Condominium development — Residential (Attached Dwelling Unit) + Lodging (Short-term Rental Unit)
Submittal: Development Plan (DEV) — Town of Jackson (ToJ) Planning Department

General	Source	Notes
Zoning District	Teton County GIS	ToJ: Commercial Residential-2 (CR-2)
Comprehensive Plan District	Teton County GIS	Jackson/Teton County: 2 - Town Commercial Core, Subarea 2.3 - Downtown
Zoning Overlays	Teton County GIS	Lodging Overlay (LO)
PIDN	Teton County GIS	22-41-16-33-1-11-002 & 22-41-16-33-1-11-001
Gross Site Area (GSA)	Teton County GIS	0.68 ac – 29,620.8 sf
LSR (min)	ToJ LDR Sec. 2.2.12.B.1.	LSR = GSA × 10% 29,620.8 x 10% = 2,962 sf required
FAR (max)	ToJ LDR Sec. 2.2.12.B.2.	Base: GSA × 0.46 29,620.8 x 0.46 = 13,625.6 sf + Lodging: GSA × 0.34 29,620.8 x 0.34 = 10,071.1 sf

2.2.12. CR-2: Commercial Residential-2

Town of Jackson Applicable LDRs

B.1. Lot Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Building Setbacks (Sec. 9.4.8.)				
Primary street setback range (min–max)	Sec. 2.2.12.B.1.	0' – 10'	0’ – 4’	YES
Secondary street setback range (min–max)	Sec. 2.2.12.B.1.	0' – 10'	0’-4’	YES
Side interior (min)	Sec. 2.2.12.B.1.	5	5’	YES
Rear (min)	Sec. 2.2.12.B.1.	10'	10’	YES
Abutting protected zone (min)	Sec. 2.2.12.B.1.	10'	N/A	
Landscaping (Div. 5.5.)				
Landscape surface ratio (LSR) (min)	Sec. 2.2.12.B.1.	10% of GSA	4,184 SF	YES

Plant units (min) – all uses	Sec. 2.2.12.B.1.	1/1,000 sf of landscape area	3	YES
Plant units (min) – parking lot (all uses)	Sec. 2.2.12.B.1.	1/12 parking spaces	0	YES
Fencing				
Height in any street or side yard (max)	Sec. 2.2.12.B.1.	4'	N/A	
Height in rear yard (max)	Sec. 2.2.12.B.1.	6'	N/A	
Setback from pedestrian frontage (min)	Sec. 2.2.12.B.1.	1'	N/A	
Setback from side or rear lot line (min)	Sec. 2.2.12.B.1.	0'	N/A	
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min)	Sec. 2.2.12.B.1.	30'	N/A	
Secondary street, surface parking (min)	Sec. 2.2.12.B.1.	30'	N/A	
Secondary street, tuck-under, enclosed, or structured parking (min)	Sec. 2.2.12.B.1.	0'	N/A	
Access				
Curb cut width (max)	Sec. 2.2.12.B.1.	20'	N/A ALLEY	YES
B.2. Bulk Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Street Façade (Sec. 9.4.11.)				
Width of ground and 2nd story in primary street setback range	Sec. 2.2.12.B.2.	% of lot width (min): 80% Length from street corner (min): 30'	>80%	YES
Width of ground and 2nd story in secondary street setback range	Sec. 2.2.12.B.2.	% of lot width (min): 40% Length from street corner (min): 30'	>40%	YES
Maximum street façade width	Sec. 2.2.12.B.2.	200'	128’ (<200’)	YES
Maximum combined street façade width (corner lot)	Sec. 2.2.12.B.2.	300'	132’ (<300’)	YES
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch ≥ 5/12	Sec. 2.2.12.B.2.	46'	N/A	
Height (max) if roof pitch ≤ 5/12	Sec. 2.2.12.B.2.	42'	42’ MAX	YES
Stories (max)	Sec. 2.2.12.B.2.	3	3	YES
Stories or Height (min) in any street setback range	Sec. 2.2.12.B.2.	2 stories or 24'	2	YES
Building Stepback (Sec. 9.4.12.)				

Stepback for any 3rd story street façade or street façade over 30' (min)	Sec. 2.2.12.B.2.	10'	10’	YES
Encroachment in stepback (max % of overall façade width)	Sec. 2.2.12.B.2.	60%	60% STR N/A other	YES
Residential stepback exemption	Sec. 2.2.12.B.2.	A building with only residential use that has at least 4 units is exempt from the stepback requirement	Using this exemption for non-STR	YES
Scale of Development				
Floor area ratio (FAR) (max) (E.4)	Sec. 2.2.12.B.2.	0.46	19,500sf	
Additional FAR for lodging use	Sec. 2.2.12.B.2.	0.34	N/A	
Deed restricted housing exemption	Sec. 2.2.12.B.2.	See Sec. 7.8.3.	9960sf	YES
Workforce housing floor area bonus	Sec. 2.2.12.B.2.	See Sec. 7.8.4.	19920sf	Yes
Maximum individual building size – general (E.4 & E.5)	Sec. 2.2.12.B.2.	40,000 sf	19920sf	YES
Maximum individual building size – hotel & deed-restricted housing (E.6)	Sec. 2.2.12.B.2.	50,000 sf		
B.3. Form Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Design Guidelines (Div. 5.8.)				
Design guidelines	Sec. 2.2.12.B.3.	Apply to all development, except where exempted by the Planning Director for additions of 20% or less that are consistent with existing architecture	Project complies	YES
Pedestrian Frontage				
Trees in grates	Sec. 2.2.12.B.3. / Sec. 2.2.1.C.2.	Total width from back of curb (min): 13.5' Furnishing/planting area (min): 5' Clear sidewalk width (min): 6' Planting type: tree grate Tree spacing (on center): 30' to 40'	Complies with addition of rain gardens proposed to add visual interest to the street frontage. Walkways	YES

			have been applied throughout the rain gardens as to not interrupt pedestrian circulation	
Building Frontage Options				
Shopfront	Sec. 2.2.12.B.3.	See Sec. 2.2.1.D.2.	N/A	
Office	Sec. 2.2.12.B.3.	See Sec. 2.2.1.D.3.	N/A	
Residential	Sec. 2.2.12.B.3. / Sec. 2.2.1.D.4.	**Story Height (Sec. 9.4.13):** Ground story height (min): 9' Upper story height (min): 9' Ground floor elevation (min–max): 0'–5' **Transparency (Sec. 9.4.14):** Ground story, primary street (min): 20% Ground story, secondary street (min): 20% Upper story, primary/secondary (min): 20% **Blank Wall Area (Sec. 9.4.15):** Primary street (max): 35' Secondary street (max): 50' **Pedestrian Access (Sec. 9.4.16):** Entrance facing primary street: required for each ground floor unit Entrance spacing along primary street (max): n/a	12’ 12’ 0’-2’ >20% >20% >20% < 35’ <50’ YES	YES
Lodging	Sec. 2.2.12.B.3. / Sec. 2.2.1.D.5.	**Story Height (Sec. 9.4.13):** Ground story height (min/max): 12' Upper story height (min): 7' 6" Ground floor elevation (min–max): 0'–5' **Transparency (Sec. 9.4.14):** Ground story, primary street (min): 40% Ground story, secondary street (min): 20% Upper story, primary/secondary (min): 20%	12’ 12’ 0’-2’ >20% >20% >20% < 35’ <50’	YES

		Blank Wall Area (Sec. 9.4.15): Primary street (max): 35' Secondary street (max): 50' **Pedestrian Access (Sec. 9.4.16):** Entrance facing primary street: required Entrance spacing along primary street (max): n/a	YES	
Parking Type Options				
On-street parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.1.	N/A	
Surface parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.2. (must be behind/side of building, screened from streets)	N/A	
Enclosed parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.3.	N/A	
Tuck-under parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.4. (located to rear of building)	N/A	
Structured parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.5.	N/A	
Underground parking	Sec. 2.2.12.B.3.	See Sec. 2.2.1.E.6.	YES	YES
B.4. Environmental Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Natural Resource Setback (min) (Sec. 5.1.1.)				
Cache Creek south of Cache Creek Dr.	Sec. 2.2.12.B.4.	20'		
Flat Creek north of Hansen Ave.	Sec. 2.2.12.B.4.	25'		
Flat Creek south of Hansen Ave.	Sec. 2.2.12.B.4.	50'		
Wetland	Sec. 2.2.12.B.4.	30'		
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation ditch	Sec. 2.2.12.B.4.	15'		
Natural Resource Overlay (NRO) (Sec. 5.2.1.)				
B.5. Scenic Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Exterior Lighting (Sec. 5.3.1.)				
Light trespass	Sec. 2.2.12.B.5.	Prohibited	LIGHT WILL NOT TRESPASS	YES
Shielding	Sec. 2.2.12.B.5.	All lights over 600 lumens shall be fully shielded	LIGHTS WILL BE SHIELDED	YES
Max lumens per sf of site development	Sec. 2.2.12.B.5.	3	WILL COMPLY	YES

Lumens per acre of site development (max) – all fixtures	Sec. 2.2.12.B.5.	50,000	WILL COMPLY	YES
Lumens per acre of site development (max) – unshielded fixtures	Sec. 2.2.12.B.5.	2,000	WILL COMPLY	YES
Light color	Sec. 2.2.12.B.5.	≤ 3000 Kelvin	WILL COMPLY	YES
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)				
B.6. Natural Hazards to Avoid				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Steep Slopes (Sec. 5.4.1.)				
Development prohibited	Sec. 2.2.12.B.6.	Slopes > 25%	N/A	
Hillside CUP required	Sec. 2.2.12.B.6.	Parcel with average cross-slope ≥ 10%	N/A	
Other Natural Hazards				
Areas of Unstable Soils	Sec. 2.2.12.B.6.	See Sec. 5.4.2.	N/A	
Fault Area	Sec. 2.2.12.B.6.	See Sec. 5.4.3.	N/A	
Floodplains	Sec. 2.2.12.B.6.	See Sec. 5.4.4.	N/A	
Wildland Urban Interface	Sec. 2.2.12.B.6.	See Sec. 5.4.5.	At building permit	
B.7. Signs (nonresidential) (Div. 5.6.)				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Number of signs (max)	Sec. 2.2.12.B.7.	3 per business per frontage	0	
Background color	Sec. 2.2.12.B.7.	No white or yellow	N/A	
Sign Area				
Total sign area (max)	Sec. 2.2.12.B.7.	3 sf per ft of street façade width, up to 150 sf	N/A	
Penalty	Sec. 2.2.12.B.7.	10% per projecting and freestanding sign	N/A	
Sign Type Standards				
Canopy sign	Sec. 2.2.12.B.7.	Clearance (min): 7' 6" from average grade Setback (min): 18" from back of curb	N/A	
Freestanding sign	Sec. 2.2.12.B.7.	Height (max): 6' Setback (min): 5'	N/A	
Projecting sign	Sec. 2.2.12.B.7.	Height (max): 24' above grade Clearance (min): 7' 6" from average grade Setback (min): 18" from back of curb	N/A	

Wall sign	Sec. 2.2.12.B.7.	See Div. 5.6.	N/A	
Window sign	Sec. 2.2.12.B.7.	Window surface coverage (max): 25% up to 16 sf	N/A	
Temporary signs	Sec. 2.2.12.B.7.	See Sec. 5.6.1.	N/A	

B.8. Grading, Erosion Control, Stormwater				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Grading (Sec. 5.7.2.)				
Erosion Control (Sec. 5.7.3.)				
Erosion control	Sec. 2.2.12.B.8.	Erosion shall be controlled at all times	See CMP	YES
Stormwater Management (Sec. 5.7.4.)				
Peak flow / velocity	Sec. 2.2.12.B.8.	No increase in peak flow rate or velocity across property lines	See engineer's report	YES

B.9. Physical Development Permits Required

Physical Development	**Sketch Plan (8.3.2)**	**Development Plan (8.3.3)**	**Building Permit (8.3.4)**	**DRC Review (8.2.6)**	**Sign Permit (8.3.6)**	**Grading Permit (8.3.5)**	**Floodplain Permit**
Floor area (habitable incl. basement)							
< 6,900 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
6,900 – 13,800 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 13,800 sf for only residential use	Optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C.1-2. Allowed Uses & Use Requirements (proposed uses only)

Use	**Permit**	**Individual Use (max)**	**Density (max)**	**Parking (min) (Div. 6.2.)**	**Affordable Workforce Housing Units (min) (Div. 6.3.)**	**Complies**
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	0.000017(sf) + (Exp(-14.17 + 1.59·Ln(sf)))/2.176	YES
Lodging						
Short-term Rental Unit (6.1.5.C)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise 1.5/DU	0.102 × bedrooms	YES

C.3. Operational Standards				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Outdoor Storage (Sec. 6.4.1.)				
Outdoor storage	Sec. 2.2.12.C.3. / Sec. 6.4.1.	Prohibited		

Freestanding storage units (trailers, sheds, tarpaulin structures, etc.) not made a permanent part of a structure	Sec. 2.2.12.C.3. / Sec. 6.4.1.	Prohibited		
Refuse and Recycling (Sec. 6.4.2.)				
Trash & recycling enclosure	Sec. 2.2.12.C.3. / Sec. 6.4.2.	Required for > 4 DUs and all nonresidential uses	Valet trash for str, trash storage area shown on plan	
Performance Standards				
Vibration	Sec. 2.2.12.C.3. / Sec. 6.4.4.	See Sec. 6.4.4.	See engineer's report	Yes
Electrical disturbances	Sec. 2.2.12.C.3. / Sec. 6.4.5.	See Sec. 6.4.5.	See engineer's report	Yes
Fire and explosive hazards	Sec. 2.2.12.C.3. / Sec. 6.4.6.	See Sec. 6.4.6.	See engineer's report	Yes

D.1. Allowed Subdivision and Development Options				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Land Division	Sec. 2.2.12.D.1. / Sec. 7.2.3.	Minimum lot size: 7,500 sf	N/A	
Condominium Townhouse Subdivision	Sec. 2.2.12.D.1. / Sec. 7.2.4.	Minimum lot size: n/a	All units to be individually platted prior to C of O	YES
D.2. Residential Subdivision Requirements				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Schools and Parks Exaction				
Schools exaction	Sec. 2.2.12.D.2.	0.020 acres per 1- or 2-unit dwelling 0.015 acres per multi-unit dwelling	See calculations	YES
Parks exaction	Sec. 2.2.12.D.2.	9 acres per 1,000 residents	See calculations	YES
D.3. Infrastructure				
General	**Source**	**Requirement**	**Proposed**	**Complies**
Transportation Facilities (Div. 7.6.)				
Access	Sec. 2.2.12.D.3.	Required	ALLEY	YES
Right-of-way for Minor Local Road (min)	Sec. 2.2.12.D.3.	60'	N/A	YES

Paved travel way for Minor Local Road (min)	Sec. 2.2.12.D.3.	20'	N/A	YES
Required Utilities (Div. 7.7.)				
Water	Sec. 2.2.12.D.3.	Public	See engineer's report	Yes
Sewer	Sec. 2.2.12.D.3.	Public	See engineer's report	Yes

D.4. Required Subdivision and Development Option Permits

Option	Sketch Plan (8.3.2)	Development Plan (8.3.3)	Development Option Plan (8.5.3)	Subdivision Plat (8.5.4)
Land Division				
≤ 10 lots		X		X
> 10 lots	X	X		X
Condominium / Townhouse				X

Division 6.2 – Parking & Loading

Item	Source	Requirement	Proposed	Complies
Required Vehicle Parking (min)				
Attached Dwelling Unit	Sec. 6.2.2. / 2.2.12.C	1/DU (< 2 br & < 500 sf) or 1.5/DU	30	YES
Short-term Rental Unit	Sec. 6.2.2. / 2.2.12.C	1/DU (< 2 br & < 500 sf) or 1.5/DU	22.5 (23)	YES
Required Disability Parking (Sec. 6.2.2.C.)				
Parking Spaces Provided: Disability Spaces Required 1-25 : 1 26-30 : 2	Sec. 6.2.2.C.	In addition, one disability space shall also be provided for each dwelling unit that is designed for occupancy by the physically disabled.	3 Accessible	YES
Required Bicycle Parking (Sec. 6.2.2.D.)				
Residential – fewer than 5 units per lot	Sec. 6.2.2.D.	n/a	N/A	
Residential – 5 or more units per lot	Sec. 6.2.2.D.	Standard: 0.75 / bedroom, short-term: 25%, long-term: 75%	26.25 → 27	YES
Short-term Rental	Sec. 6.2.2.D.	Standard: 0.75 / bedroom, short-term: n/a, long-term: 100%	22.5 → 23	YES
Required Loading (Sec. 6.2.2.E.)				
Loading	Sec. 6.2.2.E.	Applicant must demonstrate how specific loading needs are met.	N/A	
Required EVSE (Sec. 6.2.2.F.)				
Attached Dwelling Unit	Sec. 6.2.2.F.	EVSE Capable: 30% of off-street spaces, EVSE Installed: 5% of off-street spaces	30 X .3 = 9 EVSEC 30 X .05 = 1.5 EVSEI	YES
Lodging	Sec. 6.2.2.F.	EVSE Capable: 30% of off-street spaces, EVSE Installed: 5% of off-street spaces	23 X .3 = 6.9 EVSEC 23 X .05 = 1.15	YES

EVSE Installed applicability	Sec. 6.2.2.F.	Installed requirement applies only to lots of 10+ spaces; waived if all spaces are EVSE Capable	3 installed	YES
Snow Storage (Sec. 6.2.5.C.)				
On-site snow storage area (min)	Sec. 6.2.5.C.	2.5% of total required off-street parking & loading area (incl. aisles and access drives)	LANDSCAPED AREAS	YES
Parking Facility Dimensions (Sec. 6.2.5.D.)				
Stall width (min)	Sec. 6.2.5.D.	9' wide; 20' long for standard space, 18' + 2' for overhang w/ wheel stop,	9’	YES
Stall length (min)	Sec. 6.2.5.D.	Standard: 20’ Overhang with Wheel Stop: 18’ +2’ for overhang Alley Access: 22' length for perpendicular access, 11' width for parallel access Parallel: 22’	18-22	YES
N/Vertical Clearance (min)	Sec. 6.2.5.D	7’	7’ MIN	YES

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

Existing Workforce Housing Credit 0.000

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**
Short-Term Rental Unit	0.102*bedrooms	2	1168	5	**1.021**
Short-Term Rental Unit	0.102*bedrooms	2	1280	3	**0.613**
Short-Term Rental Unit	0.102*bedrooms	2	1222	2	**0.409**
Short-Term Rental Unit	0.102*bedrooms	2	1270	2	**0.409**
Short-Term Rental Unit	0.102*bedrooms	2	1221	3	**0.613**
Short-Term Rental Unit	0.102*bedrooms	0	1160	1	**0.000**
Workforce Housing Unit	exempt	0	647	1	**0.000**
Workforce Housing Unit	exempt	0	600	2	**0.000**
Workforce Housing Unit	exempt	1	619	1	**0.000**
Workforce Housing Unit	exempt	1	644	2	**0.000**
Workforce Housing Unit	exempt	0	630	1	**0.000**
Workforce Housing Unit	exempt	0	630	1	**0.000**
Workforce Housing Unit	exempt	1	650	1	**0.000**
Workforce Housing Unit	exempt	0	4172	1	**0.000**
Workorce Housing Bonus Unit	exempt	4	2849	2	**0.000**
Workorce Housing Bonus Unit	exempt	2	2252	1	**0.000**
Workorce Housing Bonus Unit	exempt	3	2194	2	**0.000**
Workorce Housing Bonus Unit	exempt	3	2472	1	**0.000**
Workorce Housing Bonus Unit	exempt	3	2333	2	**0.000**
Affordable Housing Unit	exempt	0	675	1	**0.000**
Affordable Housing Unit	exempt	2	888	2	**0.000**

Affordable Workforce Housing Required: 3.064 units Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing 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.

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: June 16, 2026

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: Arts District South

2. LOCATION: 230 West Simpson Ave & 235 S Millward Street

3. PROJECT NUMBER: _____

4. CALCULATE PROPOSED PROJECT POPULATION:

UNIT TYPE	# OF UNITS	X	PERSONS HOUSED PER UNIT	PROJECTED POPULATION
STUDIO	6		1.25	7.5
1 BEDROOM	4		1.75	7
2 BEDROOM	18		2.25	40.5
3 BEDROOM	5		3.00	15
4 BEDROOM	2		3.75	7.5
5 BEDROOM			4.50	
EACH ADDITIONAL BEDROOM			0.50	
DORMITORY			1 per 150 sf of net habitable area	
TOTAL				77.5

5. CALCULATE REQUIRED PARK ACREAGE:

77.5 TOTAL PROJECTED POPULATION X 9 ACRES / 1000 RESIDENTS = 0.698 REQUIRED ACRES

6. CALCULATE CASH-IN-LIEU:

0.698 REQUIRED ACRES X $100,000 (VALUE OF LAND) = $ 69,800 CASH-IN-LIEU

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE: June 16, 2026

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Arts District South

2. LOCATION: 230 West Simpson Ave & 235 S Millward Street

3. PROJECT NUMBER:

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.O2O ACRES PER UNIT SINGLE & TWO-FAMILY		230 West Simpson Ave & 235 S M		
.015 ACRES PER UNIT MULTI-FAMILY		35		0.53

5. CALCULATE CASH IN-LIEU:

0.53 LAND DEDICATION STANDARD X $100,000 (VALUE OF LAND) = $ 69,800 CASH-IN-LIEU

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401

www.shawwyoming.com

June 8, 2026

Construction Management Plan: Arts District South- Phase 2

230 West Simpson Ave & 235 South Millward, Jackson Wy

Project Scope:

Arts District South – Phase 2 is a 51,727-square-foot commercial mixed-use building located at the corner of W. Simpson Ave and S. Millward St in Jackson, WY. The project program includes short-term rental units, long-term condominium residences, and workforce housing, along with a below-grade parking garage. Construction is scheduled to begin in the summer or fall of 2027, with a projected 24-month construction schedule.

Public utilities will include domestic water tie-in, sanitary sewer tie-in, and storm sewer tie-in. Electricity will be brought to the site and coordinated with Lower Valley Energy and TOJ, as necessary.

The project acknowledges compliance with Muni Code 12.08.040.B, which restricts construction activities in the downtown core area between June 15 and September 25, and Muni Code 12.08.320, which governs excavation activities between October 15 and April 15.

Public Impact:

Shaw will coordinate with the Town of Jackson (TOJ) to identify the properties and businesses most impacted by construction and create an email contact list to provide updates regarding the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division.

Shaw will work to minimize impacts on adjacent properties by maintaining proactive communication, including providing a minimum five-day notice of any closures and after-hours work. Shaw acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighboring properties for special event planning and construction activities that may encroach on the R.O.W. along S. Millward, W. Simpson, and adjacent alleyways.

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460 South Cache
Jackson, WY 83001
TEL: 303-733-8401

SHAW CONSTRUCTION
www.shawwyoming.com

As necessary, Shaw will maintain a sidewalk with a covered walkway along W. Simpson and S. Millward during portions of the project to minimize inconvenience to pedestrian traffic and provide a safe boundary given the zero lot-line construction. A protective barriers will also be installed along the western boundary of Lot 230, as well as along the northern side of the alleyway, to ensure safety and restrict access.

Once the parking deck is completed and backfilled, barriers along the alleyway, the western boundary of Lot 230, S. Millward, and W. Simpson will be converted to fencing. As per the site logistics plan, covered walkways may also be converted to fencing at the appropriate construction phase.

As necessary, Shaw will submit R.O.W. permits for temporary and intermittent sidewalk closures and will install all required signage to direct pedestrian traffic across intersections to alternate sidewalks. Temporary sidewalk and partial street lane closures will be required throughout the project for various construction activities, including but not limited to fencing, demolition, curb and sidewalk adjustments, utility installations, and exterior finishes.

We anticipate intermittent impacts to parking along S. Millward as well as W. Simpson; however, as construction progresses, the contractor will make every effort to reopen areas for public parking and minimize closures.

Alleyway access may also be impacted throughout the project due to various construction requirements. We intend to restrict construction worker access primarily to W. Simpson, with equipment entering via the garage ramp off the alleyway. However, there may be instances where, due to trucking restrictions, access from S. Millward or W. Simpson is necessary. A R.O.W. permit will be submitted whenever this occurs.

As indicated in the site plan, the crane will be located in the center of the project. Appropriate permits will be obtained for any instances where the crane may swing into the R.O.W.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401

SHAW CONSTRUCTION
www.shawwyoming.com

Construction Parking:

Shaw will implement a clear, self-enforcing construction parking plan that avoids the use of downtown on-street spaces and public parking lots. Under this plan, employees and contractors are prohibited from parking in time-restricted zones, the Home Ranch lot, East Deloney, Miller Park, and the parking garage.

Contractor parking spaces will be available on the two lots located north of the subject parcels. Shaw will also actively encourage carpooling and the use of public transit among workers.

Site Logistics and General Staging Plan:

A site logistics plan is attached to this submission. All construction activity will be contained within the project site at 235 S. Millward and 230 W. Simpson. Primary staging and laydown will occur at the two lots located to the north at 165 S. Millward.

This staging area will include the job office trailer, temporary toilets, additional dumpsters, laydown area, snow storage, and worker parking. When necessary, enclosed containers will be used to transport materials and waste between the site and laydown yards.

The entire site and laydown areas will be surrounded by temporary metal construction fencing with fabric screening and/or covered sidewalks. Fencing and covered walkways will be installed as shown in the site logistics plan.

Worker and vehicle access points will be located off W. Simpson and garage ramp off the alleyway. All vehicle gates will include tracking control pads as needed, and a skid steer with a sweeper attachment will be maintained onsite to keep adjacent roads clean.

Throughout all stages, trucks entering and leaving the site will utilize designated town truck routes. Workers will use portable restrooms located within fenced areas at all stages.

Flaggers and pedestrian signage will be in place whenever equipment, materials, or personnel are moving across W. Simpson or between the construction site and the alleyway entrance to the laydown yard.

Construction work hours, unless otherwise approved by special exception, will be Monday through Friday from 7:00 AM to 7:00 PM, and 8:00 AM to 5:00 PM on weekends and holidays.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401

Parking, Street, and Alley Encroachments:

Site logistics will require portions of adjacent street travel lanes and parking spaces to be occupied temporarily for construction deliveries and curb work at various stages of the project. As noted, we intend to limit impacts on S. Millward as much as logistically feasible.

The attached site logistics plan identifies areas that will be affected on a temporary and intermittent basis. Shaw will coordinate with Town officials and adjacent property owners to minimize impacts and ensure compliance with all Town regulations and permitting procedures.

Boom trucks will be used before and after the duration of the self-erecting crane and will be kept on-site when not in use. Public safety will be the highest priority during crane operations and concrete pumping activities.

All necessary permits will be obtained prior to any closures, including submission of a traffic control plan.

Stormwater Management:

All erosion control measures and BMPs will be implemented in accordance with plans developed by the project civil engineer, including inlet protection and perimeter controls. All stormwater will be contained on-site, with no runoff or discharge.

Vehicle tracking control mats will be installed and maintained at all access points as needed. Temporary toilets will be properly secured and maintained. Gas, diesel, and oils will be stored in appropriate containment vessels.

Snow Removal:

Snow will be removed from the property and transported to an off-site storage location. Snow removal will occur following each snowfall event and will be coordinated with TOJ plowing operations to maintain clear access to fencing, parking, and the job site.

Site barriers will not interfere with Town snow removal operations, and all boardwalks will be cleared of snow.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401

SHAW CONSTRUCTION
www.shawwyoming.com

Performance Bonds and Guarantees:
If additional activities require bonding, Shaw will provide the necessary bonds prior to commencing work. Please refer to the attached letter from the surety confirming bonding capacity.

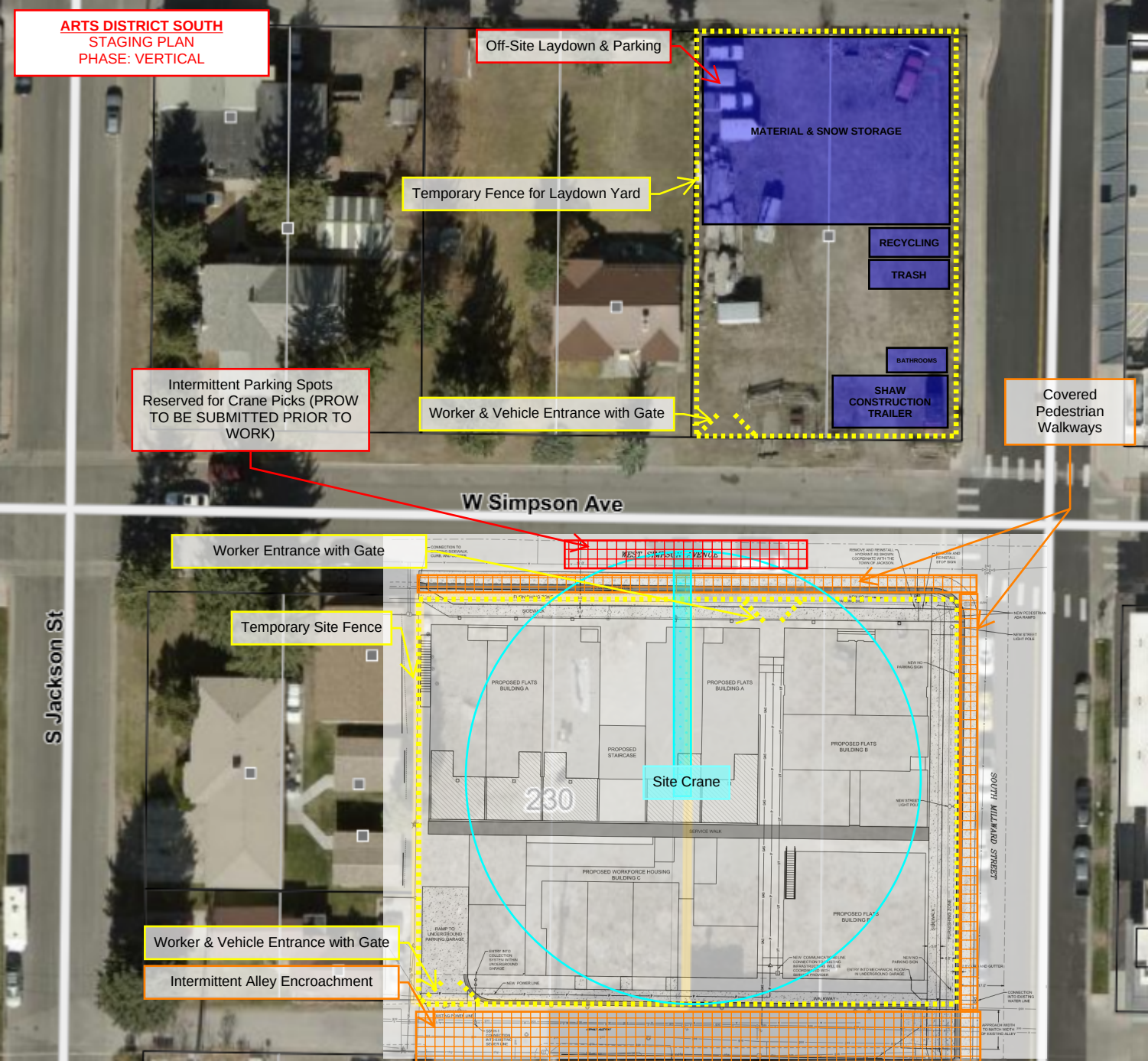
Warranty:
Unless otherwise exempted by the Planning Director, all public improvements and required mitigation measures will be warranted for a period of two (2) years following completion and final inspection.

Modification:
The contractor acknowledges that the Town has the authority to require modifications to the Construction Management Plan.

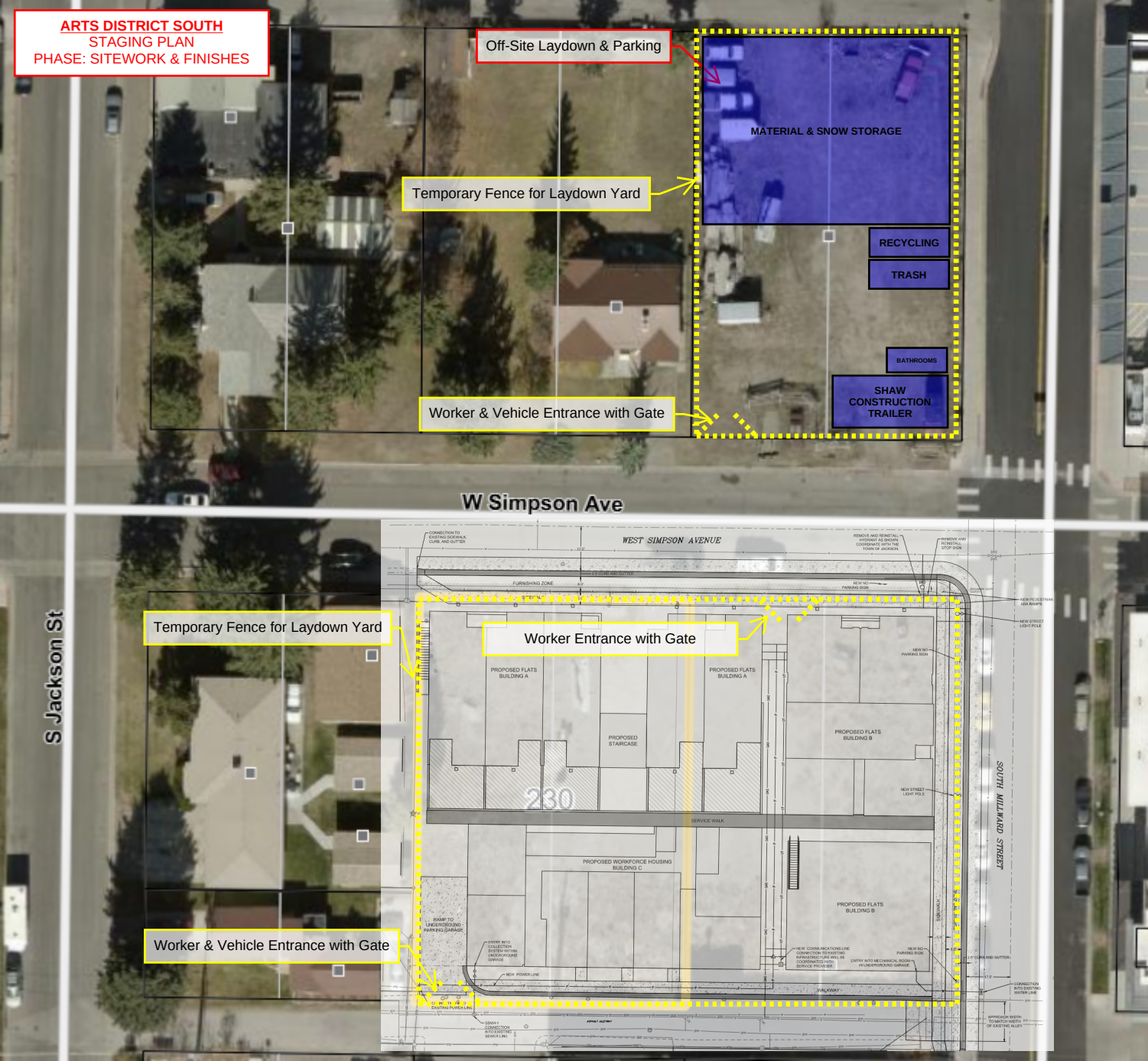
ARTS DISTRICT SOUTH
STAGING PLAN
PHASE: ROW SIDEWALK WORK
Off-Site Laydown & Parking
MATERIAL & SNOW STORAGE
Temporary Fence for Laydown Yard
RECYCLING
TRASH
BATHROOMS
SHAW CONSTRUCTION TRAILER
Worker & Vehicle Entrance with Gate
W Simpson Ave
"Sidewalk Closed Ahead" Signage
S Jackson St
Temporary Site Fence
Temporary Sidewalk Closures & Parking Encroachment for Sidewalk Work (PROW TO BE SUBMITTED PRIOR TO WORK START)
230
Temporary / Intermittent Alleyway Shutdown (PROW TO BE SUBMITTED PRIOR TO WORK START)
"Sidewalk Closed Ahead" Signage

ARTS DISTRICT SOUTH
STAGING PLAN
PHASE: SHORING & EXCAVATION
MATERIAL & SNOW STORAGE
Temporary Fence for Laydown Yard
RECYCLING
TRASH
Off-Site Laydown & Parking
BATHROOMS
SHAW CONSTRUCTION TRAILER
Worker & Vehicle Entrance with Gate
W Simpson Ave
Potential Covered Sidewalk if necessary by TOJ
S Jackson St
230
Jersey Barriers with Fence On Top
Worker & Vehicle Entrance with Gate
TRUCK EXIT ROUTE FROM SITE
TRUCK ENTRANCE ROUTE TO SITE

ARTS DISTRICT SOUTH
STAGING PLAN
PHASE: VERTICAL



ARTS DISTRICT SOUTH
STAGING PLAN
PHASE: SITEWORK & FINISHES



SECTION 5 – Application Materials

- **DEVELOPMENT PLAN APPLICATION**
- **PREAPPLICATION CONFERENCE CHECKLIST**
- **DEEDS & LETTER OF AUTHORIZATION**

PLANNING PERMIT APPLICATION
Planning & Building Department

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

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid _____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Arts District South

Physical Address: 230 W Simpson Ave and 235 S Millward Street

Lot, Subdivision: Lots 1-2 and 3-4, Block 6, Wort-2 PIDN: 22-41-16-33-1-11-002 and 22-41-16-33-1-11-001

PROPERTY OWNER.

Name: Beach Investments LLC, Turquoise Investments #2, LLC and Boihem Jackson, LLC Phone: _____

Mailing Address: 6501 Argonne Blvd, New Orleans LA ZIP: 70124

E-mail: stephen@veskco.com

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc. c/o Mila Dunbar-Irwin Phone: (307)733-5150

Mailing Address: P.O. Box 9550, Jackson, WY ZIP: 83002

E-mail: mdi@jorgeng.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

X Development Plan

_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____ Environmental Analysis

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

Pre-application Conference #: P25-165 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

	June 16, 2026
Signature of Property Owner or Authorized Applicant/Agent	Date
Jorgensen Associates, Inc. c/o Mila Dunbar-Irwin	Project Manager
Name Printed	Title

PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.jacksonwy.gov

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P25-165

Date of Conference: 10.13.25

Planning Staff: Andrew Bowen

PROJECT.

Name/Description: Arts District South (New Development)

Physical Address: 230 W Simpson Ave and 235 S Millward St.

Lot, Subdivision: LOT 3-4, BLK. 6, WORT-2 and LOT 1-2, BLK. 6, WORT -2 PIDN: 22-41-16-33-1-11-002 and 22-41-16-33-1-11-001

Zoning District(s): CR-1

Overlay(s): WUI (Townwide)

STAKEHOLDERS.

Applicant: Parent Halsey

Owner: Qualified Exchange Titleholder

Agent: Same as Applicant

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Lot Combination	Structure cannot span two lots	TBD
Sketch Plan (Optional)	> 19,500 sf for only residential use	TBD
DRC Review	> 19,500 sf	TBD
Development Plan	> 19,500 sf	TBD
Building Permit (Sec. 8.3.4)	Required for all physical development.	TBD

Grading Pre-App (Sec. 8.2.1) (If Applicable)	Required prior to Building Permit for site disturbance greater than 3,000 sf	$199
Encroachment Agreement (If Applicable)	Required for any encroachments into the ROW (i.e., soil nails, roofs, decks, covered sidewalks, architectural projections, etc.)	TBD
Right-Of-Way Permits (If Applicable)	Required to do work in the ROW (i.e., water/sewer connection, road/lane closures, etc.)	TBD
Subdivision	Required for any subdivision of for-sale units.	TBD

MEETING ATTENDEES:

Name	Company	Phone/Email
Andrew Bowen	Town Planning	(307) 733-0440 x1306

TIMELINES. *This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process*

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Sketch Plan (Optional)	14 Days	Town Council	120 - 150 days
DRC Review	NA	Design Review Committee	1-2 Months
Development Plan	14 days	Town Council	120 - 150 days
Grading Pre-App (can occur after Development Plan approval)	1 week	Town Engineer	2-3 weeks
Building Permit (after Development Plan approval)	Upon submittal	Building Official	-First round of review is 8 weeks. -Subsequent reviews are 30 days
Subdivision	14 Days	Town Council	120 - 150 days

Checklist Key.

√ Required*. Applicant must demonstrate compliance with this requirement.*

N/A Not Applicable*. Review requirement is not applicable to this project.*

General Information

Requirement **Notes**

√	**Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	
√	**Notarized Letter of Authorization.** See "Permit and Applications" section on Planning Department website for copy of form.	Required if the applicant is different than owner.
√	**Application Fees.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
√	**Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	
√	**Mailed Notice fee.** See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Landowners within two hundred (200) feet of the land subject to the application. Done by Town Staff.
√	**Digital Format.** All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide a digital copy of the application.
√	**Response to Submittal Checklist.** All applications require a response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	This checklist serves as a guideline for the process but has additional concerns/recommendations throughout.
N/A	**Title Report.** A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	
√	**Narrative description of the proposed development.** Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
√	**Findings for approval.** Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	Findings for each application must be provided in each application.
√	**Proposed Development Program.** Provide a table that summarizes the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	The applicant shall provide compliance with all applicable CR-1 zoning standards and provide a housing mitigation plan. Staff will provide a building permit submittal checklist.
√	**Site Plan.** Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Please provide a site plan to scale and dimensioned.
√	**Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	Floor plans need to be dimensioned and show square footages for all areas.

N/A **Neighborhood Meeting Summary.** See Section 8.2.3 for Neighborhood Meeting requirements.

√ **Posted Notice.** See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: NL-2

Applicable LDR Section: 2.2.3. - NL-2: Neighborhood Low Density-2 (Attached)

PHYSICAL DEVELOPMENT. *Please see Subsection B in the applicable Zone District for specific standards.*

	Requirement	**Notes**
√	**Structure Location and Mass** (setbacks, height, FAR, etc.)	Show in CR-1 zoning compliance summary table
√	**Maximum Scale of Development** (individual building size)	
√	**Design Review** (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month. The submittal deadline is three Mondays before the DRC meeting. Please visit the Town's website for DRC submittal checklist requirements.
√	**Site Development** (Driveway and Access limits)	
√	**Landscaping** (see Div. 5.5 for more information)	
√	**Fencing** (see Sec. 5.1.2 for more information)	
N/A	**Environmental Standards (see Div. 5.1 and 5.2 for more information)** • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
√	**Scenic Standards (see Div. 5.3 for more information)** • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	Provide exterior lighting worksheet with building permit submittal, and provide manufacturer cut sheets..
√	**Natural Hazards to Avoid (see Div. 5.4 for more information)** • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	
N/A	**Signs (see Div. 5.6 for more information)**	A separate sign permit application will be required.

√ **Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)**

- Grading
- Erosion Control
- Stormwater Management

USE STANDARDS. *Please see Subsection C in the applicable Zone District for specific standards.*

Requirement		Notes
√	**Allowed Uses** (see Div. 6.1 for more information)	
√	**Parking** (see Div. 6.2 for more information)	.
√	**Affordable Workforce Housing** (see Div. 6.3 for more information)	
√	**Maximum Scale of Use**	
√	**Operational Standards (see Div. 6.4 for more information)**	

- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

DEVELOPMENT OPTIONS. *Please see Subsection D in the applicable Zone District for specific standards.*

Requirement		Notes
N/A	**Allowed Subdivision and Development Options** (see Div. 7.1 and 7.2 for more information)	
√	**Residential Subdivision Requirements** (see Div. 7.4 and 7.5 for more information)	

- School and Parks Exactions

√ **Infrastructure** (see Div. 7.6 and 7.7 for more information)

- Transportation Facilities
- Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement		Notes:
N/A	**Division 1.9, Nonconformities**	

1.9.2 Nonconforming Physical Development
1.9.3 Nonconforming Uses
1.9.4 Nonconforming Development Options and Subdivisions
1.9.5 Nonconforming Signs

N/A **Division 7.3, Open Space Standards**

7.3.3 Configuration and Location of Required Open Space
7.3.4 Use of Open Space
7.3.5 Physical Development Permitted in Open Space
7.3.6 Record of Restriction
7.3.7 Ownership of Open Space

ADDITIONAL COMMENTS

PLANNING DEPARTMENT COMMENTS
Direct Questions

1. There is no "grandfathered parking." Credits for on street cannot be used for residential uses.
2. *"An individual short-term rental unit located in the Lodging Overlay shall not exceed 1,500 sf in habitable floor area. Two or more short-term rental units may not be connected in a way that results in a combined floor area that exceeds 1,500 square feet."*
3. Clarification is needed regarding whether these units could be used as short-term rentals (STRs). The narrative states that all units are intended for residential use; however, the question posed, and proposed unit sizing suggests they may be rented out in the future. This distinction is important because any lodging use would require Sketch Plan approval. If this intent is not reflected in the application, staff will recommend a condition to the Town Council specifying that no unit may be used as an STR in the future.
4. Each structure will need to present as a separate building architecturally.
5. The 6' sidewalk will likely need to be expanded on Milward. Staff will verify with the Pathways Department.
6. Do the units along Simpson Ave. have individual entry. This will be consistent with the Town's Form and Design Standards.
7. No unit gained by the 2:1 Bonus may be used as an STR.
8. The applicant must submit a full LDR compliance checklist.
9. The development must comply with the new EV parking standards outlined in LDR Section 6.2.2.F.

BUILDING DEPARTMENT COMMENTS
Structure must meet the most current building codes adopted by the Town of Jackson at the time of permitting.

FIRE DEPARTMENT COMMENTS
Project must meet currently adopted International Fire Code (IFC) requirements at time of permit, including but not limited to the following.

1. Owner or owner's agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable through all phases of the construction.
2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of the IFC, Appendix C. FDC shall be installed in an approved location.
3. Premises, including individual units, shall have address identification that shall be legible and placed in a position that is visible from the street or road fronting the property.
4. Where access to or within a structure is restricted, a key box shall be installed in an approved location.
5. A fire department permit is required for an automatic sprinkler system. A stamped set of plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this office.
6. A fire department permit is required for a fire alarm system. A stamped set of plans shall be submitted for review and approval prior to a permit being issued and any work being done. Inspections and testing shall be scheduled with this office.
7. Portable fire extinguishers shall be located for each occupancy per the IFC, Section 906.
8. Means of egress in accordance with the IFC, Chapter 10.
9. Means of egress illumination and any required emergency electrical systems shall be in accordance with the IFC, Section 1008, 2023 NEC and NFPA 70

10. Provide elevation - if the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access a standpipe may be required.
11. Exit signs shall be in accordance with the IFC, Section 1013.
12. Elevator operation, maintenance and fire service keys shall be in accordance with the IFC, Section 604, Construction material documents shall be provided indicated compliance with ASME A17 and is necessary to determine fire detection/suppression requirements.
13. Effective January 01, 2025, all private land parcels in the Town of Jackson and Teton County are now within the mapped Wildland Urban Interface and subject to IWUIC review by the Fire Department. A review of the area will include fire hazard, determine water compliance, and consider existing or proposed defensible space on the property. A memo will be provided outlining Construction Requirements necessary to meet the IWUIC.

HOUSING DEPARTMENT:

1. 6.1.5.C Housing Mitigation will be tied to an STR (Lodging Use), goes by number of bedrooms.
2. Provide calculations per the TOJ Housing Calculator
3. Under one unit. Applicant may pay a fee in lieu.
4. No 2:1 bonus may be used as STR.
5. Housing will need floor plans and will require that Livability Standards are met.
6. Large workforce units tend to be more expensive and may be critiqued by the TC. Perhaps break up units.

ENGINEERING DEPARTMENT:

See Attached

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency.* ***Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

	Agency	Required for:
√	Building Official	
√	Town Attorney	
√	Town Engineer	
√	Title Company – for subdivision plat	
√	County Surveyor – for subdivision plat	
√	Jackson Hole Fire EMS	
√	Housing Authority	
√	Integrated Solid Waste & Recycling	
	National Park Service	
√	Parks and Recreation Department	
√	Pathways Coordinator	
	Public and Environmental Health	
√	Police Department	
	Teton Conservation District	
	Teton County School District	
	Teton County (required when subdividing land within one mile of the Teton County)	
	U.S. Forest Service (if adjacent to or accessing through forest service lands)	
√	Wyoming Department of Environmental Quality	

_____ Wyoming Department of Game & Fish

__√__ WYDOT

QUITCLAIM DEED

Qualified Exchange Titleholder (Series A-Z), LLC, an Alabama limited liability company, with respect to its "Series B-12" ("***Grantor***"), whose address is c/o Herbert Law Firm, LLC, PO Drawer 3889, Gulf Shores, AL 36547, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CONVEYS AND QUITCLAIMS an undivided 21.78 percent interest to Beach Investments, LLC, a Louisiana limited liability company, whose address is c/o Lester L. Boihem, Jr., 6501 Argonne Blvd., New Orleans, LA 70124; an undivided 24.91 percent interest to Turquoise Investments #2, LLC, a Louisiana limited liability company, whose address is c/o Lester L. Boihem, Jr., 6501 Argonne Blvd., New Orleans, LA 70124; and an undivided 53.31 percent interest to Boihem Jackson, LLC, a Wyoming limited liability company, whose address is c/o Lester L. Boihem, Jr., 6501 Argonne Blvd., New Orleans, LA 70124 ("***Grantees***"), all right, title and interest now owned by the Grantor in and to the following described real estate situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

> Lots 1, 2, 3, and 4 of Block 6 of the Second Wort Addition to the Town of Jackson, Teton County, Wyoming according to that Plat recorded in the Office of the Teton County Clerk on September 28, 1940 as Plat No. 129.
>
> PIDN: 22-41-16-33-1-11-001 (Lots 1-2) and 22-41-16-33-1-11-002 (Lots 3-4)

Together with and including all oil, gas and other mineral rights owned by Grantor, and all other hereditaments and appurtenances thereunto belonging, but subject to taxes, reservations, covenants, conditions, restrictions, rights-of-way, and easements of record.

[signature page and notary blocks follow]

GRANTOR: HERBERT LAW FIRM LLC
GRANTEE: BEACH INVESTMENTS LLC
Doc 1112979 Filed At 15:21 ON 10/09/25
Maureen Murphy Teton County Clerk fees: 15.00
By Corrina Dorman Deputy Clerk

WITNESS the hand of the Grantor.

GRANTOR:

Qualified Exchange Titleholder (Series A-Z), LLC,
an Alabama limited liability company, with respect to its "Series B-12":

By its Sole Member, Herbert Law Firm, LLC,
an Alabama limited liability company:

By: _____
Jule R. Herbert, Jr.

Its: Manager

STATE OF ALABAMA)
)ss
COUNTY OF BALDWIN)

The foregoing instrument was acknowledged before me by Jule R. Herbert, Jr., as Manager of Herbert Law Firm, LLC, an Alabama limited liability company, on this 2nd day of October, 2025.

WITNESS my hand and official seal.

_____
Notary Public
My commission expires: 8/31/2027

TAMMY M ADCOCK
MY COMMISSION EXPIRES
AUGUST 31, 2027
NOTARY PUBLIC
STATE OF ALABAMA

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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: Beach Investments, LLC, Turquoise Investments #2, LLC, and Bathem Jackson LLC

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

Address of Premises: 235 S Millward St and 230 W Simpson Ave

Legal Description: LOT 1-2, BLK. 6, WORT -2 and LOT 3-4, BLK. 6, WORT-2
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen Associates; Mila Dunbar-Irwin

Mailing address of Applicant/agent: PO Box 1550, Jackson WY 83001

Email address of Applicant/agent: mdi@jorgeng.com

Phone Number of Applicant/agent: 307-733-5150

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

■ Development/Subdivision Plat Permit Application ☐ Building Permit Application

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

☐ Demolition Permit ☐ Other (describe)_____

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

Property Owner Signature

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

STATE OF Florida)
) SS.
COUNTY OF Walton)

The foregoing instrument was acknowledged before me by Stephen King this 24 day of June 2026. WITNESS my hand and official seal.

Tyler Traylor
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
TYLER TRAYLOR
Commission # HH 685293
Expires June 8, 2029

My commission expires: 6/8/2029

Docusign Envelope ID: 597C820F-E6C2-8640-839E-CA5882D8F554

ACTIONS BY WRITTEN CONSENT OF THE SOLE MEMBER
Beach Investments, LLC, a Louisiana limited liability company
Turquoise Investments #2, LLC, a Louisiana limited liability company
Boihem Jackson, LLC, a Wyoming limited liability company

The undersigned, being the Sole Member of each of Beach Investments, LLC, a Louisiana limited liability company, Turquoise Investments #2, LLC, a Louisiana limited liability company, and Boihem Jackson, LLC, a Wyoming limited liability company (collectively, the "Companies") hereby consent in writing to the taking of the following actions without holding meetings and hereby adopt the following resolutions:

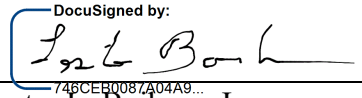
WHEREAS, the Sole Member of each of the Companies desires to appoint Stephen King as an authorized signatory of the Companies for the purpose of executing and delivering any and all documents necessary for the development of those certain real properties with addresses of 230 W. Simpson Avenue and 235 S. Millward Street in Jackson, Wyoming (the "Development").

NOW, THEREFORE BE IT RESOLVED, that Stephen King is hereby authorized to execute and deliver any and all documents necessary for the Companies to participate in the Development.

Upon execution of this Action by Written Consent of the Sole Member, the adoption of the above resolutions will be effective as of the date written below.

Dated to be effective as of the date set forth below:

SOLE MEMBER:

DocuSigned by:

746CEB0087A04A9...

Lester L. Boihem, Jr.

Date signed: 6/25/2026

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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Beach Investments, LLC, Turquoise Investments #3, LLC, and Boilhem Jackson LLC

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

Address of Premises: 235 S Millward St and 230 W Simpson Ave

Legal Description: LOT 1-2, BLK. 6, WORT -2 and LOT 3-4, BLK. 6, WORT-2
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen Associates; Mila Dunbar-Irwin

Mailing address of Applicant/agent: PO Box 1550, Jackson WY 83001

Email address of Applicant/agent: mdi@jorgeng.com

Phone Number of Applicant/agent: 307-733-5150

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

■ Development/Subdivision Plat Permit Application ☐ Building Permit Application

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

☐ Demolition Permit ☐ Other (describe)_____

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

_____
Property Owner Signature

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

STATE OF Florida)
) SS.
COUNTY OF Walton)

The foregoing instrument was acknowledged before me by Stephen King this 24 day of June 2026. WITNESS my hand and official seal.

NOTARY PUBLIC STATE OF FLORIDA
TYLER TRAYLOR
Commission # HH 685293
Expires June 8, 2029

Tyler Traylor
Notary Public

My commission expires: 6/8/2029

SECTION 2 – ENGINEER'S REPORT

- **ENGINEER'S REPORT**

- **STORMWATER, WATER, & SEWER CALCULATIONS BY JORGENSEN ASSOCIATES, P.C.**

JORGENSEN

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June 19th, 2026

Introduction

This Engineer's Report is intended to provide an engineering basis for design and to discuss engineering related topics for the development located on Lots 1-4, Block 6, of the Second Wort Addition to the Town of Jackson, Teton County, Wyoming. These lots are currently known to be at 235 Millward Street and 230 Simpson Avenue. The proposed development includes residential condominiums for sale, workforce housing, and short-term rentals.

Existing Town of Jackson's infrastructure for roads, water, and sanitary sewer will be used to service the development. Electrical, gas, and communication utilities are in place at or near the proposed development.

Vehicular access to the proposed development will be provided through an existing alley running parallel to the southern property line. Parking will be provided within an underground parking lot and accessed through the alley. Pedestrian access is provided to the site from both Millward Street and Simpson Avenue.

This Engineer's Report is intended to provide the engineering basis for the design and discuss engineering related items for the development of the project. Design details will advance as the plan moves into construction permitting and construction phases of the project.

Site and Soils Conditions

The project site is found on the geologic map Geologic Map of Grand Teton National Park, Teton County, Wyoming, by J.D. Love et al. published in 1992. According to the map, the project site is covered by Quaternary-age alluvial fan comprising of cobbles, gravel, sand, and varying amounts of fine-grained soils. A subsurface exploration was performed on May 18 and 19, 2026 by Jorgensen Associates, Inc (Jorgensen). Six boreholes were drilled and logged to depths ranging from 25.9 to 36.5-ft below ground surface (bgs). The soils observed during the subsurface exploration were consistent with mapped geology consisting of stony alluvial fan deposits comprised of; gravels and sands with cobbles and varying amounts of fine-grained soils. A layer of sandy alluvial fan deposits was observed within the stony alluvial fan beginning at depths ranging from approximately 23 to 27-ft bgs, and a thin veneer of fill was observed across the surface of the site. Bedrock is assumed to be very deep at this site. The site is located within the Intermountain Seismic Belt with the risk of major earthquakes understood to be relatively high. The Teton Fault system is roughly 7-miles northwest of the site.

The native alluvial fan deposits, consisting of primarily of gravels and sands with cobbles and varying amounts of fines observed at the site are typically considered adequate to support loads associated with the proposed construction. Undocumented fill, and any fine-grained soils observed near the surface present a risk of settlement. The sandy alluvial fan deposits consisting primarily of sand and fines will undergo laboratory testing to determine if any mitigation is required. A comprehensive Geotechnical Report will be issued with permit documents for this project.

Groundwater

Based on Jorgensen's subsurface exploration, groundwater was not encountered in any of the boreholes. Jorgensen installed three (3) standpipe piezometers during the subsurface exploration to facilitate groundwater

monitoring. Local groundwater levels at this site are assumed to be primarily influenced by local rivers and streams and are expected to fluctuate seasonally, if encountered. Groundwater monitoring is being performed during the spring and summer of 2026. A comprehensive Groundwater Monitoring Report will be issued with permit documents for this project.

LAUST Remediation System

There is a LAUST Remediation System which the State of Wyoming is planning to abandon. As design progresses our team will verify which monitoring well permits are applicable to the subject lots. Our team will coordinate with the DEQ to identify the status of monitoring wells and use for any ongoing DEQ monitoring programs. Our team will recommend permit changes and/or cancellations for any inactive or abandoned monitoring wells for the subject lots. Prior to any underground work or alley resurfacing, proper abandonment of the LAUST system will be coordinated and approved by the WYDEQ.

Transportation, Parking and Access

The development is required to provide 1.5 parking spaces for every dwelling unit categorized as an apartment unit or a short-term rental unit. The development will include 35 dwelling units. These units will require 53 total parking spaces. The total required parking spaces includes 3 required ADA parking spaces, out of which one ADA parking space must be van accessible. It also includes the required 17 EVSE capable spaces, out of which 3 EVSE spaces must be fully installed. All parking will be provided within the proposed underground parking garage and will meet all applicable parking standards. Plan views of the parking garage detailing key dimensions and layouts are provided in the plan set.

The development is required to provide 0.75 bike spaces per bedroom for residential uses with 5 or more units per lot, out of which 25% need to be for short-term parking and 75% need to be for long-term parking. The development is within the Lodging Overlay, and it is also required to provide 0.75 bike space per bedroom for short-term rentals, out of which, 100% need to be long-term parking. Plan views of the bike spaces showing locations and layouts are provided in the architectural sheets.

Grading, Drainage, and Stormwater Management

The ROW will have a uniform cross slope from back of sidewalk to the top back of curb. Longitudinal slopes will match the adjacent streets. ROW improvements and access to the proposed development will be ADA compliant.

The existing lots are undeveloped and allow for water to infiltrate as it drains across the landscape towards the southwest.

All drainage will be directed towards area drains, roof drains, and trench drains to facilitate its collection and routed to a chamber system located under the slab of the underground parking garage. Pre-development runoff for the 100-year storm is calculated to be 0.34 cfs and compared to a post-development runoff of 1.51 cfs. The chamber system will allow for the difference between pre-development and post-development runoff to be retained on site. A hydrodynamic separator will be installed prior to the chamber infiltrators to remove pollutants from being introduced into the groundwater.

All runoff will be routed to a surface infiltration chamber field under the slab of the proposed underground parking lot. A chamber field containing 20 chambers will be sufficient to detain the 100-year storm. Stormwater routing and details for the stormwater retention system will be provided as the design progresses.

Table 1 – Stormwater Calculations

Stormwater Rational Method Runoff Design Storm Frequency = 100			
Basin	Pre-Development Peak (cfs)	Post-Development Peak (cfs)	Required Water Storage (gal)
Chamber Field	0.34	2.07	6,850

Water Supply and Distribution System

Water (domestic and fire) will be supplied to this development by the Town of Jackson Public Water System. The proposed development will need a new service tap on the existing 12" main within Millward Street.

Water demand for domestic use was calculated using the AWWA M22 method and estimated at 58 gpm based on preliminary fixture counts for the proposed buildings. No significant increase in irrigation demand is expected as part of this development due to minimal landscaping.

The fire suppression system demand of 1,500 gpm was calculated utilizing Appendix B, Table B105.2 and Table 105.1(2) of the 2021 International Fire Code based on building area and Type IV construction. All buildings will provide a full sprinkler system designed per NFPA 13.

Wastewater Collection and Treatment Systems

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines within the existing alley running parallel to the southern property boundary.

Wastewater generation values were developed using 2018 Wyoming DEQ values for the current building program. Those values are summarized in Table 2 below.

Table 2 – Wastewater Generation

Sanitary Sewer Generation				
			Average Daily Flow; percent of maximum	50%
			Peak Hour Factor	4
Unit Type	Number of Units	Average TOTAL per Unit Type, (gpd)	Maximum TOTAL per Unit Type, (gpd)	PEAK HOUR, (gpm)
Short Term	15	1,125	2,250	6.3
Long Term	8	1,475	2,950	8.2
Workforce Housing	12	1,030	2,060	5.8
Total		**3,835**	**7,670**	**20.3**

Cable Utilities and Gas

Electrical power and natural gas connections will be coordinated with Lower Valley Energy, and connections to both will be provided along the southern boundary of the property. A new transformer to service the development will be necessary and located within an internal corridor between buildings D and E. Communication utility vaults will be located in the same transformer area and will be coordinated with the service provider.

Refuse, Trash, and Recycling

Refuse, garbage, and recycling is proposed in a dedicated utility room within the southwestern corner of building D. The enclosure, when the doors are closed, will hide the dumpsters and will be inaccessible to wildlife.

Snow Storage

A snow storage area sized to be a minimum of 2.5% of the area of the plowed walkways will be provided in areas of open space adjacent to the walkways.

Respectfully submitted,
JORGENSEN ASSOCIATES, Inc.

Brian Simon, P.E.
Project Manager

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STORMWATER MANAGEMENT
RATIONAL METHOD FOR RUNOFF CALCULATIONS
SITE INFORMATION

Project Name: **Art District South**
Jorgensen Project Number: **JA Project No. 25115**
Site Calculation Date: **05.26.2026**

Pre Development Site

Surface Type	Area (ft^2)
Hardscape	0
Lawn, Sandy, Average, 2 to 7%	29,996
Roofs	0
Total	**29,996**

Post Development Site (Excluding ROW)

Surface Type	Area (ft^2)
Hardscape	8,320
Lawn, Sandy, Average, 2 to 7%	1,650
Roofs	20,026
Total	**29,996**

Stormtech SC-800 Chambers Storage	50.6	cubic feet
Number of Chambers Provided	20	
Provided Storage in Chambers	**1012.0**	**cubic feet**
Required Storage for Site	**915.8**	**cubic feet**

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STORMWATER MANAGEMENT
RATIONAL METHOD FOR RUNOFF CALCULATIONS
PRE-DEVELOPED FLOW RATE - 100 YEAR

Design Storm Frequency =	100	years

Discharge Rate, d =	0.00	cfs

Art District South
JA Project No. 25115
05.26.2026

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Hardscape	0	0.00	0.95	1.25	1.19	1.00	0.00
Lawn, Sandy, Average, 2 to 7%	29,996	0.69	0.13	1.25	0.16	0.16	0.11
Roofs	0	0.00	0.95	1.25	1.19	1.00	0.00
Roofs	0	0.00	0.95	1.25	1.19	1.00	0.00
Roofs	0	0.00	0.95	1.25	1.19	1.00	0.00
Totals	**29,996**	**0.69**					**0.11**

Weighted Runoff Coefficient, C_{wd} = $\frac{\Sigma C_j A_j}{\Sigma A_j}$ = 0.13

C_{wd} x C_f = 0.16

C_{wd} x C_f x ΣA_j = 0.11

Time of Concentration = 5.0 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
0	0.00	0.00	0.00
5	3.00	101.55	0.34
10	2.33	157.74	0.26
15	1.90	192.95	0.21
20	1.65	223.41	0.18
30	1.30	264.03	0.15
40	1.08	292.47	0.12
50	0.95	321.58	0.11
60	0.82	333.09	0.09
70	0.74	350.69	0.08
80	0.65	352.04	0.07
90	0.61	371.67	0.07
100	0.56	379.12	0.06

Peak Flow Rate = 0.34 cfs

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STORMWATER MANAGEMENT
RATIONAL METHOD FOR RUNOFF CALCULATIONS
PROPOSED DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Art District South
JA Project No. 25115
05.26.2026

Discharge Rate, d = 0.34 cfs
(●) From 100 year pre-development storm
( ) Other (enter flowrate) cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Hardscape	8,320	0.19	0.95	1.25	1.19	1.00	0.19
Lawn, Sandy, Average, 2 to 7%	1,650	0.04	0.13	1.25	0.16	0.16	0.01
Roofs	20,026	0.46	0.95	1.25	1.19	1.00	0.46
Totals	**29,996**	**0.69**					**0.69**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_j A_j}{\Sigma A_j}$ = 0.90

C_{wd} x C_f = 1.00

C_{wd} x C_f x ΣA_j = 0.69

Time of Concentration = 7.3 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	**Rainfall Intensity, i (in/hr)**	**Runoff Volume (ft^3)**	**Discharge Volume (ft^3)**	**Req'd Site Detention (ft^3)**	**Peak Flow (ft^3/sec)**
0	0.00	0.00	0.00	0.00	0.00
5	3.00	619.76	100.71	631.56	2.07
10	2.33	962.70	201.42	645.76	1.60
15	1.90	1177.55	302.13	766.82	1.31
20	1.65	1363.48	402.84	857.72	1.14
30	1.30	1611.38	604.27	915.82	0.90
40	1.08	1784.91	805.69	899.09	0.74
50	0.95	1962.58	1007.11	884.35	0.65
60	0.82	2032.82	1208.53	765.05	0.56
70	0.74	2140.24	1409.96	680.44	0.51
80	0.65	2148.51	1611.38	500.61	0.45
90	0.61	2268.33	1812.80	426.19	0.42
100	0.56	2313.78	2014.22	280.64	0.39

*

Peak Flow Rate = 2.07 cfs

Water Storage Required = 916 **ft^3**
6850 **gal**

*Req'd site detention greatly overestimates required storage when tc>t

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WATER SYSTEM DEMAND PER WYDEQ CHAPTER 12

Project Name: **Art District South**
Jorgensen Project Number: **JA Project No. 25115**
Site Calculation Date: **06.03.2026**

Average Day Occupancy Rate	70%
Max Day Factor, MDF	2.72
Peak Hour Factor[2], PHF	2.5

WATER DEMAND - SHORT TERM RENTAL UNITS					
	a	b	c=a*b	d=MDF*c	e=d/1440 * PHF
	Unit Count	Average gpd/capita[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
2 Bedroom Unit	15	125	2,625	7,140	12.4
		SUBTOTAL	**2,625**	**7,140**	**12.4**

Average Day Occupancy Rate	100%
Max Day Factor, MDF	2.72
Peak Hour Factor[2], PHF	2.5

WATER DEMAND - LONG TERM UNITS					
	a	b	c=a*b	d=MDF*c	e=d/1440 * PHF
	Unit Count	Average gpd/capita[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
2 Bedroom Unit	3	125	750	2,040	3.5
3 Bedroom Unit	3	125	1,125	3,060	5.3
4 Bedroom Unit	2	125	1,000	2,720	4.7
		SUBTOTAL	**2,875**	**7,820**	**13.6**

Average Day Occupancy Rate	100%
Max Day Factor, MDF	2.72
Peak Hour Factor[2], PHF	2.5

WATER DEMAND - WORKFORCE HOUSING UNITS					
	a	b	c=a*b	d=MDF*c	e=d/1440 * PHF
	Unit Count	Average gpd/capita[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
1 Bedroom Unit	10	125	1,250	3,400	5.9
2 Bedroom Unit	2	125	500	1,360	2.4
		SUBTOTAL	**1,750**	**4,760**	**8.3**

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WATER SYSTEM DEMAND PER WYDEQ CHAPTER 12

WATER DEMAND - SUMMARY				
	Unit Count	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Short Term Units	15	2,625	7,140	12.4
Long Term Units	8	2,875	7,820	13.6
Workforce Housing Units	12	1,750	4,760	8.3
TOTAL	**35**	**7,250**	**19,720**	**34.2**

FIRE SUPPRESSION							
Unit Type	Building Gross Area	Building Type	Required Pressure [3]	Required Duration [4]	Total Fire Flow [4]	Sprinkler Reduction [5]	Adjusted Fire Flow [5]
	(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Short	19,523	IV	20	2	2,500	75%	1,500
Long	5,386	IV	20	2	1,500	75%	1,500
Long	14,118	IV	20	2	2,250	75%	1,500
Workforce	12,700	IV	20	2	2,000	75%	1,500

Note:

[1] Based on daily rates from the WYDEQ CH 12, Section 10.a.i. and WYDEQ CH 25, Section 5

[2] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day

[3] IFC - Appendix B, Section B102

[4] IFC - Appendix B, Table B105.1(2), Type IV

[5] IFC - Appendix B, Section B105, 75% reduction for automatic sprinkler systems, minimum 1,500 gpm

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WATER SYSTEM DEMAND PER AMERICAN WATER WORKS ASSOCIATION (M22)

Project Name: **Art District South**
Jorgensen Project Number: **JA Project No. 25115**
Site Calculation Date: **06.03.2026**

WATER DEMAND - M22 FIXTURE CALCULATION (SHORT TEM UNITS)					
	Fixture	No. Units	Fixtures per Unit	Fixture Value	Fixture Value Per Unit
2 Bedroom Units	Toilet	15	2	6	180
	Lavatory Sink		2	1.5	45
	Shower		2	2.5	75
	Kitchen Sink		1	1.8	27
	Dishwasher		1	1.3	20
	Laundry (Washer)		1	3	45
				SUBTOTAL FIXTURE VALUE	**392**

WATER DEMAND - M22 FIXTURE CALCULATION (LONG TEM UNITS)					
	Fixture	No. Units	Fixtures per Unit	Fixture Value	Fixture Value Per Unit
2 Bedroom Units	Toilet	3	2	6	36
	Lavatory Sink		2	1.5	9
	Shower		2	2.5	15
	Kitchen Sink		1	1.8	5
	Dishwasher		1	1.3	4
	Laundry (Washer)		1	3	9
3 Bedroom Units	Toilet	3	3	6	54
	Lavatory Sink		3	1.5	14
	Shower		3	2.5	23
	Kitchen Sink		1	1.8	5
	Dishwasher		1	1.3	4
	Laundry (Washer)		1	3	9
4 Bedroom Units	Toilet	2	4	6	48
	Lavatory Sink		4	1.5	12
	Shower		4	2.5	20
	Kitchen Sink		1	1.8	4
	Dishwasher		1	1.3	3
	Laundry (Washer)		1	3	6
				SUBTOTAL FIXTURE VALUE	**279**

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WATER SYSTEM DEMAND PER AMERICAN WATER WORKS ASSOCIATION (M22)

WATER DEMAND - M22 FIXTURE CALCULATION (WORKFORCE HOUSING UNITS)					
	Fixture	No. Units	Fixtures per Unit	Fixture Value	Fixture Value Per Unit
1 Bedroom Units	Toilet	10	1	6	60
	Lavatory Sink		1	1.5	15
	Shower		1	2.5	25
	Kitchen Sink		1	1.8	18
	Dishwasher		1	1.3	13
	Laundry (Washer)		1	3	30
2 Bedroom Units	Toilet	2	2	6	24
	Lavatory Sink		2	1.5	6
	Shower		1	2.5	5
	Kitchen Sink		1	1.8	4
	Dishwasher		1	1.3	3
	Laundry (Washer)		1	3	6
				SUBTOTAL FIXTURE VALUE	**161**

WATER DEMAND - M22 FIXTURE CALCULATION (SUMMARY)	
	Fixture Value Per Unit Type
Short Term Units	392
Long Term Units	279
Workforce Housing Units	161
TOTAL FIXTURE VALUE	**831**
Probable Water Flow Demand (AWWA M22 - Figure 4-2)	58.0
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm)	**58**

Note: Domestic use only, no irrigation

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WATER SYSTEM DEMAND PER WYDEQ CHAPTER 11

Project Name: **Art District South**
Jorgensen Project Number: **JA Project No. 25115**
Site Calculation Date: **06.03.2026**

Average Daily Flow	50%
Peak Hour Factor	4

SANITARY SEWER DEMAND - SHORT TERM UNITS					
Number of Bedrooms per Unit	No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
1 Bedroom	15	150	1,125	2,250	6.3
SUBTOTAL RESIDENTIAL SANITARY SEWER DEMAND			**1,125**	**2,250**	**6.3**

Average Daily Flow	50%
Peak Hour Factor	4

SANITARY SEWER DEMAND - LONG TERM UNITS					
Number of Bedrooms per Unit	No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
2 Bedroom	3	280	420	840	2.3
3 Bedroom	3	390	585	1,170	3.3
4 Bedroom	2	470	470	940	2.6
SUBTOTAL RESIDENTIAL SANITARY SEWER DEMAND			**1,475**	**2,950**	**8.2**

Average Daily Flow	50%
Peak Hour Factor	4

SANITARY SEWER DEMAND - WORKFORCE HOUSING UNITS					
Number of Bedrooms per Unit	No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
1 Bedroom	10	150	750	1,500	4.2
2 Bedroom	2	280	280	560	1.6
SUBTOTAL RESIDENTIAL SANITARY SEWER DEMAND			**1,030**	**2,060**	**5.8**

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WATER SYSTEM DEMAND PER WYDEQ CHAPTER 11

SANITARY SEWER DEMAND - SUMMARY			
	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Short Term Units	1,125	2,250	6.3
Long Term Units	1,475	2,950	8.2
Workforce Housing Units	1,030	2,060	5.8
TOTAL RESIDENTIAL SANITARY SEWER DEMAND	**3,630**	**7,260**	**20.3**

Notes:

[1] *Based on daily flow rates from the WYDEQ CH 25, Section 5, Table 1 and Table 2*

[2] *Bedroom count based on worksheet from Parent|Halsey dated 2026-05-27*

STAFF REPORT

Meeting Date:	September 2, 2026	**Meeting Title:**	Planning Commission - Workshop
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	LDR Text Amendment - Biennial Land Development Regulation Update (PM26-016)	**Public Comment:**	Yes

Purpose and/or Policy Considerations.
The Town's Biennial Land Development Regulation (LDR) Update is a recurring two-year process for reviewing and amending the LDRs. The process addresses errors and inconsistencies, clarifies ambiguous provisions, codifies common interpretations, and addresses issues identified through the regular implementation of the regulations. It may also include substantive policy or regulatory changes when needed. The process was formerly referred to as an LDR "cleanup," but its scope has expanded to include a broader range of regulatory and policy amendments and is now referred to as the Biennial LDR Update.

As with all LDR text amendments, Planning Commission (PC) review and recommendation are required before being considered by the Town Council.

Requested Action.
The applicant, the Planning Director, is requesting approval of a text amendment to make a suite of changes to the LDRs.

Recommendations.
The Planning Director recommends approval of the Biennial LDR Update.

Background/Project Description.
As supported by the Town Council, the Planning Department's goal is to complete a Biennial LDR Update every two years. This process would address routine housekeeping items—such as correcting errors and inconsistencies and codifying common interpretations—while also providing an opportunity to modify or add relatively simple standards necessary to ensure the LDRs are implemented fairly and consistently and to address recurring issues identified through development review and community experience.

In addition, the Biennial LDR Update would include more substantive (but still relatively narrow) amendments intended to keep the LDRs responsive to changing conditions, evolving development trends, community growth, and emerging impacts. This ongoing update process helps ensure the Town has the appropriate regulatory tools to effectively address and mitigate those impacts while maintaining clear, consistent, and effective development standards.

Staff met with the PC on August 5th and August 19th in a workshop to discuss a number of key issues and get feedback from the members. Staff incorporated some PC feedback into the proposed amendments.

Staff Analysis.
The proposed amendments are detailed in the attached table. For each amendment, a brief description of the purpose of the cleanup is provided. Please note that this table also includes roughly 15 LDR amendments proposed by the Town Engineer to address issues focused on the public right-of-way, access, sidewalks, and utilities. Please refer to the attached redline table for the rationale and analysis of each change.

To aid the Commission's review, a list of the primary changes is provided below:

- Change #13: Clarifies the timing of the large building Conditional Use Permit
- Change #14: Introduces a guest parking standard for multi-family developments

- Change #16: Add language concerning exterior non-enclosed connections of individual buildings
- Change #22: Proposes limits on landscaping in and adjacent to the right-of-way
- Change #31: Address affordable housing for amenity spaces in hotels
- Change #34: Removes the limit on usage of tandem parking
- Change #35: Proposes an increase in required on-site snow storage
- Change #37: Proposes new standard for trash & recycling
- Change #49: Introduces a limit on the number of virtual meetings for PC Board attendance
- Change #51: Clarifies allowed architectural projections into setbacks – bay windows and vertical elements
- Change #52: Proposes standards for rooftop equipment

Staff's recommendation is that the Planning Commission discuss only those items from the table that people want to discuss, modify, or remove from the list. Items that everyone agrees with would not need to be discussed and would be approved by consent. In preparation, please identify any proposed changes you would like to discuss using the number in the left column. This will help staff efficiently facilitate the meeting and focus on the items that require discussion. If an item in the table proves to be too complex for simple resolution and agreement, staff will likely remove that item from this effort and address that item in the future as part of a separate update process.

Factors for Consideration.
Pursuant to Section 8.7.2.C (LDR Text Amendment Findings) of the Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment, the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs;*

   Complies. The proposed Biennial LDR Update seeks to improve the organization of the LDRs in a number of cases where standards are more easily found in the proposed location.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

   Complies. The proposed Biennial LDR Update improves the consistency of the LDRs in a number of cases where implementation of the LDRs has identified that additional sections of the LDRs need to be updated to implement an intended policy change.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

   Complies. Some of the proposed Biennial LDR Updates provide flexibility for landowners, such as changes #16 (proposing flexibility to allow exterior non-enclosed connections), #18 (clarifying exemptions for disturbing steep slopes), #32 (clarifying and allowing increased incidental seating for retail uses), and #34 (removing limits on tandem parking usage).

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

   Not applicable. Many of the Biennial LDR Updates directly address changes in the community, such as changes #9 (limiting Workforce unit sizes), #12 (fencing setbacks to protect alleys), #14 (need for guest parking), #22 (limits on landscaping to protect the right-of-way), #31 (ensuring hotel amenity spaces are mitigated), #35 (need for increased snow storage), #37 (needed updates to trash/recycling standards), #51 (architectural projections), #52 (rooftop equipment screening).

5. *Improves implementation of the Comprehensive Plan; and*

Complies. All proposed changes are consistent with the Comprehensive Plan and the intent of this Biennial LDR Update is to improve implementation of the existing approach toward executing the Comprehensive Plan.

6. *Is consistent with other adopted Town Ordinances.*

   Complies. All proposed changes are consistent with or improve coordination with other Town ordinances.

Public Comment.
None.

Comprehensive Plan & Priority Alignment.
Policy 3.3.c of the 2012 Comprehensive Plan acknowledges that the community desires predictability in the future land use decisions that will implement the Comprehensive Plan. As such, periodic updates to the LDRs are intended to make the regulations more clear and predicable. From a priority alignment perspective, the Town Council has indicated their support for biennial LDR updates because of the importance of keeping the LDRs up-to-date, relevant and consistent.

Fiscal Impact.
No fiscal impact identified at this time.

Staff Impact.
The amount of staff time to research and write this report, including future work such as ordinances, is roughly 60 hours.

Attachments or Links.
2026 Biennial LDR Update Table - Redline

Suggested Motion.
I move to recommend **approval** to the Town Council of LDR Text Amendment PM23-016 for the 2026 Biennial LDR Update based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as presented by staff in the staff report dated September 2, 2026, and as modified by the Commission at this meeting.

2026 Town Biennial LDR Update (PM26-016)

Planning Commission Draft: September 2, 2026

Introduction

Town staff consistently strive to improve the LDRs by making note of errors, clarifying points of confusion, addressing unintended consequences and changing conditions. The Biennial LDR Update project is a regular initiative to amend the LDRs every two years to institute those corrections, keep the LDRs up-to-date, and ensure compliance with the changes in other guiding documents. Major policy changes have largely been avoided in this biennial update process and are reserved for separate, individual review.

Proposed Changes

The table below lists the changes proposed by the Planning Director. The table includes the section in which the stated changes occur, a description of the change or issue, and the proposed text to be amended if it is brief enough to be included. In cases where changes are more significant or difficult to snapshot in a single cell, there is direction to turn to an attached appendix page. Text that has been removed is denoted with a ~~red & strikethrough~~; text that had been added is denoted with red & underline.

#	Section	Description of Change	Proposed Text
1	1.9.2.B.5	**Nonconforming detached dwellings and habitable floor area:** This amendment improves consistency in how the 20% expansion threshold is applied. In all other sections of the nonconforming provisions, the 20% limit is based on habitable floor area; however, this section currently relies on total floor area, which includes both habitable and non-habitable space. To maintain consistency across the regulations, the standard should be revised to reference habitable floor area.	Section 1.3.2.A.2. Required Compliance for Non-Building Nonconformities. In addition to the above standards, a nonconforming physical development that is not a building shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20 percent of the ~~total~~ habitable floor area or use on a site. Except that, a non-building physical development that is nonconforming with an LDR that protects a public right-of-way shall be brought into compliance will all applicable standards of these LDRs upon cumulative expansion of greater than five percent of the floor area or use on a site. ***EXAMPLE:*** *A site has an existing 2,000 square feet home that does not meet setbacks and more site development than is permitted.* Construction *of a 500 square ~~feet detached garage~~ foot addition to a home on the site would require that the site development be brought into compliance with these LDRs, but the existing home would not have to be relocated.*
2	1.9.3.B.1	**Expansion of nonconforming use:** This amendment clarifies that the 20% expansion allowance for a nonconforming use is calculated based on the existing site. This ensures that an owner who has fully developed a nonconforming use on a property cannot acquire adjacent land to further extend the use beyond its original site. In effect, the change establishes a clear cap, limiting expansion to the boundaries of the original property.	1. A nonconforming use may only be expanded a cumulative total of 20 percent in the floor area and site area occupied and/or the daily and annual duration of operation on the site as it existed on the date the nonconformity was established at, except that a nonconforming Detached Dwelling shall not be subject to this limitation.

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td>3</td><td>2.2.1.C</td><td>Pedestrian Frontages: This change adds clarifying language to the Pedestrian Frontages section concerning the potential locations of the frontage areas.

The second change adds clarifying language to the Building Transition Area definition that the transition zone, if located on private property, can be used as private yard space.</td><td>Pedestrian Frontages. Pedestrian frontages are the spaces that occur on public or private property between the curb and the building or property line, and are required along all primary and secondary public streets. Good pedestrian frontages are essential for fostering mixed-use, walkable, and pedestrian-oriented development. Specific rules for each pedestrian frontage are listed below.

Building Transition Area. The remaining space between the clear sidewalk and building facade is a semi-public/private, building transition area that provides room for front door swings, planter boxes, window shopping, outdoor cafe seating, street furniture, public art, etc. For residential development the transition area may end at the property line and the remaining space is for private yards.</td></tr>
<tr><td>4</td><td>2.2.1.C</td><td>Easement for Certain Public Improvements: This change clarifies that when a furnishing / planting area or sidewalk is required on private property, it REQUIRES an easement.</td><td>Where private property is used for a furnishing/planting area or a clear sidewalk, an easement ~~may be permanently~~ shall be ~~dedicated~~ granted to the Town. Where the minimum width of sidewalk is provided within the public right-of-way and has additional width across the right-of-way, an easement shall be granted for the full width of the sidewalk constructed so that the portion on private property is independent of the portion within the public way.</td></tr>
<tr><td>5</td><td>2.2.1.C</td><td>Grading for Pedestrian Frontages: This change adds language that gives guidance for grading the pedestrian frontage.</td><td>The Furnishing / Planting Area and the Clear Sidewalk portions of the Pedestrian Frontage shall be designed as one plan as though the entire space meets accessibility requirements and could be utilized for such. The Town Engineer may approve variations for circumstances beyond the developer’s control.</td></tr>
<tr><td>6</td><td>2.2.7.B.1</td><td>NM-1 landscaping: This amendment corrects the application of the 0.50 LSR standard. Attached dwellings are only permitted on lots of 7,500 square feet or greater; however, the current table incorrectly places “N/A” and “0.50” under the wrong columns. This change aligns the standards with the intended applicability.</td><td>NM-1

<table><tr><td>Landscaping</td><td colspan="2">(Division 5.5)</td></tr><tr><td>Landscape surface ratio (min)</td><td><7,500 sf</td><td>≥7,500 sf</td></tr><tr><td>Attached dwelling</td><td>~~.50~~
n/a</td><td>~~n/a~~
.50</td></tr></table></td></tr>
<tr><td>7</td><td>2.2.7.B.3</td><td>NM-1 scale of development: This amendment corrects the applicability of the 0.40 FAR standard. Similar to the LSR change above, attached dwellings are only permitted on lots of 7,500 square feet or greater; however, the current table incorrectly places “N/A” and “0.40” under the wrong columns. This change aligns the FAR standards with the intended lot size applicability.</td><td>NM-1

<table><tr><td>Scale of Development</td><td colspan="2">(Sec. 9.4.13)</td></tr><tr><td>Floor area ratio (FAR max)</td><td><7,500 sf</td><td>≥7,500 sf</td></tr><tr><td>Attached dwelling</td><td>~~.40~~
n/a</td><td>~~n/a~~
.40</td></tr></table></td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td>8</td><td>2.2.13.B.10</td><td>Threshold for 100% residential in CR-3: The CR and DC zones include a provision exempting 100% residential projects from requiring a Sketch Plan, with the intent of incentivizing higher-density housing developments. The CR-3 zone currently lists an incorrect square footage threshold; this amendment corrects the threshold in the table to reflect the intended standard.</td><td>CR-3

<table><tr><th colspan="2">10. Physical Development Permits Required</th></tr><tr><td>Physical Development</td><td>Sketch Plan</td></tr><tr><td colspan="2">Floor area (including basement)</td></tr><tr><td>> ~~30,000 sf~~ 19,500 sf for only residential use</td><td>Optional</td></tr></table></td></tr>
<tr><td>9</td><td>2.2.9.E.2
2.2.13.E.4</td><td>Fourth story & height bonus in NH-1 & CR-3: This change separates the 2-acre minimum standard from the standard on setback and step downs. This change also strengthens the setback and step down language.

Finally, to avoid the creation of overly large deed restricted units that are contrary to the purpose of providing workforce housing units at a size and cost appropriate for local workers, caps on unit sizes are proposed that are consistent with those proposed for the 2:1 Bonus.</td><td>NH-1 & CR-3

c. The site shall be at least 2 acres. ~~to provide opportunity for sufficient setback from, and building height step down to small scale development.~~

g. The development shall provide a sufficient setback and building height step down to be compatible with adjacent smaller scale development.

h. Deed restricted units cannot exceed the following size limits:
• 1 br – 800 sf
• 2 br – 1,200 sf
• 3+ br – 1,500 sf</td></tr>
<tr><td>10</td><td>2.2.11.C</td><td>Affordable Housing for Lodging & Short-Term Rental (STR) in CR-1: The required affordable workforce housing for Conventional Lodging and STR use is 0.102 units per room. The current 0.204 units per acre is not consistent with other zones and Division 6.3.3. This is a clean-up item.</td><td>CR-1

<table><tr><th>Use</th><th>Affordable Workforce Housing Units (min) (Division 6.3)</th></tr><tr><td>Conventional Lodging (6.1.5.B)</td><td>~~0.204*bedrooms~~
0.102*rooms</td></tr><tr><td>Short-term Rental Unit (6.1.5.C)</td><td>~~0.204*bedrooms~~
0.102*rooms</td></tr></table></td></tr>
<tr><td>11</td><td>2.2.12.E.3</td><td>CR-2 nonconforming floor area: This amendment removes language that conflicts with the nonconforming provisions in Section 1.9.2 of the LDRs. The current language establishes a unique exception for properties in the CR-2 zoning district by allowing floor area that exceeds the maximum permitted amount to remain indefinitely, even when the site is redeveloped. This special treatment for one zone is not necessary or justified and is inconsistent with the nonconforming standards.</td><td>~~3. Existing Floor Area Allowed. Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.~~
~~4.~~ 3.
~~5.~~ 4.
~~6.~~ 5.
~~7.~~ 6.
~~8.~~ 7.</td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td>12</td><td>2.2.2.B.4
2.2.3.B.4
2.2.4.B.4
2.2.5.B.4
2.2.6.B.4
2.2.7.B.4
2.2.8.B.4
2.2.9.B.4
2.2.10.B.1
2.2.11.B.1
2.2.12.B.1
2.2.13.B.4
2.2.14.B.1
2.2.15.B.1
2.2.16.B.1
2.2.17.B.1
2.3.13.B.6
3.3.1.B.6</td><td>Fencing setbacks: This change proposes a two-foot setback from the alley for all fences. The setback provides a small buffer between private fences and the alley to accommodate Town snow plowing and alley maintenance activities, while also reducing the potential for damage to private property.</td><td>NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-2, NH-1, CR-3, MHP, R
<table><tr><th>4. Fencing</th></tr><tr><th>Setback (min)</th></tr><tr><td>Alley lot line (min) 2’</td></tr></table>
OR, CR-1, CR-2, DC-1, DC-2, TS-1, TS-2
<table><tr><th colspan="2">Fencing</th></tr><tr><td>Alley lot line (min)</td><td>2’</td></tr></table></td></tr>
<tr><td>13</td><td>2.2.11.E.8.ii
2.2.12.E.8.ii
2.2.13.E.12.ii
2.2.14.E.8.ii
2.2.15.E.8.ii</td><td>Timing of Large Building CUP: This amendment clarifies that the Large Building CUP shall be processed concurrently with the Development Plan rather than the Sketch Plan. The purpose of the Sketch Plan is to evaluate a project at a conceptual level for general consistency with the LDRs, with the understanding that detailed plans, technical studies, and final project information will be submitted during the Development Plan phase.

From both a procedural and practical standpoint, it is more appropriate to review the Large Building CUP alongside the Development Plan after staff, the Town Council, and the public have had an opportunity to identify at Sketch Plan any additional information, modifications, or studies necessary to fully evaluate the proposal. Processing the CUP during the Sketch Plan phase requires the Town to make a decision on a permit based on a conceptual project that may still undergo significant refinement, creating uncertainty and limiting the ability to fully assess the project's impacts and compliance with applicable standards.</td><td>CR-1, CR-2, CR-3. DC-1, & DC-2

ii. Submittal Requirements: The CUP shall be submitted with the Development Plan. Applicant shall submit studies of sufficient detail, as identified ~~by staff at the preapplication meeting~~ during the Sketch Plan process, to address anticipated impacts on traffic generation, environmental resources (e.g., wildlife permeability), historic resources, water quality (e.g., stormwater runoff, groundwater quality), and other important Town resources. Mitigation measures shall be included as part of any required study.</td></tr>
<tr><td>14</td><td>2.2.9.C.2 & E
2.2.10.C.2 & E
2.2.11.C.2 & E</td><td>Guest parking: This change adds a new parking standard and comes from</td><td>NH-1, OR, CR, and DC Zones
<table><tr><th>Use</th><th>Parking (min) (Div. 6.2)</th></tr></table></td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td>2.2.12.C.2 & E
2.2.13.C.2 & E
2.2.14. C.2 & E
2.2.15. C.2 & E</td><td>conversations with the Planning Commission.

Prior to 2015, the LDRs required guest parking for multi-family projects but this was eliminated, in part, to incentivize workforce housing. The Planning Commission has recently expressed some concern that recent large housing projects may lack adequate guest parking, impacting surrounding properties. This proposed change intends to address this issue.

The proposal is to add a requirement in the NH-1, OR, CR and DC zones that would require guest parking or an alternative shared parking or parking management plan.

Note that the NH-1 parking standard for residential units is currently worded slightly differently than other zones and should be made consistent as part of this cleanup.</td><td><table><tr><td>Detached Single-Family Unit</td><td rowspan="3">1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.#)</td></tr><tr><td>Attached Single-Family Unit</td></tr><tr><td>Apartment</td></tr></table>
E.#. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of 1 space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.</td></tr>
<tr><td>15</td><td>2.2.6.C.3
2.2.7.C.3
2.2.8.C.3
2.2.9.C.3
2.2.10.C.3
2.2.11.C.3
2.2.12.C.3
2.2.13.C.3
2.2.16.C.3
2.2.17.C.3
2.3.10.C.3
2.3.13.C.3</td><td>Trash & recycling required: Under LDR Section 6.4.2.A, residential trash and recycling enclosures are required when four or more units are provided. However, several zoning districts incorrectly reference thresholds greater than four units. This amendment corrects those inconsistencies to ensure a uniform standard, clarifying that trash and recycling requirements are triggered at four or more units across all applicable zones.</td><td>NL-5, NM-1, NM-2, NH-1, OR, CR-1, CR-2, CR-3, TS-1, TS-2, BP, & MHP

<table><tr><th>1. Operational Standards</th></tr><tr><td>Refuse and Recycling (Sec. 5.4.2)</td></tr><tr><td>Trash & recycling enclosure ~~not~~ required ~~></~~≥4 DUs and all nonresidential</td></tr></table></td></tr>
<tr><td>16</td><td>2.2.11.E.4
2.2.12.E.4
2.2.13.E.9
2.2.14.E.4
2.2.15.E.4</td><td>Definition of individual building: When the Council established maximum building sizes within several commercial zoning districts, the LDRs clearly provided that above-ground enclosed connections were not permitted. However, the LDRs do not specifically address above-ground, non-enclosed connections. As a result, staff have encountered several development proposals incorporating these types of connections and has interpreted the existing standards as not allowing them.</td><td>Definition of Individual Building. For the purposes of enforcing the maximum building size limits in this zone, an individual building is one that is physically separate from any other building and does not share any above-ground internal physical connections (e.g., hallways, elevators). Above-ground external connections (e.g., balconies, terraces, stairs, catwalks, pedestrian bridges, etc.) are allowed provided they are not visible from adjacent streets. Shared underground parking garages and shared underground pedestrian connections are permitted. Shared mechanical systems, whether underground or above-ground, are permitted. Individual buildings may be attached by a shared fire wall, such as in the case of zero-lot line development.</td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td></td><td>But after further consideration of these connections and discussion with the Planning Commission, staff is generally supportive of allowing limited above-ground, non-enclosed connections, provided they are not visible from adjacent streets.

Ultimately, Town Council will need to weigh in as to whether this aligns with their intended goal of individual buildings.</td><td></td></tr>
<tr><td>17</td><td>2.2.2.D.4
2.2.3.D.4
2.2.4.D.4
2.2.5.D.4
2.2.6.D.4
2.2.7.D.4
2.2.8.D.4
2.2.9.D.4
2.2.10.D.4
2.2.11.D.4
2.2.12.D.4
2.2.13.D.4
2.2.14.D.4
2.2.15.D.4
2.2.16.D.4
2.2.17.D.4
2.3.10.D.4
3.3.1.D.4
4.2.1.D.4
4.2.2.D.4</td><td>Process for two-lot subdivision:
Historically, from 1994 until approximately 2016, the Town had an exemption for two-lot subdivisions that allowed them to be reviewed administratively by staff without requiring a subdivision plat process.

That changed around 2016 after a nearby lot split generated neighborhood interest. Although neighbors were able to provide public comment, the Town Council's discretion at the subdivision plat stage was limited primarily to the requirements of state statute because subdivision plats are largely technical reviews. In response, the Council removed the exemption and required all subdivisions to go through a Development Plan process, which provides a greater opportunity for public involvement and discretionary review.

Staff is proposing to bring back the former exemption. The proposed change would re-introduce a more streamlined process for two-lot subdivisions because these applications are generally straightforward and technically uncomplicated. The change would:

1. Reduce the amount of staff time required to process the applications and prepare staff reports;

2. Provide a more efficient review process for applicants; and</td><td>NL-1, NL-2. NL-3. NL-4. NL-5, NM-1, NM-2, NH-1, OR, CR-1. CR-2. CR-3. DC-1, DC-2, TS-1, TS-2, BP, P/SP, P

<table>
<tr><th colspan="5">4. Required Subdivision and Development Option Permits</th></tr>
<tr><td>Option</td><td>Sketch Plan (Sec. 8.3.2)</td><td>Development Plan (Sec. 8.3.3)</td><td>Development Option Plan (Sec. 8.5.3)</td><td>Subdivision Plat (Sec. 8.5.4)</td></tr>
<tr><td>Land Division</td><td></td><td></td><td></td><td></td></tr>
<tr><td>< 3 Lots</td><td></td><td></td><td>X</td><td>X</td></tr>
<tr><td>~~≤ 10 Lots~~ 3-10 Lots</td><td></td><td>X</td><td></td><td>X</td></tr>
<tr><td>> 10 Lots</td><td>X</td><td>X</td><td></td><td>X</td></tr>
</table>

8.5.4.F

<table>
<tr><td>DEVELOPMENT PLAN or DEVELOPMENT OPTION PLAN</td><td></td><td>1. A plat application may only be submitted following approval of a development plan for the proposed subdivision~~.~~ of three or more lots. Subdivision of less than three lots requires approval of a development option plan prior to submittal of a plat application.</td></tr>
</table>
</td></tr>
</table>

#	Section	Description of Change	Proposed Text
		3. Reduce the number of relatively simple subdivision applications that must be placed on the Council's agenda, freeing up Council time for more complex matters. The intent is therefore not to eliminate review or public oversight, but to establish a more proportionate and efficient process for simple two-lot subdivisions.	
18	5.4.1	**Exemptions for development on steep slopes:** This amendment creates an exemption from the requirement to obtain a variance for disturbance of slopes exceeding 25 percent on certain residential lots. Under the current LDRs, a Hillside CUP is required for development on lots with average cross slopes of 10 percent or greater. However, Section 5.4.1.C.2 exempts detached single-family dwellings on lots platted prior to November 9, 1994, from the Hillside CUP requirement. The intent of this exemption is to recognize the development rights of existing lots and avoid imposing additional costs, review processes, and regulatory barriers on the construction of a single-family home. New subdivisions and lots created after that date remain subject to the Hillside CUP requirements. In administering the above CUP exemption, staff have encountered several exempt lots where development would require disturbance of slopes exceeding 25 percent. While these lots are exempt from the Hillside CUP requirement, the LDRs currently prohibit disturbance of slopes greater than 25 percent unless a variance is obtained. Consistent with the original intent of the CUP exemption, staff have applied a similar exemption to the 25 percent slope disturbance standard for qualifying lots.	**5.4.1. - Steep Slopes.** A. **Slopes in Excess of 25 percent.** No physical development shall be permitted on natural slopes in excess of 25 percent. B. **Exceptions.** 1. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs. 2. **Small Slopes.** Physical development of isolated slopes that cover less than 1,000 square feet and have less than ten feet of elevation change is permitted. 3. **Essential Access.** Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists. 4. Detached Dwelling Unit. Physical development of a detached dwelling on a lot which was legally platted prior to November 9, 1994.

#	Section	Description of Change	Proposed Text
		This amendment codifies that practice and provides clarity within the LDRs.	
19	5.5.3.A.2	**Measurements of plant units:** The change clarifies how to properly round up fractional plant units. This is consistent with historical practices.	2. **Measurement.** One plant unit shall be the minimum amount provided by any development; fractional plant units of one-half or more shall be treated as a requirement of one plant unit. When a development has multiple plant unit requirements, each requirement shall be rounded individually before tallying the sum. ***EXAMPLE:*** *A nonresidential development has a 1.5 plant unit requirement for a parking lot and a 1.5 plant unit requirement for landscape surface ratio; each standard would be rounded up separately to two plant units, for a total of four required plant units.*
20	5.5.3.A.4	**Required Street Trees:** This change clarifies that, in zoning districts requiring street trees (e.g., trees in lawns or trees grates), those trees do not count toward satisfying the on-site plant unit requirement.	4. **Required Street Trees.** Required street trees located in the pedestrian frontage, or right-of-way, do not count toward the on-site plant units required in this division.
21	5.5.4.B.2	**Fruit-bearing trees:** This change clarifies that not all native vegetation is allowed and brings consistency with the Municipal Code. The Municipal Code prohibits fruit-bearing trees, even though many are native to Wyoming.	2. **Native Vegetation.** All plant material should be native vegetation, which duplicates adjacent plant communities both in species composition and spatial distribution patterns. All plant material shall comply with Municipal Code rules on wildlife attractants and ornamental fruit-bearing trees.
22	5.5.4.F	**Landscaping in the Public Right-of-Way:** This amendment adds clarifying language to address a recurring issue involving property owners placing trees, shrubs, boulders, and other landscaping features within the public right-of-way, typically located between the property line and the edge of the roadway. Locating landscaping within the public right-of-way can obstruct views for drivers and other users, especially at intersections, and can interfere with the Town's ability to make future public improvements (e.g., sidewalks). This amendment is intended to clarify that the public right-of-way should remain available for transportation, utility, and other public purposes while reducing future conflicts and safety concerns.	F. **Landscaping in Public Rights-of-Way.** In addition to required landscaping on private property, the property owner shall be responsible for the provision and maintenance of landscaping in accordance with the requirements of this section for that area between the property line and the back of curb or the edge of the traveled way of any public street, alley or other public way., ~~in a manner which provides consistency of landscaping and maintenance between the public properties to be landscaped and maintained and the adjacent private property.~~ When such property lies within the right-of-way of a street or highway maintained by the Wyoming Department of Transportation (WYDOT), a landscape permit from WYDOT must be obtained. 1. **Approved Landscape Materials.** Unless required by the LDRs, no vertical plantings (i.e., trees, shrubs, perennials), boulders, or other vertical feature shall be allowed within the public rights-of-way. Gravel or cobble-sized rock are also not allowed. Grass lawn and associated irrigation are allowed improvements within the public rights-of-way. Any other improvements must be approved by permit. Loose gravel/rock shall also be set back a minimum of

#	Section	Description of Change	Proposed Text
			five feet from a public sidewalk, road, or alley even if the materials are on private property.
23	5.5.3.E.2	**Tree types:** Cottonwoods, although holding the status of the state tree, should be removed from the suggested tree types due to their rapid growth, weak structural integrity in high winds, and unsuitability for urban environments, particularly given their shallow root systems that can cause damage to surrounding infrastructure. Chokecherry trees should also be excluded, as their fruit-bearing nature is not permitted under the Municipal Code.	2. **Plant Guidelines.** The following plant types are provided as guidelines: a. Three-inch Caliper Canopy Tree—~~Cottonwood~~ Hawthorn or Aspen. b. Six to eight-foot Large Shrub or Multi-Stem Trees—~~Chokecherry~~ Green Ash or Amur Maple. c. #5 Container Shrub—Dogwood or Willow. d. Eight-Foot Evergreen—Spruce.
24	5.6.1.C.4.d	**Temporary sign approval:** This amendment transfers approval authority for temporary sign permits from the Town Council to the Planning Director. These permits are administrative in nature and can be effectively reviewed by staff without Council action. The change streamlines the review process, reduces the number of routine items on the Council agenda, and allows the Council to devote more time to higher-priority policy and legislative matters.	**d.** ~~Town Council~~ Planning and Building Director approval shall be required for temporary signs used for events or grand openings not requiring a Special Event License or Exposition License.
25	5.9.2.B	**Establishment of Jackson Historic Register: S**ubsection B references the incorrect procedures section. By pointing to 8.5.6 (Boundary adjustment). It should reference section 8.5.7. (Designation Process to the Jackson Historic Register).	**B.** Properties may be listed in the Jackson Historic Register only if such property has been so designated pursuant to the procedures in Section 8.5.~~6~~7.
26	5.9.6.C.f	**Vesting of Transfer of Development Rights (TDR):** This change establishes a 25-year vesting period in the event the TDR program is repealed. The intent is to provide certainty to property owners and incentivize participation in the Historic Designation Program and its associated incentives. A 25-year vesting period has also been the standard language used in all TDR transfers and associated deed restrictions to date.	f. In the event Division 5.9 or the incentives within are repealed, and a deed restriction has been recorded against the sending property, the sending property shall be vested of its rights at the time of recordation for a period of no more than 25 years from the date of repeal.

#	Section	Description of Change	Proposed Text
27	5.9.6.C.5	**Transfer of unused housing credits:** This amendment adds language to the transfer of unused housing credits section that mirrors the existing transfer of floor area process. The section previously lacked a clear administrative process. The amendment establishes the procedure for transferring unused housing credits and identifies the required application materials and supporting documentation.	d. General Requirements, Rules, and Documentation Required to Transfer Unused Housing Mitigation Credits. i. Prior to the transfer of any transferred housing mitigation credits, the owner of the sending property must apply for a Zoning Compliance Verification (ZCV) from the Town Planning Department to verify the amount and type of housing mitigation credits available to be transferred from the Sending site and to verify that the intended Receiving site is eligible to receive them. ii. The sale or transfer of the unused housing credits is a private transaction to be agreed upon by the affected landowners. The Town is not involved in determining the value or price of any unused housing credits. iii. Transferred unused housing credits that have been transferred legally to an eligible Receiving site may be transferred again to another eligible Receiving site (i.e., the receiving site becomes a sending site) subject to the requirements of this section. This process may be repeated as many times as necessary to transfer floor area to a site intended for development. iv. Transferred unused housing credits do not expire and there is no deadline by which time the floor area must be used. Purchasers of Transferred unused housing credits, however, may voluntarily expire or retire the transferred development rights by filing an instrument in the County Clerk's office that shall be signed by the Planning Director and clearly documents the location and development rights that are to be expired. v. A Sending property that uses this incentive shall record an historic preservation easement on the Sending property that not only preserves the Registered Historic Resource in perpetuity but clearly records the amount and type of Transferred unused housing credits and the location of the Receiving site. vi. Both the Sending property and the Receiving property shall separately record a deed restriction in the County Clerk's office that clearly identifies the following: a) the owner(s) of the Sending and Receiving properties; b) the amount and type of Transferred unused housing credits, c) the amount of housing credits remaining on the Sending site (Sending site only), d) a description of the Registered Historic Resource on the sending site being protected; and e) any other information necessary to provide clear notice to future property owners and the Town regarding the status of future development potential on each property.

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td></td><td></td><td>vii. The required TDR deed restrictions on both the Sending and Receiving properties shall state that the Registered Historic Resource shall be protected in perpetuity and that an historic preservation easement has been concurrently recorded on the Sending property as required by the LDRs.

viii. The required TDR deed restrictions on both the Sending and Receiving properties shall be recorded prior to issuance of any building permit that includes use of Transferred unused housing credits.

ix. The required deed restriction on both the Sending and Receiving properties shall be signed by the Planning Director. Deed restrictions without the Planning Director's signature shall invalidate any related TDR transactions.

x. When an owner of a Receiving property proposes to subdivide a property with unused Transferred housing credits from the TDR program, the owner shall clearly allocate the unused Transferred housing credits to the newly created lots or units prior to approval of the plat.</td></tr>
<tr><td>28</td><td>5.6.1.E.7.a.i & ii
2.2.13.B.8
2.3.10.B.10</td><td>Freestanding sign height: This amendment clarifies that freestanding signs up to 12 feet in height are permitted only along the highway in the CR-3 zoning district. Current provisions in the LDRs contain conflicting standards regarding allowable sign heights, resulting in ambiguity in their application.

This change resolves those inconsistencies by clearly identifying the zoning districts eligible for the 12-foot height standard, improving regulatory clarity and ensuring consistent implementation of the sign regulations.</td><td>CR-3
<table><tr><th>Sign Type Standards</th></tr><tr><td>Freestanding sign</td></tr><tr><td>Height (max) ~~6’~~ 12’</td></tr></table>
BP
<table><tr><th>Sign Type Standards</th></tr><tr><td>Freestanding sign</td></tr><tr><td>Height (max) ~~12’~~ 6’</td></tr></table>
5.6.1.E.7.a.i & ii
i. Permitted freestanding signs and support structures within the Town Square Sign District and DC-1, DC-2, CR-1, ~~CR-3,~~ OR, R, BP, NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-2, and NH-1 zones in the General Sign District and shall not exceed six feet in height.

ii. Permitted freestanding signs and support structures ~~along the highway~~ within the ~~CR-2,~~ CR-3~~, BP, and R~~ zone~~s~~ in the General Sign District shall not exceed 12 feet in height. Freestanding signs in the CR-3 zone not along the highway shall not exceed six feet in height.</td></tr>
<tr><td>29</td><td>6.6.1.F
2.2.4.C
2.2.5.C
2.2.8.C</td><td>Group Homes: Group Homes are intended to be allowed in nearly all zoning districts through the CUP process. However, they were inadvertently omitted from the NL-3</td><td>NL-3 & NL-4
<table><tr><th colspan="3">2. Allowed Uses</th><th colspan="3">3. Use Requirements</th></tr><tr><td>Use</td><td>Permit</td><td>Density (max)</td><td>Individual Use (max)</td><td>Parking (min)</td><td>Affordable Housing</td></tr></table></td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td></td><td>and NL-4 zoning districts. This amendment corrects that omission and allows Group Homes in those zones subject to a CUP. Additionally, Development Table 6 currently indicates that a BUP is required, while the zone-specific standards require a CUP. This amendment resolves that inconsistency by updating the use table to require a Conditional Use Permit ("C") instead.</td><td>
<table>
<tr><td colspan="6">Residential</td></tr>
<tr><td>Group Home</td><td>C</td><td>n/a</td><td>n/a</td><td>0.5/bed</td><td>exempt</td></tr>
</table>

6.6.1.F Use Table
<table>
<tr><td>USE CATEGORY</td><td colspan="3">Complete Neighborhood Zones</td></tr>
<tr><td>Specific Use</td><td>NL-3</td><td>NL-4</td><td>NM-2</td></tr>
<tr><td colspan="4">Residential</td></tr>
<tr><td>Group Home</td><td>C</td><td>C</td><td>~~B~~ C</td></tr>
</table>
</td></tr>
<tr><td>30</td><td>6.1.1.F</td><td>Town Square (TS) zone: The TS zone has been reclassified from the "Town Legacy" zone category to the "Town Character" zone category and divided into two new zones: TS-1 and TS-2. This amendment updates the summary use tables in Div. 6.1 to reflect these changes and establishes the permitted uses for each new zone.

The second change is to remove the UC zone from the use table. It no longer exists and was replaced by the DC zones.</td><td>Town Character Zones
<table>
<tr><td>USE CATEGORY</td><td colspan="2">Complete Neighborhood Zones</td></tr>
<tr><td>Specific Use</td><td>TS-1</td><td>TS-2</td></tr>
<tr><td colspan="3">Open Space</td></tr>
<tr><td>Agriculture</td><td></td><td></td></tr>
<tr><td>Outdoor Recreation</td><td></td><td></td></tr>
<tr><td colspan="3">Residential</td></tr>
<tr><td>Detached Dwelling</td><td></td><td></td></tr>
<tr><td>Attached Dwelling</td><td></td><td></td></tr>
<tr><td>Apartment</td><td></td><td></td></tr>
<tr><td>Mobile Home</td><td></td><td></td></tr>
<tr><td>Group Home</td><td></td><td></td></tr>
<tr><td colspan="3">Lodging</td></tr>
<tr><td>Conventional Lodging</td><td></td><td>B(LO)</td></tr>
<tr><td>Short-Term Rental Unit</td><td></td><td>B(LO)</td></tr>
<tr><td colspan="3">Commercial</td></tr>
<tr><td>Office</td><td>B</td><td>B</td></tr>
<tr><td>Retail</td><td>B</td><td>B</td></tr>
<tr><td>Service</td><td>B</td><td>B</td></tr>
<tr><td>Restaurant/Bar</td><td>B</td><td>B</td></tr>
<tr><td>Heavy Retail/Service</td><td></td><td></td></tr>
<tr><td>Mini-Storage Warehouse</td><td></td><td></td></tr>
<tr><td>Nursery</td><td></td><td></td></tr>
<tr><td colspan="3">Amusement/Recreation</td></tr>
<tr><td>Amusement</td><td>B</td><td>B</td></tr>
<tr><td>Developed Recreation</td><td></td><td></td></tr>
<tr><td>Outfitter/Tour Operator</td><td></td><td></td></tr>
<tr><td>Adult Entertainment Business</td><td></td><td></td></tr>
<tr><td colspan="3">Institutional</td></tr>
<tr><td>Assembly</td><td></td><td>C</td></tr>
<tr><td>Daycare/Education</td><td></td><td></td></tr>
<tr><td>Industrial</td><td></td><td></td></tr>
<tr><td>Light Industry</td><td></td><td></td></tr>
<tr><td>Heavy Industry</td><td></td><td></td></tr>
<tr><td>Disposal</td><td></td><td></td></tr>
<tr><td colspan="3">Transportation/Infrastructure</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td>Parking</td><td></td><td></td></tr>
<tr><td>Utility Facility</td><td>C</td><td></td></tr>
<tr><td>Wireless Communication Facilities
Minor
Major</td><td>

B</td><td>

B</td></tr>
<tr><td>Heliport</td><td></td><td></td></tr>
<tr><td colspan="3">Accessory Uses</td></tr>
<tr><td>Accessory Residential Unit</td><td>B</td><td>B</td></tr>
<tr><td>Bed and Breakfast</td><td></td><td></td></tr>
<tr><td>Home Occupation</td><td>B</td><td>B</td></tr>
<tr><td>Home Business</td><td></td><td></td></tr>
<tr><td>Home Daycare</td><td></td><td></td></tr>
<tr><td>Home Daycare Center</td><td></td><td></td></tr>
<tr><td>Drive-In Facility</td><td></td><td></td></tr>
<tr><td colspan="3">Temporary Uses</td></tr>
<tr><td>Christmas Tree Sales</td><td></td><td></td></tr>
<tr><td>Real Estate Sales Office</td><td></td><td></td></tr>
<tr><td>Temporary Shelter</td><td></td><td></td></tr>
<tr><td>Farm Stand</td><td></td><td></td></tr>
<tr><td>Temp. Gravel Extraction and Processing</td><td></td><td></td></tr>
<tr><td>Construction Staging</td><td></td><td></td></tr>
</table>

Town Legacy Zones
<table>
<tr><td>USE CATEGORY</td><td colspan="2">Complete Neighborhood Zones</td></tr>
<tr><td>Specific Use</td><td>~~TS~~</td><td>~~UC~~</td></tr>
</table>
</td></tr>
<tr><td>31</td><td>6.1.5.B</td><td>Hotel Amenity Spaces: This change moves the 500-square-foot maximum for hotel uses into a new “Standards” subsection for greater clarity and consistency.
In addition, the amendment clarifies how hotel amenity spaces are treated when calculating affordable workforce housing requirements. Planning staff and the Planning Commission agreed that hotel restaurants, bars, spas, salons, and similar amenity spaces generate employment regardless of whether they are open to the public, partially open to the public, or exclusively available to hotel guests.</td><td>6.1.5.B.1

1. Definition. Conventional lodging is any lodging use other than those specifically defined elsewhere in this Section. ~~A conventional lodging unit shall not exceed 500 sf in habitable floor area but up to ten percent of total habitable floor area of project may be composed of rooms that exceed 500 sf.~~

6.1.5.B.2

2. Standards.
a. A conventional lodging unit shall not exceed 500 sf in habitable floor area, but up to ten percent of total habitable floor area of project may be composed of rooms that exceed 500 sf.
b. Lodging amenities, such as conference and convention spaces, are considered ancillary to the primary hotel/motel use for purposes of affordable/workforce housing.
c. Lodging amenities, such as restaurants, bars, spas/salons, and similar uses are considered primary uses for purposes of affordable/workforce housing.</td></tr>
</table>

#	Section	Description of Change	Proposed Text
32	6.1.6.C.1.a.v	**Incidental Seating for Retail Uses:** The LDRs allow limited seating as an accessory component of certain retail uses, such as coffee shops, bakeries, and ice cream shops. In many cases, businesses prefer to be classified as retail rather than restaurant uses because retail classifications are generally subject to lower development fees, including housing mitigation, sewer and water capacity fees, and parking requirements. The current regulations rely on the term "incidental" to determine whether seating remains subordinate to the retail use. However, because the LDRs do not provide a quantitative standard for what constitutes incidental seating, staff must make this determination on a case-by-case basis. This can lead to inconsistent interpretations and uncertainty for applicants. This amendment establishes an objective seating threshold based on a percentage of the principal use's floor area.	**v.** Incidental year-round permanent seating for consumption of goods that ~~meets the definition of Incidental Use subsection 6.1.2.B.2.~~ does not exceed 20% of the total habitable floor area of the principal use.
33	6.2.2.F.1.a	**Clarifying Electric Vehicle Supply Equipment (EVSE) installed amount:** This amendment clarifies EVSE installed amount. An EVSE installed space may count toward an EVSE capable space but only after the initial EVSE installed requirement is met. Essentially, applicants have the option to provide above and beyond the EVSE installed amount which can then be applied towards the EVSE capable amount. Applicants frequently misunderstand the current text leading to them to not meeting the required capable amount.	a. An EVSE installed space may count toward the EVSE Capable space requirement after the minimum required~~.~~ EVSE installed amount is met first.
34	6.2.5.B.2	**Tandem parking:** This amendment expands the allowance for tandem parking beyond the current four-unit limitation per lot. In practice, the Town has already permitted tandem parking in significantly denser developments, including the Glenwood/Gill Townhomes, Pearl/Cache (Jacksonian), and Snow King Condos, without	**3. Tandem Parking.** Tandem parking (one vehicle parking directly behind another) is not permitted, and shall not be credited toward meeting any parking requirement of this division except for residential uses ~~not exceeding four units on one lot~~, provided that the tandem parking spaces are assigned to the same residential unit.

<table>
<tr><th>#</th><th>Section</th><th>Description of Change</th><th>Proposed Text</th></tr>
<tr><td></td><td></td><td>observed negative impacts or unintended consequences.

Allowing tandem parking in additional contexts can reduce the amount of space needed for drive aisles, which may improve site efficiency and allow for more on-site parking. In some cases, this increased efficiency may also support higher achievable density.</td><td></td></tr>
<tr><td>35</td><td>6.2.5.C.2</td><td>Snow storage: This change addresses a current deficiency in LDRs. The current snow storage standard of 2.5% does not provide adequate areas for snow storage. Staff research indicates peer communities require 10%-50% (see below). The proposed cleanup of increasing snow storage to 5% is a step toward what other communities are doing, if more space remains needed, the standard can be updated again.

In addition, an exemption for 100% deed restricted housing is included to not overburden those community projects.

<table><tr><td>Sun Valley, ID</td><td>50%</td></tr><tr><td>Steamboat Springs, CO</td><td>37% - 50%</td></tr><tr><td>Anchorage, AK</td><td>10% (Res)
5% (Nonres)</td></tr><tr><td>Frisco, CO
Crested Butte, CO</td><td>33%</td></tr><tr><td>Vail, CO</td><td>30%</td></tr></table></td><td>2. On-Site Snow Storage Standards for Parking and Loading Area. ~~If an off-site snow repository is not used, adequate o~~On-site snow storage shall be provided using the following standards:
a. Unless a snow melt system is proposed, ~~A~~ a minimum site area representing ~~two and one-half~~ five percent of the total ~~required~~ uncovered off-street parking and loading area, inclusive of aisles and access drives, and pedestrian walkways shall be provided as the snow storage area. Except that 100% deed-restricted housing projects shall provide two and one-half percent of snow storage area.
b. Adequate drainage of the snow storage area shall be provided to accommodate snowmelt, and no snowmelt shall drain onto contiguous lands.
c. Required yards and open space may be used to accommodate the required snow storage area, including landscaped areas properly designated for snow storage. However, stored snow shall not restrict access and circulation, nor create a visual obstruction for motorists and pedestrians. Required parking spaces shall not be used to store snow.</td></tr>
<tr><td>36</td><td>6.3.5.a.b</td><td>Reference to old zone: This change removes a reference to the old UC zone, which was replaced with the DC zones.</td><td>b. 25 percent FAR Bonus for affordable or workforce housing units. Applies in the TS, ~~UC~~ DC, and BP zones, see the applicable zone.</td></tr>
<tr><td>37</td><td>6.4.2.</td><td>Trash and Recycling: These changes essentially replace and modernize the Town’s existing refuse and recycling standards, which are outdated.

First, the proposed language clarifies that the new requirements—and any associated costs—apply only to new</td><td>6.4.2. - Refuse and Recycling.

Trash and recycling enclosures on all new developments shall be provided for all nonresidential uses and residential developments of four or more units.

~~A. Enclosures shall be of similar material and color to the building.~~</td></tr>
</table>

#	Section	Description of Change	Proposed Text
		development and do not apply retroactively to existing development. For example, if an existing commercial property wants to add screening around an exposed dumpster, the property owner could do so without triggering all of the new requirements. The proposed standards also address the design, location, and access of refuse and recycling facilities. These provisions are largely based on feedback received from local trash and recycling haulers regarding what works best for collection operations throughout the valley. Finally, the changes clarify that providing adequate space for recycling is required, not optional.	~~B. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible.~~ ~~C. All enclosures and dumpsters shall be set back a minimum of two feet from an alley and the door shall not swing into the alley.~~ ~~D. Enclosures shall provide adequate space for recycling as determined by the Planning Director.~~ ~~E. Enclosures shall be consolidated wherever possible.~~ A. Standards 1. Trash and recycling dumpsters or receptacles shall be required. 2. Standalone enclosures shall be of similar material and color to the building. 3. Enclosures shall be entirely enclosed and covered, with the side facing the street or alley to be a gate whenever feasible. 4. All stand-alone enclosures and dumpsters shall meet the accessory structure setbacks of the zone, and the doors shall not swing into the alley or right-of-way. 5. The space required for each trash and recycling dumpster shall be no less than 8 feet wide by 8 feet deep with a minimum inside ground clearance of 8 feet. 6. Enclosures shall be located in an accessible location for waste haulers near an adjacent access way. 7. Trash and recycling dumpsters and receptables shall be consolidated wherever possible. 8. All swinging and sliding enclosure doors shall have a minimum 4-inch clearance from the finished grade. 9. All enclosures shall be located on a paved, flat surface. 10. Enclosures shall be located to not impair vehicular access, parking, or loading areas. 11. Enclosures shall be located to not encroach into easements for utilities, vehicular or pedestrian access, or designated open space or waterbody buffers. 12. Enclosures shall be located to not interfere with clear visibility at site entrances and exits. 13. Enclosures shall be located to not interfere with snow removal operations or snow storage areas 14. The Planning Director may require written verification from the solid waste service provider to determine the required trash capacity and management needs.
38	7.2.1	**Condominium/Townhome subdivision:** Both the NL-5 and NM-1 zones permit condominium and townhome	NL-5 & NM-1 **Town Character Zones – Development Option**

#	Section	Description of Change	Proposed Text
		subdivisions, subject to applicable zone-specific standards. This amendment improves consistency between the zoning provisions and the subdivision table.	<table><tr><td></td><td colspan="2">Complete Neighborhood Zones</td></tr><tr><td></td><td>NL-5</td><td>NM-2</td></tr><tr><td>Condominium/Townhouse</td><td>P</td><td>P</td></tr></table>
39	7.2.2.A.1.b	**Developer Responsibilities:** This change includes the corresponding curb marking plan with the street signs and street lights.	b. Street signs, parking signs, curb markings, and street lights.
40	7.2.2.A.1	**Non-compliant Infrastructure:** This change provides clear direction that existing infrastructure that does not comply with standards must be removed and replaced (e.g., curb cuts, sidewalks, utility abandonments, etc.)	k. Existing improvements within the right-of-way that do not comply with current standards or are not used as part of the project shall be removed. Required improvements shall be constructed to current regulations and standards. To the extent practical existing improvements and utilities that are to standard shall be reused.
41	7.6.2.C.2	**Move Access Standards to Correct Section:** The language on access to streets or roads is split between 7.6.2.C.2 and 7.6.3.F. This amendment would combine them into 7.6.2.	Delete all of 7.6.3.F and move above to 7.6.2. E. Access. 1. Connection to dedicated streets and pathways. Except for courts and cul-de-sacs, streets and pathways shall connect with those already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided lots of record, or shall be a reasonable projection of streets in the nearest subdivision. 2.Cul-de-sacs. Local streets shall be so planned as to discourage their use by non-local traffic, but provisions must be made for adequate traffic circulation. Courts or cul-de-sacs will be permitted where topography, enhancing privacy or other conditions fit their use, so long as adequate traffic circulation is provided. Cul-de-sacs shall not be longer than 700 feet, and 500 in hillside and commercial subdivisions. A paved turnaround shall be provided at the closed end, with a radius of at least 50 feet to the inside edge of curb and gutter and a right-of-way radius of at least 65 feet, unless special provisions for snow storage are provided. 3. Access Points. Access points from subdivisions to major highways and arterial streets shall be limited in number, given special geometric design consideration, generally spaced 1,200 feet apart, and whenever possible located where other features are not competing for driver attention. Access points may require the construction of acceleration, deceleration and turning lanes to existing highways, or arterial streets, when warranted by expected

#	Section	Description of Change	Proposed Text
			future traffic volumes to the subject or related subdivision. Driveway entrances shall not be allowed on arterial or collector streets unless no other access option exists. Driveways shall not be located in less than 50 feet from the curb-line on a intersecting street. Driveway entrance dimensions and construction details shall be in accordance with the driveway standards.
42	7.6.3.C.1	**Include Fire and emergency vehicles to Adequate Access:** This change adds all first responders to the adequate access list and a separate section on Fire access.	**1. Adequate Access**. Adequate fire, police, other vital services, vehicular, bicycle, and pedestrian access shall be provided to all lots of record. **21. Additional Fire Access.** The Fire Marshal may require more than one fire apparatus access road where the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors could limit access.
43	7.6.3.H.b	**Sidewalks:** This change corrects an erroneous statement regarding the width of sidewalks and updates to acknowledge the Community Streets Manual and TED manual and PROWAG.	**b. Sidewalks.** All sidewalks within the public way shall comply with the Public Right-of-Way Accessibility Guidelines (PROWAG) as amended. Accessible routes to the public way shall comply with the Americans with Disabilities Act and applicable building codes. When not otherwise specified, to ~~To~~ the extent possible, all new and reconstructed sidewalks will be constructed as detached sidewalks. The minimum width of ~~a detached~~ an attached sidewalk shall be seven feet. The minimum width of ~~an attached~~ a detached sidewalk shall be five feet. Where inadequate right-of-way or obstructions exist, narrower widths may be approved by the Town Engineer.
44	7.6.3.H.b	**Bikeways:** Without clear direction development along the bicycle network are not easily designed to ultimately accommodate bike facilities. This change clarifies that at least designing and where practical building the bike facility with development.	**Pathways / Bikeways.** Pathways and Bicycle ways shall be designed in accordance with the adopted Community Streets Plan and Transportation Engineering Design Manual ~~plan~~. When not otherwise specified, for ~~For~~ separate facilities, bicycle ways shall have a minimum pavement width of eight feet. Where bicycles and pedestrian paths are combined, the minimum width is ten feet. The Town Engineer may exempt a development from building pathways and bikeways in isolated areas where they would not connect to adjacent facilities, provided that the design clearly includes the facilities.
45	7.7.5 / 7.7.6	**Utilities:** Provide better grouping and clarification on utilities, and create a separate section for easements.	Rename Section 7.7.6 Easements Move Fuel storage tanks from 7.7.6 to 7.7.5 Move easement language to 7.7.6 Add to 7.7.5.A: **Buried Utilities Required.** All utilities shall be installed underground. Overhead utilities in conflict with structures shall be buried and not raised to meet compliance. Revise 7.7.A: **Public Easements.** Where utilities are not provided within a dedicated road right-of-way, easements of not less

#	Section	Description of Change	Proposed Text
			than 30 feet shall be provided for accommodating water lines, sanitary sewers and stormwater drainage. Minimum width of easements for power lines, telephone lines, and other utilities shall be 15 feet. For hillsides or other challenging areas additional easements may be required by the Town Engineer. Private Easements. For privately owned easements located on private properties minimum easement widths of 20 feet for water and sewer and 10 feet or as approved by the utilities for dry utilities. Where adequate easements cannot be provided on the property, easements shall be provided on adjacent properties in accord with state statutes.
46	8.2.3.D.1	**Location of Neighborhood Meetings:** In response to the COVID-19 pandemic, virtual meetings became the standard format to protect public health and support social distancing. While virtual participation proved valuable during that unprecedented period, staff is proposing clarifying language that neighborhood meetings be held in person unless a legitimate public safety concern warrants an alternative format.	1. **Time and Place.** The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the application. Meetings shall be in-person and may offer remote or virtual participation. The Planning Director may exempt the in-person requirement in response to a legitimate public safety concern.
47	8.4.3.D	**CUP Expiration:** The Land Development Regulations currently establish a one-year expiration period for CUPs, which can create inconsistencies when a CUP is approved concurrently with another development application that has a longer approval period. For example, a Development Plan approval remains valid for 18 months. This amendment adds clarifying language allowing a CUP approved concurrently with another development application to share the same expiration period as the associated approval.	4. If a CUP is approved concurrently with a Sketch Plan or Development Plan, the CUP shall have the same expiration date as the concurrent application.
48	8.4.3.E	**CUP review process:** CUPs do not require a neighborhood meeting. This change corrects conflicting language.	NEIGHBORHOOD MEETING (OPTIONAL) | 3. A neighborhood meeting is ~~required~~ optional. See Section 8.2.3 for procedural standards.
49	8.10.6.E	**Virtual Quorum and voting:** This change adds clarifying language regarding voting procedures, particularly in	E. **Quorum and voting.** The presence of a majority of the appointed members of the Planning and Zoning Commission shall constitute a quorum of the Planning and Zoning Commission necessary to take action and transact business.

#	Section	Description of Change	Proposed Text
		situations where only three members are present. The change also introduces language consistent with provisions adopted by the Town Council several years ago during the COVID-19 pandemic. Specifically, the language establishes a maximum number of virtual meetings that each member may attend annually and provides a process for requesting and approving additional virtual meeting participation when necessary.	All actions shall require a simple majority vote of the members of the quorum present. Motions may be passed 2-1 if only three (3) Planning and Zoning Commission members are present. Planning and Zoning Commission members shall attend meetings in person with the following exceptions: A. Planning and Zoning Commission members may virtually participate, vote, and be counted for purposes of the quorum for no more than three (3) meetings in a one (1) year period, whether regular, special, or emergency meetings without the approval of the Planning and Building Director or their designee. B. The ability for a Councilmember to virtually participate, vote, and be counted in the quorum of the Planning and Zoning Commission beyond the three (3) occurrences in the (1) year period shall be allowed only with the approval of the Planning and Building Director or their designee for each individual meeting where such a request is made.
50	9.4.5	**Definition of Floor Area:** This change includes elevator and stairs into calculating floor area which is consistent with Town practice and the building code.	Floor area is the area of all floors interior to an enclosed building that have at least five feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50 percent of its perimeter open to the outside shall not be considered enclosed. Elevators shall be counted as floor area only at the ground level, and stairs shall be counted as floor area once every two floors starting at the ground level.
51	9.4.8.J.1	**Residential architectural Projections**: This change clarifies existing practices. The LDR section allowing projections into residential setbacks needs clarification. The first is to clarify that the projections should be functional and not purely decorative. The second section is to clarify that the 6' encroachment in the front setback and 4' encroachment in the side setback only applies to structures that meet the primary structure setback and does not apply with a structure that is already taking advantage of a reduced accessory structure setback. The third is to define a bay window for the purposes of this section. Finally, this cleanup would allow for extensions into the side and rear yard that are above grade but less than 4 feet in height.	a. Front Setback. Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features that are not decorative may encroach into a front yard by not more than 6 feet. b. Side and Rear Setback. Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, exterior stairs, attached utilities (e.g. air conditioner), and similar architectural features that are not decorative may encroach into a side/rear yard by not more than 4 feet. Patios, planters, retaining walls, and similar features under four feet in height ~~which are at grade~~ may extend to any portion of a side or rear yard but not closer than 1 foot from a property line. The allowances in this subsection b. apply only to structures that meet the primary structure setback and do not apply to structures ~~ARUs or~~ utilizing the accessory structure setback. c. For the purpose of this exemption, a bay window shall be a minimum of 20" above the floor, a minimum of 12" below the ceiling, and cannot be wider than 10 feet. d. Vertical support posts or columns as required by the engineering standards are permitted encroachments in front, side, and rear setbacks.

#	Section	Description of Change	Proposed Text
			e. Vertical screening elements (e.g., wood slats) are permitted provided they are 75% transparent.
52	9.4.9.C.2	**Height exemptions for rooftop equipment:** This change introduces a requirement to step back and screen all rooftop equipment, especially equipment that uses a height exemption, to improve the aesthetics of new development. Staff notes that the DRC will be reviewing subsection "c" to better understand rooftop utilities and the best measure to ensure they are not visible from public view.	2. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that: ~~the maximum height is not exceeded by more than four feet;~~ a. The maximum height is not exceeded by more than four feet; b. All roof-top equipment, whether it exceeds the height limit in this exemption or is within the allowed building height, must be set back from all exterior building walls by a minimum of 5 feet. c. All roof-top equipment, whether it exceeds the height limit in this exemption or is within the allowed building height, must be screened on all sides with similar materials and colors to the building.
53	9.5	**Definition of Attached:** This amendment adds a clear definition of "attached" that is consistent with the Planning Director's established interpretation as applied in prior project reviews.	**Attached.** A building or structure that is connected to another building or structure by a common above or below-grade wall or foundation. Non-enclosed roof connections between non-attached buildings or structures are permitted. Any structure serving as a connection between the primary and the accessory structure -such as a rooftop bridge - must meet the primary building setbacks. Such elements are not considered architectural encroachments of the primary building.
54	9.5	**Definition of Habitable:** This change clarifies that utility and mechanical rooms are included in the calculation of habitable floor area. Applicants have frequently excluded these areas from their calculations, and this amendment is intended to ensure the LDRs are clear and consistent with the Town's established practice for measuring habitable floor area.	**Habitable Floor Area.** Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. A space that is fully enclosed, conditioned, and can be used for more than six months in a year is habitable. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, utility & mechanical rooms, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.
55	9.5	**Definition of a Structure:** This change ensures that utility boxes and transformers are subject to the same setback standards as other site improvements, ensuring they are appropriately separated from adjacent properties and the public right-of-way.	**Structure.** Structure means any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam, culvert, satellite dish, utility box, transformer, generator or similar equipment, personal wireless telecommunication facilities, or other construction or erection greater than four feet in height.