



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 2, 2018
MEETING DATE: AUGUST 6, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P18-157 & 158:** AMENDMENT TO A SKETCH PLAN AND PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW 48' HEIGHT LIMIT FOR WORKFORCE HOUSING

APPLICANT: POWDERHORN HOUSING LLC

REQUESTED ACTION

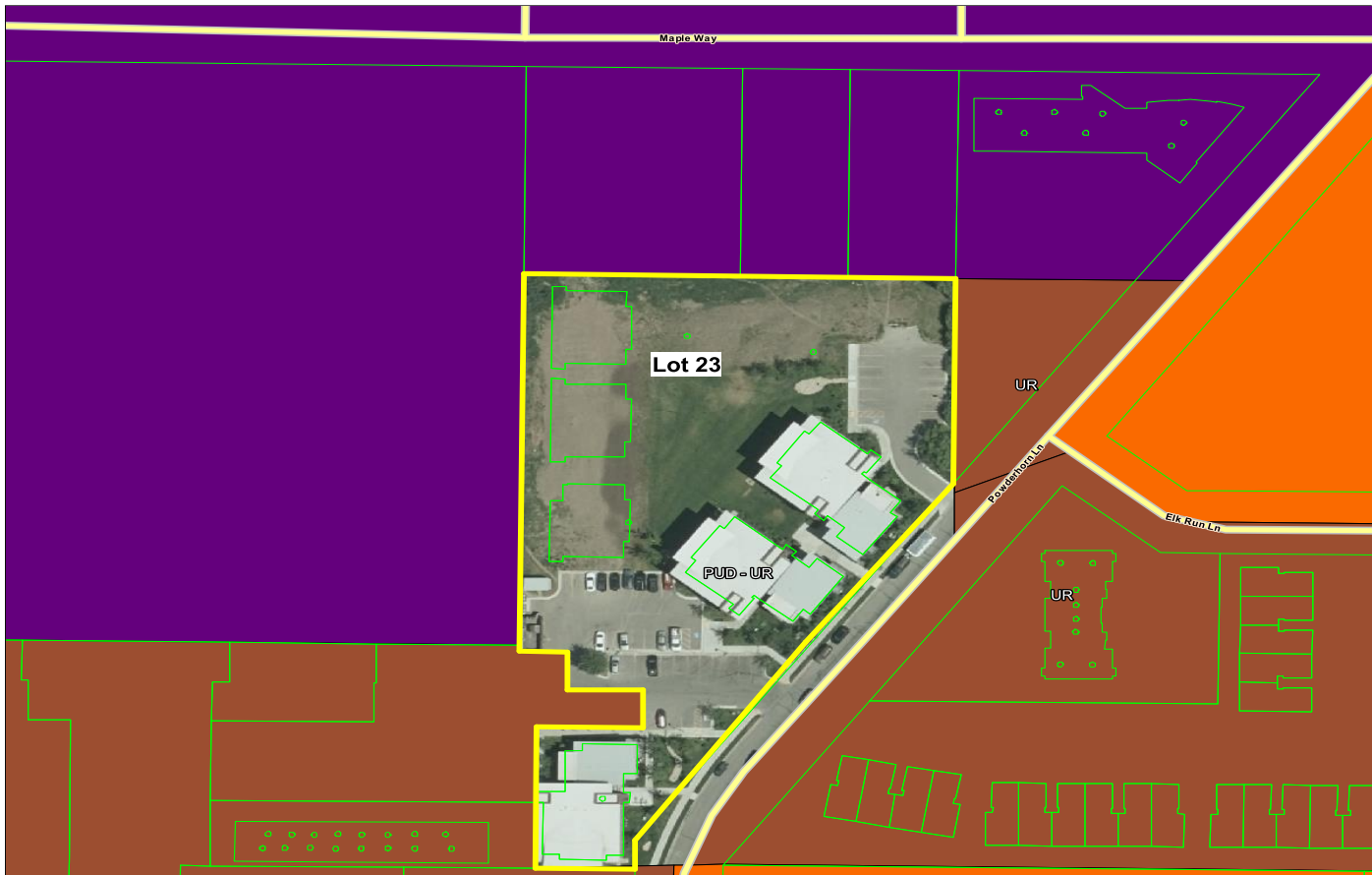
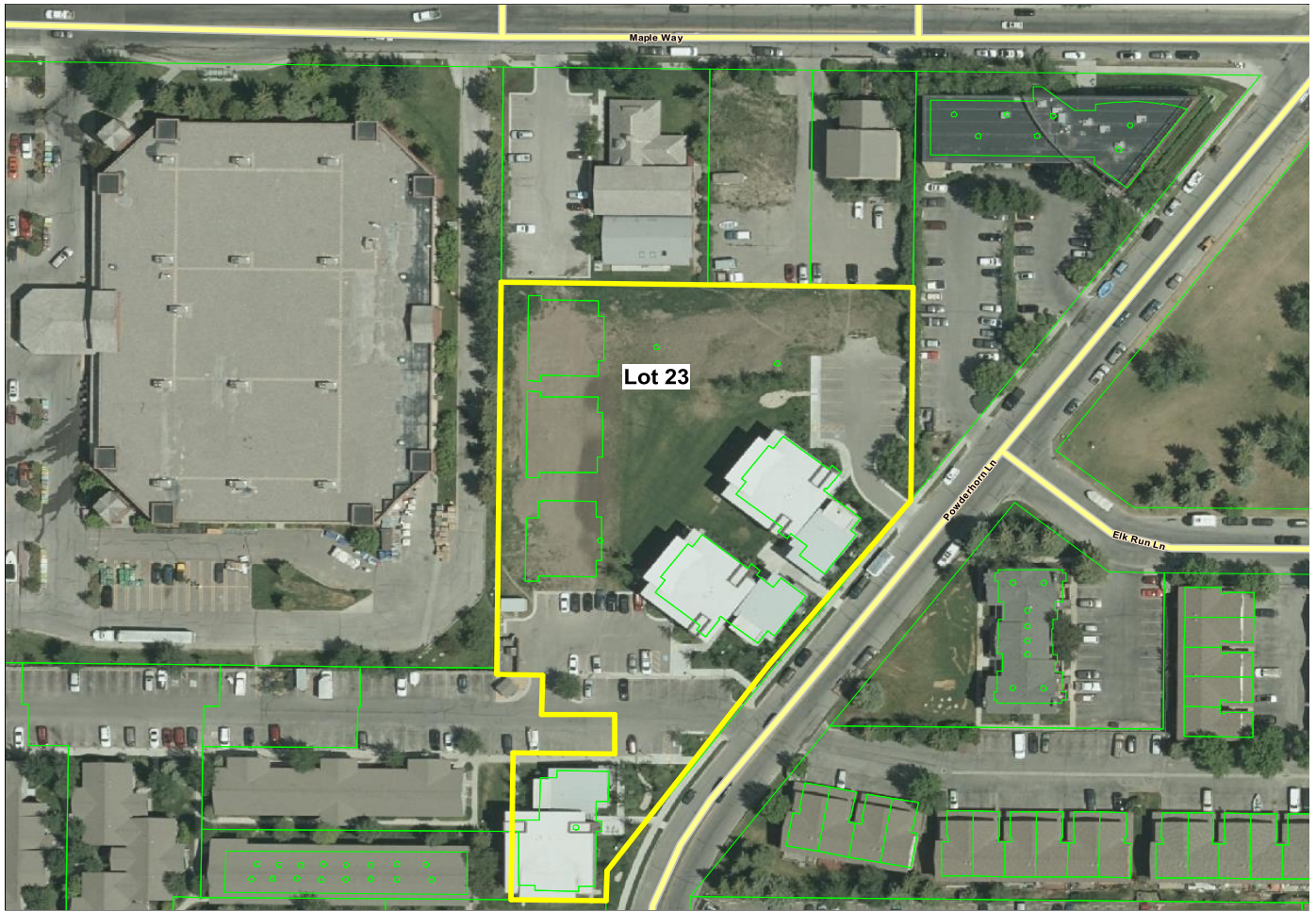
The applicant is requesting approval of an amendment to the Powderhorn Employee Housing Sketch Plan and Planned Unit Development (PUD) to allow a 48' height limit for the PUD.

APPLICABLE REGULATIONS

Section 8.7.3 Planned Unit Development
Section 4.4.2 Planned Unit Development – Town
Section 8.3.1 Sketch Plan
Section 8.7.1 LDR Text Amendment

LOCATION

The property is located at 655 Powderhorn Lane, legally described as Lot 23, Webster LaPlant Homestead 5th Addition. An aerial photo and zoning map are shown below:



BACKGROUND

On June 17, 2013, the Town Council approved on the applicant's site an amended Sketch Plan for a 2-phase PUD, a CUP for an Institutional use (dormitory), and a Final Development Plan for the 1st Phase of the PUD. Under the 2013 approval, Phase 1 of the PUD would consist of three buildings while Phase 2 would consist of two buildings for a total of five buildings. The five buildings would be organized around a central open space area and parking. Phase 1, which totals about 35,000 sf, has been built and is occupied by local employees as intended. In 2016, another amendment was approved that changed the number of buildings in Phase 2 from two to three buildings but did not change the total number of approved units, allowed floor area, or height of the Phase 2 buildings. Also in 2016, the property was subdivided into a townhouse plat so that each of the six buildings became an independent lot with one large open space lot. The 2016 approvals also converted the entire PUD project from a PUD option to a PUD zone (PUD-UR) to be consistent with current LDRs. The Phase 2 buildings have not been built but they are approved for 22 – 24 units or 96 bedrooms and 19,112 – 31,232 sf of floor area. The exact number of units, floor area, and design of buildings (e.g., number of stories) for Phase 2 will be determined at Final Development Plan approval. The timing of the Phase 2 development is not known at this time.

PROJECT DESCRIPTION

The applicant is requesting to amend their existing Sketch Plan and PUD on Powderhorn Lane to allow 48' in height per Sec. 2.3.4.E.1 in the LDRs. In 2015 the Council approved an amendment to the LDRs submitted by the applicant to allow projects in the UR zone to be 48' in height if they meet the following criteria:

- a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.*
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;*
 - ii. It may have an employment and/or price restriction.*
 - iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.*
- b. The project shall provide the affordable housing required by Division 7.4 on site.*
- 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.*
- d. The site shall be served by transit within 1/4 mile.*
- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.*
- f. The additional building height shall not increase the floor area allowance or decrease the required open space.*

The current height limit in the applicant's PUD is 35 feet and three stories. These limits apply to all existing and future buildings in the PUD. The applicant's request is necessary because the Council's approval in 2015 of the UR-PUD 48' height option was a general amendment to the LDRs that did not apply to any specific property in Town. Any property that wants to take advantage of the option must apply to the Council for specific approval and demonstrate that the project meets the criteria listed above.

Thus, the request is only to increase the allowed height from 35' to 48', which would also allow a 4th story where only 3 stories are currently allowed. This request does not change any other aspect of the PUD, such as the allowed floor area, the number of bedrooms, building design, parking requirements, or landscape

requirements. While the applicant's request would apply the 48' height option to all six employee housing buildings in Phases 1 and 2, the practical result is that the 48' height bonus would likely apply only to the three future Phase 2 buildings located in the rear along the K-Mart property line because it would be difficult to add another story to the three existing employee buildings.

The applicant submitted this application and it was deemed sufficient before adoption of the Districts 3 - 6 LDR update. This means that this application is vested under the rules in effect at the time of sufficiency and are protected against the changes in the Districts 3 - 6 LDR update which includes the deletion of the UR zone, the PUD option, and thus the 48' bonus in the UR-PUD zone. Please note that the 48' height option is available only in the new Commercial Residential - 3 (CR-3) zone.

Planned Unit Development (PUD)

Based on the UR-PUD, the table below summarizes the dimensional limitations for the Powderhorn Employee Housing PUD as currently approved in its Sketch Plan/Master Plan:

	Allowed/Required	Approved PUD (Phase 1 & 2)
FAR	.65	.53 - .65
LSR	.30	.317
Plant Units	1 per unit & 1 per 12 parking spaces.	46 plant units
Maximum Lot Coverage	50%	approx. 25%
Minimum Lot Size	15,000 SF	101,059 SF
Height	35' (48*)	30' - 35'
Density	No limit	48 units
Parking	Independent	1.5 space per unit**
Front Yard Setback	12'	15'
Side Yard Setback	5'	10'
Rear Yard Setback	20'	10'

* As allowed by Sec. 2.3.4.E.

** 72 spaces approved for 48 units, however, area reserved for 90 spaces available if necessary.

Please refer the applicant's 2013 approval, for additional detail on Floor Area Ratio (FAR) calculations, parking requirements, proposed building heights, and unit sizes.

STAFF ANALYSIS

Staff's review is focused primarily on determining whether the applicant's request meets the requirements of Sec. 2.3.4.E.1. We must also ensure that the proposed request is consistent with the terms and conditions of the existing Sketch Plan and PUD. Because the applicant is applying for the 48' height bonus prior to the submittal of a development plan or building plans for the three Phase 2 buildings, compliance with some of the Sec. 2.3.4.E.1 requirements cannot be determined now but would carry forward as future requirements when the buildings are constructed.

Below is staff's analysis of each criteria in Sec. 2.3.4.E.1:

- a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.

- i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
- ii. It may have an employment and/or price restriction.
- iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.

STAFF: Will comply. *The applicant will be required to comply with subsection a. at the time of approval for the development plan and building permits for Phase 2.*

- b. The project shall provide the affordable housing required by Division 7.4 on site.

STAFF: Will comply. *The applicant will be required to comply with subsection b. at the time of approval for the development plan and building permits for Phase 2.*

- 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.

STAFF: Complies. *The applicant's site is 2.32 acres including all six building lots and the open space lot.*

- d. The site shall be served by transit within 1/4 mile.

STAFF: Complies. *There is a START bus stop on Maple Way near K-Mart that is within a 1/4 mile of site walking distance.*

- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.

STAFF: Complies: *The site has the K-Mart plaza, Picnic, and other commercial services within 1/4 mile of the site.*

- f. The additional building height shall not increase the floor area allowance or decrease the required open space.

STAFF: Complies: *Approval of the 48' development option will not increase the amount of floor area allowed in the PUD. It will only allow 48' tall buildings and a 4th story for added flexibility in design.*

As mentioned above, the Town must also consider whether approval of the request for 48' in height is consistent with the terms and conditions of the Sketch Plan and PUD. Given that the only requested change to the Sketch Plan and PUD is to increase the height of the buildings from 35' to 48', without any changes to allowed floor area, number of bedrooms, or other major standards, staff finds that the 48' height limit would not be inconsistent with the existing approvals for the site.

The one issue staff identifies, however, is how the additional 13' of height would impact the closest neighboring properties to the north of the project site (the K-Mart building to the west and the Aspen Meadows apartments to the south should not be significantly impacted by the additional height). The current plat shows the footprint of the northernmost future Phase 2 building to be approximately 10' from the north property line. As part of the Sketch Plan and PUD approval in 2013, the Town received public comment from Fred Hibberd, owner of the adjacent office building on 1130 Maple Way, who had significant concerns about the visual impact of having a 35' tall employee housing building close to his property line.

There is some confusion as to whether the Town in 2013 required or simply expected there to be a 2-story building element closest to the northern property line with the 3-story element set farther back, similar to the design of the existing dormitory buildings. The record indicates that no final design of the Phase 2 buildings was approved but that the Town expected at minimum there to be further discussion about how to address impacts along the northern boundary, in particular to Mr. Hibberd's property.

Since that approval in 2013, however, a series of important changes have been approved both to the applicant's site and to the LDRs and surrounding zoning that significantly change the discussion on how the requested 48' height (or existing 35') might impact neighboring properties. For example, the 2016 amendment (i.e., where the Phase 2 buildings increased from two to three buildings) modified the footprints of the three future buildings so that the northern building has moved at least 3'- 4' farther away from Mr. Hibberd's property. The smaller building footprints are also located a little farther west so they would be less in the existing view corridor of Mr. Hibberd's office building than the previous building locations. In addition, Mr. Hibberd's property was recently rezoned to the new Commercial Residential – 3 (CR-3) zone in the Town Zoning LDR update, which has a height limit of 42' – 46' and includes the same option to allow 48' in height and a 4th story as requested in this application. This means that future buildings on both sides of the common boundary could be the 48' in height and four stories, thus eliminating the need to mitigate the impacts of the taller buildings on each other. For these reasons, Staff does not propose a condition of approval related to the perceived need to mitigate any potential adverse impacts of the requested 48' on neighboring properties.

We further note that the most appropriate time to address the detailed building design and neighborhood compatibility issues of the Phase 2 buildings will be during the review of the future development plan for Phase 2. The only issue for this application is whether the requested amendment meets the LDR criteria to justify 48'tall, 4-story buildings in the locations identified on the plat for this project. While it would be ideal if the applicant was presenting the actual building designs at this time so that we could better analyze how the added height and building design worked together, staff finds that the applicant's request as presented meets the requirements of Sec. 2.3.4.E.1 and is consistent with the existing Sketch Plan and PUD.

As a secondary matter, staff would also like to point out that the applicant's claim in the submittal that the 2016 approval deleted the 2-story element in the 2013 approval due to the smaller, more constrained footprints is not supported by the record. The 2016 approval was limited to the single issue of changing the number of buildings from two to three in Phase 2. There was no discussion of the design of the future building and all such discussion was postponed until the future development plan. While the modified building footprints from 2016 will likely lead to certain design modifications, there was no request from the applicant and no intent on the Town to automatically increase the façade height next to Mr. Hibberd's property from 2 to 3 stories as part of the 2016 approval.

Conformance with the Comprehensive Plan

As stated in the **Staff Findings** section below, staff finds that approval of the applicant's request for a 48' height limit at this location near commercial service and transit in exchange for guaranteed workforce is in conformance with the Comprehensive Plan. The proposed development meets many of the goals of the Comprehensive Plan related to Community Vision, Natural and Scenic Resources, Transportation and the provision of Workforce Housing. This site is located within District 4, specifically subarea 4.3 which is a transitional area sought to have redevelopment with a mixture of residential units, including multi-family development and mixed-use projects. The development of this site with mostly seasonal housing will add an important type of housing not commonly found in the area.

Conformance with Other Applicable Regulations

Staff finds that the applicant complies with the regulations set forth by Section 4.4, Planned Unit Developments, of the Land Development Regulations, as described in the Dimensional Limitation Table above and as discussed in this report.

Density

The proposal would have no impact on the PUD's density because no change to the density of Phase 2 or the PUD as a whole is requested.

Variety of Unit Types

The proposal would have minimal impact on the PUD's variety of housing types. As acknowledged by the applicant, while approval of the 48' would not change the number of bedrooms or the allowed floor area, it might provide enough flexibility to offer different floor plans than the 4-bed dormitory style they have built thus far. The proposal would help to meet the PUD regulations that encourage a mix of unit types and sizes that broaden the variety of unit types across the community, and/or offer units for which there is a recognized need.

Open Space

The proposal would have no impact on the PUD's open space because the open space would remain unchanged by the approval of taller buildings with the same footprint as currently proposed.

Site Design

The proposal would have no impact on the PUD's site design because the site design would remain unchanged by the approval of taller buildings with the same footprint as currently proposed.

Traffic Circulation

The proposal would have no impact on the PUD's traffic circulation because the approval of taller buildings with the same footprint as currently proposed would not increase traffic to the site.

Parking

The proposal would have no impact on the PUD's parking requirement because the approval of taller buildings with the same footprint as currently proposed would not increase parking demand or traffic to the site.

Pedestrian Access

The proposal would have no impact on the PUD's pedestrian access because the approval of taller buildings with the same footprint as currently proposed would not change pedestrian circulation to or from the site.

Affordable/Employee Housing

Approval of the request would require that the applicant deed-restrict the number of units equal to the floor area located in the 4th story of the future buildings. While the units in each PUD building are intended to be

deed-restricted to meet the employee housing mitigation requirements of JHMR or possibly other employers, the applicant will have to provide deed-restrictions consistent with the requirements of Sec. 2.3.4 E.1.

DESIGN REVIEW COMMITTEE REVIEW

No DRC review of this request is required. However, the DRC will review the future Phase 2 buildings as part of the development plan review process.

PLANNING COMMISSION

The Planning Commission heard this item on July 5, 2018. The Commission generally expressed its support for the request to allow 48' on the site. There was discussion regarding whether the 2013 amendment included a requirement that the building next to Mr. Hibberd's property be 2 stories. Staff explained the history of the previous approvals (as explained above in this staff report) and noted also that regardless of this history the applicant's proposed request would amend any previous contrary conditions regarding height consistent with the 48' height option. The Commission acknowledged some confusion about the 3013 approval but was satisfied that significant changes have occurred since the 2013 approval, especially the pending zone changes to CR-3 that would allow the same 48' height option, such that the requested 48' was reasonable and appropriate for this site. The Commission recommended approval of the amended PUD and Sketch Plan with no conditions of approval.

STAFF FINDINGS

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

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

The proposed application is located in Character District #4 Midtown, specifically Sub-area 4.3 Central Midtown of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 4 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Staff finds that the proposal to allow 48' and a 4th story will help the PUD provide a variety of housing types with regard to size and rental product, including a significant number of deed restricted units used to satisfy the development requirements for other projects throughout the community.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Staff finds that the proposal to allow 48' and a 4th story will help the PUD provide workforce housing in this location and so will help to promote the economic viability of the region by creating additional customers for local businesses.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Staff finds that the proposal to allow 48' and a 4th story will help the PUD contribute to a vibrant mixed use subarea by providing an increase in the residential population needed to support local commercial businesses within walking distance to the development.

Policy 4.3.a: Preserve and enhance stable subareas

Not Applicable

Policy 4.3.b: Create and develop transitional subareas

Staff finds that the proposal to allow 48' and a 4th story will help the PUD revitalize an underutilized site in a prominent transitional subarea into a project consistent with the desired future vision described for Subarea 4.3.

Policy 4.4.b Enhance Jackson gateways

Not Applicable

Policy 4.4.d: Enhance natural features in the built environment

Not Applicable

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Staff finds that the proposal to allow 48' and a 4th story will help the PUD provide deed-restricted rental units through a creative program allowing for the pooling and upfront construction of rental housing units to be deed restricted in the future to meet development requirements of other development projects.

Policy 5.3.b: Preserve existing workforce housing stock

Not Applicable

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Not Applicable

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not Applicable

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Staff finds that the proposal to allow 48' and a 4th story will help the PUD increase the use of alternative modes of transportation by concentrating a high density residential project in the center of the community easily served by all transportation modes.

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity

Not Applicable

Policy 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Not Applicable

Staff finds that the project is consistent with all the applicable policies listed above from District 4 of the 2012 Comprehensive Plan.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 4.3 Central Midtown which states as follows as the desired vision for the subarea:

This TRANSITIONAL Subarea in the core of the district will be critical in achieving the overall goal of transforming the area into a walkable mixed use district. Opportunities should be taken to expand the currently limited street network in order to break up large existing blocks and increase connectivity for all transportation modes. Key to this transition will be the addition of increased residential intensity in a variety of types and forms to take advantage of the Complete Neighborhood amenities in the area. Mixed use structures will be encouraged with non-residential uses located predominantly on the street level and residential units on upper levels. Multifamily structures in a variety of forms will also be desirable. Mixed use and multifamily residential buildings should be a combination of two and three story structures oriented to the street, though a buffer should be placed between buildings and the street with green space and/ or hardscaping. Parking areas should be predominantly located behind buildings or screened from view. Live-work housing opportunities will be encouraged, as well as any other opportunities to promote local entrepreneurship. Single family residential units are not envisioned for this area. Particular care and attention will need to be given to ensure a successful transition between this mixed use subarea to the adjacent Midtown Residential (Subarea 4.3). The location of buildings and parking, types of uses and overall intensity of use should be considered to ensure a successful blend of these two subareas.

Staff finds that the project is consistent with the vision for subarea 4.3 as described above by assisting in the full development of a multifamily project with significant residential intensity in this subarea that is identified for redevelopment.

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

Not applicable.

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

Staff finds that the proposed development will not have a significant adverse impact on public facilities because it will not increase the intensity of use on the site or demand for public services.

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

Staff finds that the proposed project complies with the standards of these LDRs as the request meets all requirements such as FAR, LSR, setbacks, height, etc. In addition the project is in compliance with all other Town Ordinances.

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

Staff finds that the proposed project is in substantial conformance with prior permits and approvals, specifically the approved UR - PUD.

Item B: Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the following findings shall be made for the approval of a Planned Unit Development:

1. *The proposed PUD enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.*

Staff finds that the proposed project would help to achieve the desired future character for this site. The desired future character envisions redevelopment and a mixture of residential types, of which dormitories for seasonal employees bring diversity to the community's existing housing type which is primarily single family residential. The PUD tool, including the option to allow 48' and a 4th story, allows for flexibility in development of workforce housing.

2. *The findings for a PUD option found in Article 4 must be made.*

Please see findings below for Article 4.

3. *The findings for the amendment of an existing PUD or other special project found in Section 8.2.13.D must be made.*

Not applicable.

4. *The findings for Section 8.7.1.C LDR Text Amendment must be made.*

Please see findings below for Section 8.7.1.C.

5. *The findings for Section 8.7.2.C Zoning Map Amendment must be made.*

Not applicable. There is no request or need to change the Official Zoning Map with this application.

Item C: Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the findings for a PUD option found in Article 4 must be made, specifically Section 4.4.2.D:

1. *The proposed project substantially achieves the stated purposes (as applicable) of Section 4.4.2.A Purpose and Intent, and that it is an appropriate and legitimate application of the PUD-ToJ process.*

Staff finds that the proposed project substantially complies with the described purposes of the Planned Unit Development option. As discussed above in the staff report, staff finds that the proposed application is suitable for the proposed location and is compatible with the surrounding land uses.

2. *The proposed project is in substantial conformance with all applicable standards and criteria of Division 4.4 Planned Unit Development Zones.*

Staff finds that the application complies with the criteria set forth by the Land Development Regulations for a Planned Unit Development. Staff finds that the proposed additional height will encourage efficiency of design and workforce housing as well.

3. *The proposed project substantially meets the character objectives of preservation or enhancement of the zoning district and neighborhood in which it is located. Projects which are found to be out of scale and character with their surroundings will not be approved.*

Staff finds that the proposed development is compatible with the mix of existing housing types within the neighborhood. In addition, staff finds that the recently adopted CR-3 zoning for the properties to the west and north will bring greater compatibility between the project site and surrounding neighborhood in terms of the scale and mass of buildings. Staff also finds that the proposed setbacks and site layout for the proposed structures (the future buildings in Phase 2 will be in the far back of the site away from the road and other residences) will maintain the integrity of the surrounding residential and mixed-use neighborhood.

4. *The streets and intersections serving the project will not be reduced to unacceptable levels of service, not will the safety of motorists, pedestrians, and cyclists be jeopardized.*

Staff finds that the proposed application will not reduce the level of service on adjacent roadways or alleys to an unacceptable level because no additional traffic demand will result from the proposal. In addition, The Engineering Department did not identify any significant issues. Staff finds that the safety of motorists, pedestrians and cyclists will not be jeopardized in any way by the proposed application.

5. *The density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services.*

Staff finds that the proposed project will not increase the number of residents living on the site so it will have no significant impact on school and park facilities.

6. *All diverse impacts associated with the proposed project are effectively mitigated to the extent possible.*

Staff finds that the proposed project has effectively mitigated the impacts of the additional height with the caveat that additional discussion with the neighbors may still be necessary to better understand whether any additional measures need to be taken to mitigate impacts on the northern property line in particular.

Item D: Pursuant to Section 8.7.3.D Planned Unit Development (PUD) of the Land Development Regulations, the findings for a LDR Text Amendment found in Section 8.7.1.C must be made:

1. *The proposed project is consistent with the purposes and organization of the LDRs.*

Staff finds the proposed project to be consistent with the purpose and intent of the LDRs, specifically the UR zoning district. The purpose of the UR zone is to provide for high density residential areas and promote workforce housing types within a pedestrian-orientated environment. The proposed project will help to provide up to 48 units with a similar density to existing nearby residential developments. The proposal meets all physical development limitations such as setbacks, FAR, LSR, etc.

2. *The proposed project improves the consistency of the LDRs with other provisions of the LDRs.*

Staff finds the proposed project improves consistency with the LDRs as it meets all applicable provisions laid out in the LDRs for a Planned Unit Development and development within the UR zoning district.

3. *The proposed project provides flexibility for landowners within standards that clearly define desired character.*

Staff finds that the proposed project is located in close proximity to employment opportunities and transit, as well as other Complete Neighborhood amenities. This location allows residents flexibility to use multiple modes of transportation and not be limited to single-vehicle trips.

4. *The proposed project is necessary to address changing conditions, public necessity, and/or state or federal legislation.*

Staff finds that the proposed project is necessary to address the seasonal housing shortage within the community by helping to provide up to 48 new dormitory-style units.

5. *The proposed project improves implementation of the Comprehensive Plan.*

Staff finds the proposed project to improve implementation of the Comprehensive Plan by providing a development that is consistent with the purpose and intent for Subarea 4.3. Central Midtown. See the above **Item A**, finding #1.

6. *The proposed project is consistent with other adopted Town Ordinances.*

Staff finds that the proposed project is consistent with all other Town Ordinances.

PUBLIC COMMENT

Staff has not received written comment on this project. However, Mr. Hibberd hired attorney Matt Turner to represent him at the Planning Commission meeting. In summary, Mr. Turner stated that Mr. Hibberd believed there to be an agreement in the 2013 Sketch Plan amendment that the façade would be only 2 stories adjacent to his property and that approving the applicant's request to allow 48' would harm the property interests of Mr. Hibberd.

FISCAL IMPACT

There should be no significant fiscal impact from the proposed project.

STAFF IMPACT

There should no significant staff impact from the proposed project.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Department Reviews

PLANNING DIRECTOR AND PLANNING COMMISSION RECOMMENDATIONS

The Planning Director and Planning Commission recommend **approval** of a P18-157 to amend a Sketch Plan to allow a height limit of 48' for the employee housing buildings located at 605-685 Powderhorn Lane subject to the departmental reviews attached hereto with no conditions of approval.

The Planning Director and Planning Commission recommend **approval** of a P18-158 to amend a Planned Unit Development (PUD) to allow a height limit of 48' for the employee housing buildings located at 605-685 Powderhorn Lane subject to the departmental reviews attached hereto with no conditions of approval.

SUGGESTED MOTIONS

Item A: Based upon the findings for a Sketch Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals as presented by the applicant and staff for Item P18-157, I move to **approve** an amendment to the Powderhorn Employee Housing Sketch Plan to allow a height limit of 48' for the six employee housing buildings for the property addressed at 605-685 Powderhorn Lane and legally described as Lot 23, Webster LaPlant Homestead 5th Addition, subject to the departmental reviews attached hereto with no conditions of approval.

Item B: Based upon the findings for a Planned Unit Development (PUD) as presented in the staff report related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C as presented by the applicant and staff for Items P18-158, I move to **approve** an amendment to the Powderhorn Employee Housing PUD to allow a height limit of 48' for the six employee housing buildings addressed at 605-685 Powderhorn Lane and legally described as Lot 23, Webster LaPlant Homestead 5th Addition, subject to the departmental reviews attached hereto with no conditions of approval.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Powderhorn Employee Housing
Physical Address: 605 through 685 Powderhorn Lane
Lot, Subdivision: Lots 1 - 7, Powderhorn Housing PIDN: 22-41-16-32-4-001/007

OWNER.

Name: Powderhorn Housing LLC (Matt McCreedy) Phone: 733-2292
Mailing Address: PO Box 290, Teton Village, WY ZIP: 83025
E-mail: matt.mccreedy@jacksonhole.com

APPLICANT/AGENT.

Name: Bill Collins Phone: 690-4436
Mailing Address: PO Box 7441 ZIP: 83002
E-mail: collinsplanning@bresnan.net

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit	Physical Development	Interpretations
____ Basic Use	<input checked="" type="checkbox"/> amd Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	<input checked="" type="checkbox"/> amd Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

PRE-SUBMITTAL STEPS. Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.

Pre-application Conference #:	<u>P18-068</u>	Environmental Analysis #:	<u>N/A</u>
Original Permit #:	<u>P13-024, 025, 026</u>	Date of Neighborhood Meeting:	<u>N/A</u>

SUBMITTAL REQUIREMENTS. Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. 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.

Have you attached the following?

- ☒ **Application Fee.** 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.
- ☒ **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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.

original signed 

Signature of Owner or Authorized Applicant/Agent

Bill Collins

Name Printed

7-17-18

Date

agent

Title

LETTER OF AUTHORIZATION

Powderhorn Housing / Jerry Blinn "Owner" whose address is: POB 290 Teton
Village 491 R3025
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: lots 47 Powderhorn Housing

(If too lengthy, attach description)

HEREBY AUTHORIZES Collins Planning Associates as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

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.

OWNER:

J Blinn
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: President

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

STATE OF Wyoming)

COUNTY OF Teton) ss.

The foregoing instrument was acknowledged before me by Jerry Blinn this 5th day of
March, 2011.

WITNESS my hand and official seal.

[Signature]
(Notary Public)

My commission expires: 02/10/2021

(Seal)



JACKSON HOLE MOUNTAIN RESORT
POWDERHORN EMPLOYEE HOUSING
AMENDMENT to PUD and PHASE TWO SKETCH PLAN

Prepared by:

Collins Planning Associates

May 17, 2018

**JACKSON HOLE MOUNTAIN RESORT
POWDERHORN EMPLOYEE HOUSING**

AMENDMENT to PUD and PHASE TWO SKETCH PLAN

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- 2.0 Site Planning
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1.0 PROJECT DESCRIPTION AND SITE HISTORY

Location and Zoning of Property

The subject property is located at 605, 625, 645, 655, 675 and 685 Powderhorn Lane, behind KMART, across the street and to the west of the U.S. Post Office. This property was formally Lot 23 in the Webster Laplant Homestead 5th Addition but in 2016 the property was further subdivided. The property now consists of seven lots (six building lots, one common lot) that make up the Powderhorn Housing Subdivision. The underlying zoning is Urban Residential (UR) and a Planned Unit Development was approved for the property.

Status of Property

The Mayor and Town Council, on June 17, 2013, granted several approvals for Lot 23 that remain active. The decisions specifically:

1. approved a CUP for Institutional Residential;
2. amended a previously approved Sketch Plan to show three buildings in Phase 1 and two buildings in Phase 2;
3. approved a two - phase PUD; and,
4. granted FDP approval for Phase 1.

After the 2013 approvals, the three Phase 1 buildings were constructed and they are occupied by employees. Because the details for Phase 2 were not determined at the time of the 2013 approvals, the Phase 2 Sketch Plan described a range for the number of housing units, amount of floor area, and number of levels in the future buildings.

In the Spring and early Summer, 2015, the Mayor and Town Council approved an LDR text amendment that allows 48-foot-tall buildings in UR-PUD provided certain criteria are met. The Powderhorn Employee Housing Development satisfies these criteria.

On September 6, 2016, the Mayor and Town Council approved:

1. an amendment to the Phase 2 Sketch Plan that reconfigured the Phase 2 building footprints; and
2. created a townhouse subdivision plat for the total PUD.

The Phase 2 amendment did not change the allowed floor area, number of housing units or number of building levels for the future phase. The timing of construction for Phase 2 is unscheduled and the details of the Phase 2 buildings (exact square footage, number of build levels, height) have not yet been finalized.

Description of Application

This application proposes to amend the PUD for the Powderhorn Employee Housing Development and the Phase 2 Sketch Plan, to allow building heights up to 48 feet pursuant to the 2015 LDR amendment.

As stated in the 2013 and 2016 applications, the Phase 2 buildings have not yet been designed, and therefore this application maintains the same range in the unit count, amount of floor area, the number of building levels that eventually will be constructed. Phase 2 is approved for 22 – 24 units and 19,112 – 31,232 square feet of floor area, and this proposed amendment will not change these numbers. (The three buildings that front Powderhorn Lane in Phase 1 contain 24 units and approximately 34,338 square feet of floor area.)

Previous Statements, LDR Amendments

JHMR's intent to propose 48-foot-tall buildings in the Phase 2 FDP has been well known and documented in past applications. JHMR proposed the 2015 LDR amendment to allow 48 foot buildings and then engaged in the extensive process that eventually led to approval of the amendment. The 2016 Sketch Plan amendment, furthermore, clearly described the intentions to include 48-foot-tall buildings in the Phase 2 FDP when such an application is submitted.

However, the planning staff concludes that the current PUD and Phase 2 Sketch Plan limit buildings to 35 feet in height until another amendment specifically approves a 48-foot height. The staff concludes that the 2016 Sketch Plan amendment did not specifically change the height limit from 35 to 48 feet despite the stated intentions in that application to propose 48-foot-tall buildings. It should be noted that a future FDP must be approved before Phase 2 can be developed and that a sketch plan is a general and conceptual illustration of future development.

These staff conclusions, when coupled with the comprehensive revisions to the Town LDR, require JHMR to submit this application. Because of the impending LDR revisions, JHMR cannot wait until the Phase 2 FDP to specifically propose 48-foot buildings. The comprehensive revisions to the Town LDR propose to eliminate the PUD tool and the 48-foot option that was adopted in 2015, at least temporarily, and there is no assurance that these tools will return in future revisions. The staff further concludes that the vested rights accrued to the JHMR from the current approvals and construction allow only 35-foot-tall buildings. They advise that this application to further amend the PUD and Phase 2 Sketch Plan is necessary to preserve JHMR's right to submit a future FDP that includes 48-foot-tall buildings.

2.0 SITE PLANNING

This amendment does not change the site plan for the PUD. The buildings in Phases 1 and 2 will continue to shape and create an interior courtyard that is the organizing feature of the site plan.

All elements of the currently approved PUD that are not specifically changed by this application will remain in effect. This includes the development program in the table below, rules for using the employee units for LDR requirements, contingency plans for managing and potentially increasing the amount of parking, pedestrian circulation and bicycle parking, and all conditions of the 2013 approvals. The Powderhorn project remains the same employee housing development, with the same terms and conditions, that was approved in 2013.

3.0 LAND DEVELOPMENT PROGRAM

The PUD, FDP and Sketch Plan that were approved in 2013 contained the table below that outlines information on the allowed and proposed floor area, landscape surface and lot coverage. The "Allowed/Required" column addresses the total PUD. The "Proposed" column was proposed and approved for Phase 1. The "Notes" column addresses the ultimate buildout with both Phases 1 and 2. This proposed amendment to the PUD and Phase 2 Sketch Plan changes only the Building Height in the "Allowed/Required" column from 35 feet to 48 feet. All other numbers in this table remain unchanged from the 2013 approval.

DIMENSIONAL LIMITATIONS -- POWERHORN PUD			
Gross Site Area	2.316 acres		
Base Site Area	2.316 acres		
LDR STANDARD	ALLOWED/REQUIRED	PROPOSED (phase 1)	NOTES (phases 1 & 2)
Floor Area	65,690 sq. ft.	34,338 Phase 1	Phases 1 & 2 = 53,450 – 65,570 See note below.
Landscape Surface	30,320 sq. ft.	38,023	
Lot Coverage	50,530 sq. ft.	14,915 Phase 1	Phases 1 & 2 = 24,035 - 25,424 See note below.
Building Height	48 ft.	29' 8"	Stair tower is exempt but is 31' 8"; Phase 2 height TBD but will comply with LDR
Street Setback	TBD	15	PUD standards allow flexibility
Side/Rear Setback	TBD	10	PUD standards allow flexibility
Parking	TBD	2 per unit	PUD standards allow case by case determination; overall LDR call for 3 spaces for 4 bedroom unit

Phase 2 of Lot 23

The buildings located next to the rear lot line and adjacent to KMART constitute Phase 2. Neither the detail plans nor the timing of construction for these buildings has been determined and no FDP is requested at this time. A future FDP application will be submitted prior to the construction of Phase 2. The conceptual plans for these buildings include multiple options that will be considered in the future which is why a range is included in the table above for total floor

area and lot coverage. These options for Phase 2 include 6 to 8 units per building, three or four stories and up to 48 feet in height.

Criteria for 48 Foot Height

For the building height limit to be 48 feet, the following criteria must be met.

1. The building must be in a PUD with UR zoning district.
Powderhorn Employee Housing was approved as a PUD on June 17, 2013. The underlying zoning is UR.
2. The structure is totally devoted to workforce or employee housing.
The 2013 applications document JHMR plan to construct employee housing. Consistent with this plan a CUP was issued for Institutional Residential in 2013.
3. The site is at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small scale development.
The Powderhorn Employee Housing development is 2.32 acres.
4. The site is served by transit.
A transit stop is 150 yards from the development as measured along the walking route.
5. The site is within 1/4-mile walking distance from numerous commercial services routinely needed by residents.
Within one-quarter mile, considered the ten minute walking distance for most people, are eight restaurants, a barber shop, the post office, discount retailers, two banks, two doctor's offices, two dental clinics, a town park and a grocery store.
6. The additional building height does not increase the floor area allowance or decrease the required open space.
The additional building height does not increase the floor area allowance or decrease the required open space. The amendment does not change the site plan.

Height of Northern Building

A single sentence in the 2013 staff report referenced a shorter building adjacent to the northern property line to mitigate any potential impact on the northern neighbor. The 2016 staff report referenced this earlier statement. However, three important changes have occurred since 2013, and one of these occurred since the 2016 approval. They are:

1. LDR changes proposed for adoption in July, that precipitates the timing of this application, will permit a 46-foot-tall building on the neighboring lot only ten feet from the property line. (The tallest building JHMR can build is 48 feet and only for workforce housing. The conceptual plans for Phase 2 locate buildings further than ten feet from the property line that is shared with the northern neighbor.)

2. When the statement was inserted into the 2013 staff report, Phase 2 building footprints contained two separate components and easily allowed one of these components to step down in height next to the property line. The Phase 2 building footprints approved in 2016 no longer contain the second component and do not readily accommodate a step down in building height.
3. In addition to removing the second component from the Phase 2 buildings, the plan now rotates and clusters the Phase 2 buildings tight against the western property line adjacent to Kmart. This new arrangement approved in 2016 widens the view corridor from the existing building on the neighboring lot. The neighboring building is aligned with and overlooks the common open space lot in the Powderhorn development.

4.0 FINDINGS OF FACT FOR APPROVAL

The proposed revision to the PUD and Phase 2 Sketch Plan do not cause any significant changes in the Findings of Fact that were detailed in the 2013 and the 2016 submissions. These Findings of Fact for the PUD and Phase 2 Sketch Plan are essentially the same and repeated below.

Findings for Planned Unit Developments

The numbered statements are from the Town LDR followed by the applicant's responses.

1. That the proposed project substantially achieves the stated purposes (as applicable) of this section, and that it is an appropriate and legitimate application of the Planned Unit Development process.

The proposed project achieves the purposes of the PUD as stated in the LDR and outlined below.

Flexibility. The proposed plan uses the flexibility of the PUD standards in several ways.

- Dimensional flexibility in the setbacks allows a concentration of open space in an interior courtyard. This courtyard creates a dynamic common area that will be enjoyed by all residents for a variety of uses.
- The PUD standards allow and encourage a variety of dwelling types. The type of unit that is proposed for Powderhorn Employee Housing is unique to Jackson, adding to the variety of housing types in the Webster Laplant PUD (now Aspen Meadows) and throughout the Town. The unit type provides excellent rental housing for employees.
- The flexibility in the density of units allowed on the property allows for an economically viable employee housing development that also contains a balance of density, functional open space and parking,

Efficient Infrastructure. This proposal uses existing municipal streets, private driveways and utilities. It is an infill development that sits within the existing street network and will connect to private utilities that already exist on the site. Despite the utilities being privately owned and maintained, they will be constructed to Town standards.

Functional System of Pathways. An existing sidewalk in Powderhorn Lane traverses the project frontage. A complete network of sidewalks within the site connects the Powderhorn Lane sidewalk to the buildings, courtyard and parking.

Compatible Land Use. This project is the final phase of the Webster Laplant (Aspen Meadows) PUD and includes the same multi-family housing as the prior phases. The Elk Run townhouse development is located east of the site and contains large buildings with multiple residential dwellings, similar to the Powderhorn development. The other neighboring properties to the west and north are developed with commercial uses and provide many of the services for the future residents.

Natural, Scenic. The site is not in the NRO or SRO, and there are no documented historical or cultural features of the site. The site is typical of the surrounding properties, all of which have been developed.

Usable Open Space. The interior courtyard creates a highly usable form of urban open space that is the organizing feature of the site plan and will make the development very enjoyable for the residents.

Quality Design. The courtyard creates a high quality site design. The Phase 1 buildings contain multiple heights with the shorter building heights near the street and the taller heights in the rear of the site. Taller 48-foot tall buildings will be along the rear of the property, abutting the rear of the Kmart store. Each level of the buildings contains an outdoor deck that creates visual diversity and facilitates the interaction of interior and exterior spaces.

Energy Conservation. A primary use of the proposed development is to house employees of the Jackson Hole Mountain Resort and other employers. The JHMR will provide transportation to and from work via START. Most of the other routine daily needs of the employee residents can be satisfied within walking distance of the site. Eight restaurants, a barber shop, the post office, discount retailers, two banks, two doctor's offices, two dental clinics, the pathway system, a town park, and a grocery store are located within one-quarter mile of the site, considered a comfortable walking distance. For any other trips, a transit stop is within 150 yards of the site. Furthermore, the buildings will include energy star appliances.

Affordable Housing. The entire development serves as employee housing for both the JHMR and other employers in the community.

2. That the proposed project is in substantial compliance with all applicable standards and criteria of this section.

The proposal complies with all LDR standards and no variances are requested.

3. That the proposed project substantially meets the character objectives of preservation or enhancement of the zoning district and neighborhood in which it is to be located. Projects which are found to be out of scale and character with their surroundings will not be approved.

The LDR establish the purpose of the Urban Residential Zoning District as follows: “(T)he purpose of the UR zoning district is to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian environment.”

This proposal matches perfectly the purpose of the UR district by providing affordable housing with a type of housing unit that is atypical -- possibly unique -- in the Town in location that is within walking distance of all essential services and a START transit stop.

When the sizes of the proposed buildings are compared to the buildings on the neighboring lots, five neighboring buildings are smaller and six are larger than the proposed buildings. Multi-family residential buildings abut the proposed development on two sides, and the post office and commercial development abut the site on the remaining sides, creating an urban character.

4. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized.

A Traffic Impact Analysis for the Powderhorn development was conducted as part of the initial PUD application and it concluded that the nearest intersection that serves the site will continue to function at a high level of service (LOS). After the full build out of the proposed development, all turning movements during the morning peak hour at the Powderhorn Lane/Maple Way intersection will function at an LOS of A (an average wait time of 4.28 seconds to pass through the intersection). During the afternoon peak hour, three of the turning movements at this intersection will function at an LOS of B and the southbound turning movement will operate at an LOS of C. The average wait time to pass through the intersection during the afternoon peak will be 9.47 seconds. The intended resident population will rely on vehicles much less than the general population, nonetheless, the nearby State highway system and the surrounding Town street network provide access and disperse traffic in all directions.

5. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services.

The resident population that occupy Phase 1 and the intended residents of Phase 2 will not contribute to the demand on schools. The common courtyard will provide on-site space for recreational activities. The technical review that was completed for the proposal demonstrates that all utilities and services can accommodate the development.

6. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

There is no evidence of impacts or potential impacts that have not been mitigated through setbacks or other means. Phase 1 has been fully occupied without any known issues.

Findings for a Sketch Plan

Numbered statements are from the Town LDR followed by the applicant's responses.

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

The site is an infill property that abuts the rear of several commercial buildings, the sides or rears of large multi-family structures and is across the street from the U.S. Post Office. The proposal is located in District 4, subarea 4.3, a Transitional area. The 2012 Plan calls out many detailed objectives for this subarea, including the following that are directly achieved by the Powderhorn development:

- Increased residential population.
 - Proposal can accommodate about 190 resident employees.
- Walkable mixed use district.
 - Site plan contains a network of internal sidewalks and fronts on an existing walk in Powderhorn Lane. Within one-quarter mile are eight restaurants, a barber shop, the post office, two banks, two doctor's offices, two dental clinics, a grocery store, discount retailers, a town park and the pathway network.
- Variety of housing types focused on workforce housing.
 - Proposal will be 100% workforce housing with a unit type not typical or is unique for the Town.
- Specifically including deed restricted units.
 - Some units may be deed restricted to help the JHMR and other commercial businesses satisfy employee housing requirements.
- 2 and 3 story buildings oriented to the street.
 - 3 buildings that front Powderhorn Lane are a combination of 2-story and 3-story components.
 - 3 buildings along rear lot line, adjoining the rear of Kmart are proposed for a future phase and may be 4 stories above grade within the 48-foot height limit. The detailed proposal for these buildings will be submitted in a future application.
- Parking areas predominantly behind buildings or screened from the street.
 - No new parking spaces front the street; all new parking is interior to the site and screened from the street by buildings or landscaping.
- Consider natural resources and wildlife movement that are in or adjacent to the District.
 - The site is an infill development surrounded by development on all sides, and does not contain or adjoin any natural resources.
- Improved alternative transportation and connectivity.
 - The resident population will significantly use transit and several sidewalks connect the site internally and to the Town network of sidewalks. A START transit stop is 150 yards from the development.
- In addition to the character district goals, the Plan establishes the goal to house 65% of the community's workforce.
 - This proposal is designed to house about 190 employees.
- The Plan also promotes multi-modal transportation, including bike travel.

- This proposal reduces the number of parking spaces from three per apartment to two spaces, and each reduced parking space is replaced with two bike parking spaces. A total of 90 bike parking spaces are provided in the 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.

The resident population will not contribute to the demand on schools. The common courtyard will provide on-site space for recreational activities. The technical review that was completed for the Powderhorn development demonstrated that all utilities and services can accommodate the development.

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

The proposal complies with all applicable regulations.

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

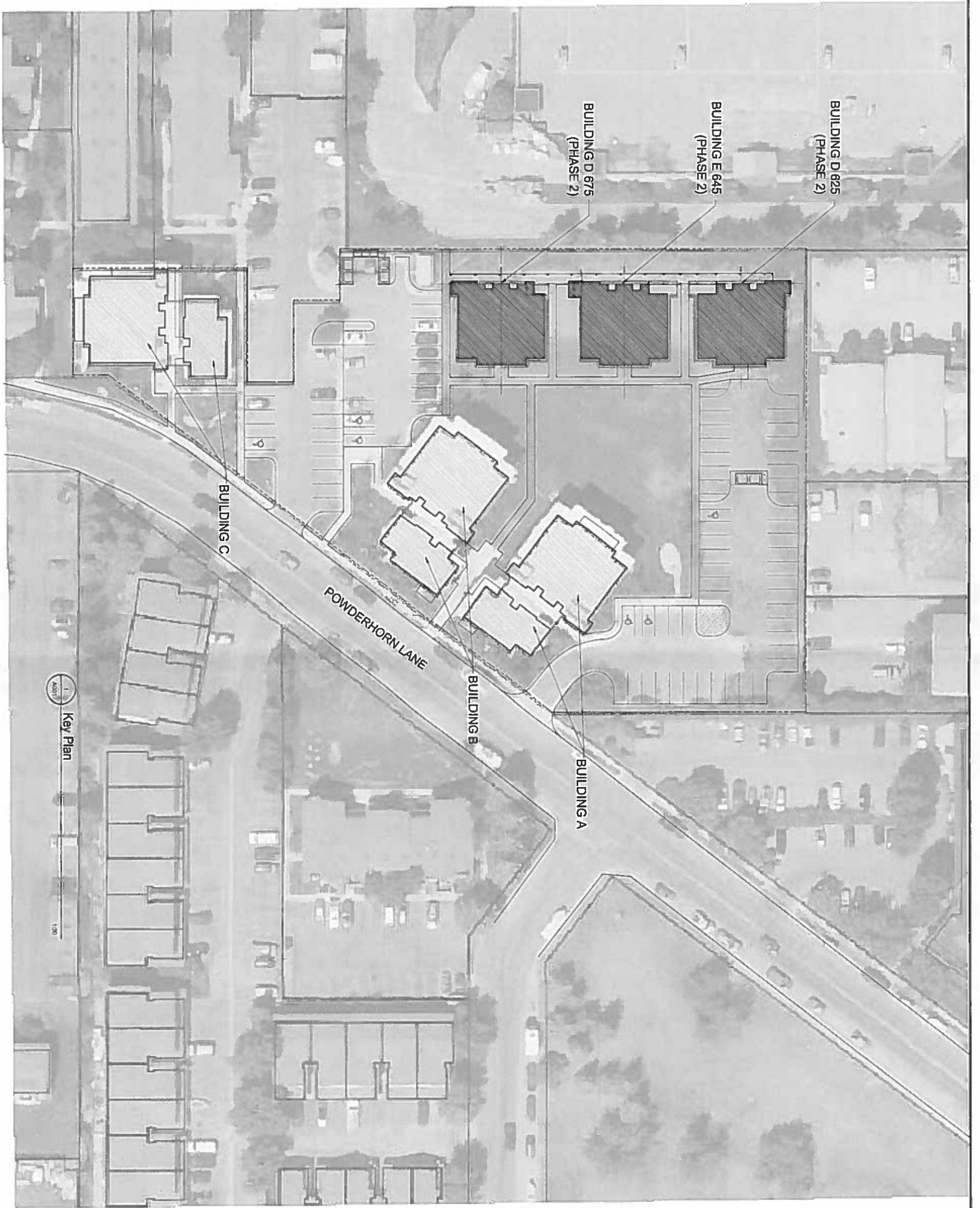
The currently constructed Phase 1 is in full compliance with all prior permits and approvals.

Appendix A

Application Letter of Authorization

Appendix B

Overall PUD Schematic Plan Phase 2 Sketch Plan



SD PRICING

**SCHEMATIC
DESIGN**

31

**JHMR EMPLOYEE HOUSING
PHASE 2**

655 POWDERHORN LN., JACKSON, WY

REVISIONS:



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 CHECKED BY: _____
 DATE: 1.19.2018
 CTA # _____
 CAD FILE: _____
 DWR: _____

KEY PLAN

SHEET

A001

PLANNING

Project Number	P18-157	Applied	5/17/2018	STOL
Project Name	Sketch Plan - Powderhorn Emp Housing	Approved		
Type	SKETCH PLAN	Closed		
Subtype	AMENDMENT	Expired		
Status	STAFF REVIEW	Status		

Applicant	Bill Collins	Owner	Powderhorn Housing LLC
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Site Address	City	State	Zip
605 -685 POWDERHORN LANE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
lots 1-7	22411632438007.01	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes					
Building Jim Green	NO COMMENT	5/17/2018	6/7/2018		

Fire Kathy Clay	APPROVED W/CONDITI	5/17/2018	6/7/2018	5/22/2018	see notes please
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Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
MEMO					
FIRE REVIEW					

TO: Paul Anthony, Principal Planner
Tiffany Stolte
Cc: Bill Collins, collinsplanning@bresnan.net

FROM: Kathy Clay, Fire Marshal

DATE: May 22, 2018

SUBJECT: JH Mountain Resort Employee Housing, Phase II
605-685 Powderhorn Lane
P18-157, 158

This office has received the request for Development Plan at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Comments include, but are not limited to:

General Requirements

1. Fire apparatus access shall be provided. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5 inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Illumination shall be provided in the means of egress in accordance with (1008.2). Under emergency power, means of egress illumination shall comply with (1008.3).
8. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
9. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7)
10. Final fire inspection shall be required before certificate of occupancy is released.
11. Plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Sprinklers

1. As determined by the Building Official, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type.. (IFC 903.2.7)
2. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
3. Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
4. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
5. Fire flow requirements shall meet Appendix B of the International Fire Code.
6. Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
7. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
8. Room which houses fire sprinkler riser shall be no less than 5' x 7' in dimension and shall be accessible from outside grade. (IFC 903.2.11.1.1)
9. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may require additional protection. (IFC 903.3) ALL CONCEALED SPACES REQUIRE FIRE DEPARTMENT INSPECTION PRIOR TO CLOSE UP.
10. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).
11. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).

Alarms

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					
12. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment. (IFC Chapter 9)					
13. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.					
14. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.					
15. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1) Elevator					
16. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)					
Please feel free to contact me if you have any further questions at 307-733-4732 or kclay@tetoncountywy.gov					
Legal A Cohen-Davis	APPROVED	5/17/2018	6/7/2018	6/6/2018	
Parks and Rec Steve Ashworth	NO COMMENT	5/17/2018	6/7/2018		
Pathways Brian Schilling	NO COMMENT	5/17/2018	6/7/2018		
Planning Paul Anthony	NO COMMENT	5/17/2018	6/7/2018		
Police Todd Smith (5/21/2018 11:37 AM STOL) No concerns from the Police Department. Todd	NO COMMENT	5/17/2018	6/7/2018	5/18/2018	
Public Works Brian Lenz (6/11/2018 10:11 AM BTL) Plan Review Comments - APPROVED P18-157-158 Sketch Plan Amendment – Max Height of Building 48-feet Bill Collins 625, 645, 675 Powderhorn 4/5/2018 Brian Lenz, 307 733-3079	APPROVED W/CONDITIONS	5/17/2018	6/7/2018	6/11/2018	
Regarding the amendment to the Sketch Plan to allow for Maximum Height of Building up to 48-feet, the applicant should verify that there is adequate water supply and pressure available for domestic use and fire suppression on the highest levels of the proposed development.					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
START Darren Brugmann (5/21/2018 12:18 PM STOL) Would just like to have added that consideration should be given to allow residents in these units to have direct walking access to our highly utilized Kmart/Hampton Inn stops. Darren.	APPROVED W/CONDITI	5/17/2018	6/7/2018	5/21/2018	
TC Housing Authority Stacy Stoker	APPROVED	5/17/2018	6/7/2018	5/23/2018	No Comments