



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: November 16, 2018

Item #: P18-327

Planner: Brendan Conboy

Phone: 733-0440 ext. 1302

Fax: 734-3563

Email: bconboy@jacksonwy.gov

Owner

Kelly Vine, LLC
PO Box 1650
Wilson, WY 83014

Applicant:

Carl Kohut
9067 Red Mountain Way
Victor, ID 83455

REQUESTS:

The applicant is submitting a request for a Development Plan for the property located at 310 E. Kelly St, legally known as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116.

For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.

Please respond by: November 30, 2018 (Sufficiency)
December 7, 2018 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

____ Owner _____ Applicant/Agent

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

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Development Option/Subdivision

Development Option Plan

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Zoning Map Amendment

Planned Unit Development

Other: _____

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 #: _____ 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. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

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 Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

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.

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title

KV STUDIO

PROJECT NARRATIVE |

Single Family Residence || October 2018

SITE

Address: 310 E Kelly Avenue
Parcel Number: 22-41-16-34-2-00-010
Acres: 0.69 (30,056 SF)
Site: Vacant, Brownfield

ZONING: ToJ Zone NM-2 – Neighborhood Medium Density 2 (Character Zone)

A. Intent:

1. Single Family Residential
2. Building up to three stories in height
3. Parking on site provided by both uncovered and covered areas.
4. Land Use: Single Family Residential

B. Physical Development

1. Lot Standards

Primary Building Setback Minimums

Kelly Avenue:	20'
Vine Street:	10'
Side Interior:	10'
Rear:	20'

Site Development Setbacks

Kelly Avenue & Vine Street:	Same as above
Side Interior/Rear:	5'

Landscape

Landscape Surface Ratio	
Single Family Residential:	.45 x 30,056 SF = 19,090
Plant Units:	1 per unit x 1 unit = 1 plant unit

2. Vehicle Access Standards

Access

Kelly Avenue:	Allowed
Vine Street:	Allowed
Alley:	Allowed
Curb Cut Width Max:	20' or 40% whichever is less
Driveway Width Max:	20'

Parking Setback

Kelly Avenue Min:	20'
Vine Street Min:	20'
Side Interior:	1'
Rear:	N/A

*Excludes 20' max driveway allowed in Kelly/Vine setback

3. Bulk & Mass Height

Primary Building Height

Flat Roof Pitch:	3 stories, not exceeding 35'
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Scale of Development

FAR Max	
Single-Family Detached:	.30 x 30,056 = 9,016 SF (see use standards)

6. Scenic Standards

Exterior Lighting

Light trespass Prohibited	
< 600 initial lumens:	fully shielded
Max Lumens:	9,016 SF x 3 lumens = 27,000 lumens
Light Color:	Greater than 3000 K

7. Natural Hazards to Avoid

Development Prohibited

Slopes greater than 25%

9. Grading, Erosion Control, Stormwater

See Civil Engineer Drawing TBD

10. Required Physical Development Permits

> 30,000 SF: Sketch Plan, Development Plan, Building Permit

C. Use Standards

Residential

Detached Single-Family

Permit Y

1 unit per lot

8,000 SF Habitable excluding basement (guiding criteria)

2/Dwelling Unit

Affordable Workforce Housing Units

\$57,625 (est. from Pre-App checklist)

D. Development Options

1. Allowed Subdivisions Options

Land Division 7,500 sf

PROJECT DESCRIPTION

KV Studio is envisioned as a residence for a retired, widower, art collector. On the ground floor the design proposes a small garage adjacent to the gallery/great room of the home. This idiosyncratic spatial layout is designed to accommodate the owner's art collection and defines the space where most of his time will be spent - privately viewing and rotating his art collection. On the mid-level is a small study while the upper level contains the sleeping quarters defined by 1 bedroom, 1.5 bath, an open plan kitchen/dining/living, and outdoor terrace.

The site is currently vacant and defined by a significant slope on the eastern boundary and a small vegetation cluster on the north-west quarter. The proposed building location will be coordinated so to not interrupt utilities and services as described by the Engineering Department. There is not a subdivision to which this site lies, therefore the design requires only the approvals made necessary by the Town of Jackson.

The design of the building is to be minimalist and composed of simple geometries. The gallery shall be predominately solid in nature allowing for security, UV protection, and flexibility to accommodate changing storage needs. While the building facade opens up and breaks down the massivity as it turns to face Vine Street for a more inviting, interesting, and varied street presence. The building has been justified to the utmost southern portion of the site in efforts to preserve Kelly Avenue street front for future development and to maintain as much existing vegetation as possible.

In response to concerns raised during the Pre-Application meeting regarding the buildings principle use, the design of the gallery has been further articulated to represent its residential nature. There will be no commercial or industrial uses operating within this building and no employees (outside of routine building maintenance) which will be required for the homeowners use of the building. The applicant understands that the building design may appear to be commercial or industrial on paper but it is the outcome of the owners desire to have a home, in retirement, where his complete art collection can be housed under one roof and within one large living space.

In response to whether the design will be under the IRC or IBC, the applicant suggests using the IRC as this is not a mixed use structure and the occupancy type will not fall under IBC regulations per IBC, Section 101.2, Exception. Due to the size of the building and value of contents within the building there will be a NFPA 13 sprinkler system installed.

development plan

DRAWING INDEX

ARCHITECTURAL	
A0.1	- COVER SHEET
L1.1	- SITE PLAN
A2.1	- GROUND PLAN
A2.2	- OFFICE PLAN
A2.3	- UPPER PLAN
A3.1	- EXTERIOR ELEVATIONS

10/25/2018



KELLY/VINE INTERSECTION VIEW



VINE STREET VIEW

KV STUDIO

PROJECT OWNER

KELLY VINE LLC
PO Box 1650
Wilson, WY 83014

ARCHITECT

CARL TOMSEN KOHUT
p. 603 986 8351
ckohut2@gmail.com

CONTRACTOR

Dynamic Custom Homes, Tim Glick
195 NW Ridge Road
Jackson, WY 83455
p. 307 413 4476
tim@dchjh.com

STRUCTURAL

TBD ENGINEERS
Bld.
city, ST
p. 208 000 0000
s@engineers.com

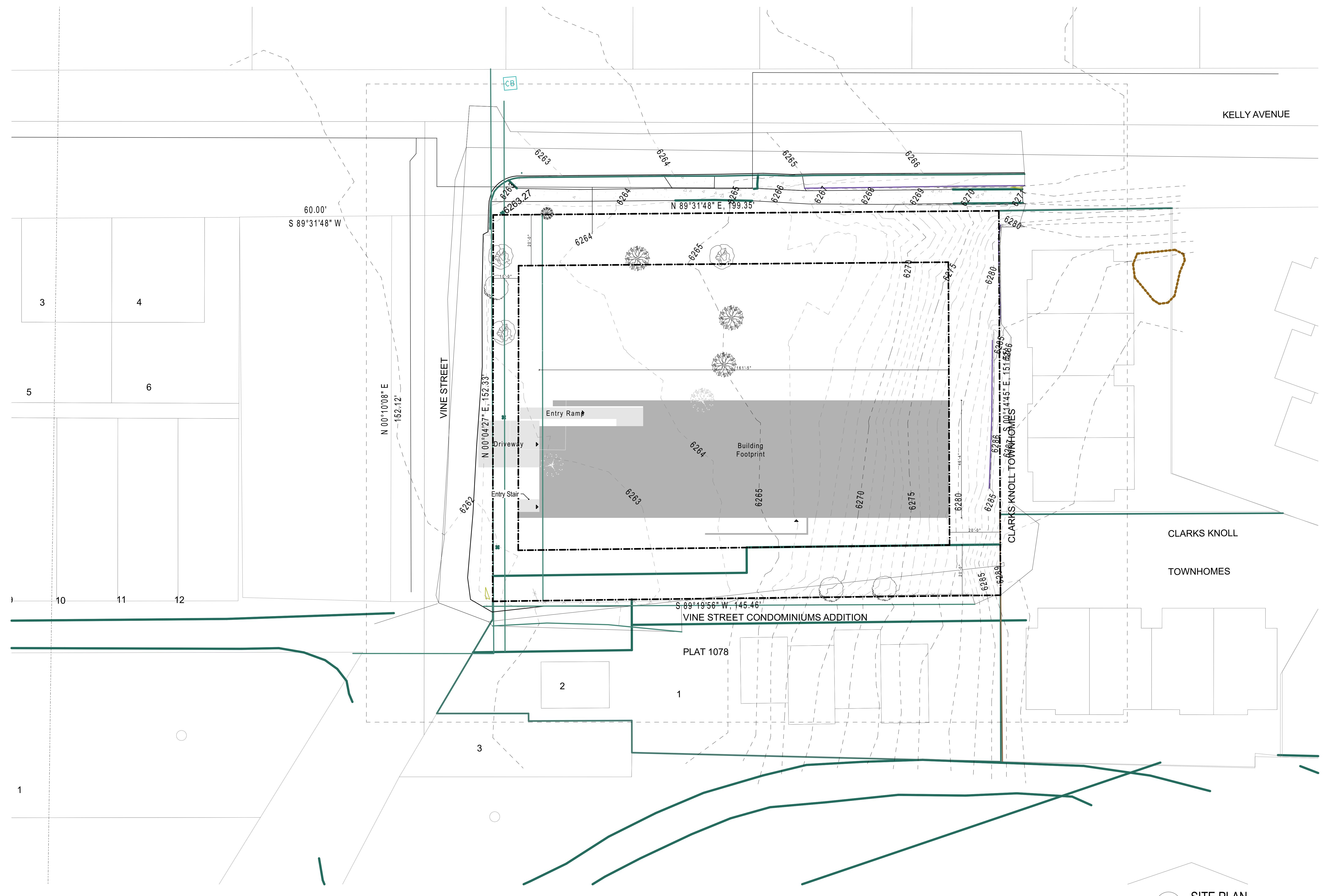
310 East Kelly Vine | Jackson, WY 83002

KV STUDIO	Carl Tomsen Kohut	Tim Glick	Engineers
310 East Kelly Avenue Jackson, WY 83002	9007 Red Mountain Way Victor, ID 83455 603 986 8351	195 NW Ridge Road Jackson, WY 83001 D 00 Blvd Cty ST 208 000 0000 www.sengineers.net	Structural

A0.1

Drawing Title:
COVER

Drawing Set:
Development Plan



1	KV STUDIO Project	Carl Tomson Kohut Architect	Tim Glick D/B 9067 Red Mountain Way Victor, ID 83455 633.986.8351	Drawing Set: SITE PLAN Development Plan 195 NW Ridge Road Jackson, WY 83001	Drawing Title: 10/25/2018
1	7	Engineers	00 Blvd. City, ST 208.000.0000 www.sengineers.net	Structural	

ENTRY	- 288 SF
LOUNGE	- 313 SF
POWDER	- 158 SF
GALLERY	- 4,933 SF
<u>TOTAL HAB</u>	<u>- 5,692 SF</u>

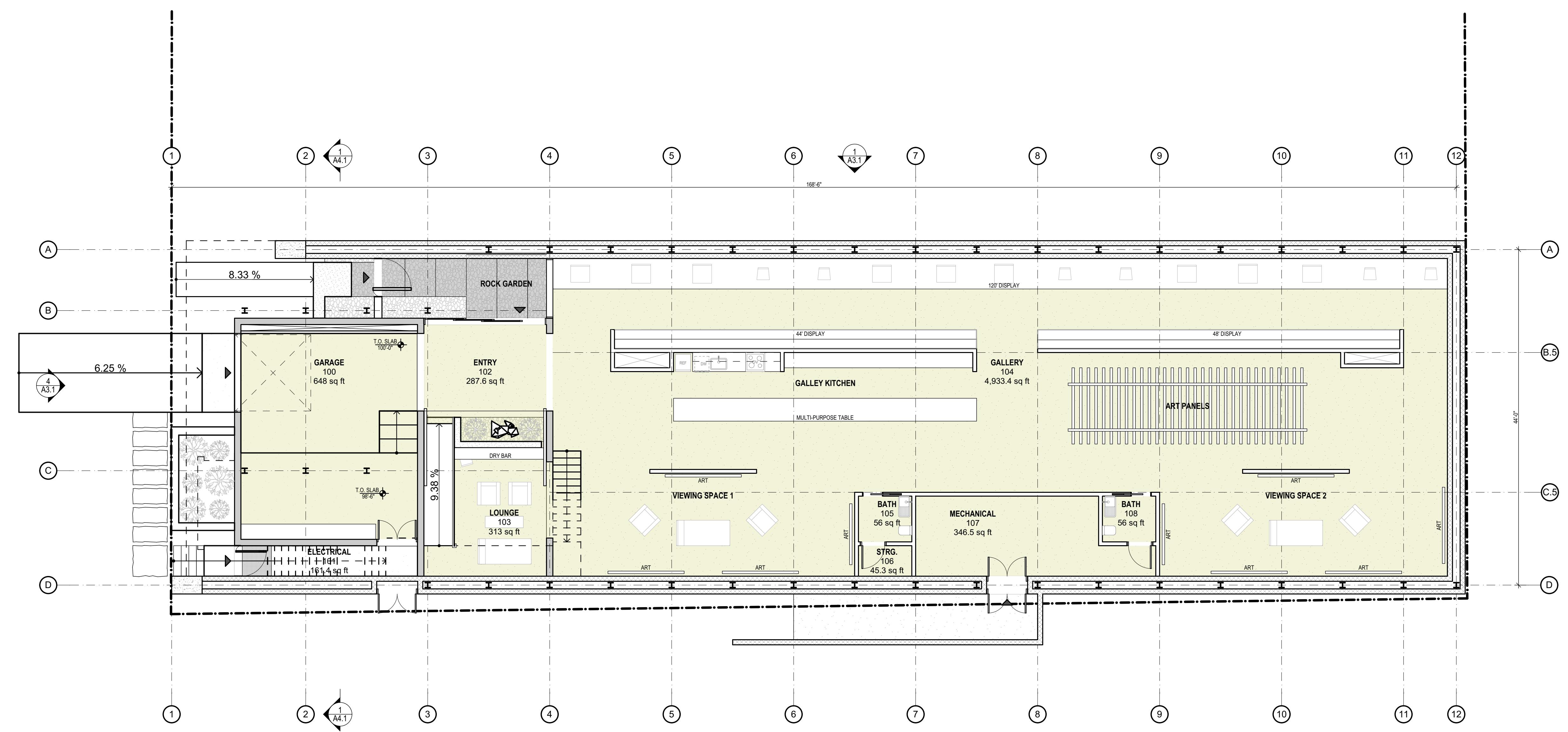
NON-HAB

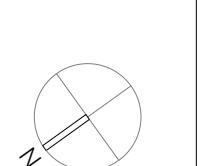
GARAGE	- 624 SF
MECH.	- 533 SF

GROUND FLOOR - 6,849 SF

TOTAL FAR - 7,992 SF

MAX FAR - 8,000 SF

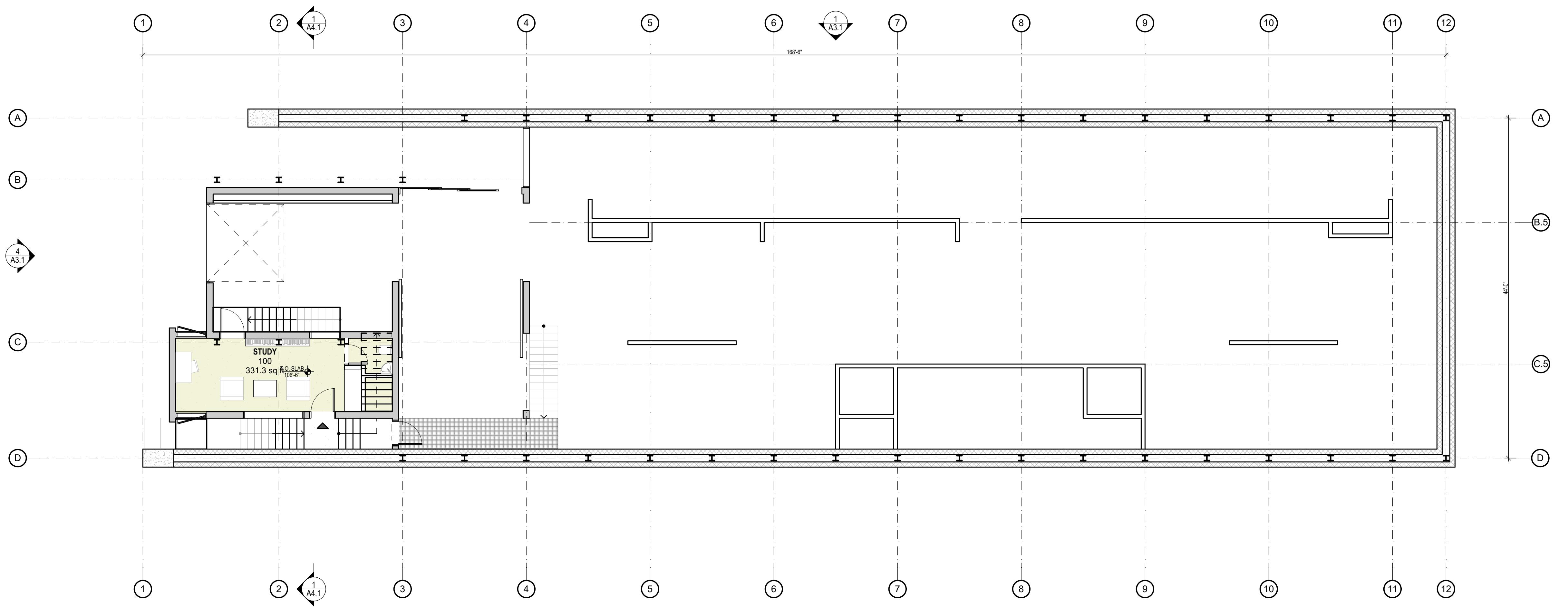




10/25/2018

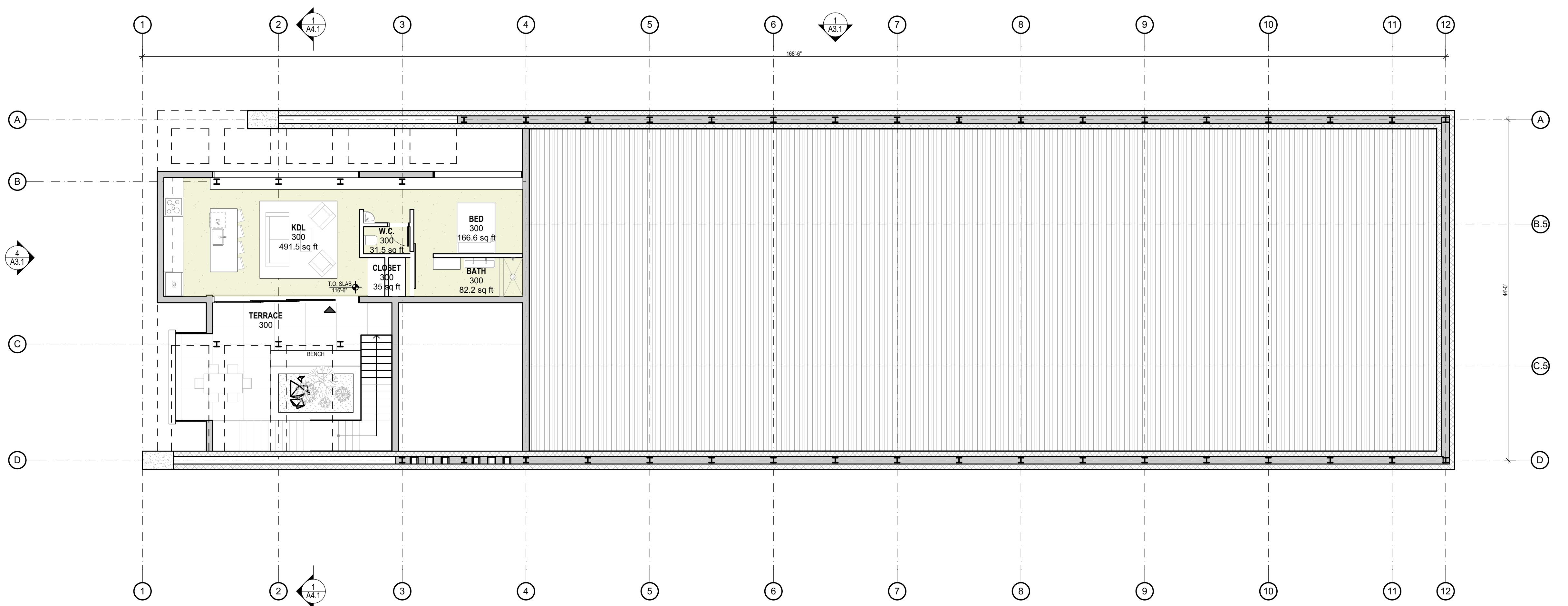
Drawing Title:
STUDY PLANDrawing Set:
Development Plan

A2.2A

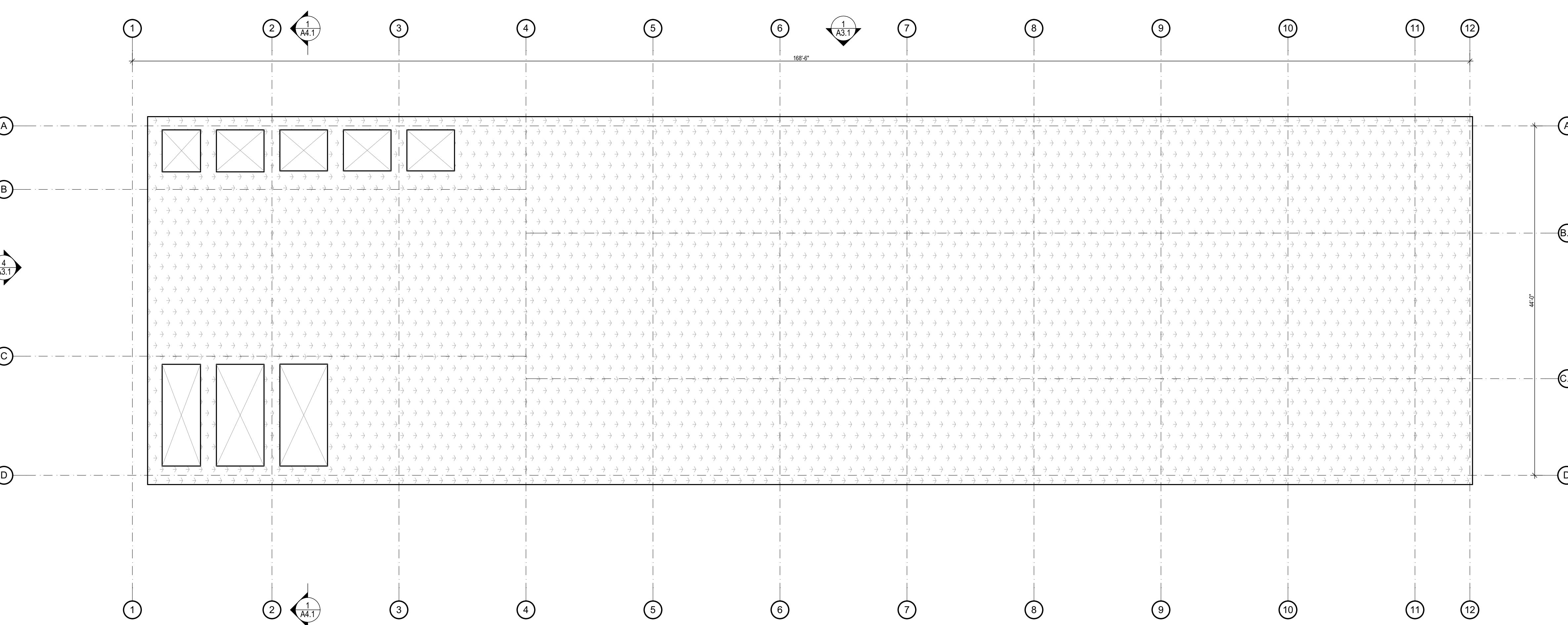
Engineers
00 Blvd
Structural
www.sengineers.netTim Glick
195 NW Ridge Road
Jackson, WY 83001
D 83455
603 986 8351Carl Tomsen Kohut
9007 Red Mountain Way
Victor, ID 83455
603 986 8351
ArchitectKV STUDIO
310 East Kelly Avenue
Jackson, WY 83002
ProjectOFFICE PLAN
SCALE: 1/8" = 1'-0"OFFICE - 332 SF
OFFICE FLOOR - 332 SF

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

KDL	- 492 SF
BED	- 167 SF
BATH	- 82 SF
CLOSET	- 35 SF
W.C.	- 32 SF
UPPER FLOOR - 811 SF	



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



4 TREAD DETAIL | STAIR 01
SCALE: 1/8" = 1'-0"

A2.4A

KV STUDIO
310 East Kelly Avenue
Jackson, WY 83002
Project

Carl Tomson Kohut
9007 Red Mountain Way
Victor, ID 83455
603 986 8351

Tim Glick
195 NW Ridge Road
Benton, WY 83001

Engineers

Structural

Architect

Drawing Title:
ROOF PLAN

Drawing Set:
Development Plan

10/25/2018