



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: May 29, 2019	REQUESTS:
Item #: P19-132	
Planner: Tyler Valentine	The applicant is submitting a request for a Basic Use Permit to add retail for the property located at 515 W. Broadway Ave, legally known as, PT NW1/4NE1/4, SEC. 33, TWP. 41 RNG. 116 WENDY'S, ORVIS.
Phone: 733-0440 ext. 1305	
Fax: 734-3563	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Email: tvalentine@jacksonwy.gov	
Owner/Applicant: FCH, LLC - Richard Martin PO 526 Jackson, WY 83001	
Please respond by: June 12, 2019 (Sufficiency) June 19, 2019 (with Comments)	

Owner/Applicant:

FCH, LLC - Richard Martin
PO 526
Jackson, WY 83001

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: *New Retail - Raton Tails*

Physical Address: *515 West Broadway*

Lot, Subdivision: *Pt 533 T 41 R 16 / Wards*

PIDN: _____
DRLS: _____

PROPERTY OWNER.

Name: *FCH, LLC*

Phone: *733-3762*

Mailing Address: *P.O. Box 526 Jackson, WY*

ZIP: *83001*

E-mail: *dl.martin@wyom.net*

APPLICANT/AGENT.

Name: *Dick Martin*

Phone: *733-3762*

Mailing Address: *P.O. Box 846 Jackson, WY*

ZIP: *83001*

E-mail: *dl.martin@wyom.net*

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

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

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

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

Pre-application Conference #:

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?

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

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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

Richard W. Martin, Jr. FCH LLC
Signature of Property Owner or Authorized Applicant/Agent

5/28/19
Date

Owner
Title

Richard W. Martin for FCH LLC
Name Printed

FCH, LLC
515 West Broadway

Change of Use Request

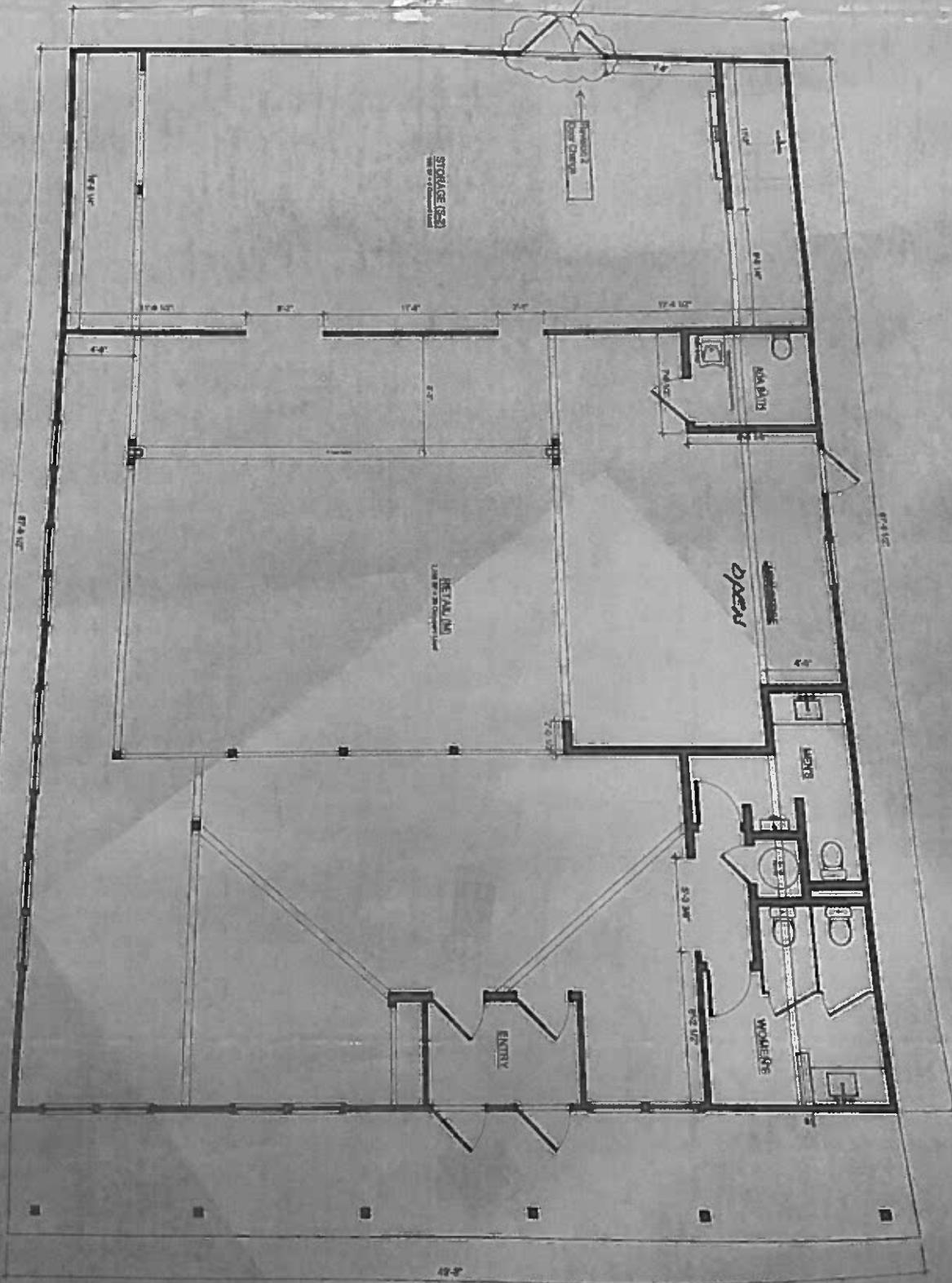
This application is a change in use for our property located at 515 West Broadway. We have done extensive repairs to the building and our choice of use is for retail/mercantile type occupancy and NOT a restaurant. We have a very strong interest in the property from a well-established local party and expect them to be the tenant.

We have attached the following:

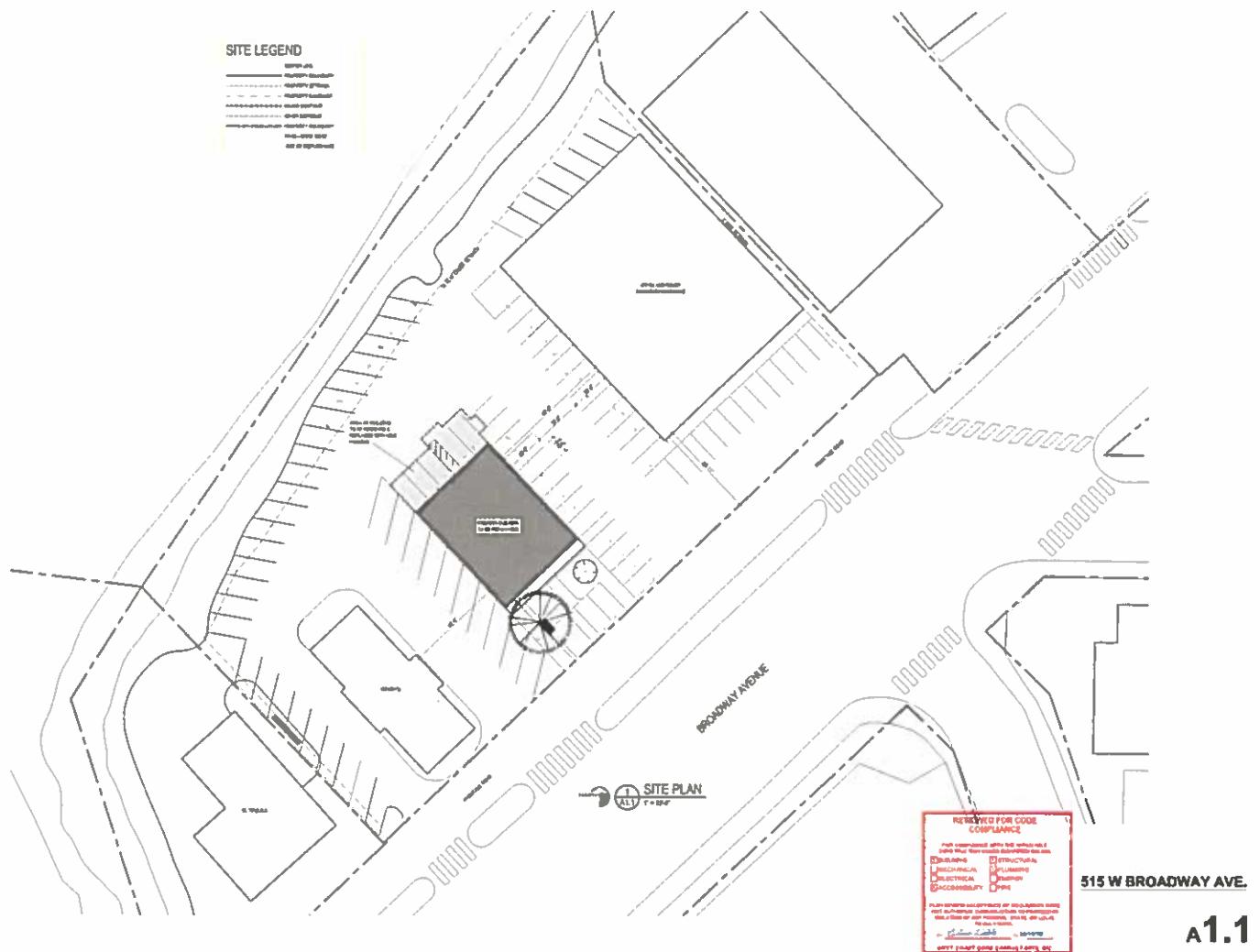
- 1) Site plan reflecting 28 parking spaces adjoining the building, as well as another 12 shared parking spaces.
- 2) Copies of Housing Mitigation Work Sheets that reflect the difference between restaurant requirements and retail requirements. These numbers reflect that we are providing a positive impact on the housing situation.

The finished product (the building) will be a huge improvement to this location and something we are pleased to add to our properties.

NORTH
Floor Plan



Dick Martin



A1.1

Restaurant Credit

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold, other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto-population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold boxes. In the other gold boxes, describe each use's site in floor area and bedrooms. (If applicable), then describe how many units of each use type are proposed. The required affordable housing will calculate for each unit and populate the Total box. See also Section 6.3.2 and 6.3.3 of the proposed LDRs.

Step 2: What types of LDRs are required? The proposed LDRs lay out a schedule for how many units have to be in each income ranges and how many units have to be 1, 2, or 3 bedrooms. The LDRs are also allow for adjustment. To propose an adjusted allocation, change the values in the proposed column (or gold cells), the customized allocation must meet the customization rules provided, and may not result in less affordable workforce units provided than are required. If a rule is violated the cell will turn red. Section 5.3.6 of the program LDRs.

Affordability	DR Schedule	Projected	Custom %	Customization Rules
Rental Units Affordable to Households making 10% Median Income	1,748	1,748	1,748	Custom % shall be ≥ 25%
Rental Units Affordable to Households making 10% Median Income	1,000	1,000	1,000	Custom % shall be ≥ 19%
Rental Units Affordable to Households making 110% Median Income	8,333	8,333	8,333	Custom % shall be ≤ 43%
Rental/Ownership Workforce Units	0,000	0,000	0,000	0% Custom % shall be ≤ 13%
Total:	8,748	8,748	8,748	Projected Custom % shall be 13%

Bedrooms Min	1 Bed+Studio	2 BedRooms	3 BedRooms	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2,748	2,000	1,000	5,748	10,348	
Proposed Allocation	2,186	2,000	1,000	5,786	10,084	Proposed totals shall be >= Schedule totals
Employees per Unit using LDRs	1.451	2.000	2.10	1.86		

Step 3. Distribute the affordability and bedroom mix. The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they don't). A customized distribution should be within 1 (rounded up or down) of the even distribution (e.g., 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0).

Requirement Distribution	Even Distribution			
	1 Bed/Studio	2 Bed	3 Bed	1 Bed
Affordable to 50% Median Income	1,748	8,900	8,900	1,748
Affordable to 80% Median Income	8,000	1,800	8,900	1,000
Affordable to 120% Median Income	1,600	1,600	1,600	1,000
Workforce Restriction	6,000	8,900	8,900	0.000
Total	2,748	20,000	1,000	0.000

Step 4: Now will the required housing be provided? The proposed DRA rules require that unless impractical any housing requirement of 1 unit or greater be provided through a combination of (a) impractical to the units to be provided by a dedication of land, use of a banked unit, or restriction of an existing unit; OR (b) a list option shall be provided for fee paid. Enter the number of units to be constructed as provided through land dedication, use of a banked unit, or restriction of an existing unit (gold box). The fine print: "Banked units and/or dedications to be Section 5.5, 5.6, 5.7 or 5.8 process of DRA."

	Units Constructed			Units Provided via Lot Dedication		
	1 Bed/Studio	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed
Affordable to 50% Median Income	1,000	8,000	6,000	0,000	0,000	0,000
Affordable to 80% Median Income	0,000	1,000	0,000	0,000	0,000	0,000
Affordable to 120% Median Income	1,000	1,000	1,000	0,000	0,000	0,000
Workforce Restriction	0,000	0,000	0,000	0,000	0,000	0,000

	1 Bed/Studio	2 Bed	3 Bed		1 Bed/Studio	2 Bed	3 Bed
Affordable to 50% Median Income	\$ 6,000	\$ 6,000	\$ 6,000		\$ 6,000	\$ 6,000	\$ 6,000
Affordable to 80% Median Income	\$ 8,000	\$ 8,000	\$ 8,000		\$ 8,000	\$ 8,000	\$ 8,000
Affordable to 120% Median Income	\$ 12,000	\$ 12,000	\$ 12,000		\$ 12,000	\$ 12,000	\$ 12,000
Workforce Restriction	\$ 8,000	\$ 8,000	\$ 8,000		\$ 8,000	\$ 8,000	\$ 8,000

	Units Provided via In-Lieu Fee			Fee		
	1 Bed/Studio	2 Bed	3 Bed	1 Bed/Studio	2 Bed	3 Bed
Affordable to 50% Median Income	\$ 748	\$ 0.000	\$ 0.000	\$ 235,087	\$ -	\$ -
Affordable to 60% Median Income	\$ 0.000	\$ 0.000	\$ 0.000	\$ -	\$ -	\$ -
Affordable to 120% Median Income	\$ 0.000	\$ 0.000	\$ 0.000	\$ -	\$ -	\$ -
Workforce Restriction	\$ 0.000	\$ 0.000	\$ 0.000	\$ -	\$ -	\$ -
					Total	\$ 235,087

New Retail

Housing Mitigation Worksheet

Please use this worksheet to calculate the affordable workforce housing requirements as drafted June 26, 2018. Cells that can be modified are highlighted in gold; other cells are locked. If you modify a gold cell for one example, and wish to use the worksheet for another example, it is best to start with a fresh worksheet in order to reset the auto-population equations for the gold cells.

Step 1. Describe your project. Enter as many rows as needed to describe the different uses and unit types proposed. Select a use from the use table in the left most gold banner. In the other gold banners, describe each unit's size in floor area and bedrooms (if applicable). Note the required affordable housing will calculate for each unit and populate the Total box. See also Sections 8.3.2 and 8.3.3 of the proposed LDRs.

Step 2: What types of units are required? The proposed LDs let you set a schedule for how many units have to be in each income ranges and how many units have to have been rented. The LDRs also allow for adjustment. To propose an adjusted location, change the values in the proposed column (new [gold cells]), the customized location must meet the customization rules provided, and may not result in an affordable workforce under provided that are required. If a rule is violated the cell will be turned red. See Section 8.3.4 of the proposed LDRs.

Affordability	LOI Schedule	Planned	Custom %	Customization Rules
Rental Units Affordable to Households making 50% Median Income	0.487	0.447	32%	Custom % shall be > 25%
Rental Units Affordable to Households making 80% Median Income	0.000	0.000	0%	Custom % shall be < 10%
Rental Units Affordable to Households making 120% Median Income	1.000	1.000	68%	Custom % shall be < 45%
Rental Units Affordable to Workforce Units	0.000	0.000	0%	Custom % shall be < 1%
Total	1.487	1.447	99.9%	Custom and final shall be reviewed

Bedroom Min	Bed/Ptch	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	0.467	1,000	0.000	1,467	2,642	
Proposed Allocation	0.467	1,000	0.000	1,467	2,577	Proposed totals shall be >= Schedule totals
Employees per Unit per Shift	1.45	2.00	2.10	1.80		

Step 3. Distribute the affordability and bedroom mix. The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells), the totals must match your allocation totals (they will turn red if they don't). A customized distribution should be within 1 (rounded up or down) of the even distribution.

Requirement Distribution	Even Distribution			
	1 Bed/Studio	2 Bed	3 Bed	Total
Affordable to 50% Median Income	0.467	0.000	0.000	0.467
Affordable to 80% Median Income	0.200	0.000	0.000	0.200
Affordable to 120% Median Income	0.200	1.000	0.000	1.000
Workforce Restriction	0.000	0.000	0.000	0.000
Total	0.467	1.000	0.000	1.467

Step 8. Now, will the required housing be provided? The proposed LDDs require that unless impractical any housing requirement of 1 unit or greater be provided through the construction of housing. If impractical the LDDs may be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall cash be paid. Enter the amount of units to be provided as provided through land dedication, use of a banked unit, or restriction of an existing unit (gold boxes). The amount of units to be provided as cash (red box) is \$0.00.

	Units Constructed				Units Provided via Land Dedication		
	1 Bed	Studio	2 Bed		3 Bed	1 Bed	Studio
Affordable to 50% Median Income	8,800	6,800	6,800			8,000	8,000
Affordable to 62% Median Income	8,800	6,000	6,000			8,000	8,000
Affordable to 120% Median Income	8,800	1,200	6,800			8,200	8,200
Market-rate Residential	8,800	8,800	8,800			8,000	8,000

Ranked Units Used			
	1 Bed/Studio	2 Bed	3 Bed
Affordable to 50% Median Income	0.000	0.000	0.000
Affordable to 80% Median Income	0.000	0.000	0.000
Affordable to 120% Median Income	0.000	0.000	0.000
Median Income, Median Rent	0.000	0.000	0.000

Existing Units Restricted			
	1 Bed/Studio	2 Bed	3 Bed
0.000	0.000	0.000	0.000
0.000	0.000	0.000	0.000
0.000	0.000	0.000	0.000
0.000	0.000	0.000	0.000

	Units Provided via In-Lieu Fee			Fee
	1 Bed/Studio	2 Bed	3 Bed	
Affordable to 50% Median Income	\$ 447	\$ 0.000	\$ 0.000	\$ 146,736
Affordable to 80% Median Income	\$ 0.000	\$ 0.000	\$ 0.000	\$ -
Affordable to 120% Median Income	\$ 0.000	\$ 0.000	\$ 0.000	\$ -
Workforce Restriction	\$ 0.000	\$ 0.000	\$ 0.000	\$ -
				Total \$ 146,736