



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: September 16, 2019 | REQUESTS: |
| Item #: P19-217 | |
| Planner: Brendan Conboy | The applicant is submitting a request for a Basic Use permit to add retail for the property located at 160 W. Broadway Ave. Unit C, legally known as LOTS 5-6, BLK. 2, WORT-1. |
| Phone: 733-0440 ext. 1302 | For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you. |
| Fax: 734-3563 | |
| Email: bconboy@jacksonwy.gov | |
| Owner: Freddie Botur PO Box 1241 Jackson, WY 83001 | |
| Applicant: Jamie Attanasio PO Box 2065 Wilson, WY 83014 | |
| Please respond by: September 30, 2019 (Sufficiency) October 7, 2019 (with Comments) | |

Owner:

Freddie Botur
PO Box 1241
Jackson, WY 83001

Applicant:

Jamie Attanasio
PO Box 2065
Wilson, WY 83014

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: Forever Green Floral Studio

Physical Address: 160 W Broadway Unit C

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Freddie Botur Phone: 307-730-8000

Mailing Address: Freddiebotur@gmail.com ZIP: 83001

E-mail: P.O Box 1241

APPLICANT/AGENT.

Name: Jamie Atanasio Phone: 307-699-0292

Mailing Address: P.O. Box 2065 Wilson, WY ZIP: 83014

E-mail: forevergreen.floralstudio@gmail.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

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

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

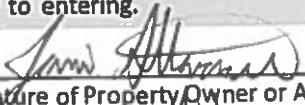
Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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.


Signature of Property Owner or Authorized Applicant/Agent

Jamie Atchasiso
Name Printed

8-29-19
Date
Applicant
Title

Housing Mitigation Plan

updated 6/11/19

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

| Existing Use (Sec. 6.3.2.A) | Housing Requirement (Sec. 6.3.3.A) | Use Size: bedrooms | Use Size: habitable sf | Use Quantity | Housing Required |
|-----------------------------|------------------------------------|--------------------|------------------------|--------------|------------------|
| Retail | 0.000431*sf | | 2500 | 1 | 1.076 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Step 3: Proposed Development

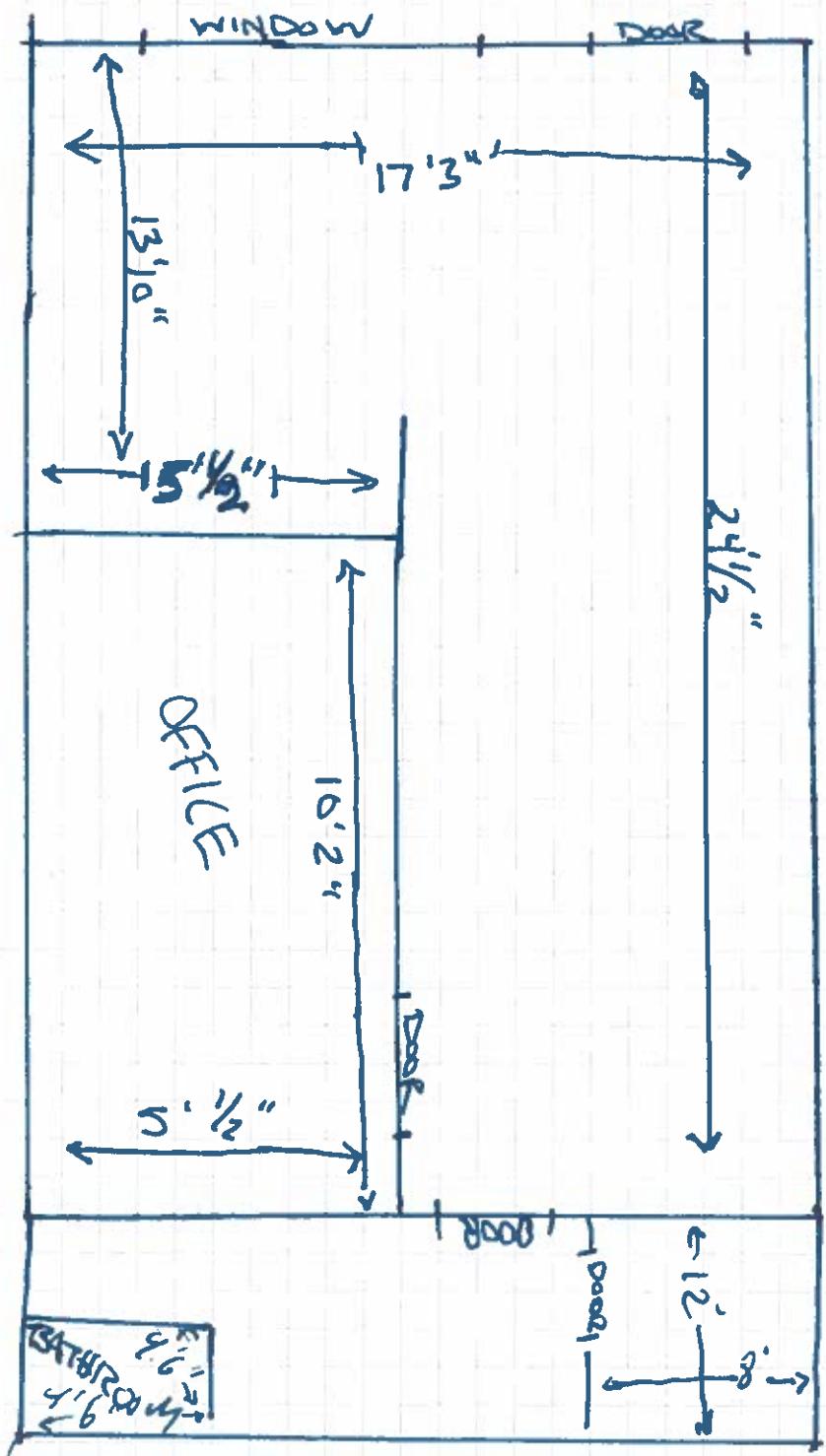
Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon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

| Proposed Use | Housing Requirement (Sec. 6.3.3.A) | Use Size: bedrooms | Use Size: habitable sf | Use Quantity | Housing Required |
|--------------|------------------------------------|--------------------|------------------------|--------------|------------------|
| Retail | 0.000431*sf | | 2500 | 1 | 1.076 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

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



LETTER OF AUTHORIZATION

Freddie Botor, "Owner" whose address is: P.O. Box 1241 / Owner of 160 W Broadway unit C
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
as the owner of property
more specifically legally described as: _____

(If too lengthy, attach description)

HEREBY AUTHORIZES Jamie Attanasio 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: F. Botor

8/09/13

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF Wyoming)
)
)SS.

COUNTY OF Teton)

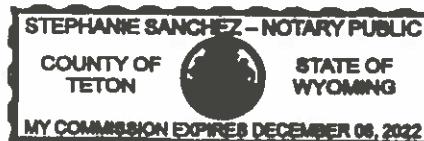
The foregoing instrument was acknowledged before me by Freddie Botor this 29 day of August, 2013.

WITNESS my hand and official seal.

(Seal)

Jamie Attanasio
(Notary Public)

My commission expires: December 6, 2022



To Whom this may concern,

The use and purpose of the space at 160 W Broadway, Unit C, Jackson, WY 83002 by Forever Green Floral Studio will for retail. This space will be used for creation and sale floral arrangements and associated gifts and products.

Thank you!

Jamie Attanasio

307-699-0292



Town of Jackson
150 East Pearl Avenue | PO Box 1687
Jackson, WY 83001
307-733-3932
info@townofjackson.com

XBP Confirmation Number: 66964159

| ► Transaction detail for payment to Town of Jackson. | | Date: 09/13/2019 - 10:50:47 AM | |
|---|---------------------|--------------------------------|-------------|
| Transaction Number: 111647811PT Mastercard — XXXX-XXXX-XXXX-6872 Status: Successful | | | |
| Account # | Item | Quantity | Item Amount |
| | Development Permits | 1 | \$500.00 |
| Notes: Basic Use Permit | | | |

TOTAL: \$500.00

Billing Information
DBA FOREVER GREEN FLORAL
S
, 83001

Transaction taken by: TStolte