



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: December 9, 2019	REQUESTS:
Item #: P19-284	
Planner: Brendan Conboy	The applicant is submitting a request for an Amendment of Condition of Approval for the property located at 660 Cache Creek Drive legally known as, LOT 3, SCARLETT ADDITION.
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/Applicant: Hansetti Revocable Trust Miga Rossetti & Chris Hansen 1710 Fish Creek Rd Wilson, WY 83014	
Please respond by: December 23, 2019 (Sufficiency) December 30, 2019 (with Comments)	

Owner/Applicant:

Hansetti Revocable Trust
Miga Rossetti & Chris Hansen
1710 Fish Creek Rd
Wilson, WY 83014

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

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: Amendment of Condition of Approval for Driveway Access.
Physical Address: 660 CASH CREEK DRIVE
Lot, Subdivision: LOT 3, SCARLETT ADDITION

PIDN: 0J-007518
(PARCEL #)

Phone: 307-690-6457 - CHRI'S
307-690-7077 - miga

ZIP: _____

PROPERTY OWNER.

Name: HANSETT REVOCABLE TRUST
Mailing Address: Miga Rossetti + Chri's Hansen
E-mail: 1710 Fish Creek Rd, Wilson 83014
migarossetti@icloud.com, mch@chnshansen.me

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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 type="checkbox"/> Basic Use	<input 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 <u>Amendment of</u>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>Condition of Approval</u>
<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 #:

P09-004 F07/P3D 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.

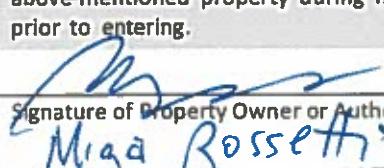
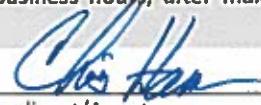
Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

 
Miga Rossetti Chris Hansen

Name Printed

Date

12/9/19
Title

Monday, December 9, 2019

Dear Town of Jackson Planning Department, Town Council and Mayor,

We are submitting a Planning Permit Application for the amendment of condition of approval so that we may access our property at 660 Cache Creek Drive (Lot 3, Scarlett Addition) off of Cache Creek Drive and not only from alley off of Upper Cache Creek Drive, which is the currently required and only vehicular access to the property.

When platted and approved, lots 3 - 7 of the Scarlett Addition were required to take vehicular access from the alley off of Upper Cache Creek Drive. In the time since the neighborhood was platted, a change to the Neighborhood Low Density-2 (NL-2) zone now allows one ARU in addition to the primary residence. We propose to build an ARU up to the 800 square foot limit which will require two parking spaces for that ARU in addition to the two parking spaces required for the primary residence. Due to the narrowness of the lot and to the perpendicular aspect at which the alley abuts the lot, there is very little room to provide the additional two parking spaces off of the alley at the south end of the lot.

In this particular case, allowing vehicular access off of Cache Creek Drive, in addition to maintaining access from the alley, will solve several congestion and circulation problems. We plan to locate the ARU in the basement at the south end of the house and propose to provide parking for the ARU on the southeast side of the lot off of the alley. By allowing access to the main residence off of Cache Creek Drive, we can provide vehicle access and storage in a garage on the north side of the house. This will allow us to put the front door on the Cache Creek Drive side and separate both the vehicle access and main entrance for the main house and ARU to opposite sides of the house, thus increasing privacy for both residences. It will also alleviate potential vehicular congestion in what is already a crowded alley.

Providing driveway access to Lot 3 off of Cache Creek Drive brings design in line with other current uses: Driveway access would be the same as Lots 1 and 2 as well as most of the other homes on Cache Creek Drive; it allows us to site the house farther north on the lot than what is currently feasible due to required alley access, bringing the house more in line with where other houses on Cache Creek Drive are sited; and it increases the size of the back yard on the south side of the house which is also adjacent open space on the hillside and may allow freer movement of wildlife through the neighborhood.

According to the description in the Town's Land Development Regulations, this is the type of access that is preferred. Item number "3. Parking," under "A. Intent" in the NL-2 description (page 2-17, section 2.2.3 NL-2: Neighborhood Low Density-2) states that "Parking is provided primarily on-site in garages or with surface spaces. Parking is

typically accessed from a primary street, often including longer driveways." This is precisely the driveway/parking situation we are proposing.

We intend to respect the character of the street and minimize the driveway width. We propose a 16' wide driveway at the street. We will landscape to enhance and preserve the character of neighborhood.

We have spoken with all neighbors in the Scarlett Addition; they are all in favor of this change and none feel it will adversely affect their property or infringe upon their property rights (please see attached acknowledgment letters). In addition, those neighbors who currently access their property from the alley are very much in favor because they see this change as a way to cut down on potential vehicle congestion in what is already a very crowded alley.

In addition to this letter, please find responses to Findings for Approval per Section 2320 Planned Residential Development.

Thank you for your consideration. If you need any additional information please don't hesitate to contact us; phone numbers and email addresses are below.

Best regards,



Miga Rossetti
307-690-7077
migaskis@gmail.com



Chris Hansen
307-690-6457
me@chrishansen.me

Amendment of Condition of Approval:

A condition of approval placed on a permit or approval by a decision-making body shall be amended by that body at a public hearing held pursuant to Sec. 8.2.14. Findings for Approval per Section 2320 Planned Residential Development.

1. That the proposed project is in substantial compliance with all applicable standards of this section;

This ammendment is compliant.

2. 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 out of scale and character with their surroundings will not be approved;

This ammendment meets these objectives.

3. 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;

This amendment will not negatively affect the street or safety of motorists, pedestrians or cyclists on Cache Creek Dr.

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

This ammendment will not impact schools, parks, utilities, or other public services.

5. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible. [Ord. 505 § 1, 1995]

There are no adverse impacts associated with this ammendment.

ROSSETTI

DESIGNING EXPERIENCES GENERATING VALUE

PROJECT: Cache Home

JOB #:

BY:

DATE: 11/20/09

SHEET #:

Nov. 20 2009 Rev.

