



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 12, 2019

Item #: P19-285

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner:

Teton Landing, LLC
PO Box 1677
Jackson, WY 83001

Applicant:

Y2 Consultants – Melissa Ruth
PO Box 2870
Jackson, WY 83001
307-733-2999

REQUESTS:

The applicant is submitting a request for a Zoning Compliance Verification for Minor Deviation to P19-152 for the property located at 115 Nelson Drive

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Please respond by: December 26, 2019 (Sufficiency)
January 2, 2019 (with Comments)

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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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

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 #: P18-224 Environmental Analysis #: _____
Original Permit #: P19-152 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?

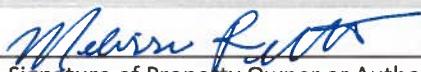
Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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
Melissa Ruth
Name Printed

12-12-19

Date
Planner
Title

LETTER OF AUTHORIZATION

Teton Landing LLC "Owner" whose address is: PO Box 1677 Jackson, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: 115 Nelson Dr., Jackson WY ; PT NE 1/4 NE 1/4 SEC 34, Panel: 22-41-16-34-1-00-001

(If too lengthy, attach description)

HEREBY AUTHORIZES YZ Consultants, LLC 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: 

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Managing Partner

(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)

)

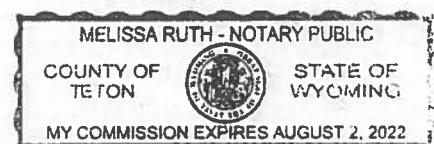
The foregoing instrument was acknowledged before me by Sadek Darwiche this 25 day of September, 20018.

WITNESS my hand and official seal.

Melissa Ruth
(Notary Public)

My commission expires: 08/02/22

(Seal)





y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

December 12, 2019

Via Email

Town of Jackson Planning Department

tstotle@jacksonwy.gov; tvalentine@jacksonwy.gov; panthony@jacksonwy.gov

RE: Zoning Compliance Verification for Minor Deviation to P19-152

Dear Tyler,

On behalf of Sadek Darwiche, we are requesting a minor deviation to an approved Development Plan, item P19-152 approved by the Town Council on September 16, 2019 to allow an adjacent previously unincluded parcel (PIDN 22-41-16-34-1-00-031) to be included in the Teton Landing Subdivision. Minor Deviations to an approved Development Plan are allowed pursuant to 8.2.13 Minor Deviations of the Town of Jackson Land Development Regulations (LDRs). The deviation justification is outlined below.

During the Town Planning Commission and Town Council hearings for item P19-152, questions were asked regarding the future use of the adjacent property under the same ownership (Parcel 2). At that time, the applicant was unsure of the future use for Parcel 2 because it is encumbered by Nelson Drive 60' road easement and with steep slopes on the east side. Commissioners and Council members were interested in the Parcel 2 potentially being used as additional parking for residents of the subdivision to minimize visitor parking impact on Nelson Drive. Since the approval of P19-152, the applicant has explored the possibility of utilizing the parcel east of Nelson Drive as a parking amenity for the Teton Landing Subdivision, however, the required setbacks create an area too small to develop or utilize effectively. The applicant is therefore proposing to combine Proposed Lot 1 and the existing Parcel 2 to create one lot with a building envelope on the west side of Nelson Drive.

Parcel 2 is an existing legal lot and therefore has development rights associated with it. However, the lot is bisected by the Nelson Drive roadway easement, and the lands on the both sides of Nelson Drive are not feasible for building due to setback requirements and steep slopes. Parcel 2 is an existing lot, with development rights, but the ability for any proposed development to meet the LDR standards is questionable. The combination of existing Parcel 2 and Proposed Lot 1 creates one large lot with a single building envelope and addresses Council and Commission concerns regarding future use of Parcel 2.

The gross site area of Lot 1 increases from approximately 6,200 sf to 19,000 sf (including the 60-foot road easement) with the inclusion of Parcel 2. The inclusion of Parcel 2 in this subdivision increases the buildable Floor Area on Lot 1 by combining the development rights of Parcel 2 with the development rights of Lot 1.



All development within the subdivision shall be required to meet all zone-specific standards, conditions of approval of the plat, and the CC&Rs at the time of building permit submission. There will be no increase in density as a result of the inclusion of Parcel 2 and combination of Lot 1 and Parcel 2. Seven (7) lots were approved, and seven (7) lots are proposed. No new nonconformities will be created.

FINDINGS

1. *Complies with the standards of the current LDRs*

Complies. Inclusion of Parcel 2 in this Development Plan and future subdivision does not affect the compliance of this subdivision with all standards of the LDRs. All lots will still exceed the minimum lot size in the NM-1 zone.

2. *Does not include reductions in the amount of open space set aside or required resource protection*

Complies. Open space and resource protection were not required as part of the approval of P19-152.

3. *Does not include increases in the amount of building floor area.*

Complies. Parcel 2 is a legal lot with development rights and floor area allowances. Therefore, inclusion of this legal parcel within the subdivision does not increase floor area, beyond what was previously allowed by the Land Development Regulations for the zone.

We look forward to hearing from you upon review of this ZCV. Feel free to contact me with any questions or comments. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Melissa Ruth".

Melissa Ruth
Planner
Melissa@y2consultants.com

Enclosures:

LAST SAVED: 12/5/2019 8:13 AM BY: MELISSA PLOT BY: MELISSA RUTH
E:\2018\18202 Danwiche\Transmittals\In House\18202 191122 MW to MRV18202 191122 PI AT dwn



Adjusted Lot Boundaries

50' 0 100' 200'

1" = 50'



Adjusted Lot Boundaries

SHEET:

P.1

<i>DRAWN BY:</i>	MKR
<i>REVIEWED BY:</i>	MKR

y2consultants.com
307 733 2999

Teton Landing Subdivision
Teton Landing, LLC
115 Nelson Drive
Jackson, WY 83002

JOB NO: 18202

ZCV Application

PLOT DATE: 12.E.2010

12.5.2019

<i>NAME</i>	<i>DATE</i>
Client Review	12/5/19

Client Review 12/3/15

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Adjusted Lot Boundaries

CHIEFT

SHEET:

P.1

7150

Y2 Consultants, LLC

PO Box 2870
 Jackson, WY 83001
 307-733-2999



99-7011/3070

12/12/2019

PAY TO THE
 ORDER OF Town of Jackson

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

Town of Jackson
 P.O. Box 1687
 Jackson, WY 83001

MEMO

AUTHORIZED SIGNATURE

00071500 3070701151 147490946901

Y2 Consultants, LLC

7150

Y2 Consultants, LLC

7150

