



# 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
- Joint Housing Dept

**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: January 23, 2020

Item #: P20-013

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner/ Applicant:**

FOAM Capital, LLC  
PO Box 2633  
Jackson, WY 83001

**Agent:**

Axit Architects – Jeff Douglas  
927 South State Street  
Salt Lake City, UT8411

**REQUESTS:**

The applicant is submitting a request for a Pre-Application for the property located at 105 E. Broadway, legally known as PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116.

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

**Please respond by:**

**February 13, 2020 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:

[tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
Planning & Building Department

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

***For Office Use Only***

Fees Paid \_\_\_\_\_

Time & Date Received \_\_\_\_\_

Application # \_\_\_\_\_

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

**APPLICABILITY.** This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Property Owner

Applicant/Agent

**ENVIRONMENTAL PROFESSIONAL.** For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit  
 Use Permit  
 Development Option or Subdivision Permit  
 Interpretations of the LDRs  
 Amendments to the LDRs  
 Relief from the LDRs  
 Environmental Analysis

**This pre-application conference is:**  
 Required  
 Optional  
 For an Environmental Analysis  
 For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** ([tstolte@gmail.com](mailto:tstolte@gmail.com)).

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) 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](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

**Narrative Project Description.** Please attach a short narrative description of the project that addresses:

Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (if applicable)  
 Proposed amendments to the LDRs (if applicable)

**Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

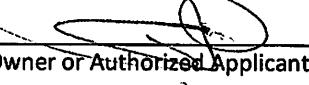
Property boundaries  
 Existing and proposed physical development and the location of any uses not requiring physical development  
 Proposed parcel or lot lines (if applicable)  
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

**Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

**Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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

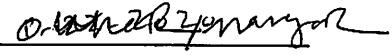


Name Printed

Jeff M. Schorin

1-27-2020

Date



Title

**Narrative Project Description:**

• **Existing property conditions (buildings, uses, natural resources, etc)**

Almost two thirds of the property is covered by two separate buildings: Retail shops in a single story plus step-down basement building with wood siding plus a sheet-metal-clad outbuilding for storage. To the north, an on-grade gravel parking area and a narrow strip of landscaping make up most of the rest of the site. Finally, a 10' X 100' strip of land encompassing half the width of the existing alley is shown along the rear portion of the site's western edge.

• **Character and magnitude of proposed physical development or use**

The owner plans to remove the gravel parking area and two aging structures on the site and develop a three-story building that fills almost all of the site. The building will interpret vernacular features of local architecture in forward-looking ways. Construction is anticipated to be a blend of concrete, masonry, and some steel, with stick framing above. Overall, the appearance of the project will be glass and custom metal panels, as well as other cladding systems that are durable, timeless, and maintenance free. The project includes 8,450 SF of short-term rental suites on the top two levels, all with generous outdoor decks, 2,850 SF of main-floor retail space, and 1,350 SF of tuck-under parking at grade. The project also includes 3,200 of circulation, storage, and support space on levels one through three, a 2,100 SF roof terrace with elevator access, a 950 SF mezzanine serving the retail space, with a centralized equipment platform above ground level parking as well. Finally, the basement includes 2,670 SF of parking space, accessed by way of a vehicle lift, and 2,320 SF of retail storage, circulation, and support space.

The building design incorporates covered walkway pedestrian frontage, with the main floor retail exposure characterized by glass storefront and operable panel glass walls. The building will be a maximum of 42' high on its façade facing Broadway. It will step back up the slope of the site to approximately 110% of that height. The transition will occur beyond the point where the step is visible from the sidewalk across the street. The top of elevator and stair projections for rooftop access will be no more than 10' above the 110% height level (56.2 feet, or ten feet above 46.2').

• **Intended development options or subdivision proposal (if applicable)**

Selected primary street setback: 0 feet (from 13' covered walkway line)

Selected side interior yard setback: 0 feet

Selected rear yard setback: 0 feet

Deed Restricted/Workforce Housing exemptions/bonuses used to increase FAR.

Nine parking stalls provided @ 1.5 stalls each for six short-term rental suites > 500 SF.

Parking credits + one angled curbside stall proposed for retail use.

Existing parcel is made up of almost entirely of buildings and parking surfaces. New development will not generate additional storm runoff.

• **Proposed amendments to the LDRs (if applicable)**

None.

**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](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

**Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

Property boundaries

Existing and proposed physical development and the location of any uses not requiring physical development

Proposed parcel or lot lines (if applicable)

Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

the VIEW

| **Axis** Architects |

## the VIEW

105 E. BROADWAY, TOWN OF JACKSON, TETON COUNTY, WYOMING

DOCUMENT ISSUE SET:	PROPERTY OWNER:	PROJECT DESCRIPTION:
SCHEMATIC DESIGN DOCUMENTS JANUARY 20, 2020	FOAM CAPITAL, LLC PO BOX 2632 JACKSON, WY 83002	
ARCHITECT: CIVIL ENGINEER: LANDSCAPE ARCH: STRUCT. ENG.: INTERIOR DESIGN		
AXBS ARCHITECTS 927 S. STATE STREET SALT LAKE CITY, UT 84111 PHONE: 801 355-3003		
CONTACT: PIERRE LANGUE		
ARCHITECTURAL INDEX	BASIC PROGRAM:	
A-100 SITE PLAN / PROJECT. INFO. A-101 FLOOR PLANS A-102 FLOOR PLANS A-103 RENDERINGS	ALLOWABLE FAR BY RIGHT: MARKET RATE HOUSING: 9,500 SF DEED RESTRICTED HOUSING: 7,500 SF TOTAL ALLOWABLE FAR: 14,250 SF  MIXED-USE BUILDING THREE FLOORS ABOVE GRADE  RETAIL AT GRADE, APPROX. 3000 SF PARKING AT GRADE, 12 STALLS 12 AIRBNB STYLE UNITS ON UPPER FLOORS OCCUPYABLE ROOF MODERN / CONTEMPORARY STYLE	
CIVIL INDEX		
LANDSCAPE INDEX	PROJECT CONSTRAINTS:	
	PROPERTY ZONING: DC  GOVERNING CODE: 2016 I.B.C.  PROPERTY LINE SETBACKS: NORTH: ZERO LOT LINE EAST: ZERO LOT LINE WEST: ZERO LOT LINE SOUTH: XX SETBACK FROM STREET  ROOF HEIGHT REQUIREMENTS: NF TO TOP OF ROOF  CONSTRUCTION TYPE: FIRE SPRINKLER REQUIRED	
STRUCTURAL INDEX		
INTERIOR DESIGN INDEX	PROJECT PHASE APPROVAL	
	SCHEMATIC DESIGN JANUARY 20, 2020	
	AXBS ARCHITECTS	CLIENT



## PLAN

1'0"

THE VIEW

105 E. BROADWAY AVENUE, JACKSON, WY

REPRODUCTION OF THIS MATERIAL, OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE.

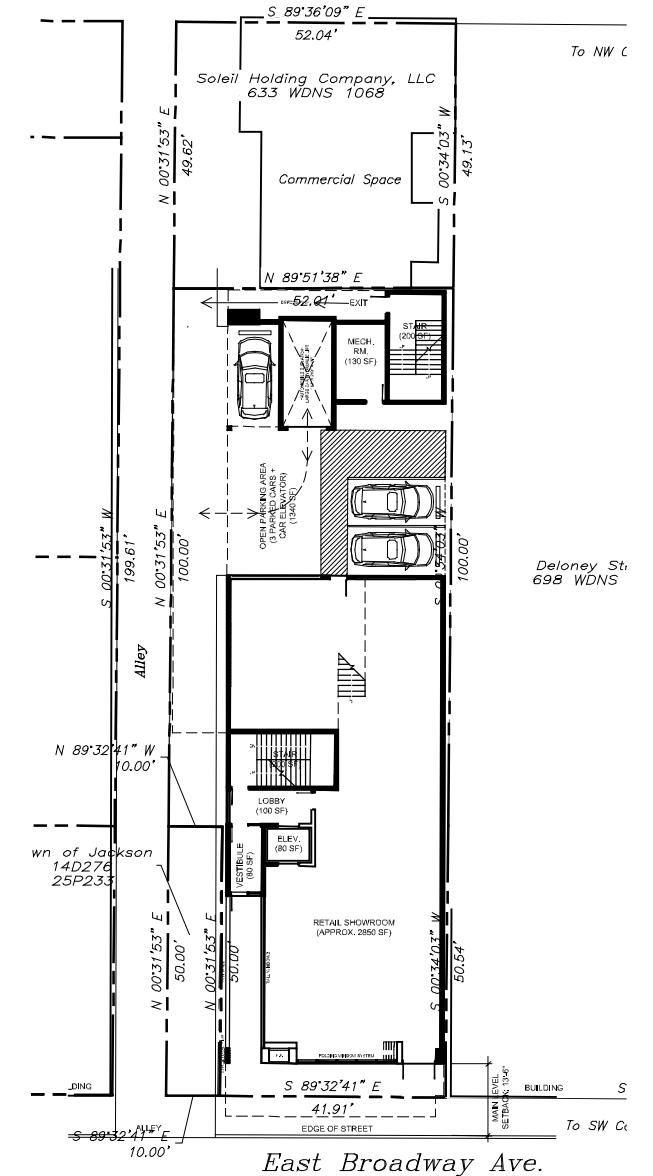
REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE

# Date

# 1926  
12345  
12/06/2019

## SITE PLAN

-100



**A1 EXISTING SITE PLAN**

**A2 PROPOSED SITE PLAN**

# THE VIEWW

105 E. BROADWAY AVENUE  
CONCEPTUAL DESIGN

105 E. BROADWAY AVENUE, JACKSON, WY  
CONCEPTUAL DESIGN

CONCEPTUAL DESIGN

vision # Date

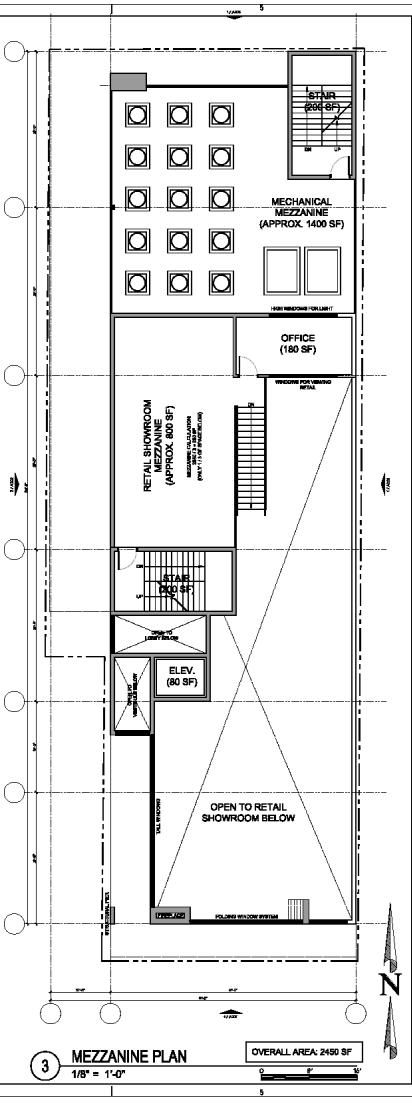
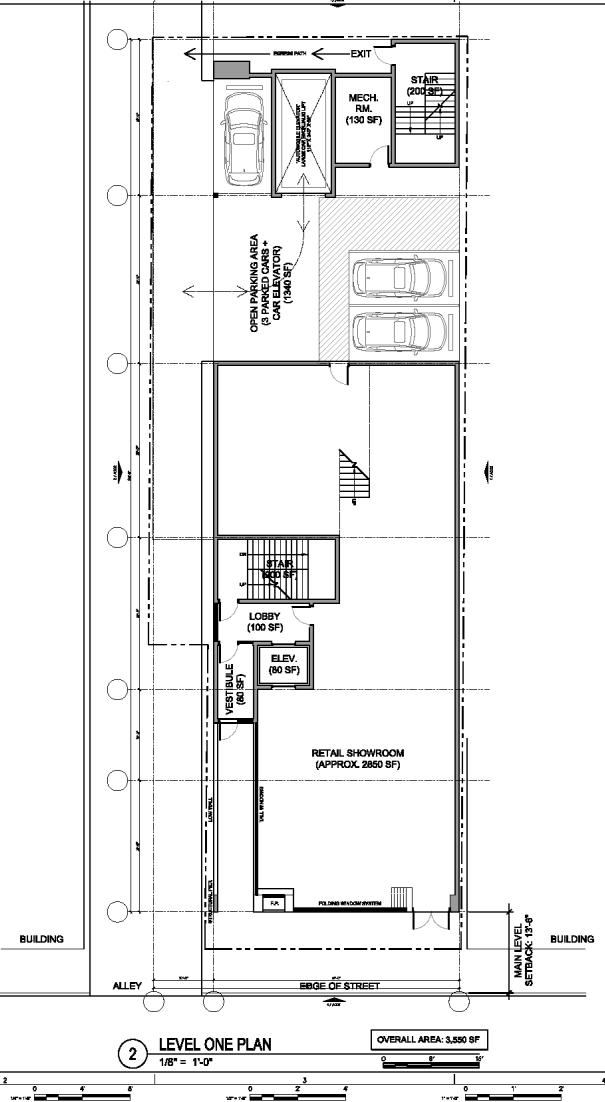
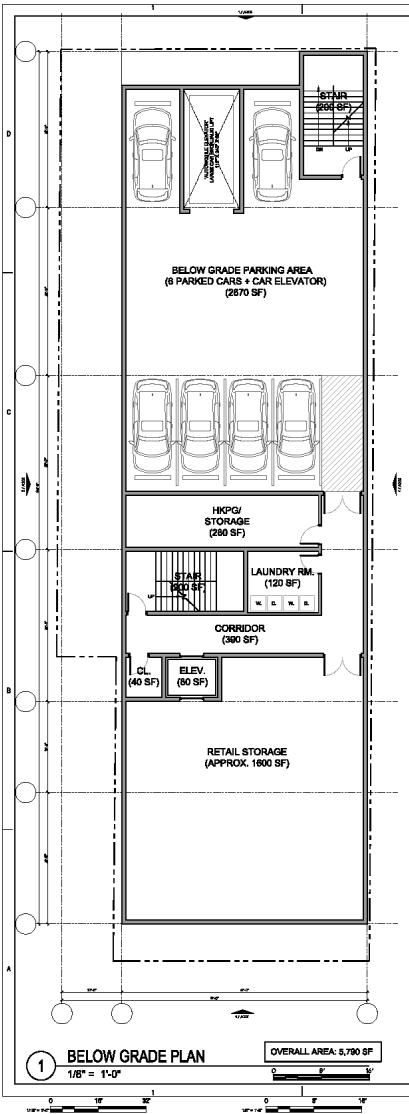
is Job # 1926  
Owner # 12345  
Date 12/06/2019  
Own  
checked

## ARCHITECTURAL SITE PLAN

# AS101

Axis Architects  
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111  
PROJECT: NONE OF THE ELEMENTS, IDEAS, OR GRAPHIC REPRESENTATIONS IN  
THIS DOCUMENT SHALL BE SHARED OR USED IN ANY WAY BY ANY PERSON OR  
ORGANIZATION WITHOUT WRITTEN CONSENT BY AXIS ARCHITECTS. WARNING:  
REPRODUCTION OF THIS MATERIAL OR ANY VIOLATION OF THIS COPYRIGHT IS  
PROHIBITED BY LAW UNDER TITLE 17 U.S. CODE

Axis Architects  
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111  
P 801-355-3023



THE VIEW

**105 E. BROADWAY AVENUE, JACKSON, WY**  
**CONCEPTUAL DESIGN**

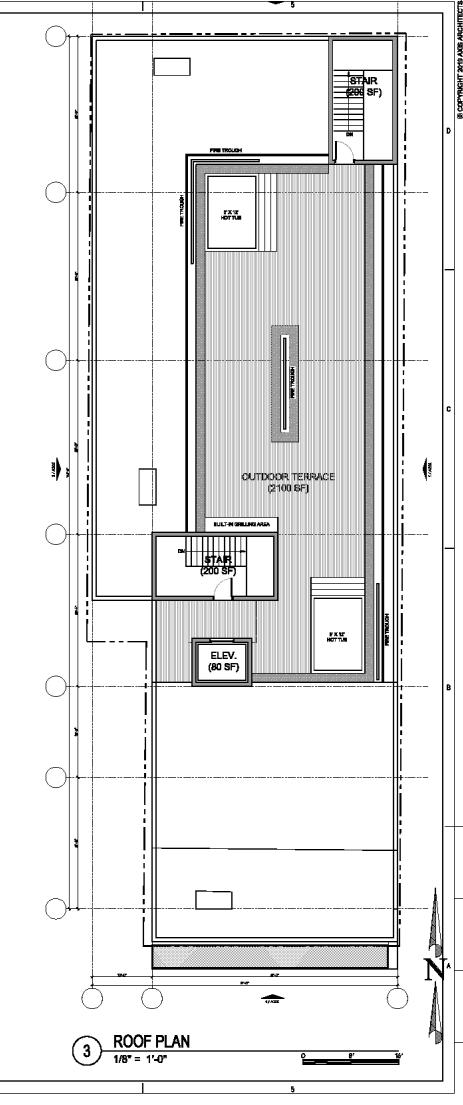
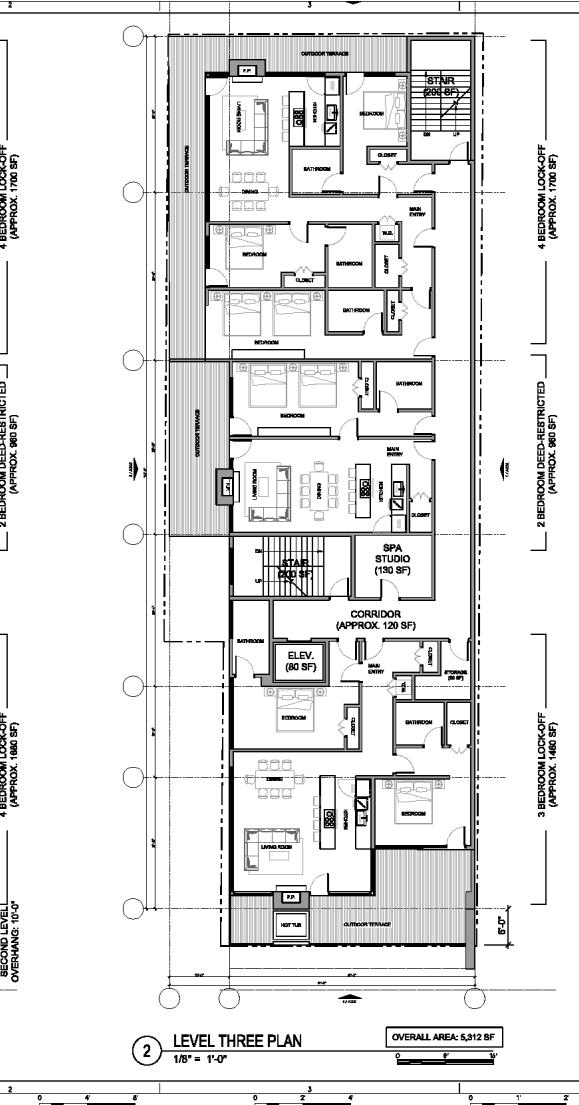
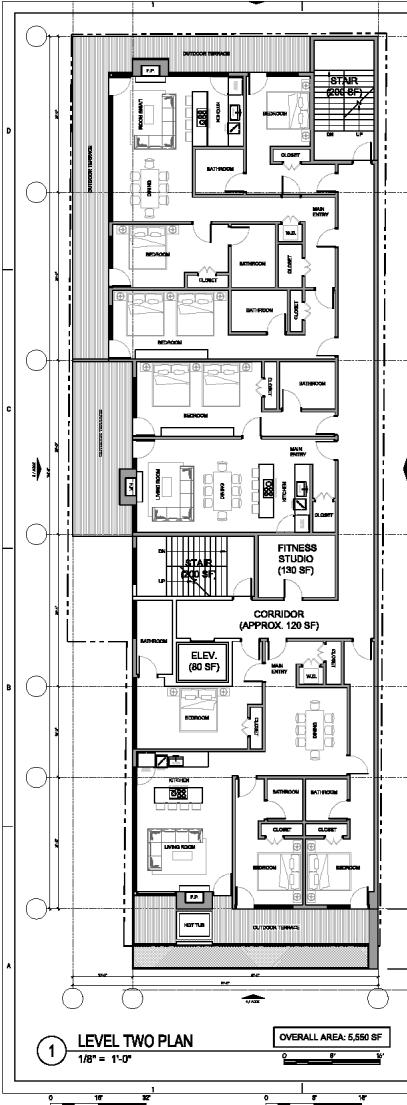
NOT FOR CONSTRUCTION

revision & Date

xis Job # 1928  
owner # 12345  
date 12/06/2019  
rown  
checked

**LOWER LEVEL  
LEVEL ONE &  
MEZZ. PLANS**

A-101



## THE VIEW

105 E. BROADWAY AVENUE, JACKSON, WY

CONCEPTUAL DESIGN

Revision # Date  
Arch Job # 1022  
Owner # 12345  
Date Drawn 12/05/2019  
Checked

LEVEL TWO, LEVEL THREE & ROOF PLANS



the VIEW, Jackson, Wy  
January 20, 2020

OVERHEAD VIEW FROM SOUTHWEST

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

OVERHEAD VIEW OF WEST SIDE



the VIEW, Jackson, Wy  
January 20, 2020

OVERHEAD VIEW OF EAST SIDE



the VIEW, Jackson, Wy  
January 20, 2020

STREET EXPERIENCE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

STREET EXPERIENCE (FOLDING DOORS OPEN)

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

WEST ELEVATION (WITH EXISTING BUILDINGS REMOVED)



the VIEW, Jackson, Wy  
January 20, 2020

WEST ELEVATION



the VIEW, Jackson, Wy  
January 20, 2020

WEST ELEVATION (WITH EXISTING BUILDINGS REMOVED)



the VIEW, Jackson, Wy  
January 20, 2020

ROOF TERRACE



the VIEW, Jackson, Wy  
January 20, 2020

ROOF TERRACE EXPERIENCE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

## ROOF TERRACE EXPERIENCE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

ROOF TERRACE EXPERIENCE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

ROOF TERRACE



the VIEW, Jackson, Wy  
January 20, 2020

the VIEW ENTRANCE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW OF ALLEY



the VIEW, Jackson, Wy  
January 20, 2020

VIEW FROM ALLEY WITH PARKING & MECHANICAL MEZZANINE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW OF ALLEY



the VIEW, Jackson, Wy  
January 20, 2020

THIRD LEVEL SUITE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

SECOND LEVEL SUITE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

INTERIOR VIEW FROM SHOWROOM

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

INTERIOR VIEW FROM SHOWROOM (WITH DOORS OPEN)



the VIEW, Jackson, Wy  
January 20, 2020

INTERIOR VIEW FROM BACK OF SHOWROOM

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW FROM E. BROADWAY

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW FROM TOWN SQUARE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW FROM TOWN SQUARE

Axis Architects



the VIEW, Jackson, Wy  
January 20, 2020

VIEW FROM TOWN SQUARE

Axis Architects