



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	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.
Item #: P20-013	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: 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	
Please respond by: February 13, 2020 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
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
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process 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

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).

Have you attached the following?

_____ **Application Fee.** Go to 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.

_____ **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

1-22-2020

Date

Chairman

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.

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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

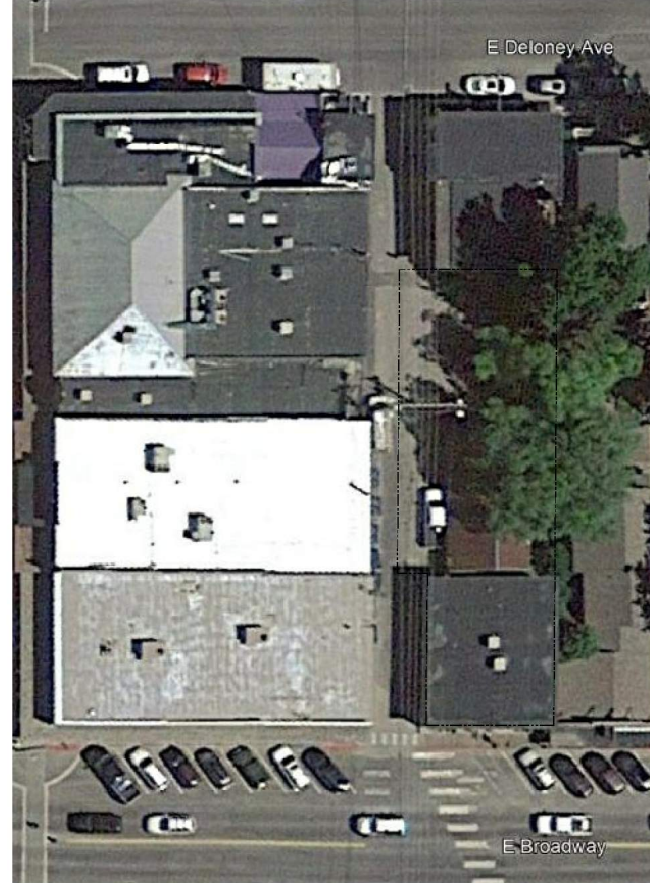
105 E. BROADWAY, TOWN OF JACKSON, TETON COUNTY, WYOMING

DOCUMENT ISSUE SET:	PROPERTY OWNER:	PROJECT DESCRIPTION:
SCHEMATIC DESIGN DOCUMENTS JANUARY 20, 2020	FOAM CAPITAL, LLC PO BOX 2633 JACKSON, WY 83002	

ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCH:	STRUCT. ENG.:	INTERIOR DESIGN
AXIS ARCHITECTS 827 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: 4,750 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 OCCUPIABLE ROOF MODERN / CONTEMPORARY STYLE
CIVIL INDEX	
LANDSCAPE INDEX	PROJECT CONSTRAINTS:
	PROPERTY ZONING: DC GOVERNING CODE: 2018 I.B.C. PROPERTY LINE SETBACKS: NORTH: ZERO LOT LINE EAST: ZERO LOT LINE WEST: ZERO LOT LINE SOUTH: JOX SETBACK FROM STREET ROOF HEIGHT REQUIREMENTS: 46' TO TOP OF ROOF CONSTRUCTION TYPE: FIRE SPRINKLER REQUIRED
STRUCTURAL INDEX	

INTERIOR DESIGN INDEX	PROJECT PHASE APPROVAL
	SCHEMATIC DESIGN JANUARY 20, 2020 _____ AXIS ARCHITECTS CLIENT



1 SITE PLAN
1/16" = 1'-0"

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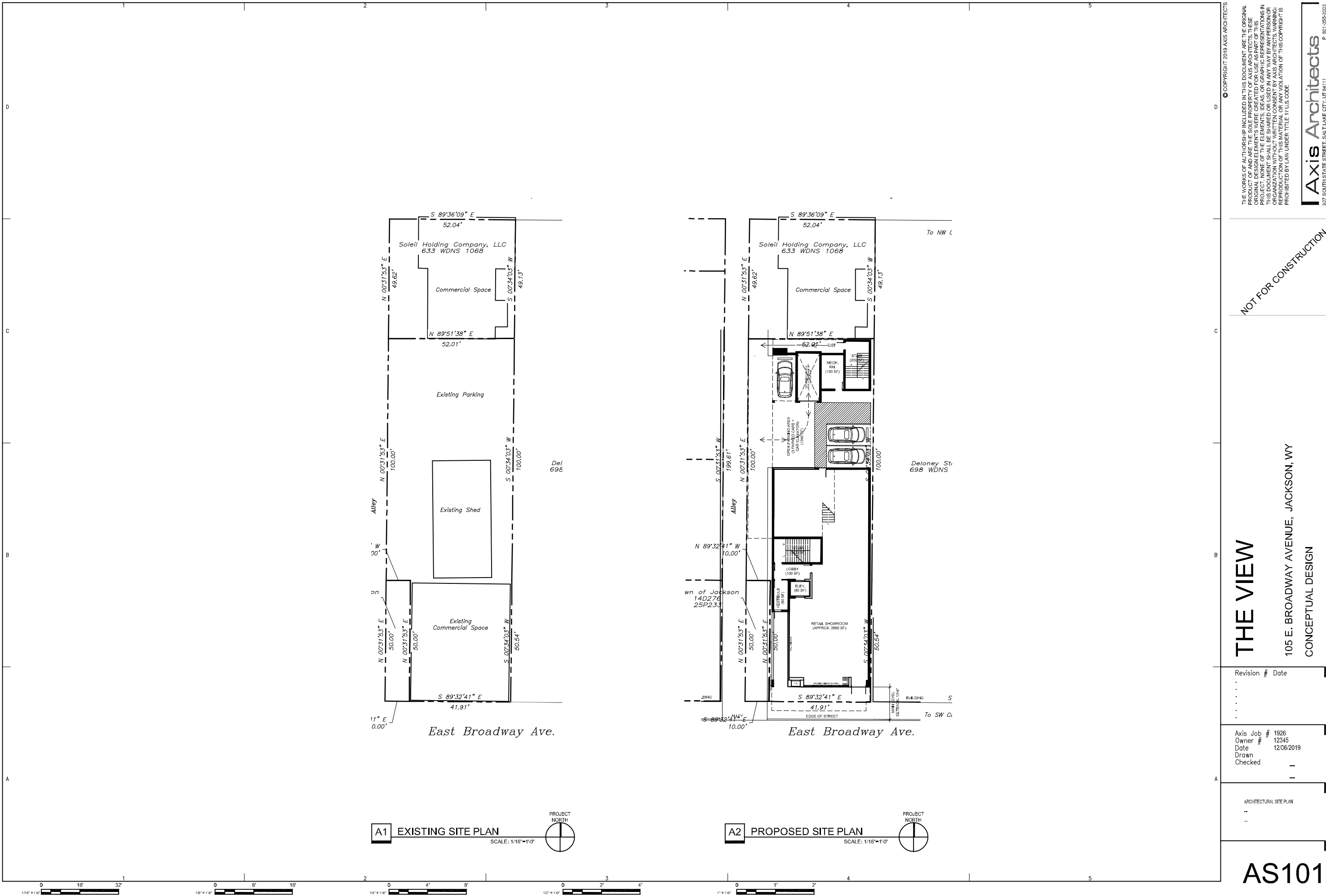
Axis Architects
801 355-3003

NOT FOR CONSTRUCTION

THE VIEW
105 E. BROADWAY AVENUE, JACKSON, WY
CONCEPTUAL DESIGN

Revision #	Date
1	12/06/2019
2	
3	
4	
5	
6	
7	
8	
9	
10	

Axis Job # 1256
Owner # 1256
Date 12/06/2019
Drawn
Checked



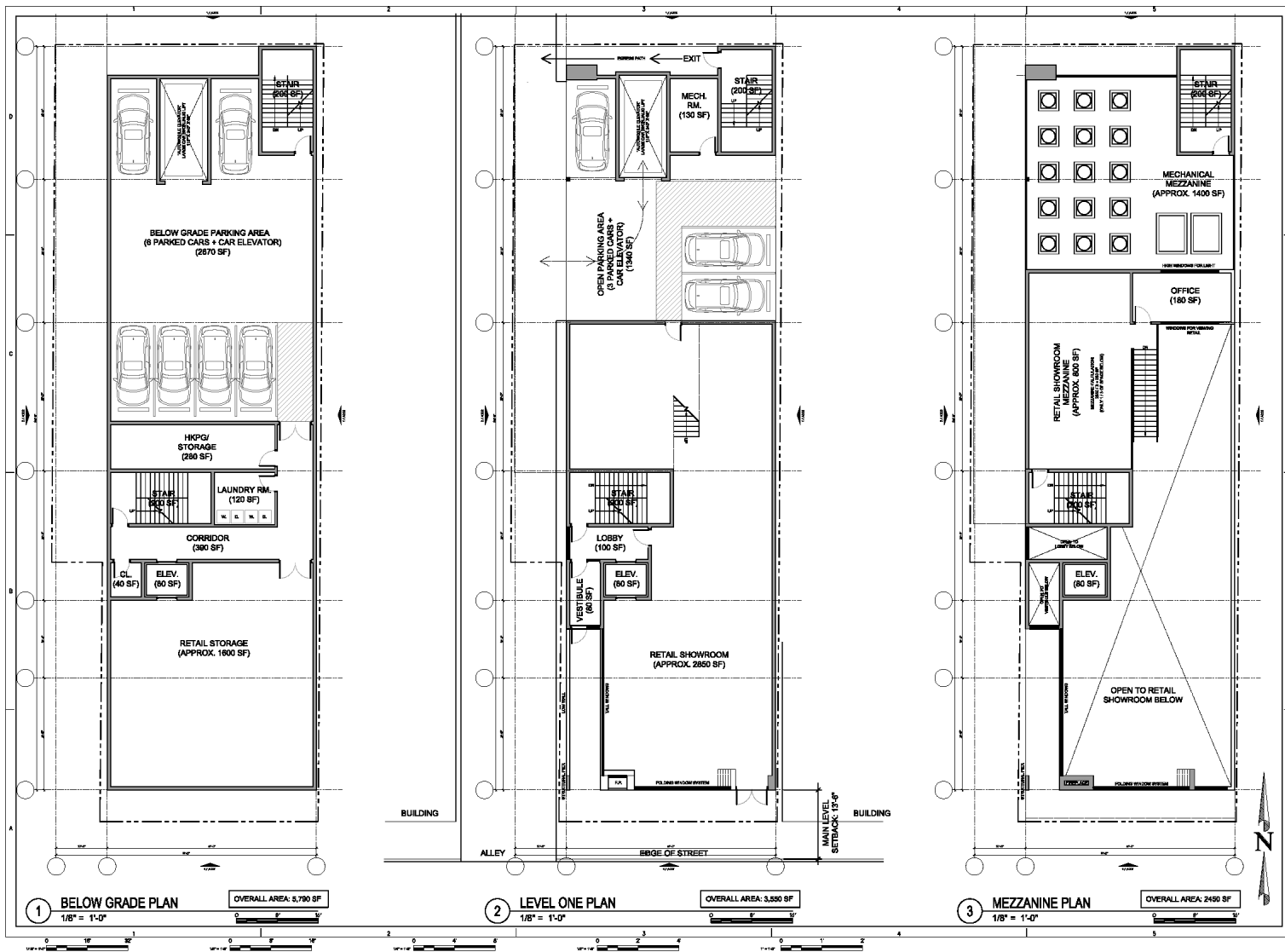
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THE VIEW
105 E. BROADWAY AVENUE, JACKSON, WY
CONCEPTUAL DESIGN

Revision #	Date
1	12/06/2019
2	12/06/2019
3	12/06/2019
4	12/06/2019
5	12/06/2019

Axis Job #	1926
Owner #	12345
Date	12/06/2019
Drawn	
Checked	

ARCHITECTURAL SITE PLAN



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Axis Architects
 105 E. BROADWAY AVENUE, JACKSON, WY
 83301-1001

THE VIEW
 105 E. BROADWAY AVENUE, JACKSON, WY
 CONCEPTUAL DESIGN

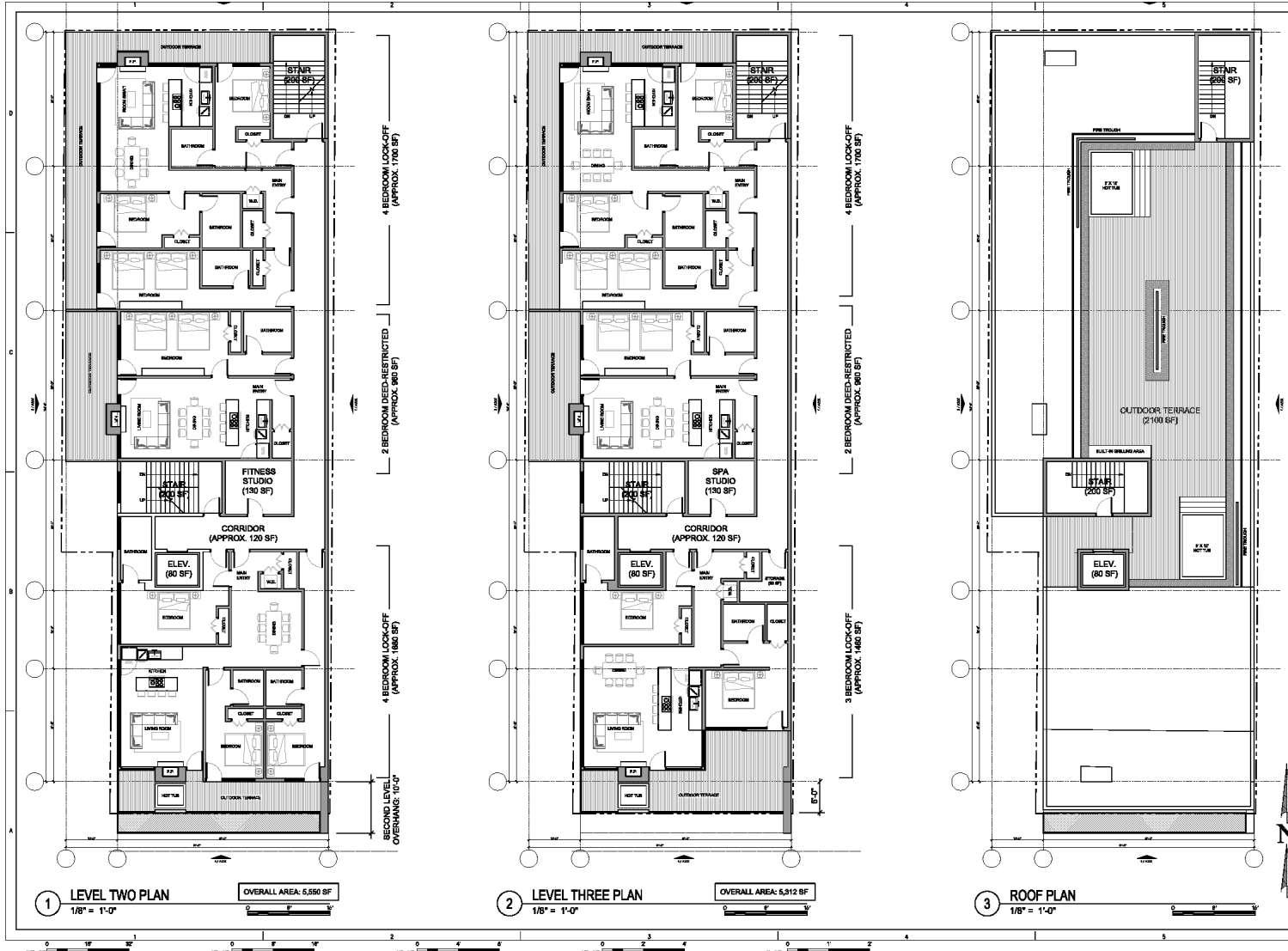
Revision # Date

Axis Job # 1228
 Owner # 1228
 Date 12/06/2019
 Drawn Checked

LOWER LEVEL
 LEVEL ONE &
 MEZZ. PLANS

A-101

NOT FOR CONSTRUCTION





the VIEW, Jackson, Wy
January 20, 2020

OVERHEAD VIEW FROM SOUTHWEST

| Axis Architects |

















































