



# 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: July 14, 2020	<b>REQUESTS:</b>  The applicant is submitting a request for a Zoning Compliance Verification for the property located at 380 W. Broadway Ave., legally known as, PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116.  For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown to the left. Thank you.
Item #: P20-134	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> CCC's PBI, LLC PO Box 844 Jackson, WY 83001  <b>Applicant:</b> Place Landscape Architects 65 S. Main Street Suite 6 Driggs, ID 83422	
<b>Please respond by: July 24, 2020 (Sufficiency) July 31, 2020 (with Comments)</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [tstolte@jacksonwy.gov](mailto: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: Mountain Modern Motel  
Physical Address: 380 W Broadway Ave  
Lot, Subdivision: \_\_\_\_\_ PIDN: 22-41-16-33-1-00-001

**PROPERTY OWNER.**

Name: CCC'S PBI, LLC Phone: (307)203-0188  
Mailing Address: POB 844, Jackson, WY ZIP: 83001  
E-mail: rnolan@yarrowgroup.com / robert@crystalcreekcapital.com

**APPLICANT/AGENT.**

Name: Same As Above 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/200/Planning](http://www.townofjackson/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](http://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](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

\$500 **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://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](http://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](http://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

Robert Nolan

\_\_\_\_\_  
Name Printed

9 July 2020

\_\_\_\_\_  
Date

COO

\_\_\_\_\_  
Title



PLACE LANDSCAPE  
ARCHITECTS

65 S. Main St., Suite #6  
Driggs, ID 83422  
T: 208.354.0900

## TRANSMITTAL

To: Tyler Valentine, Town Of Jackson Planning Department  
From: Ann Moyer  
Date: 9 July 2020  
Project: Mountain Modern Motel  
Re: Zoning Compliance Verification for Tree Replacement

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Hello Tyler,

Please find enclosed the materials necessary for our Zoning Compliance Verification application, seeking to remove 6 existing trees on the site and replace them with 17 proposed trees. On the Existing Conditions Plan you can see which trees we are hoping to remove. The 3 mature evergreens and 2 mature cottonwoods have outgrown their original space, with branches causing damage to the exterior of the buildings and roots causing subsurface damage to building mechanical systems and foundations. The parking lot has also been damaged by spreading roots. These 5 trees are located at the interior of the site and not along either street frontage. The owner wishes to remove these trees now to prevent further damage, and plant new trees in locations that better screen the buildings from offsite and enhance the streetscapes.

We would also like to remove 1 existing small ornamental crabapple, whose canopy overhangs the parking spaces, causing maintenance issues.

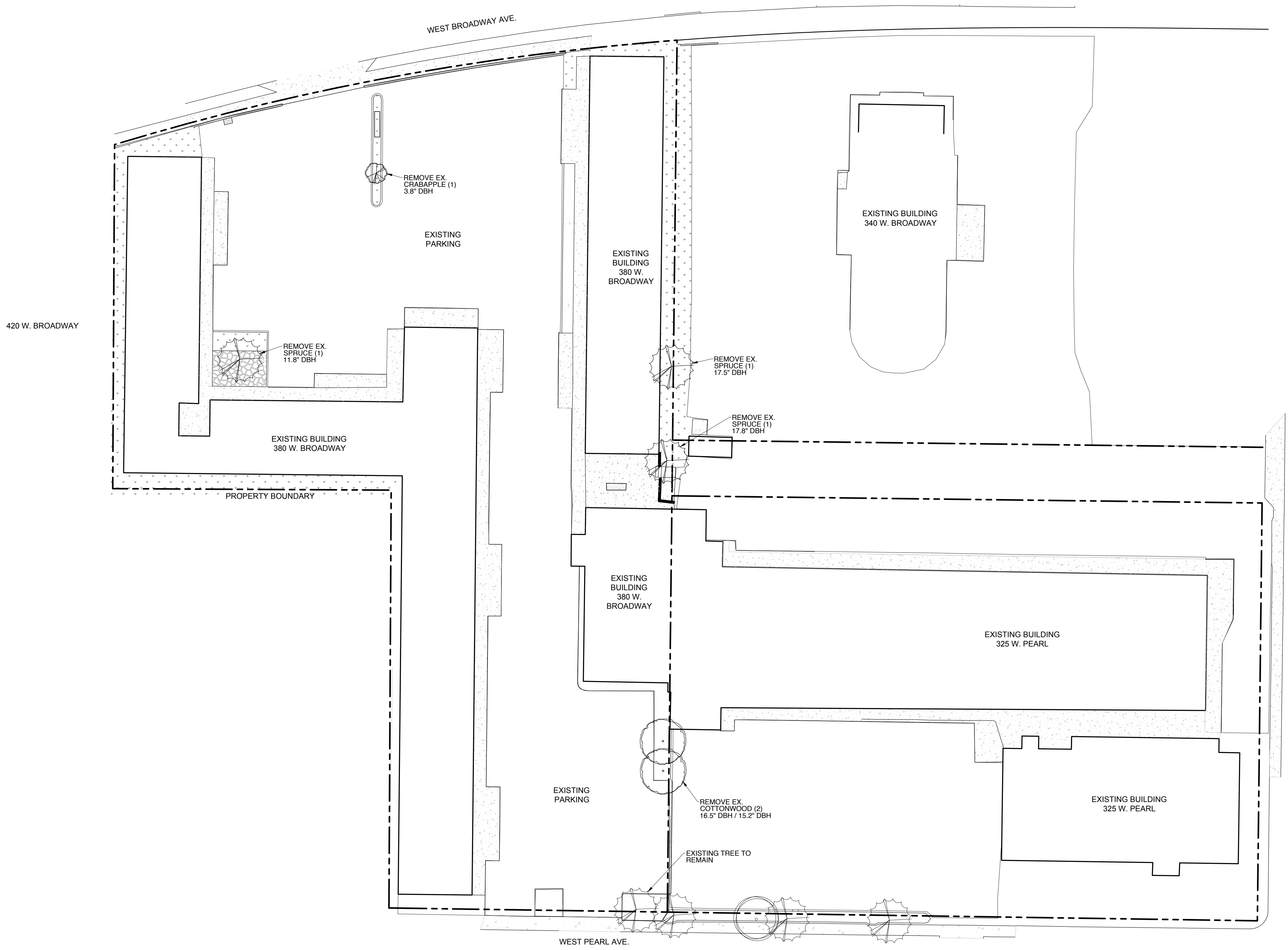
In addition to the Existing Conditions Plan and the Proposed Site Plan, we've also enclosed photos to support our request, as well as a Cost Estimate for the proposed material, including installation.

Please let me know if you require any additional information or have any questions.

Thank you,

Ann Moyer  
Principal





TO SCALE WHEN PRINTED ON 22" X 34"

0' 10' 20' 40' SCALE: 1" = 20'

N

MOUNTAIN MODERN MOTEL  
380 WEST BROADWAY, JACKSON, WY

ISSUANCE:  
9 JULY 2020 - TOJ ZCV

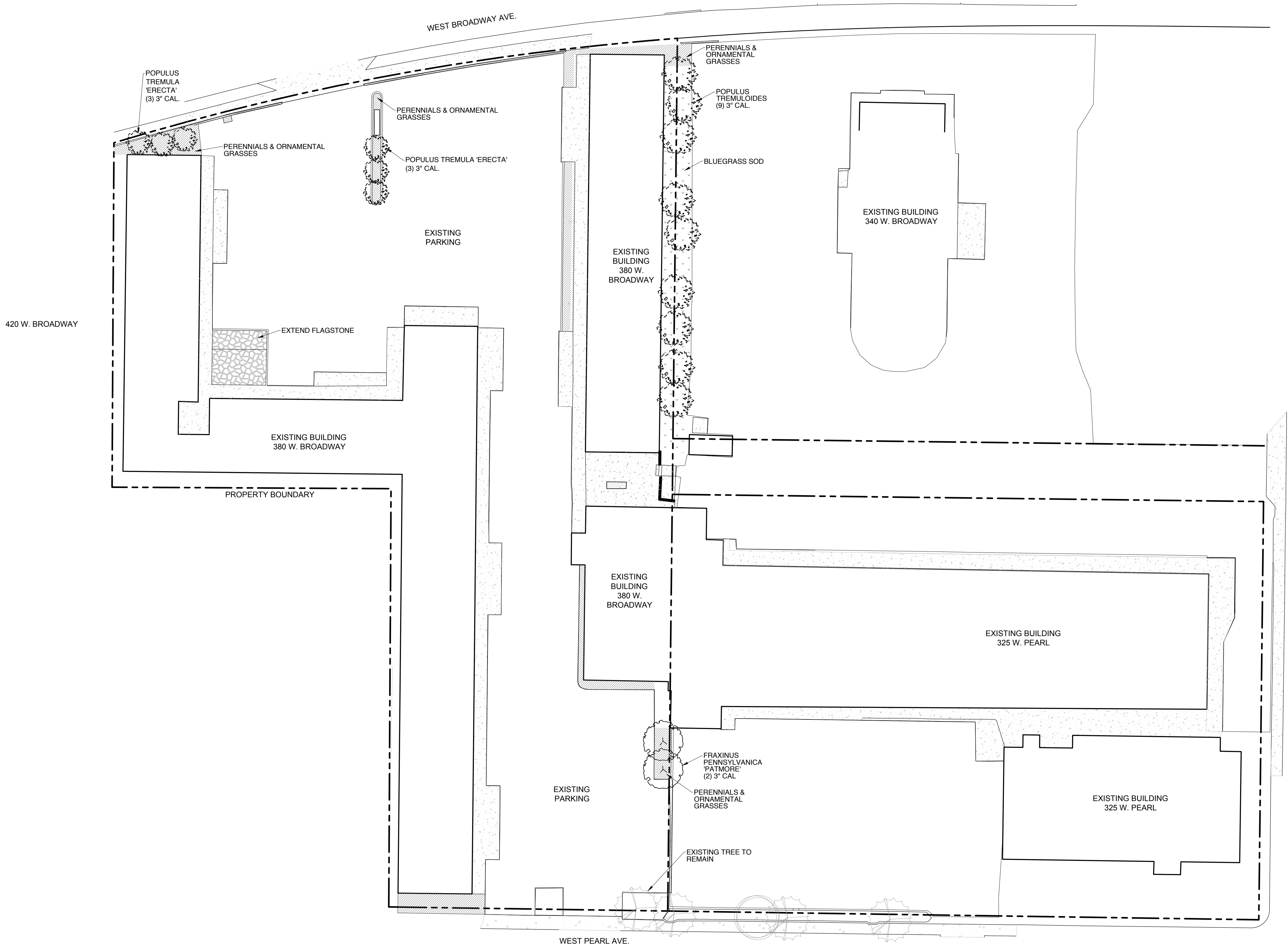
EXISTING  
CONDITIONS  
PLAN

L1.0

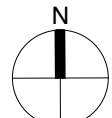
MOUNTAIN MODERN MOTEL  
380 WEST BROADWAY, JACKSON, WY

ISSUANCE:  
9 JULY 2020 - TOJ ZCV

PROPOSED  
SITE  
PLAN  
L2.0



TO SCALE WHEN PRINTED ON 22" X 34"  
0' 10' 20' 40' SCALE: 1" = 20'



Mountain Modern Motel - Proposed Tree Cost Estimate

Tree	Size	Quantity	Unit Cost	Total
Populus tremuloides - Aspen	3" Cal	9	\$385.00	\$3,465.00
Populus tremula 'Erecta' - Swedish Aspen	3" Cal	6	\$540.00	\$3,240.00
Fraxinus pennsylvanica 'Patmore' - Patmore Ash	3" Cal	2	\$795.00	\$1,590.00
			TOTAL	\$8,295.00





















GUEST  
PARKING  
ONLY

**MOUNTAIN MODERN MOTEL**  
200 WEST BROADWAY