



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: July 14, 2020

Item #: P20-136

Planner: Brendan Conboy

Phone: 733-0440 ext. 1302

Email: bconboy@jacksonwy.gov

Owner

1175 Partners, LLC
PO Box 3281
Jackson, WY 83001

Applicant:

Noreen Christensen
PO Box 8467
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Basic Use Permit to add the use developed recreation to the property located at 1175 S. Highway 89, legally known as PT. SE1/4 SE1/4, SEC. 6, TWP. 40, RNG. 116.

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

Please respond by: **July 28, 2020 (Sufficiency)**
August 4, 2020 (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

Fees Paid _____	<i>For Office Use Only</i>
Application #s _____	Date & Time Received _____
<i>Please note: Applications received after 3 PM will be processed the next business day.</i>	

PROJECT.

Name/Description: **Four Pines Physical Therapy, PC**
Physical Address: **1175 S Hwy 89, Jackson, WY 83001**
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: **1175 Partners, LLC** Phone: **307.413.1492**
Mailing Address: **PO Box 3281, Jackson, WY** ZIP: **83001**
E-mail: **Collin.vaughn@jhsir.com**

APPLICANT/AGENT.

Name: **Norene Christensen** Phone: **307-413-3943**
Mailing Address: **PO Box 8467, Jackson, WY** ZIP: **83002**
E-mail: **norene@fourpinespt.com**

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

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	Sketch Plan	Formal Interpretation
<input type="checkbox"/> Conditional Use	Development Plan	Zoning Compliance Verification
<input type="checkbox"/> Special Use	Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	Subdivision Plat	Map Amendment
<input type="checkbox"/> Variance	Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	Boundary Adjustment (no plat)	Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	Development Option Plan	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 #: _____ 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.

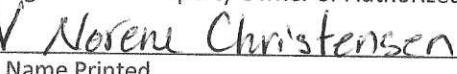
Have you attached the following?

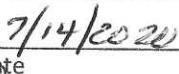
- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on 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.

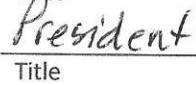
Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine 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


Name Printed


Date


Title

July 14, 2020

To Whom It May Concern

Four Pines Physical Therapy, PC is requesting a Change of Use Permit for 1175 S Hwy 89. Currently, Ron's Towing is in the space. Prior uses have included Most Wanted Performance and Valley Pet and Feed. The original building was built for a Subaru Dealership in the 70's.

Currently, Four Pines Physical Therapy is across the street at 1090 S Hwy 89. Due to scheduling and space restrictions placed upon the business due to growth and by COVID-19 we are in need to increase our space.

We would like to change the use of 1175 to Developed Recreational and take over the back 3600 sq ft of the building. Four Pines Physical Therapy is a Private Practice Physical Therapy business providing physical therapy for all ages in the community. This building is perfect since there is no elevation change to access the building making it safe and easy for people on crutches and wheelchairs to access the building space.

Thank You

Norene Christensen

Four Pines Physical Therapy, PC
1090 S Hwy 89
Jackson, WY 83001

PO Box 8467
Jackson, WY 83002

307-733-5577 tel
307-733-5505 fax
307-413-3943 cell

Housing Mitigation Plan 1175 S Highway 89

Developed Rec Mitigation Rate:

In 2018, Staff encountered several inquiries about the housing requirements as a result of opening a new gym. Instead of doing case-by-case independent calculations for each new gym, Staff reached out to all uses that fell under 'Developed Recreation' within the Town limits to understand their size, number of full time employees and average salary. The above businesses all provided information about their operation which helped frame the discussion on housing impacts from Developed Recreation in the Town of Jackson. Based upon the Independent Calculation Sheet saved in this file, a gym requires 0.212 units per 1,000 sf of space. Please go to the 'Housing' folder, then 'Independent Calculation - Developed Recreation' folder for more details.

Credit (Existing Use):

Heavy Retail / Service = 0.000246 units/sf

3,600 sf = 0.885 units

Proposed Use Requirement:

Developed Rec = 0.000212 units/sf

3,600 sf = 0.7632 units

Affordable Workforce Housing Required: 0.00 Units

Housing Mitigation Plan

updated 6/11/19

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

The applicable regulations vary by jurisdiction. Please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995 or has been permitted since 1995. Please attach proof of existence.

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

LETTER OF AUTHORIZATION

Collin Vaughn 1175 Partners, "Owner" whose address is: 1175 S. Highway 24
"Broadway"

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Mark Farley, Lane Lathrop, Collin Vaughn, as the owner of property
more specifically legally described as: PT. SE 1/4 SEY4, SEC. 6,
TWP. 40, RWN. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES Norene Christensen 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: 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

)

SS. Collin Vaughn
JULY 10, 2020 this 10 day of

The foregoing instrument was acknowledged before me by

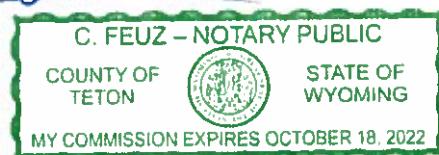
JULY 10, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

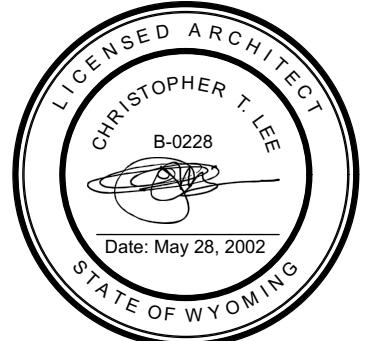
My commission expires:



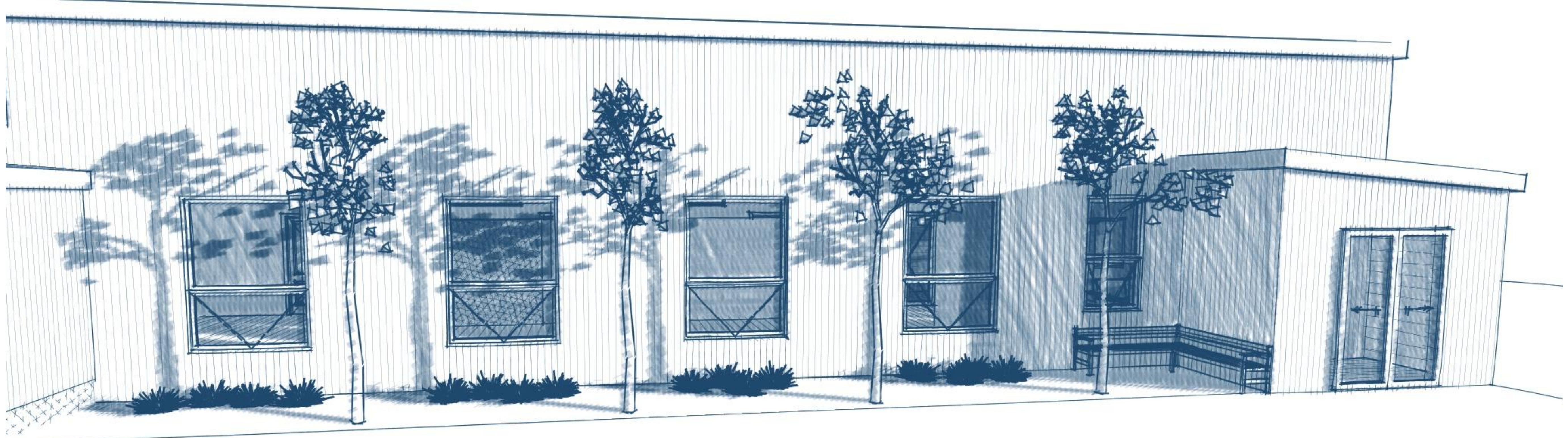
da

DESIGN ASSOCIATES ARCHITECTS
50 S KING STREET, STE 201 JACKSON WY
(O) 307 733 3600

www.dajh.co
PROJECT NO.: 00-00 ARCHITECT: CTL
© 2019 DESIGN ASSOCIATES ARCHITECTS



ISSUE HISTORY
SYM ISSUE DATE
1 PRELIMINARY 6-26-20



FOUR PINES REMODEL

1175 S HWY 89 - JACKSON, WY

6-26-20

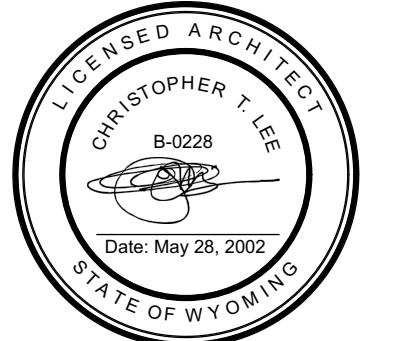
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1175 S HWY 89
JACKSON, WY

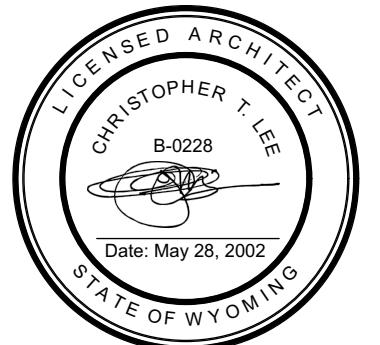
6-26-20

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COVER



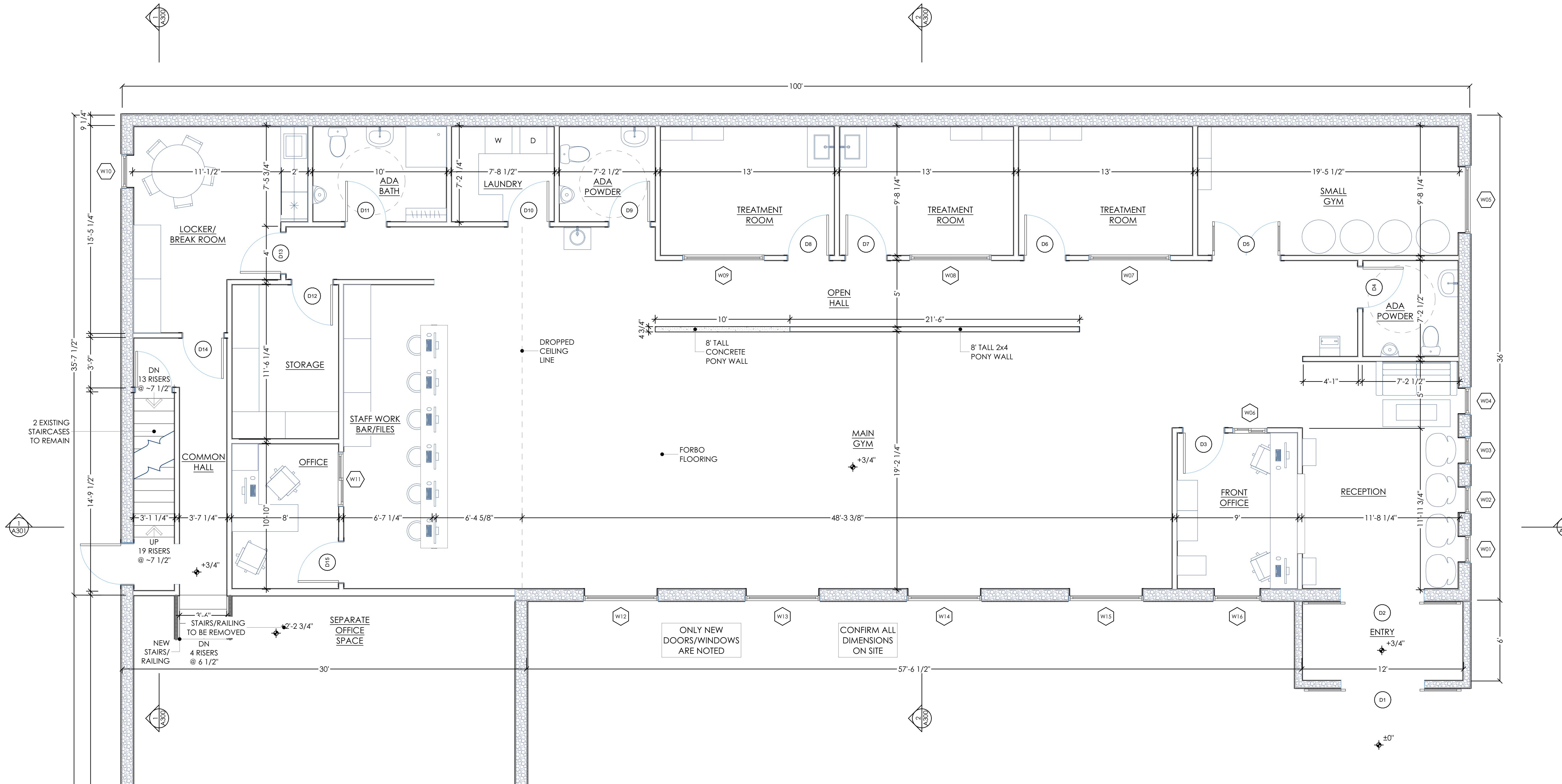
ISSUE HISTORY		
SYM	ISSUE	DATE
1	PRELIMINARY	6-26-20



ISSUE HISTORY
SYM ISSUE DATE
1 PRELIMINARY 6-26-20

FOUR PINES REMODEL

1175 S HWY 89
JACKSON, WY



A202

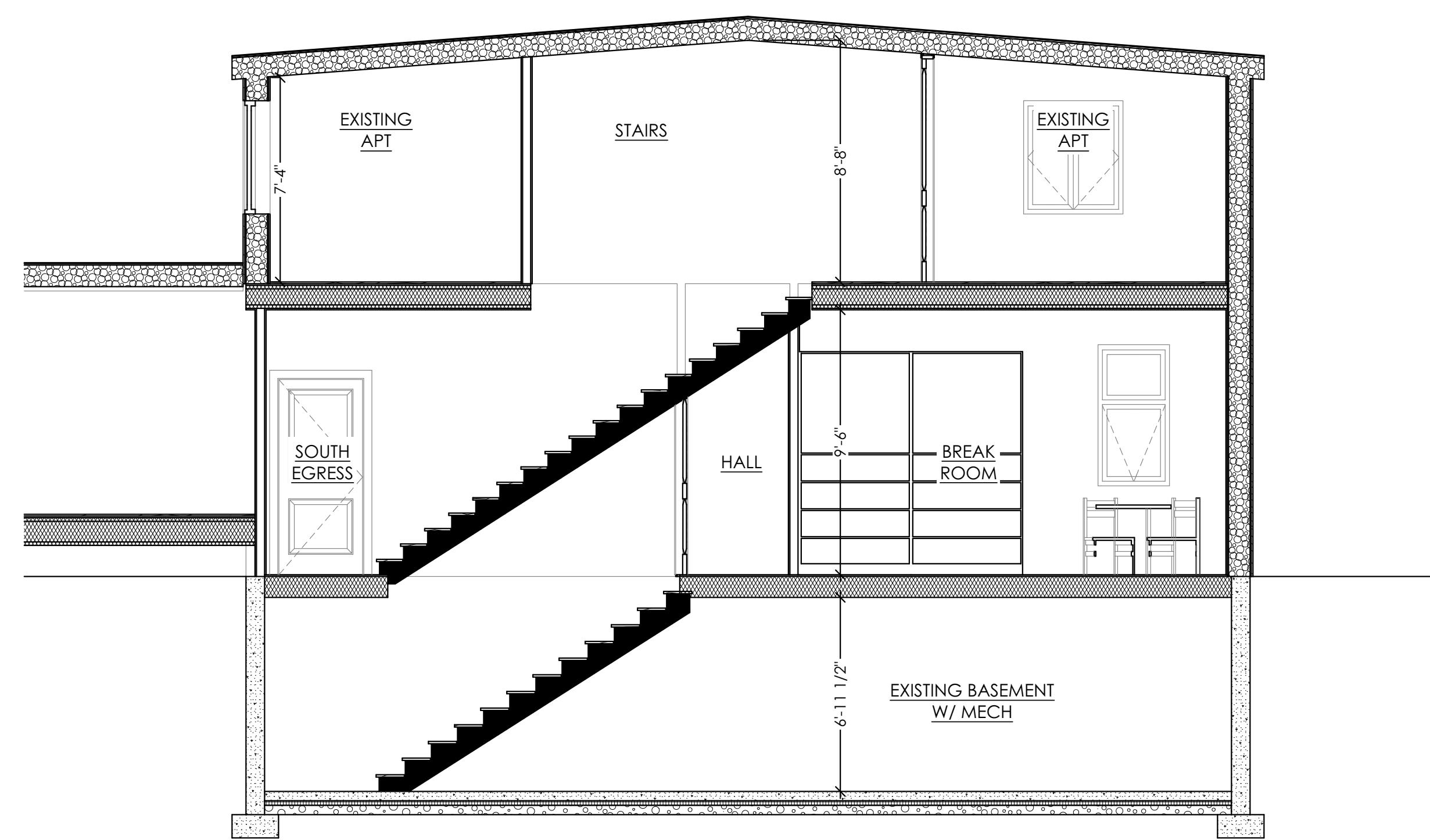
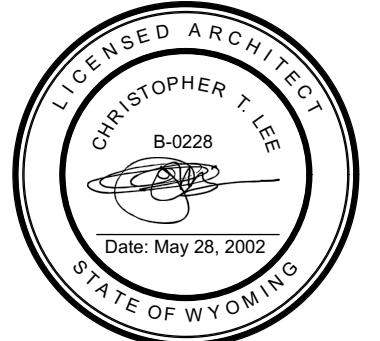
PROPOSED FIRST FLOOR PLAN



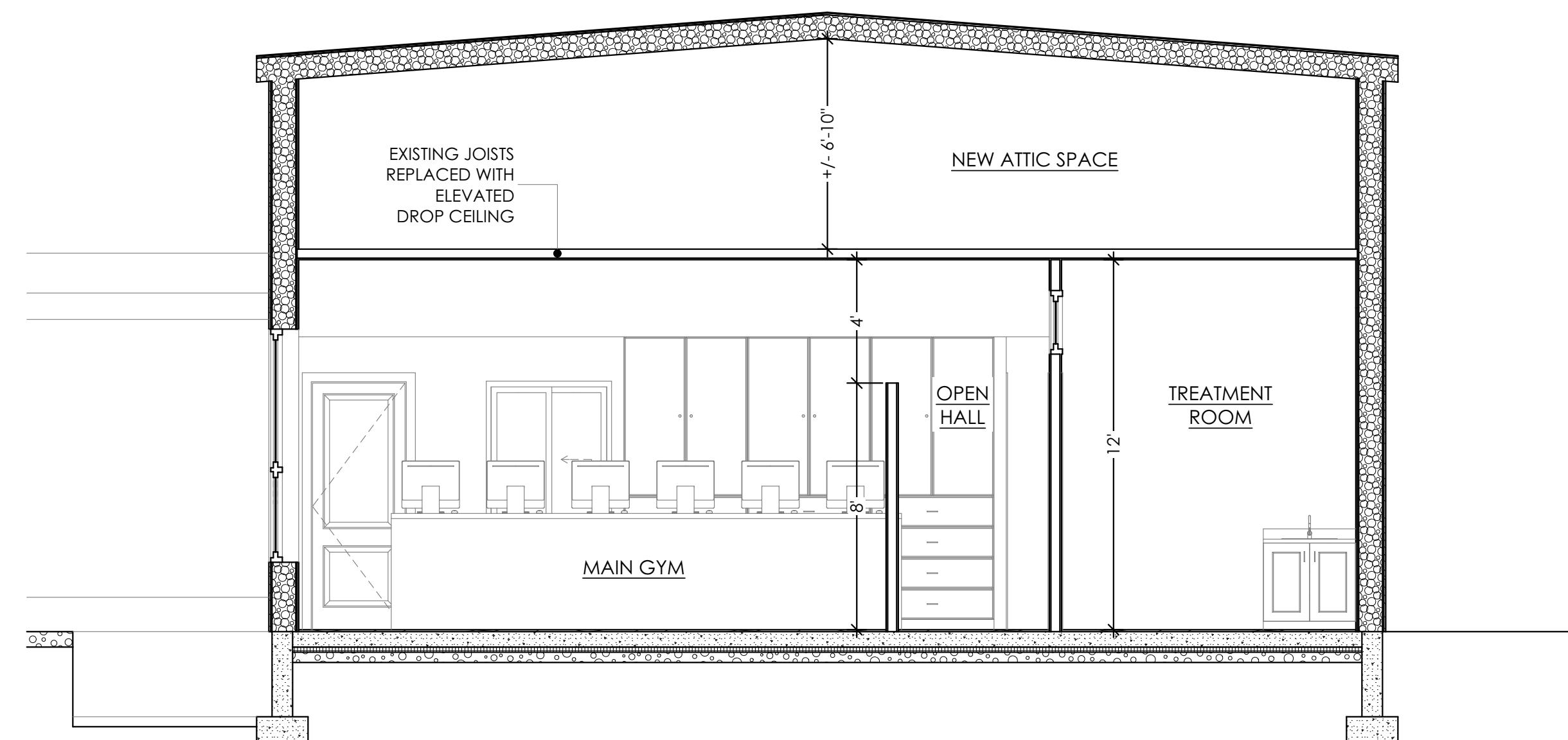
ISSUE HISTORY

SYM	ISSUE	DATE
1	PRELIMINARY	6-26-20

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SECTION A
A300
SCALE: 1/4" = 1'-0"



SECTION B
A300
SCALE: 1/4" = 1'-0"

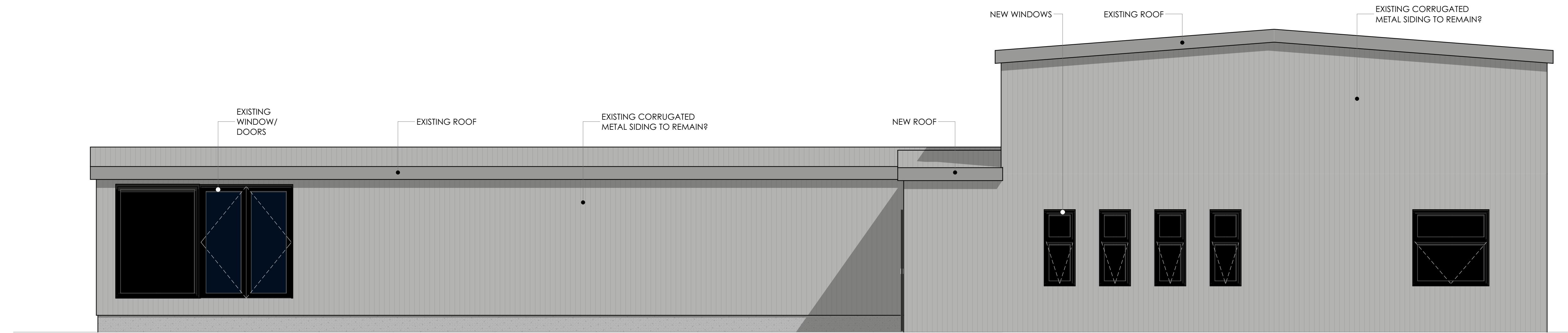
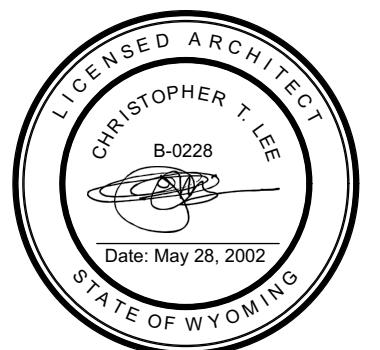
FOUR PINES REMODEL

1175 S HWY 89
JACKSON, WY

6-26-20

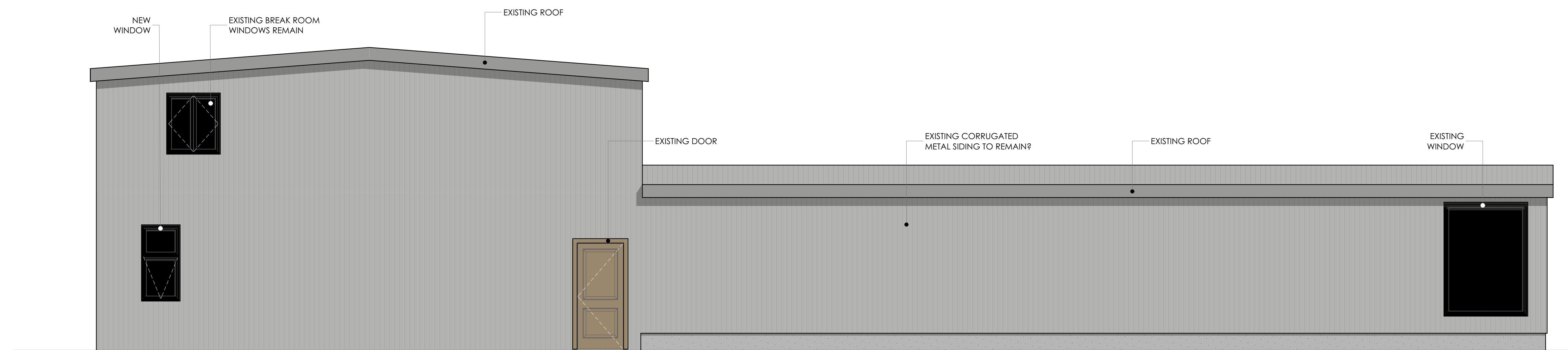
A300

SECTIONS



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

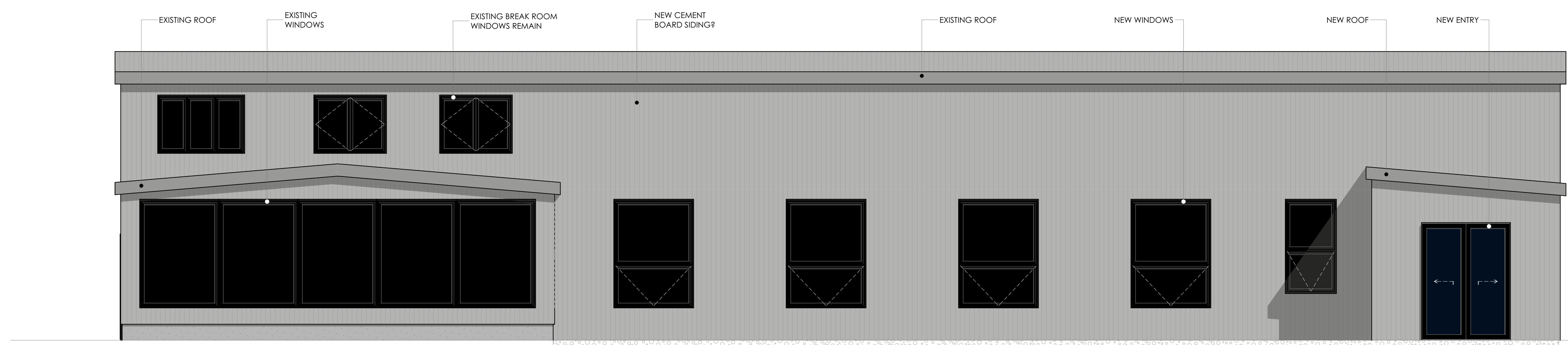
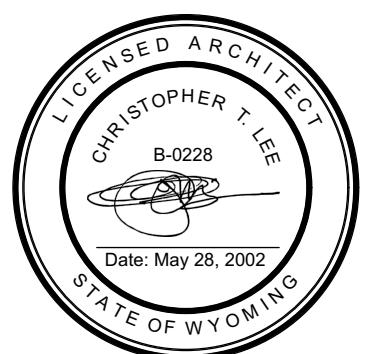
SCALE: 1/4" = 1'-0"

FOUR PINES REMODEL

1175 S HWY 89
JACKSON, WY####
6-26-20

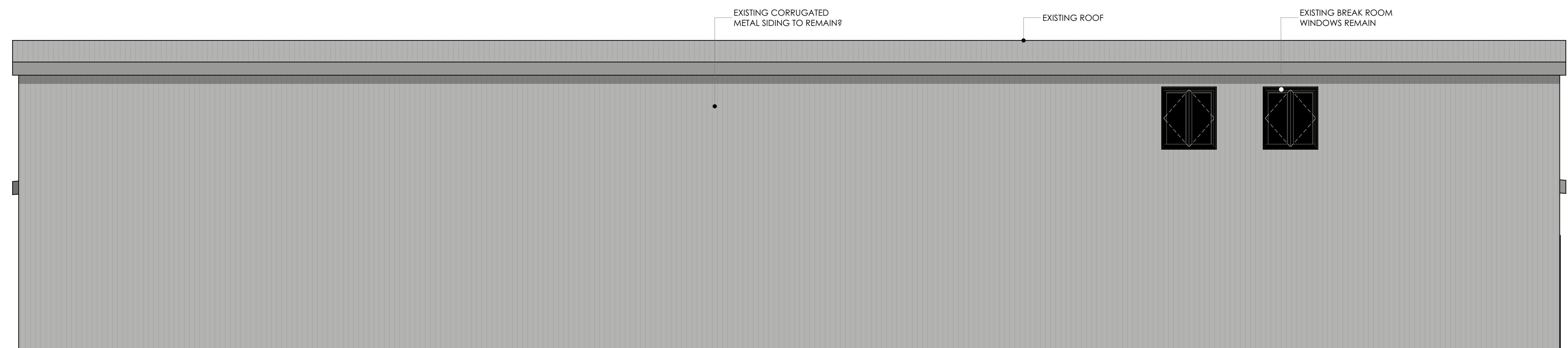
A400

ELEVATIONS



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

FOUR PINES REMODEL

1175 S HWY 89
JACKSON, WY

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6-26-20

A401

ELEVATIONS