



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: August 11, 2020	REQUESTS:
Item #: P20-154	The applicant is submitting a request for a Pre-Application Conference for the property located at 440 W. Kelly Ave, legally known as, LOT 4, BLK. 6, KARNS 4TH ADDITION TaxClass: Residential.
Planner: Brendan Conboy	For questions, please call Brendan Conboy at 307-733-0440, x1302 or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1302	
Email: bconboy@jacksonwy.gov	
Owner: Town of Jackson – Leased to 440 W. Kelly Partners, LLC	
Applicant: Farmer Payne Architects – Ryan Walters PO Box 381 Jackson, WY 83001	
Please respond by: September 1, 2020 (with Comments)	

Owner:

Town of Jackson –
Leased to 440 W. Kelly Partners, LLC

Applicant:

Farmer Payne Architects – Ryan Walters
PO Box 381
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Pre-Application Conference for the property located at 440 W. Kelly Ave, legally known as, LOT 4, BLK. 6, KARNS 4TH ADDITION TaxClass: Residential.

For questions, please call Brendan Conboy at 307-733-0440, x1302 or email to the address shown to the left. Thank you.

Please respond by:

September 1, 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 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

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@jacksonwy.gov).

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

8/10/2020

Date

Title

June 29th, 2020
Town of Jackson - Design Review Committee

440 West Kelly Design Review Narrative

Project Introduction:

This project addresses the vital need for housing within the Jackson community. The structure is intended to house 12 local families and contains 22 bedrooms. These numbers correspond to important members of our community who will no longer be subject to the grueling demands and expense of finding and keeping housing within Teton County. Alleviated from commute times of up to 2 hours daily these community members will be able to further engage in our community with their labor, volunteering, supporting local business, and more complete community engagement.

The Town of Jackson description of the NH-1 zoning designation notes that; "The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing...". The description further states; "Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods." The architecture of 440 W. Kelly seeks to balance the goal of higher density with a respect for the scale of the existing neighborhood building stock.

Designed around specific programmatic goals, requirements and constraints, the architecture contains a logic that reflects the dual values of providing comfortable, durable housing solutions while also addressing the nature and concerns of a transitional neighborhood. The structure was originally conceived as a 16-unit building that maximized the FAR with the singular goal of providing housing to as many local people as possible. Through conversations, iterations and of course political intervention the building size was reduced to 12 units. The weight of the components of this compromise bears some discussion as it goes to the heart of the nature of the zoning designation. While subsequent new development can and probably will maximize the developable square footage the architecture of 440 Kelly has been conceived to recognize its place as a forerunner and as such is smaller than allowable with a booleaned massing that creates components that are closer in neighborhood scale than the overall structure.

A. Public Space

There are two components of public space within 440 W. Kelly. The first is the interstitial zone between the very public sphere of the street and the shared and private residential spaces of the ground floor. The second set of spaces is located on two roof decks and is reserved primarily for residents, though the hope is that these spaces will become useful for community gathering as the new residents get to know their neighbors.

Though the neighborhood does not yet contain sidewalks, the intent is to develop the first of what will hopefully be many sections of a connected pedestrian pathway here. While the sidewalk waits for its adjoining neighbors it will serve as a place for play, a notional transition marker and a gentle barrier between the front yard and the street. The entry walk will be connected to the sidewalk and will be clearly delineated by plantings in plan, components of the façade and semi-public furniture and amenities at the shared entry. In addition, the entry area will be covered by a modern interpretation of the Western arcade to provide shelter and to create a human scale transition from public to private. This space will encourage habitation and use by residents. From a brief chat with neighbors to an extended evening cocktails visit, the intent of the providing space for seating and rest is to provide a space visible use, enlivening the surrounding neighborhood.

The shared resident spaces will include two rooftop decks which also serve as a component of the overall massing strategy. These decks are intended to encourage community gathering both for the residences and amongst friends within the larger neighborhood. One of these gathering spaces is oriented toward the west to take advantage of afternoon and evening sun.

B. Composition

This is a building that fundamentally represents a unified program. As such the composition is derived from a belief that tectonic simplicity is a more considered architectural approach than a riot of materiality and feigned formal complexity. The building components are restrained and organized to create a composition that is fundamentally humble in its nature. This is not a building that demands to be regarded, but rather a structure that is intended to be experienced in the details, at a human scale. Further fine tuning the appearance of the buildings scale is achieved through subtle shifts in material application and detailing.

C. Massing

The massing is intended to break down the scale of the building into components that are more in line with the present neighborhood composition. Changes in massing are related directly to aspects of programming, and as such read as vital and necessary, rather than applique. The massing strategy focuses on providing useful space and shelter while demonstrating the organizing principle of the residential units and adjacent spaces.

The entry sequence is defined by a cantilevered arcade that serves a number of programming purposes in addition to allowing a useful transition from the scale of the pedestrian street to the various building components beyond.

D. Street Wall

At 440 W. Kelly the interaction between the building and the street is modulated in a number of ways. In addition to the amenities previously noted the ground floor also contains two of the twelve units. These units each include patios facing the street that will serve to create habitable spaces along the street wall. Parking beneath the building is shielded from the street using a screen that also serves to define shared common exterior space for the residents.

While the parking entrance does create a void it also makes possible the condition where the public façade of the building is not shared with parked cars. Beyond that necessary penetration the street wall is intended to be continuous, programmed and activated.

E. Materials

The envelope material considered for 440 W. Kelly is a cedar rainscreen that is intended to reflect the broad historical use of wood within the Valley. The material is contextually appropriate from a regional and neighborhood perspective. This type of living material was intentionally chosen to allow for weathering and evolution over time. In addition, a wood envelope reflects the humility that we believe the project requires.

The detailing of the material and its application will create visual interest while not detracting from the overall building composition. The application will create subtle shifts in scale on the building façade that will correspond with changes in component height.

Regards,



Jamie Farmer | Principal Architect
jamie@farmerpaynearchitects.com



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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMERPAYNE | ARCHITECTS

A100



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440 W Kelly

Jackson, WY

8.3.20

Multi Family Contemporary

FARMER PAYNE | ARCHITECTS

A101



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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMER PAYNE | ARCHITECTS

A102



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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMERPAYNE | ARCHITECTS

A103



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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMER PAYNE | ARCHITECTS

A104



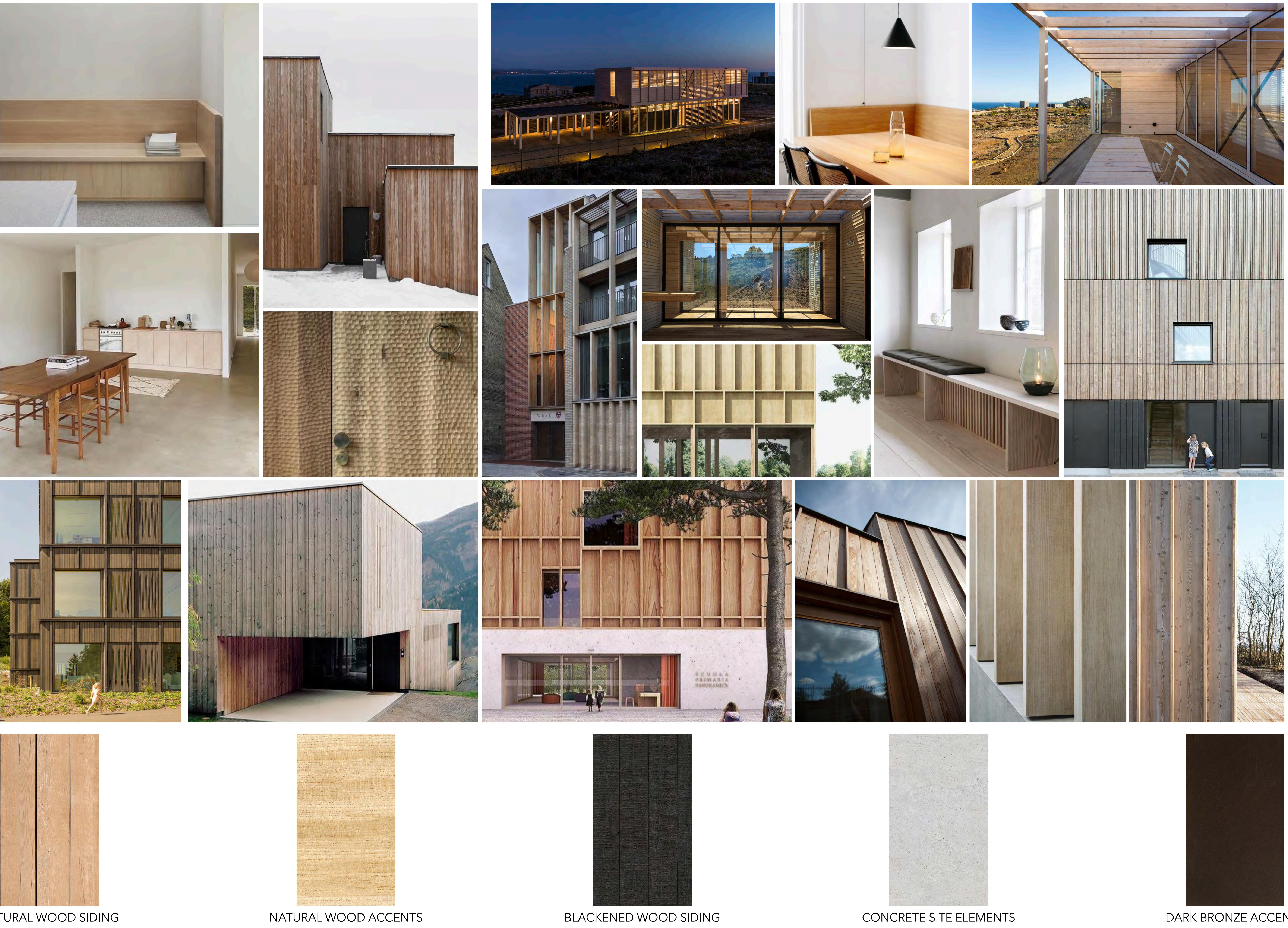
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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMER PAYNE | ARCHITECTS

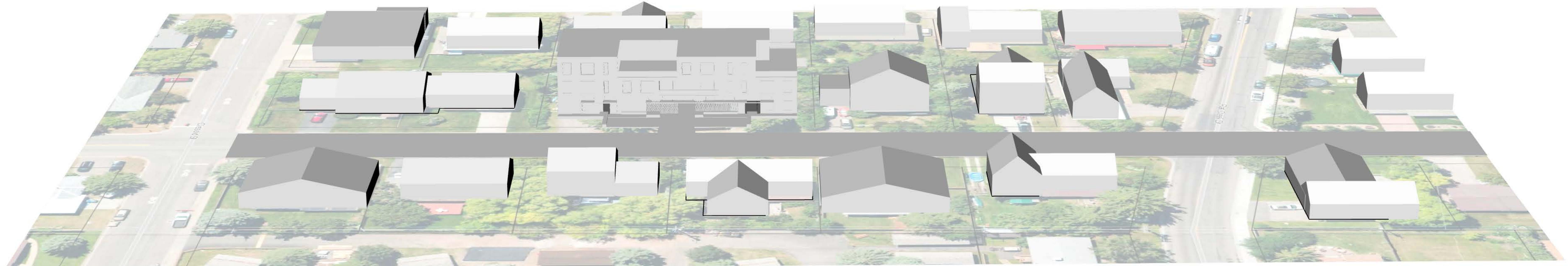
A105



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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

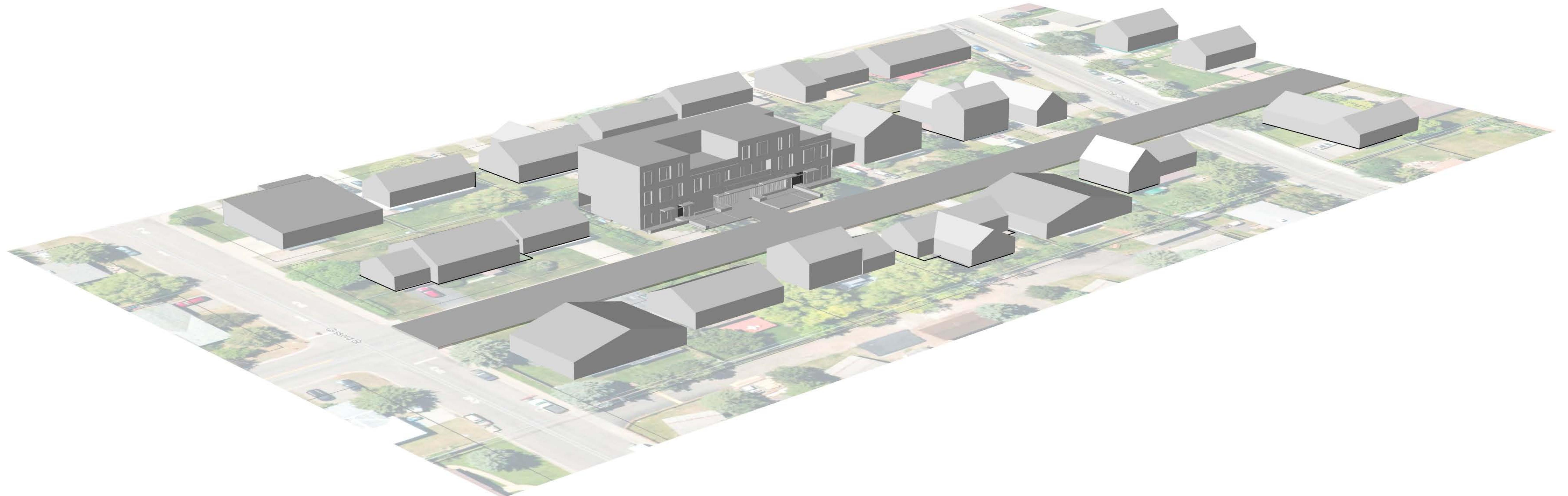


North Aerial Elevation

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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

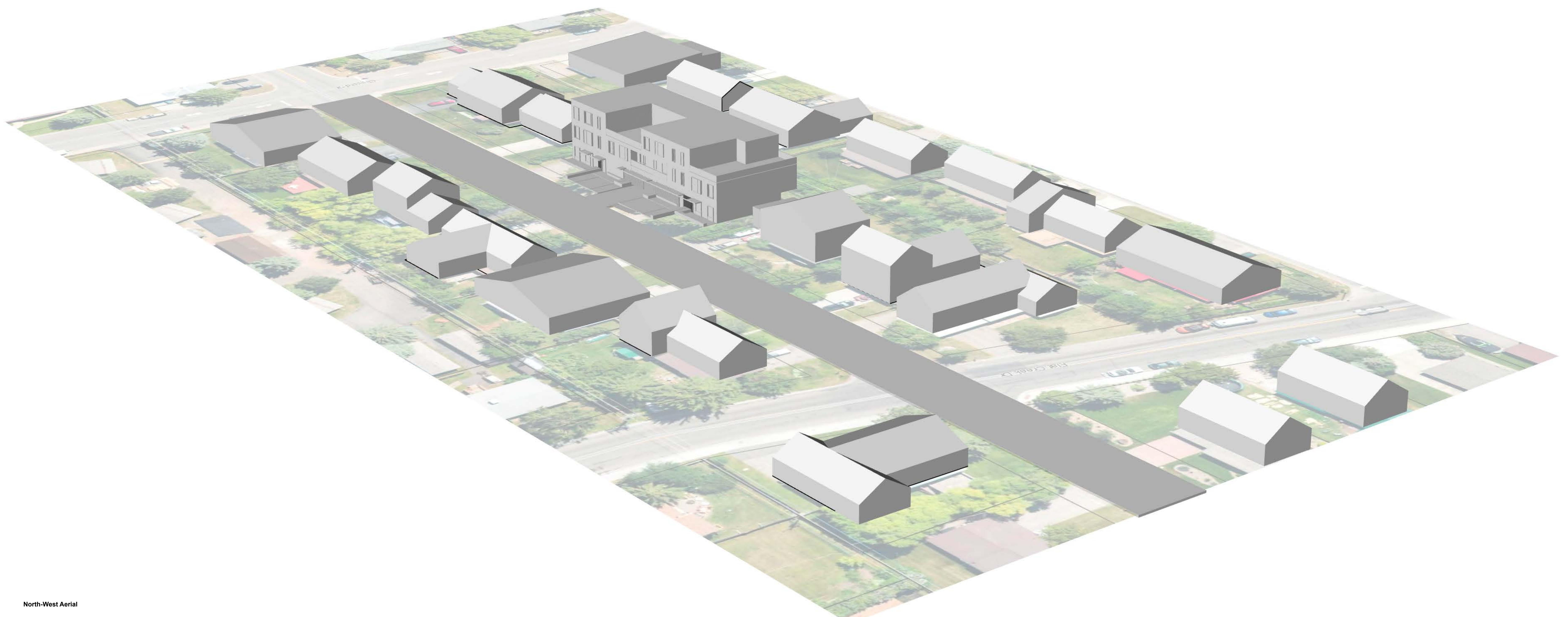


North-East Aerial

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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

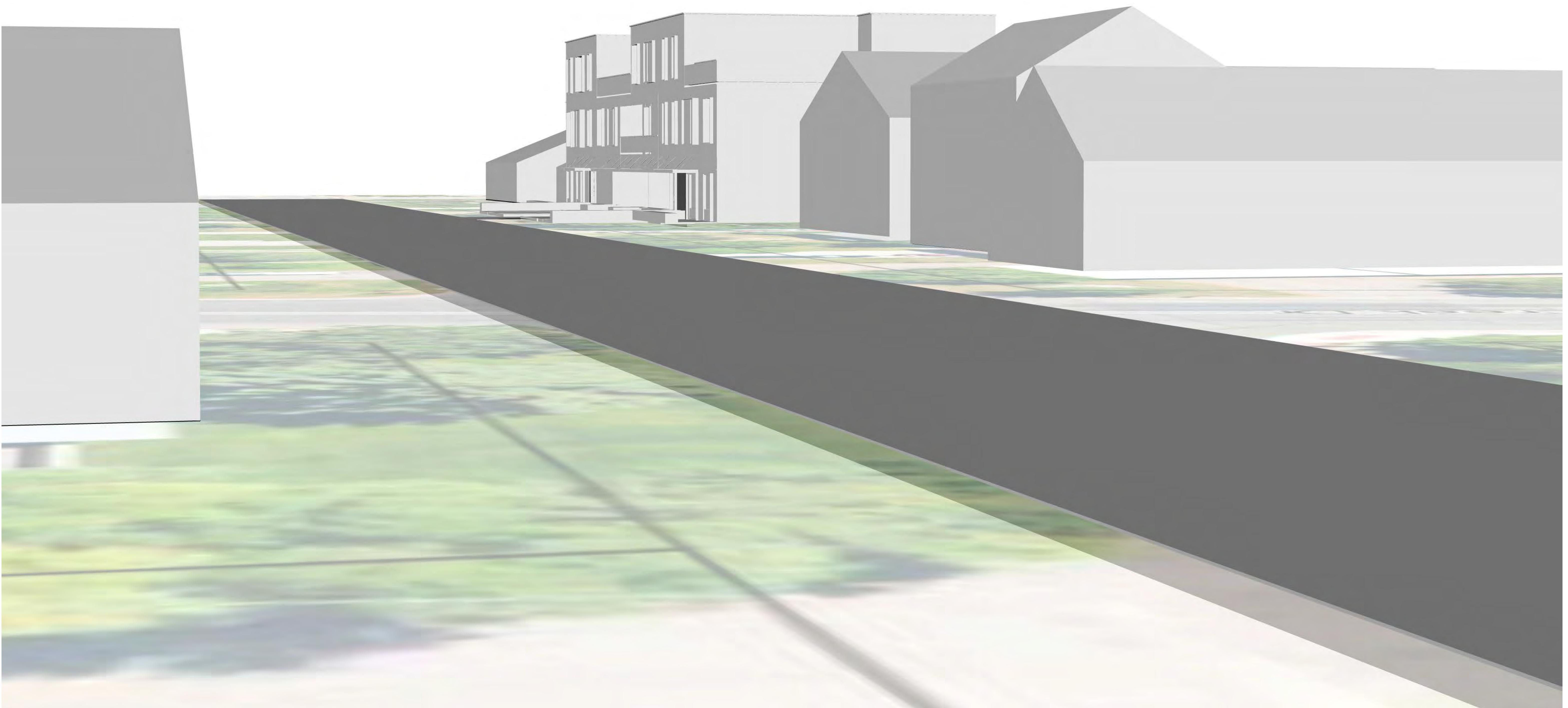


North-West Aerial

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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary



Pedestrian Street View

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440 W Kelly

Jackson, WY | 8.3.20 | Multi Family Contemporary

FARMER PAYNE | ARCHITECTS | A106

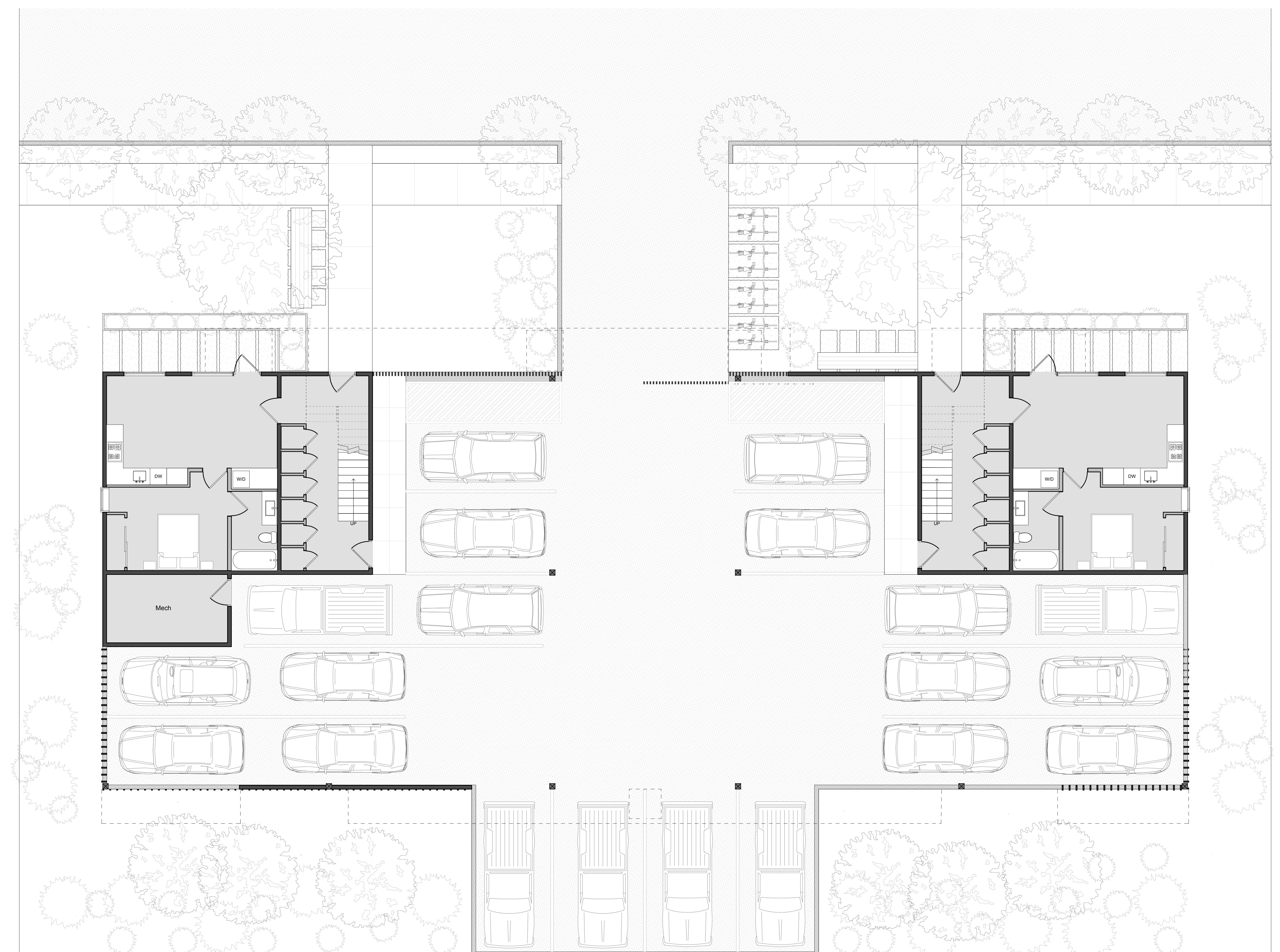
PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER STAMP:

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440 W Kelly

Jackson, WY



DATE: 8/3/20
PROJECT #: JH2004
DRAWN: RW/AB
ISSUE: 25% DD 7.30.20
DRC Review 8.3.20

N

01 SITE PLAN
SCALE: 3/16" = 1'-0"

PROJECT NORTH

A200

Site Plan

PRELIMINARY
NOT FOR
CONSTRUCTION

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Existing and Proposed trees on street frontage
-Doug Fir
-Quaking Aspen Multi-Stem



Ornamental Grasses at entry beds and privacy screens
-Overdam Feather Reed
-Blue Oat



Native Perennials at beds and privacy screens



Standalone shrubs and plantings on site



440 W Kelly

Jackson, WY

DATE: 8/3/20
PROJECT #: JH2004
DRAWN: RW/AB
ISSUE: 25% DD 7.30.20
DRC Review 8.3.20

PRELIMINARY
NOT FOR
CONSTRUCTION

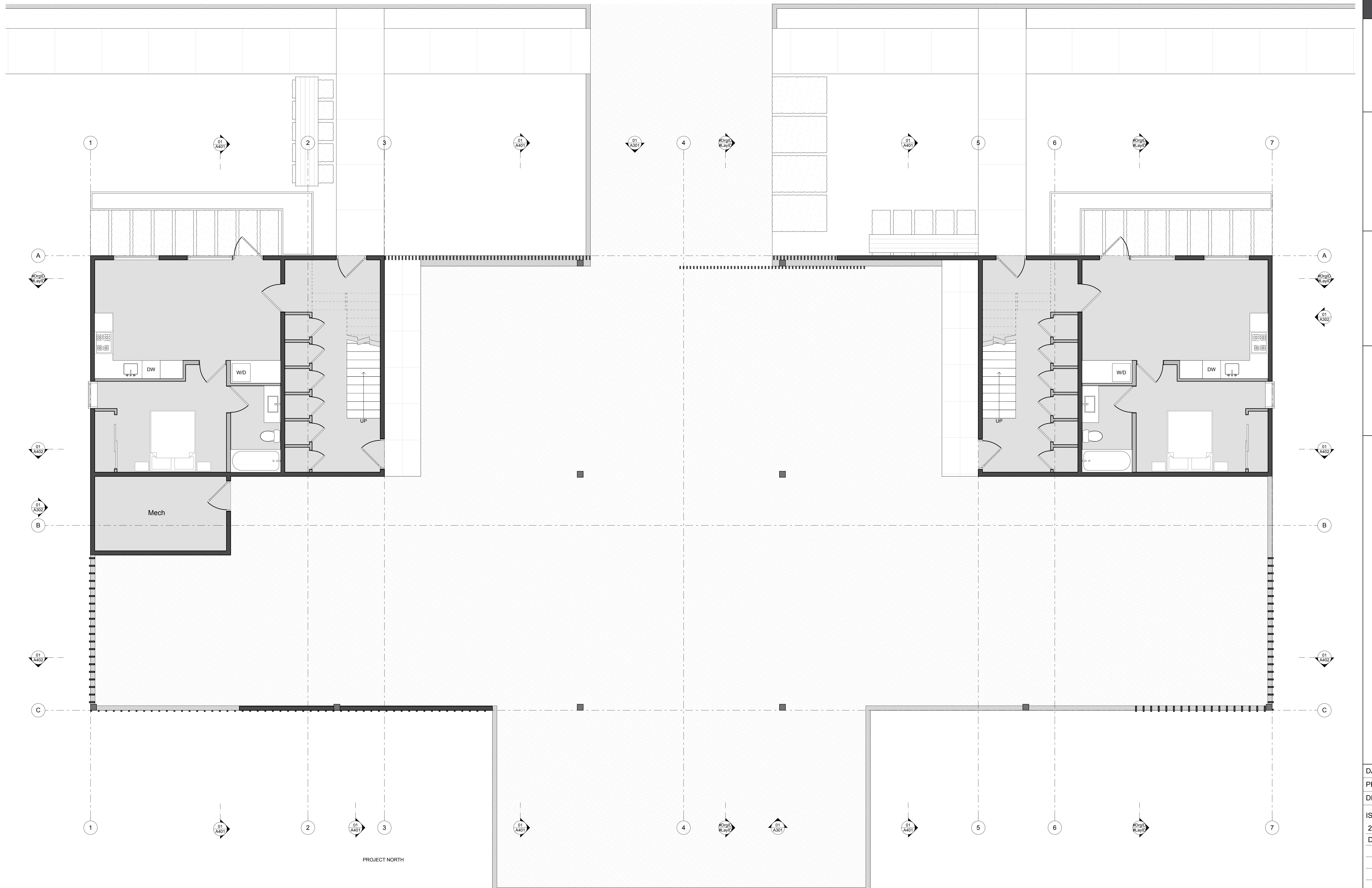
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440 W Kelly

Jackson, WY

DATE: 8/3/20
PROJECT #: JH2004
DRAWN: RW/AB
ISSUE: 25% DD 7.30.20
DRC Review 8.3.20



N

A202

Ground Level Plan - Noted

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER STAMP:

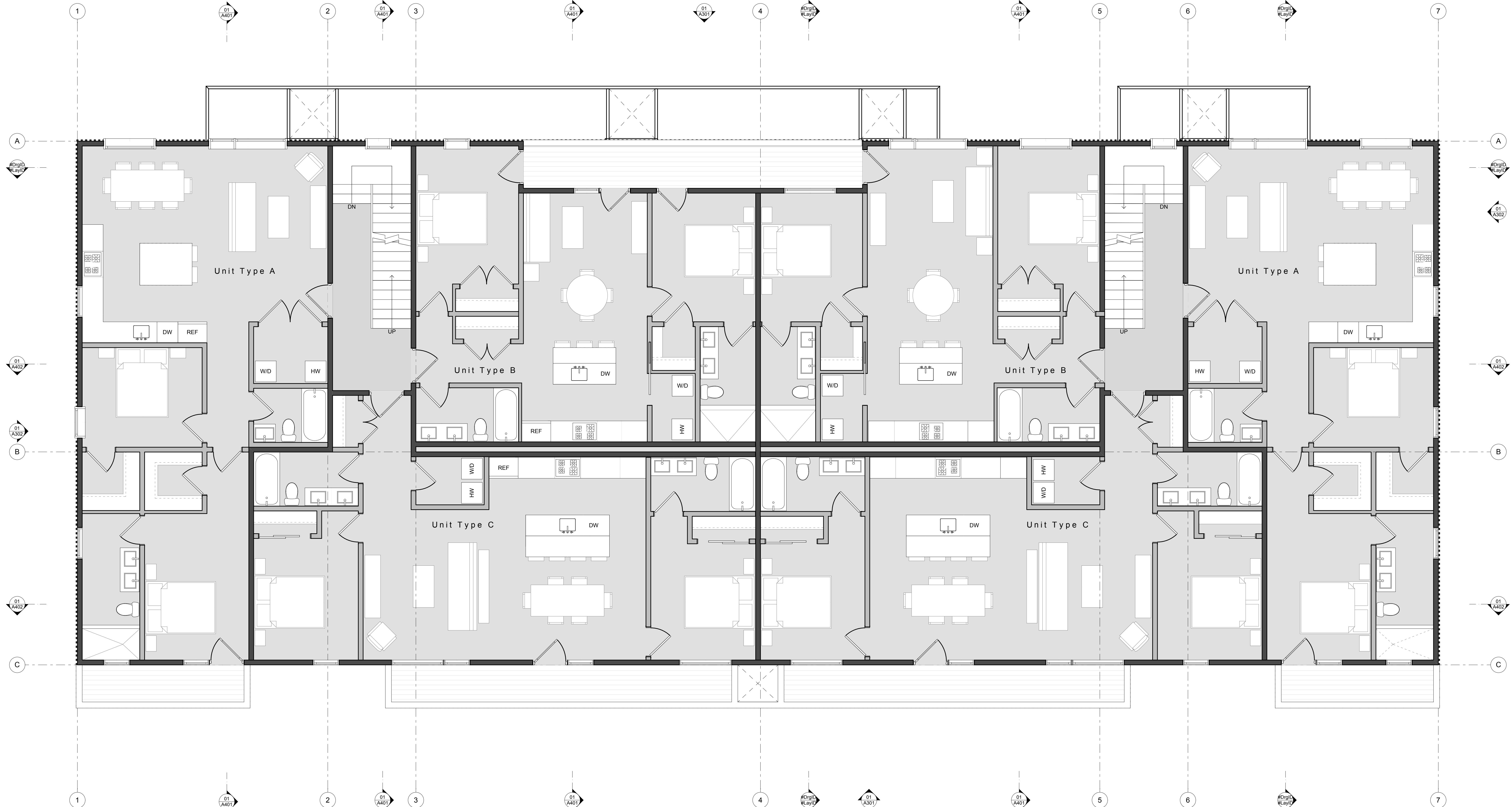
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440 W Kelli y
Jackson, WY

8/3/20
#: JH2004
RW/AB
7.30.20

A204

Level Plan - Noted



**01 2ND LEVEL
SCALE: 1/4" = 1'-0"**

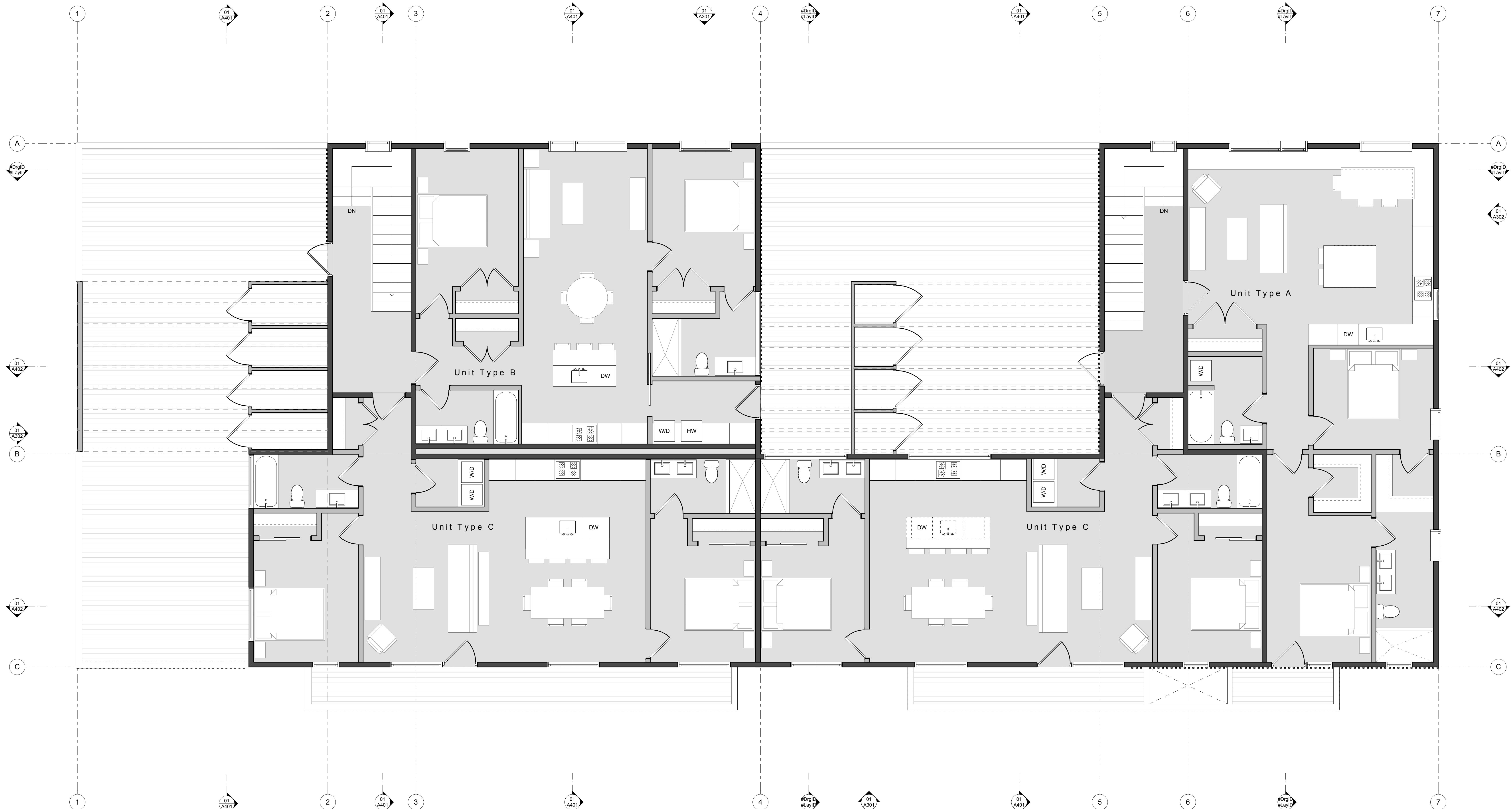
PRELIMINARY
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440 W Kelly
Jackson, WY

DATE: 8/3/20
PROJECT #: JH2004
DRAWN: RW/AB
ISSUE: 25% DD 7.30.20
DRC Review 8.3.20



01 3RD LEVEL
SCALE: 1/4" = 1'-0"

N
PROJECT NORTH

A206

3rd Level Plan -Noted

PRELIMINARY
NOT FOR
CONSTRUCTION

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01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

440 W Kelly

Jackson, WY

DATE: 8/3/20
PROJECT #: JH2004
DRAWN: RW/AB
ISSUE:
25% DD 7.30.20
DRC Review 8.3.20

01 EAST ELEVATION
SCALE: 1/4" = 1'-0"A301
Elevations

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Jackson, WY

Jackson, WY

DATE:	8/3/20
OBJECT #:	JH2004
AWN:	RW/AB
UE:	
% DD	7.30.20
C Review	8.3.20

A302

Elevations

Flashing cap at Roof Parapet 22ga.

2x2 Cedar Batten. Finish TBD.
See Elevations for extents

5" Cedar Ship Lap Siding
Finish TBD. Square 1/4"
reveal at Lap

124'-6"

121'-3"

108'

9'

This architectural cross-section diagram illustrates the vertical construction of a building. The structure is composed of several layers, including an outer wall with vertical siding, a subfloor, and a roof. Key dimensions are indicated along the top and right edges:

- Top horizontal dimension: 20'-4" (6382-0") between points C and B.
- Top horizontal dimension: 29'-8" (6371-0") between point B and point A.
- Right vertical dimension: 132'-0" (6382-0") from the 'T.O. Sub Floor' to the 'T.O. Roof'.
- Right vertical dimension: 121'-0" (6371-0") from the 'T.O. Sub Floor' to the roofline.
- Right vertical dimension: 110'-6" (6360-6") from the 'T.O. Sub Floor' to the roofline.
- Right vertical dimension: 100'-0" (6350-0") from the 'T.O. Sub Floor' to the roofline.

The diagram also shows various openings and structural details, such as a central entrance and multiple windows.

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

A black and white line drawing of a stylized tree or plant. The plant features a central stem with several branches. The leaves are depicted as jagged, serrated shapes, some with fine internal lines. The base of the plant is a dark, textured area. A vertical scale bar is located on the right side of the drawing.

This architectural elevation drawing shows a building with a light-colored, vertical-siding exterior. The building features several rectangular windows and a central entrance. The drawing includes a horizontal dimension line between points A and B, and another between B and C. Vertical dimension lines indicate the height of the building's sections. Landscaping elements, such as trees and shrubs, are depicted in the foreground and to the right of the building. The overall style is technical and precise, typical of a professional architectural rendering.

29'-8"

20'-4"

132'-0"(6382'-0")
T.O. Roof

121'-0"(6371'-0")
T.O. Sub Floor

110'-6"(6360'-6")
T.O. Sub Floor

A

B

C

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

KELLY AVENUE

EXIST GAS MAIN

EXIST GAS SERVICE

EXIST WATER MAIN

EXIST WATER SERVICE

EXIST OH POWER
CABLE/TV & POLE

EXIST SAN SERVICE

EXIST SANITARY MAIN

JB8A-5

EXISTING CONDITIONS SURVEY TOWN OF JACKSON

LOTS 3 AND 4 FOURTH KARNS ADDITION TOWN OF JACKSON TETON COUNTY, WYOMING



GRAPHIC SCALE

1"=30 FEET

LEGEND

- ⊕ CHISELED "X" FOUND THIS SURVEY
- 5/8" X 24" REBAR WITH CAP MARKED "PLS 10821" TO BE SET THIS SURVEY
- ◎ 5/8" REBAR - WITH CAP INSCRIBED "PLS6447" FOUND THIS SURVEY
- 5/8" REBAR - FOUND THIS SURVEY
- IRON PIPE FOUND THIS SURVEY
- ✗ CALCULATED POINT - NOT SET
- .60 + SPOT ELEVATION AS NOTED
- ⑧ SANITARY MAN HOLE
- ⌚ UTILITY POLE
- ▣ ELECTRIC METER
- ▶ WATER VALVE
- ▣ GAS METER

- CONIFEROUS TREE (SCALED TO APPROXIMATE DRIPLINE)

- BIRCH TREE OR GROUP (SCALED TO APPROXIMATE DRIPLINE)

- CRAB APPLE TREE (SCALED TO APPROXIMATE DRIPLINE)

LINETYPES (NOT ALL IN LEGEND EXIST IN SURVEY)

—————	BOUNDARY LINE
—————	ADJOINING BOUNDARY LINE
— · — · —	RECORD EASEMENT - AS NOTED
— — — — —	ROAD EASEMENT- AS NOTED
— x — x — x —	FENCE LINE
— — — E — — — E — — —	OVERHEAD POWER LINE
— — — PWR — — — PWR — — —	UNDERGROUND POWER LINE
— — — GAS — — — GAS — — —	UNDERGROUND GAS
— — — COMM — — — COMM — — —	UNDERGROUND TELECOMMUNICATIONS
— — — W — — — W — — —	UNDERGROUND WATER
— — — SS — — — SS — — —	SEPTIC - SEWER LINE & TANK
— — — — — —	EDGE OF GRAVEL
— — — — — —	EDGE OF ASPHALT
— — — — — —	EDGE OF CONCRETE
— · — · — —	EDGE OF WATER
· · · · ·	FLOW LINE
— — — — —	CULVERT
  	WETLAND LINE

NOTE

1. RECORD DOCUMENTS FROM THE OFFICE OF THE CLERK TETON COUNTY WYOMING:

INSTRUMENT NO. 0969864 T-59D\\
PLAT NO. 143 FOURTH KARNS ADDITION
2. TOPOGRAPHIC FEATURES AS SHOWN WERE LOCATED DURING A FIELD SURVEY CONDUCTED JULY 16, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
3. THE DEPICTION OF THE SINGLE STORY RESIDENCE WAS TAKEN FROM THE TETON COUNTY ASSESSOR'S OFFICE AND DOES NOT REPRESENT ACTUAL ARCHITECTURAL DIMENSIONS. THE STRUCTURE IS SCHEDULE TO BE DEMOLISHED.
4. THE BASIS OF BEARING IS GRID NORTH, WYOMING WEST STATE PLANE NAD83 BASED ON A GPS RTK SURVEY UTILIZING THE SMART NET SYSTEM. VERTICAL DATUM IS NAVD88.
5. PARCEL CONTAINS 0.311 ACRES ± AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBERS 22-41-16-33-1-69-001 & 22-41-16-33-1-69-002

EXISTING CONDITIONS SURVEY			
DATE:	8/7/2020	DRAWN/CHK BY:	CJK/JMS
PROJECT:	20215 - TOPO		



BADGER AERIAL MAPPING & SURVEYING

402 VAN DREFF ST.
SALMON, ID 83467
208-756-3070

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

LETTER OF AUTHORIZATION

440 W. Kelly Partners, LLC, "Owner" whose address is: 233 Butler St.
Unit 2A, Brooklyn, NY 11217
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

440 W. Kelly Partners, LLC, as the owner of property
more specifically legally described as: 440 W. Kelly Partners, LLC

(If too lengthy, attach description)

HEREBY AUTHORIZES Farmer Payne Architects 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: Member

(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 Lincoln

)

)SS.

The foregoing instrument was acknowledged before me by Ruben Caldwell this 29th day of June, 2020.

WITNESS my hand and official seal.

Meredith Leonard

(Notary Public)

My commission expires:

(Seal)

MEREDITH LEONARD
Notary Public - Wyoming
Lincoln County

My Commission Expires Jul 2, 2023