



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: September 2, 2020

Item #: P20-172

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner:

Roseville Ventures II, LLC
4015 80th St
Kenosha, WI 53142

Applicant:

Nick Orthmann
4011 80th St
Kenosha, WI 53142

REQUESTS:

The applicant is submitting a request for a Development Option Plan for the property located at 165 & 185 N. Glenwood Street legally known as, LOTS 5-6, BLK. 6, JACKSON & LOTS 1-4, BLK. 6, JACKSON.

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

**Please respond by: September 16, 2020 (Sufficiency)
September 23, 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

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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ 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.com/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 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

Date

Name Printed

Title



September 1, 2020

Tyler Valentine, Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, Wyoming 83001

RE: 165-185 Glenwood Street- Development Option Plan

Dear Tyler,

We request that the following Development Option Plan be reviewed and approved as minor changes to the previously approved Development Plan for 165-185 Glenwood Street. The result would be one additional Workforce Housing Unit and three additional Workforce Housing bedrooms provided in the Town. All of the proposed changes would be within the approved building footprint.

Summary of Proposed Changes

- Workforce Housing E Unit- change from a four-level townhome with three bedrooms to two Workforce Housing Units. One of the units would be a one-bedroom flat occupying the first floor and one of the units would be a three-bedroom townhome occupying the second and third floors
- Workforce Housing I Units- change from two-bedroom units to three-bedroom units
- Lower Level
 - Add one additional parking stall to maintain required parking ratio per LDRs (32 stalls/21 unit = 1.52 stalls/unit)
 - Adjust unit storage area
- Building Elevations- minor changes to accommodate unit modifications

Included with this summary are an updated Housing Mitigation plan, FAR calculations and “before & after” building plans showing the proposed modifications.

Please let us know if you have any questions as you review this request.

Sincerely,

A handwritten signature in black ink, appearing to read "NO".

Nick Orthmann
Project Manager
Bear Development, LLC

Housing Mitigation Plan

updated 7/20/18

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. The following worksheet is intended to assist in the calculation of the housing required for a project, but does not amend the actual standards.

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project.

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. Enter each existing 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, do not add the size of all units that have the same use. (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 single unit type (e.g. apartment floor plan, or commercial tenant space) is replicated multiple times use the "Use Quantity" column to avoid adding multiple rows. See Section 6.3.2 of the LDRs for specifics on the applicability of the affordable workforce housing standards and Section 6.3.3 for specifics on calculation of the requirement.

Existing Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000493*sf		7930	1	3.913
Light Industry	0.000246*sf		6160	1	1.514
Retail	0.000431*sf		1455	1	0.627
Outfitter/Tour Operator	0.002189*sf - independent calculation		2539	1	5.558
					?
					Total Existing Credit 11.611

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 not the net. (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.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Workorce Housing Bonus Unit	exempt	3	2,989	1	0.000
Workorce Housing Bonus Unit	exempt	3	2,989	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,084	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,084	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,210	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,070	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,447	1	0.613
Workorce Housing Bonus Unit	exempt	3	3,116	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,298	1	0.613
Workorce Housing Unit	exempt	1	1,101	1	0.000
Workorce Housing Unit	exempt	3	1,811	1	0.000
Workorce Housing Unit	exempt	3	2,088	1	0.000
Workorce Housing Unit	exempt	3	1,940	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,447	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,051	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,051	1	0.613
Short-Term Rental Unit	0.204*bedrooms	4	3,946	1	0.817
Short-Term Rental Unit	0.204*bedrooms	4	4,189	1	0.817
Short-Term Rental Unit	0.204*bedrooms	3	3,017	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,017	1	0.613
Workorce Housing Unit	exempt	3	2,484	1	0.000
Workorce Housing Unit	exempt	3	2,053	1	0.000

Total 11.440

Affordable Workforce Housing Required: -0.170 units

Fee-in-Lieu Amount: \$ -

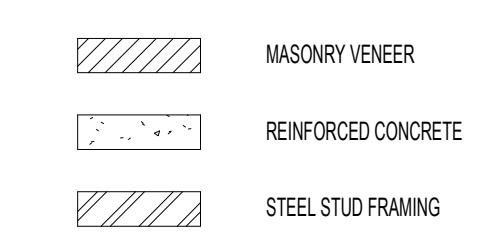
165-185 Glenwood
Unit Information

Unit	Phase	Unit Type	Bedrooms	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Above Grade FAR
A1- Glenwood	Phase 1	Workforce Housing Bonus Unit	3 Br	403	929	910	747	2,989	2,586
A2- Alley	Phase 1	Workforce Housing Bonus Unit	3 Br	403	929	910	747	2,989	2,586
B1- Glenwood	Phase 1	Workforce Housing Bonus Unit	3 Br	459	935	937	753	3,084	2,625
B2- Alley	Phase 1	Workforce Housing Bonus Unit	3 Br	459	935	937	753	3,084	2,625
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
C.2- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	1,022	3,210	2,820
C- Glenwood Balcony	Phase 1	Short-Term Rental Unit	3 Br	390	1,006	792	882	3,070	2,680
D- Glenwood	Phase 1	Short-Term Rental Unit	3 Br	429	1,131	892	995	3,447	3,018
E.2- Alley Far North	Phase 1	Workforce Housing Bonus Unit	3 Br	287	942	868	1,019	3,116	2,829
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E- Alley Middle	Phase 1	Short-Term Rental Unit	3 Br	371	1,003	883	1,041	3,298	2,927
E.1- Alley Far South	Phase 1	Workforce Housing Unit	1 Br	212	889	-	-	1,101	889
I- Alley	Phase 1	Workforce Housing Unit	3 Br	-	-	846	965	1,811	1,811
I- Alley	Phase 1	Workforce Housing Unit	3 Br	-	158	965	965	2,088	2,088
E.3- Alley Far South	Phase 1	Workforce Housing Unit	3 Br	96	-	922	922	1,940	1,844
D.1- Glenwood	Phase 2	Workforce Housing Bonus Unit	3 Br	429	1,131	892	995	3,447	3,018
C.1- Glenwood	Phase 2	Short-Term Rental Unit	3 Br	390	1,006	773	882	3,051	2,661
C.1- Glenwood	Phase 2	Short-Term Rental Unit	3 Br	390	1,006	773	882	3,051	2,661
G1- Glenwood Den	Phase 2	Short-Term Rental Unit	4 Br	505	1,342	1,104	995	3,946	3,441
H1- Alley Den	Phase 2	Short-Term Rental Unit	4 Br	437	1,402	1,211	1,139	4,189	3,752
F- Alley	Phase 2	Short-Term Rental Unit	3 Br	321	949	797	950	3,017	2,696
F- Alley	Phase 2	Short-Term Rental Unit	3 Br	321	949	797	950	3,017	2,696
J.1- Alley	Phase 2	Workforce Housing Unit	3 Br	146	819	695	824	2,484	2,338
J- Alley	Phase 2	Workforce Housing Unit	3 Br	146	675	552	680	2,053	1,907
				10,047	27,181	24,857	26,921	89,006	78,959

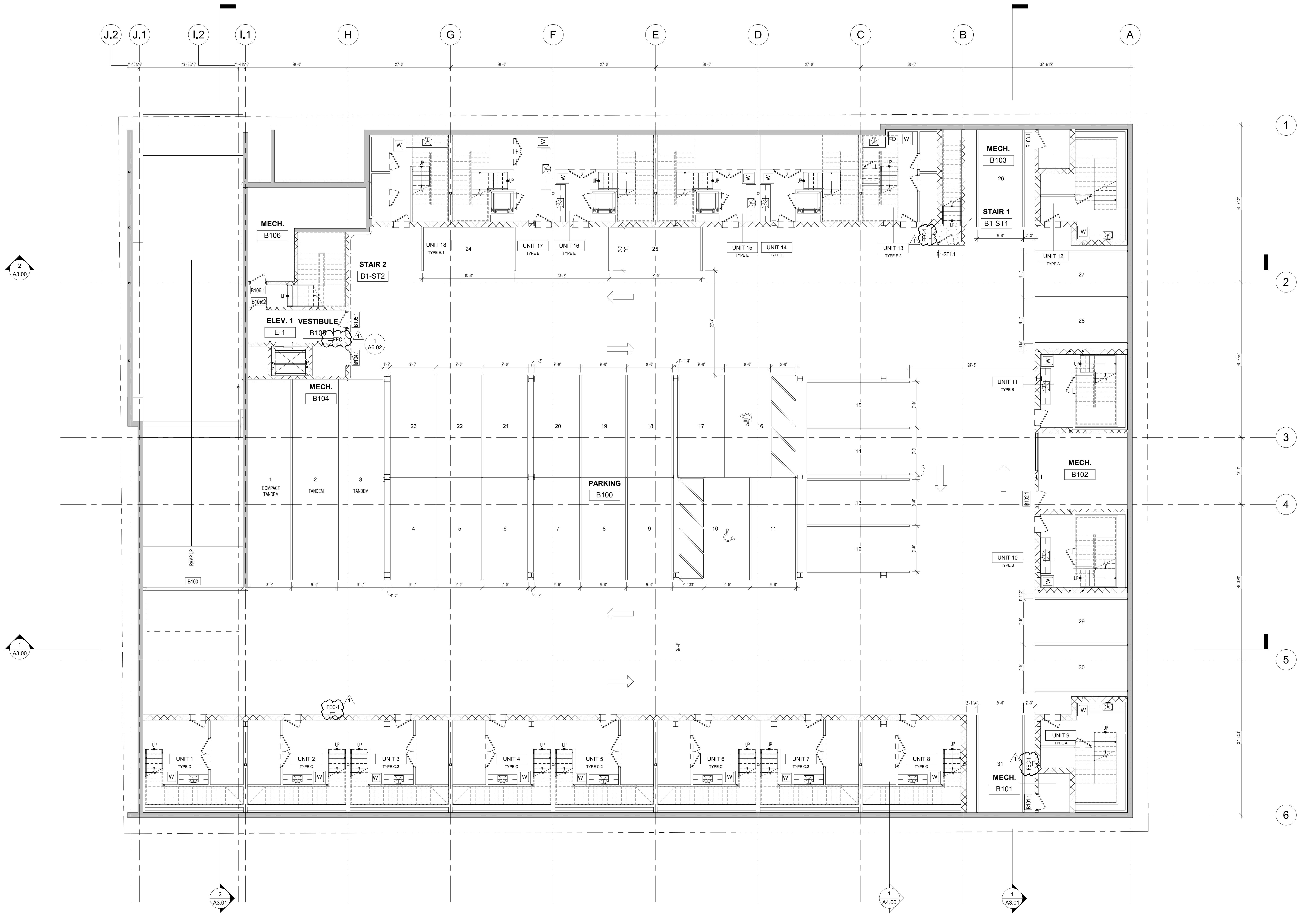
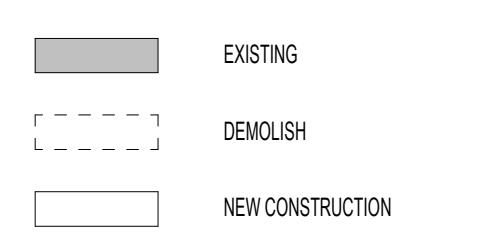
	Phase 1 Only (185 Glenwood)	Phase 2 Only (165 Glenwood)	Phase 1 & Phase 2 Combined
Site Acreage	0.64	0.32	0.96
Site Square Footage	27,878	13,939	41,818
Base FAR	1.30	1.30	1.30
Base Square Footage Allowed	36,242	18,121	54,363
Market Residential- Base	-	-	-
Maket- Short Term Rental- Base	33,906	17,907	51,813
Common Area- Base	816	50	866
Total Base Square Footage	34,722	17,957	52,679
Base FAR	1.245	1.288	1.260
Market Residential- 2:1 Bonus	13,251	3,018	16,269
Workforce Residential- 2:1 Voluntary	6,632	4,245	10,877
Total 2:1 Square Footage	19,883	7,263	27,146
2:1 Ratio	1.998	0.711	1.496

*No affordable housing required per Housing Mitigation Plan

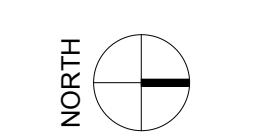
MATERIALS LEGEND



PHASE LEGEND



(1) BASEMENT FLOOR PLAN



0 4 8 16 32

SEE A7 SERIES DRAWINGS FOR SPECIFIC
REVISIONS TO UNIT TYPE LAYOUTS

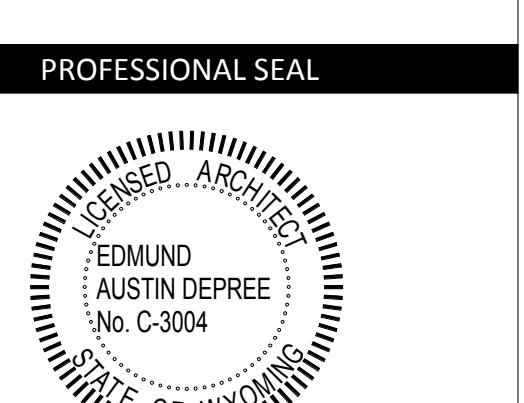
Project
GLENWOOD GILL

185 GLENWOOD ST. JACKSON, WY 83001

1928	Project No.
RB / CP / MF	Drawn By
EAD	Checked By
Discipline	Drawing No.

A1.00

Drawing Name
BASEMENT FLOOR PLAN



E. Austin Depree
No. C-3004
State of Wyoming

RECEIVED...ARCHITECT
EDMUND AUSTIN DEPREE
No. C-3004
State of Wyoming

RECEIVED...ARCHITECT
EDMUND AUSTIN DEPREE
No. C-3004
State of Wyoming

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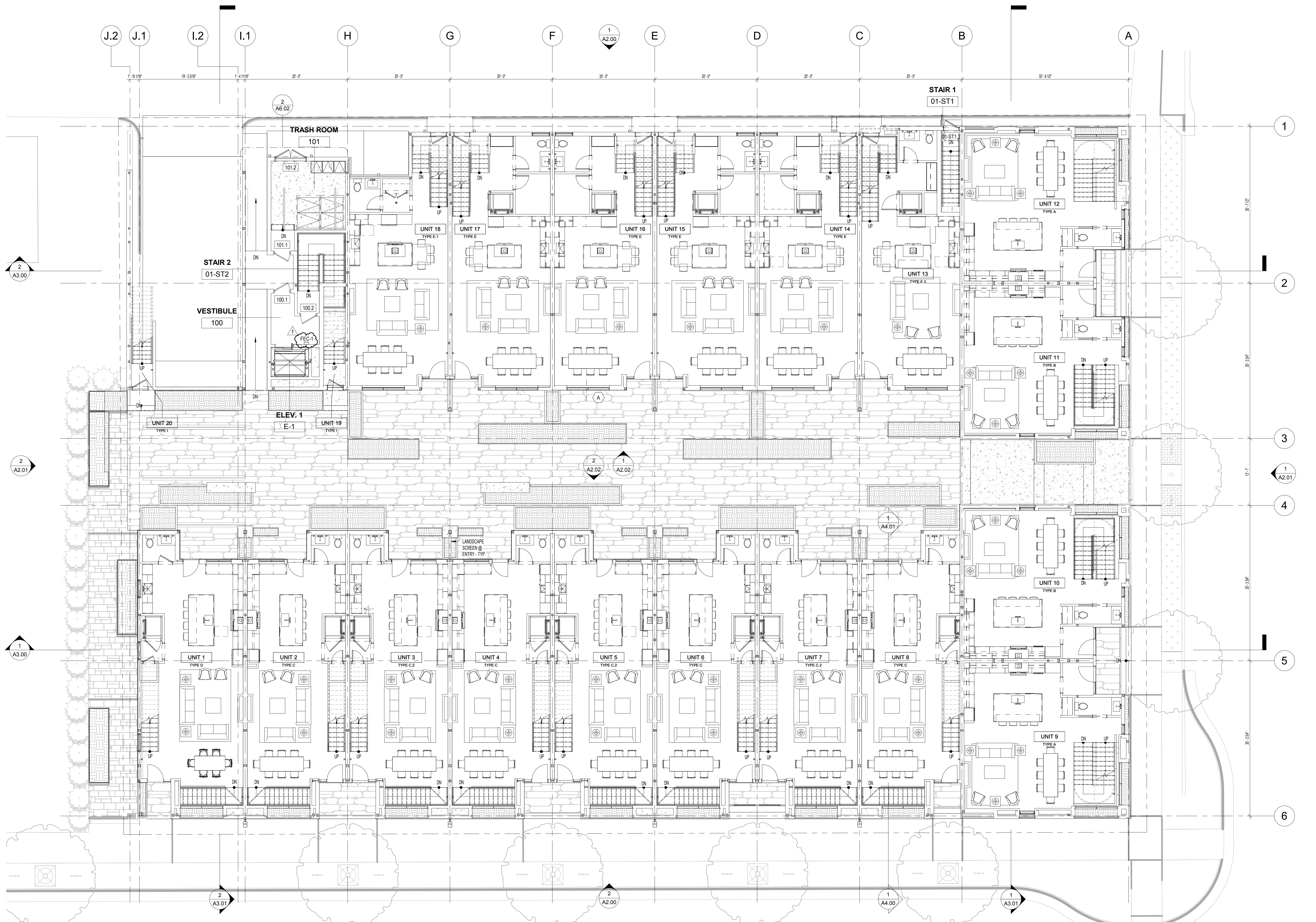
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State of Wyoming

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EDMUND AUSTIN DEPREE
No. C-3004
State of Wyoming

PHASE LEGEND

	EXISTING
	DEMOLISH
	NEW CONSTRUCTION



FIRST FLOOR PLAN

1/8" = 1'-0"

NORTH

W

0 4 8 16 32

SEE A7 SERIES DRAWINGS FOR SPECIFIC
REVISIONS TO UNIT TYPE LAYOUTSProject
GLENWOOD GILL

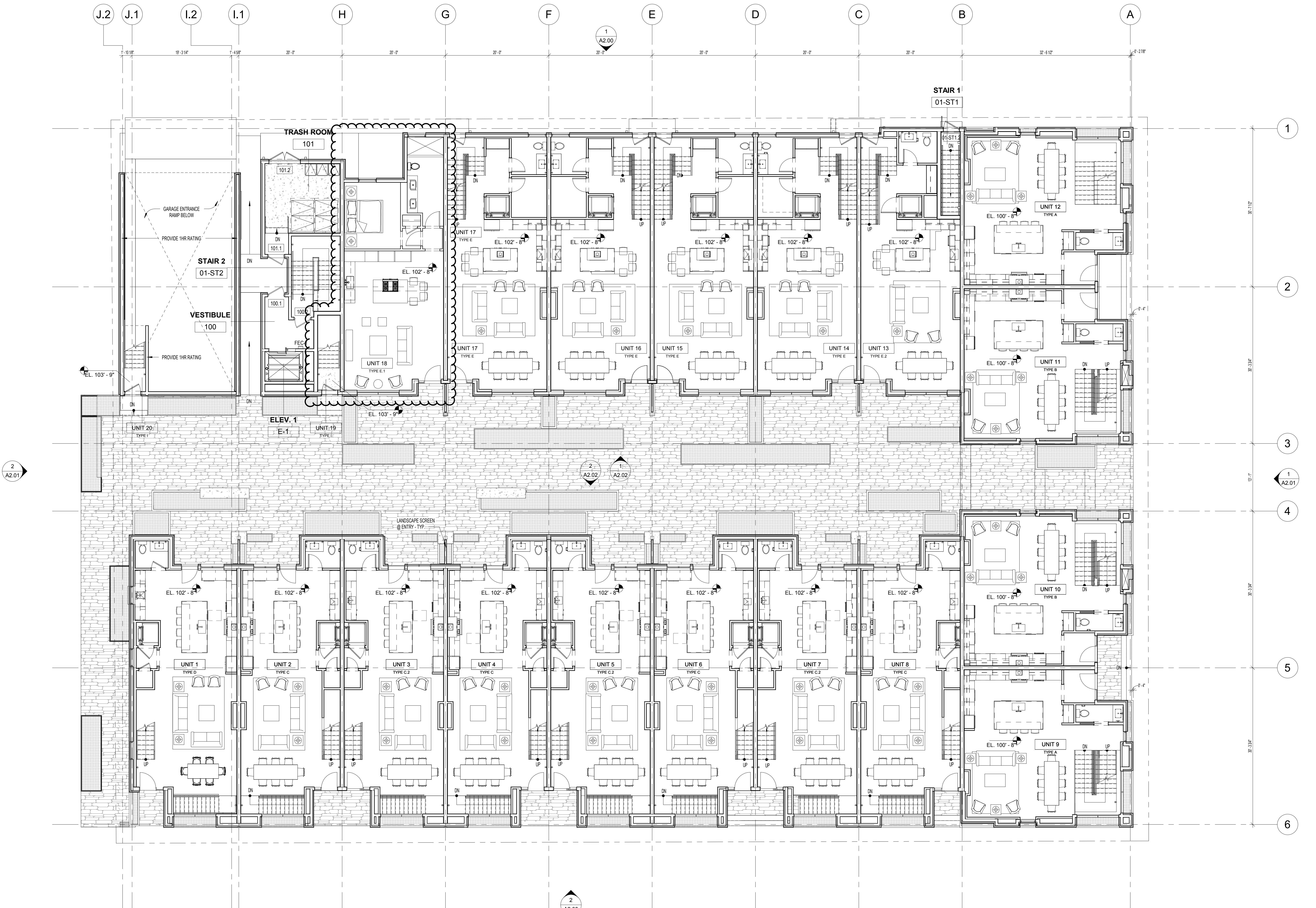
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 1928 Project No.
 RB / CP / MF Drawn By
 EAD Checked By
 Discipline Drawing No.

A1.01

Drawing Name
FIRST FLOOR PLAN

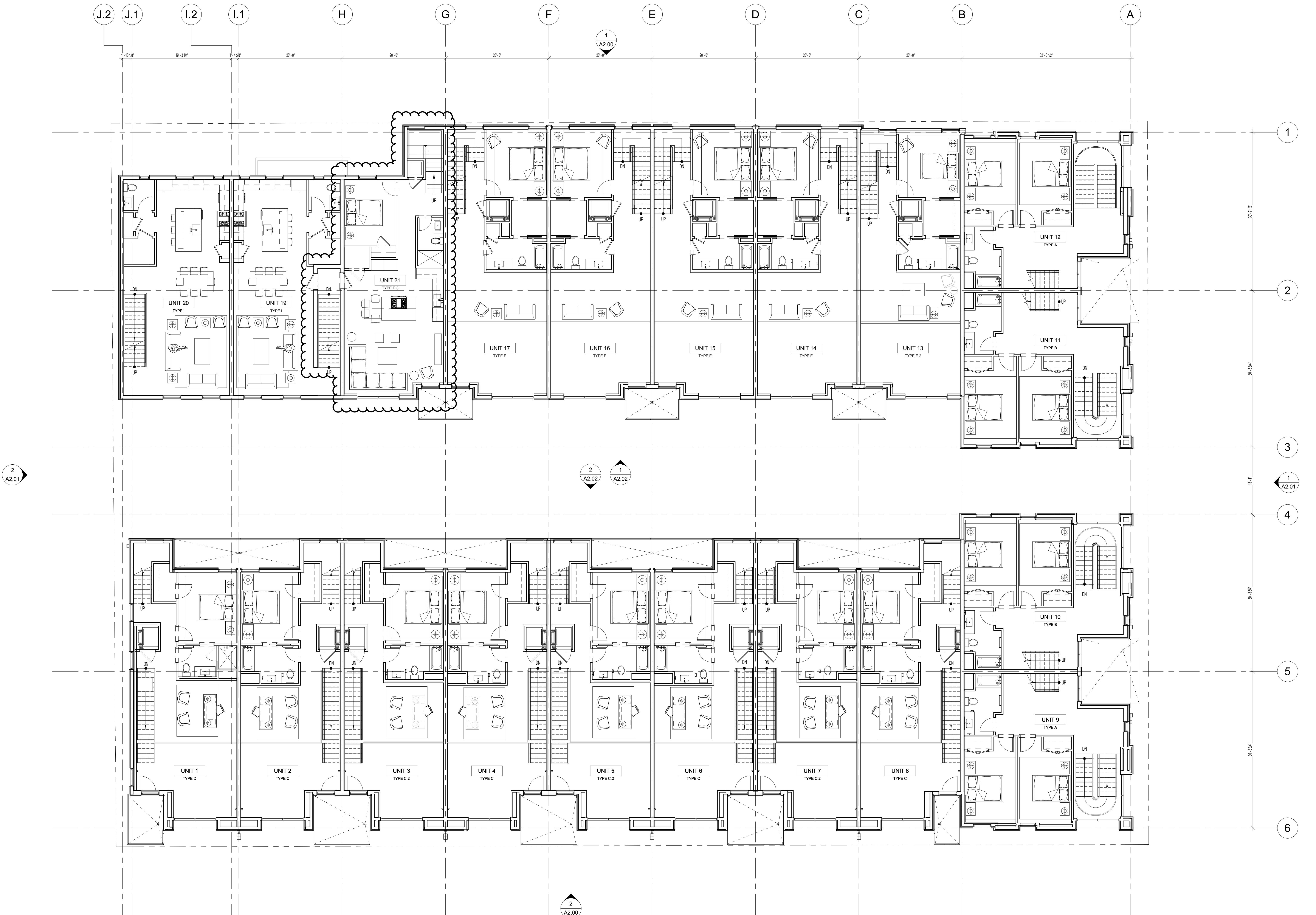
PHASE LEGEND

	EXISTING
	DEMOLISH
	DEMOLISH - REMOVE EX. SLAB
	NEW CONSTRUCTION

ISSUED DATE 07.31.2020
ISSUED FOR TOJ REVIEW

PHASE LEGEND

	EXISTING
	DEMOLISH
	DEMOLISH - REMOVE EX. SLAB
	NEW CONSTRUCTION



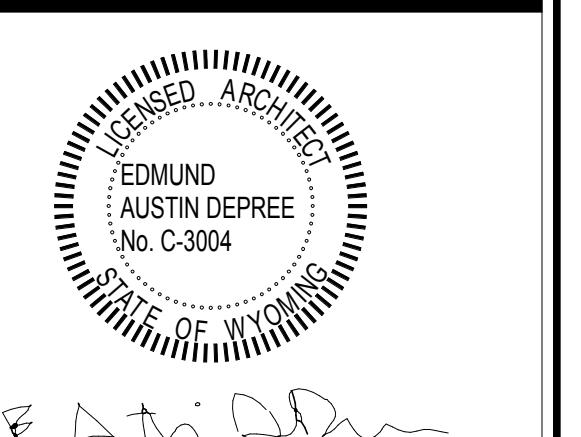
① SECOND FLOOR PLAN

1/8" = 1'-0"

ISSUED DATE 07.31.2020
ISSUED FOR TOJ REVIEW

TOWN OF JACKSON REVIEW

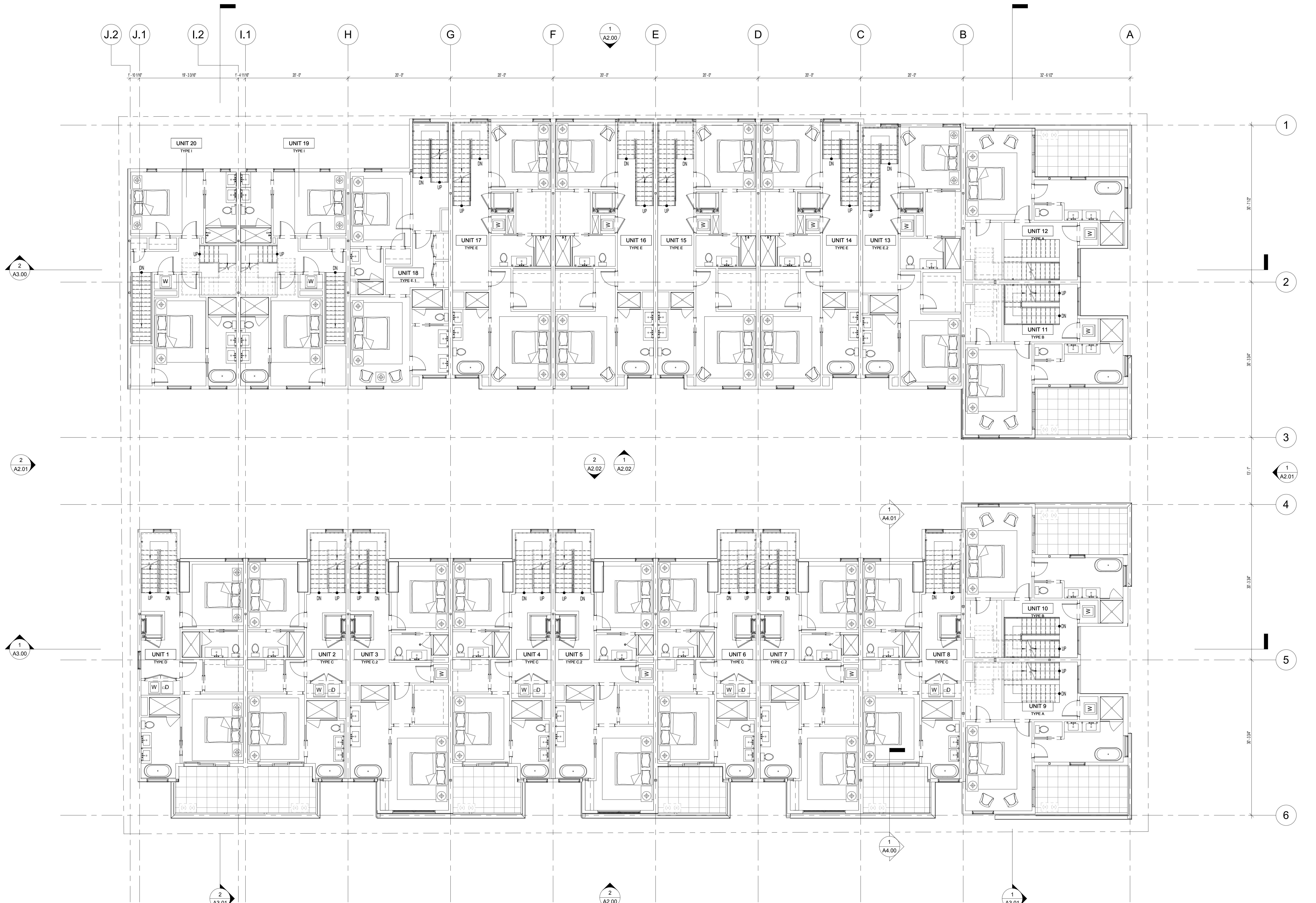
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Project
GLENWOOD GILL

185 GLENWOOD ST. JACKSON, WY 83001	1928	Project No.
RB / MF	Drawn By	
NWKS	Checked By	
Discipline	Drawing No.	
R1.02		
Drawing Name		
SECOND FLOOR PLAN		

PHASE LEGEND

	EXISTING
	DEMOLISH
	NEW CONSTRUCTION



① THIRD FLOOR PLAN

1/8" = 1'-0"

NORTH

0 4 8 16 32

SEE A7 SERIES DRAWINGS FOR SPECIFIC
REVISIONS TO UNIT TYPE LAYOUTS

185 GLENWOOD ST. JACKSON, WY 83001

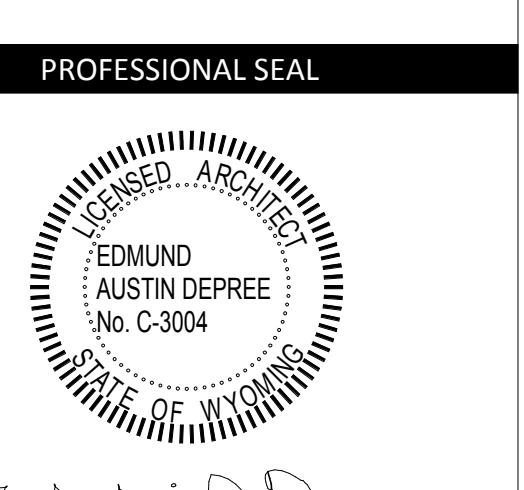
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RB / CP / MF Drawn By

EAD Checked By

Discipline Drawing No.

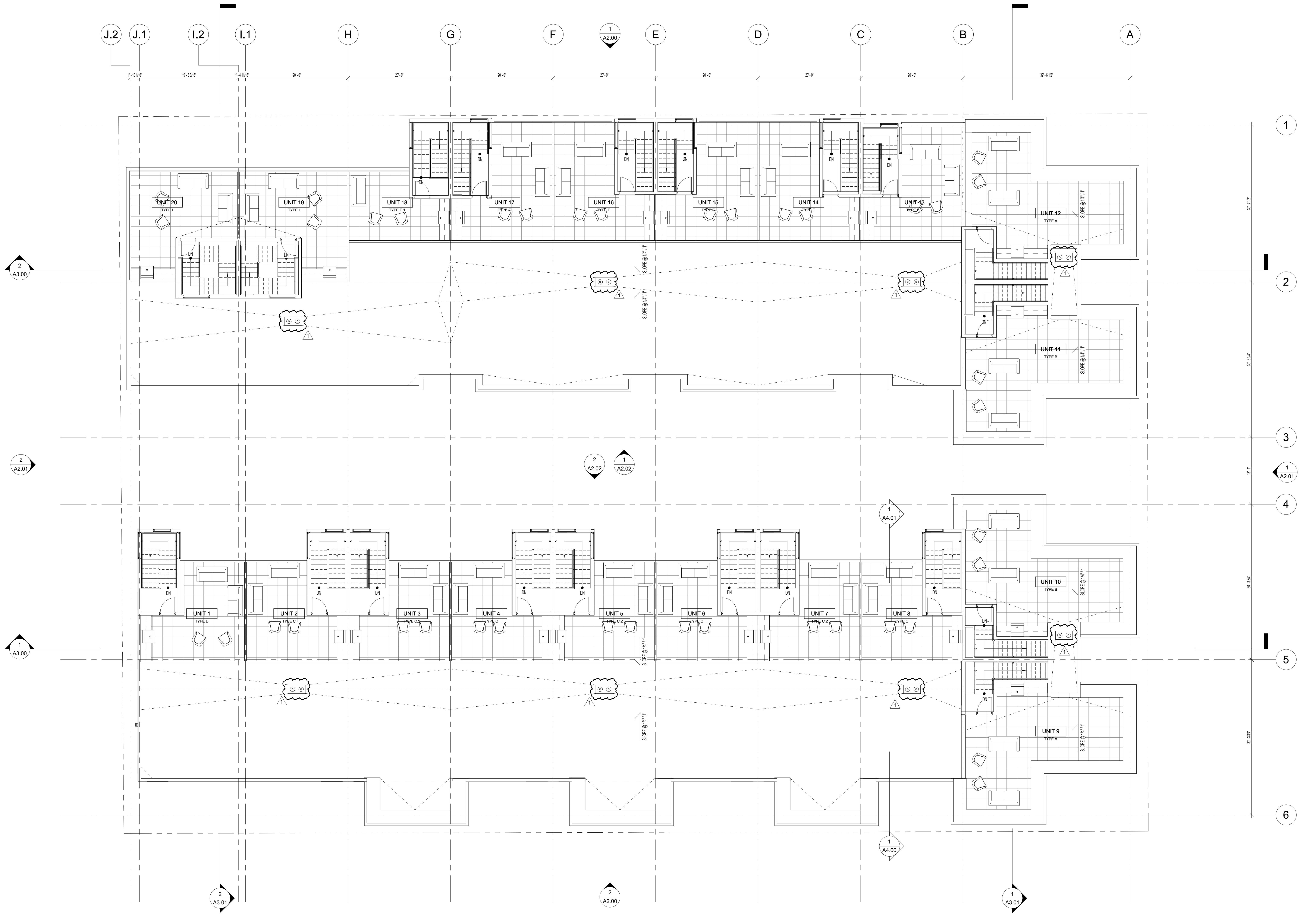
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Drawing Name
THIRD FLOOR PLANProject
GLENWOOD GILL

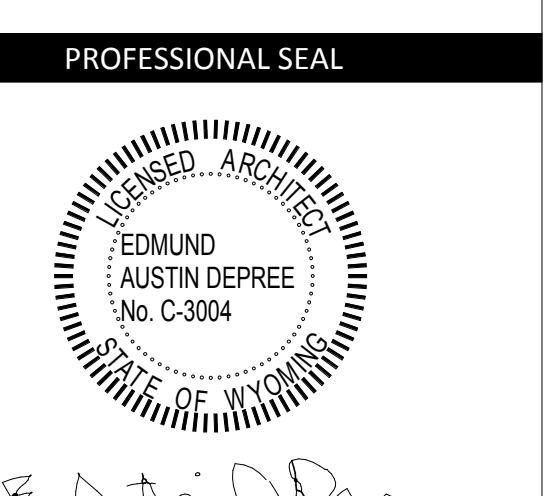
185 GLENWOOD ST. JACKSON, WY 83001	1928	Project No.
RB / CP / MF	Drawn By	
EAD	Checked By	
Discipline	Drawing No.	
A1.03		
Drawing Name THIRD FLOOR PLAN		

PHASE LEGEND

	EXISTING
	DEMOLISH
	NEW CONSTRUCTION



ISSUED DATE	ISSUED FOR
03.27.2020	ISSUE FOR PERMIT
1 05.20.2020	PERMIT REVISIONS



Project
GLENWOOD GILL

185 GLENWOOD ST. JACKSON, WY 83001	1928	Project No.
RB / CP / MF	Drawn By	
EAD	Checked By	
Discipline	Drawing No.	

A1.04

Drawing Name	LOW ROOF PLAN
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PHASE LEGEND

	EXISTING
	DEMOLISH
	DEMOLISH - REMOVE EX. SLAB
	NEW CONSTRUCTION



MATERIALS LEGEND

CLEAR WEATHERED SIDING
CHARRED WOOD SIDING
BOARD FORMED CONCRETE VENEER PANEL
METAL PANEL RAINSCREEN - REYNGBOND OR SIM.



185 GLENWOOD ST. JACKSON, WY 83001


1928	Project No.
RB / CP / MF	Drawn By
NWKS	Checked By
Discipline	Drawing No.

A2.00

Drawing Name
EXTERIOR ELEVATIONS - EAST AND WEST

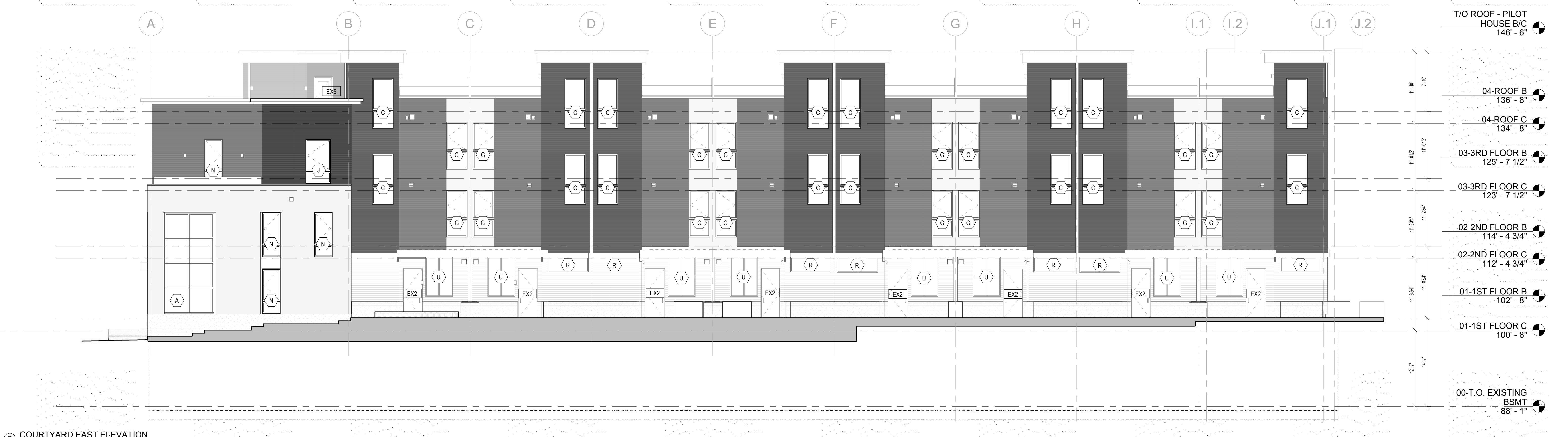
SEE A7 SERIES DRAWINGS FOR SPECIFIC
REVISIONS TO UNIT TYPE LAYOUTS.

0 2 4 8 16



MATERIALS LEGEND

CLEAR WEATHERED SIDING
CHARRED WOOD SIDING
BOARD FORMED CONCRETE VENEER PANEL
METAL PANEL RAINSCREEN - REYNOBOND OR SM.



ISSUED DATE 07.31.2020

ISSUED FOR TO/REVIEW

TOWN OF JACKSON REVIEW



Project

GLENWOOD GILL

185 GLENWOOD ST. JACKSON, WY 83001

1928	Project No.
RB / CP / MF	Drawn By
NWKS	Checked By
Discipline	Drawing No.

A2.02

SEE A7 SERIES DRAWINGS FOR SPECIFIC
REVISIONS TO UNIT TYPE LAYOUTS.
Drawing Name
EXTERIOR ELEVATIONS - EAST AND WEST
COURTYARD

0 2 4 8 16

