



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: November 3, 2020

Item #: P20-198

Planner: Paul Anthony

Phone: 733-0440 ext. 1303

Email: panthony@jacksonwy.gov

Owner

Red House, LLC
PO Box 4902
Jackson, WY 83001

Applicant:

Jorgensen – Brendan Shulte
PO Box 9550
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Pre-Application for an Affordable Housing project for the property located 320 S. Jackson Street, legally known as LOT 6, BLK. 9, WORT 2

For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.

Please respond by:

November 24, 2020 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



October 14, 2020

Paul Anthony, Planning Director
Town of Jackson Planning and Building Dept.
P.O. Box 1687
150 East Pearl Street
Jackson, WY 83001
-Digitally Delivered-

RE: Pre-application Conference Request – Red House Affordable Housing

Dear Paul,

Enclosed you will find the necessary materials for a Pre-application Conference Request for the Red House Affordable Housing Project that will may Development Plan approval before the Town Council. We are submitting this request on behalf of our clients, Teton County as represented by the Jackson/Teton Affordable Housing Department (Housing Dept.) and Red House, LLC (Red House).

The properties are generally located on the northwest corner of South Jackson Street and Hansen Avenue; Teton County owns four parcels on the corner of South Jackson Street and West Kelly Avenue in downtown Jackson, WY. On behalf of Teton County, the Housing Department is working in collaboration with Red House, LLC that owns the six adjacent parcels located directly to the north (Lots 1-6 of Block 9 of the Wort 2nd Addition, Plat 129) to combine the properties into a community-based affordable housing rental project

Existing conditions include light industrial storage and staging, single-family residences, and retail use. The site is flat and located in both the Commercial Residential-2 (CR-2) and Neighborhood High Density-1 (NH-1) Zones of the Town of Jackson. The property has various access points from either South Jackson Street, West Hansen Street, West Kelly Avenue, and an alley that runs East/West between the properties. Our clients propose to build a residential development with mixed unit types that will meld into the surrounding neighborhood.

Included with this transmittal you will find the following:

- Pre-Application Conference Request form
- Deeds and Letters of Authorization
- Jorgensen Associates, Inc. check for \$300
- Conceptual Site plan

Sincerely,
JORGENSEN ASSOCIATES, INC.

Brendan Schulte
Senior Land Use Project Manager



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)

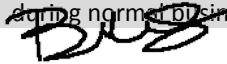
Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. 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

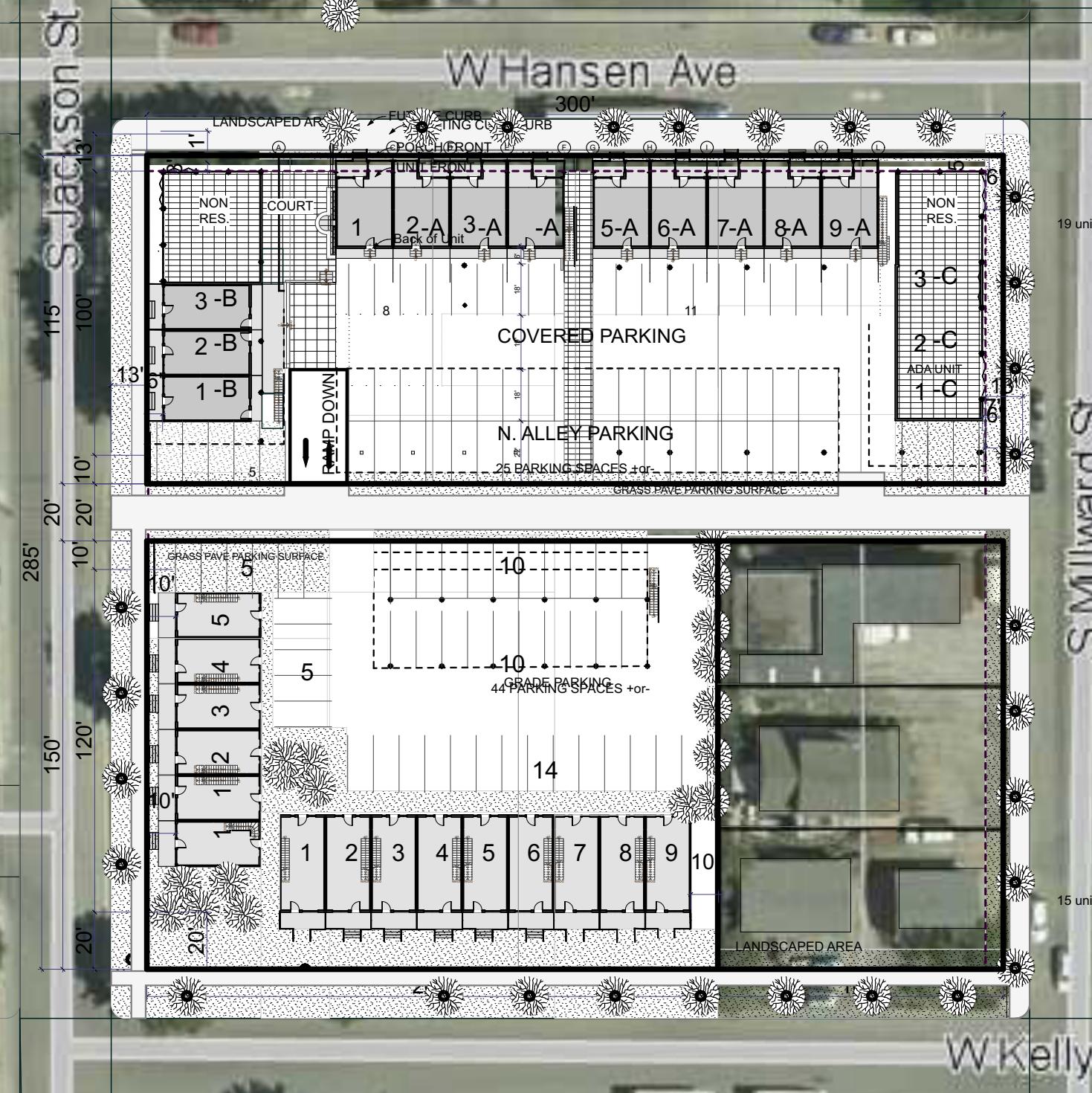
Date

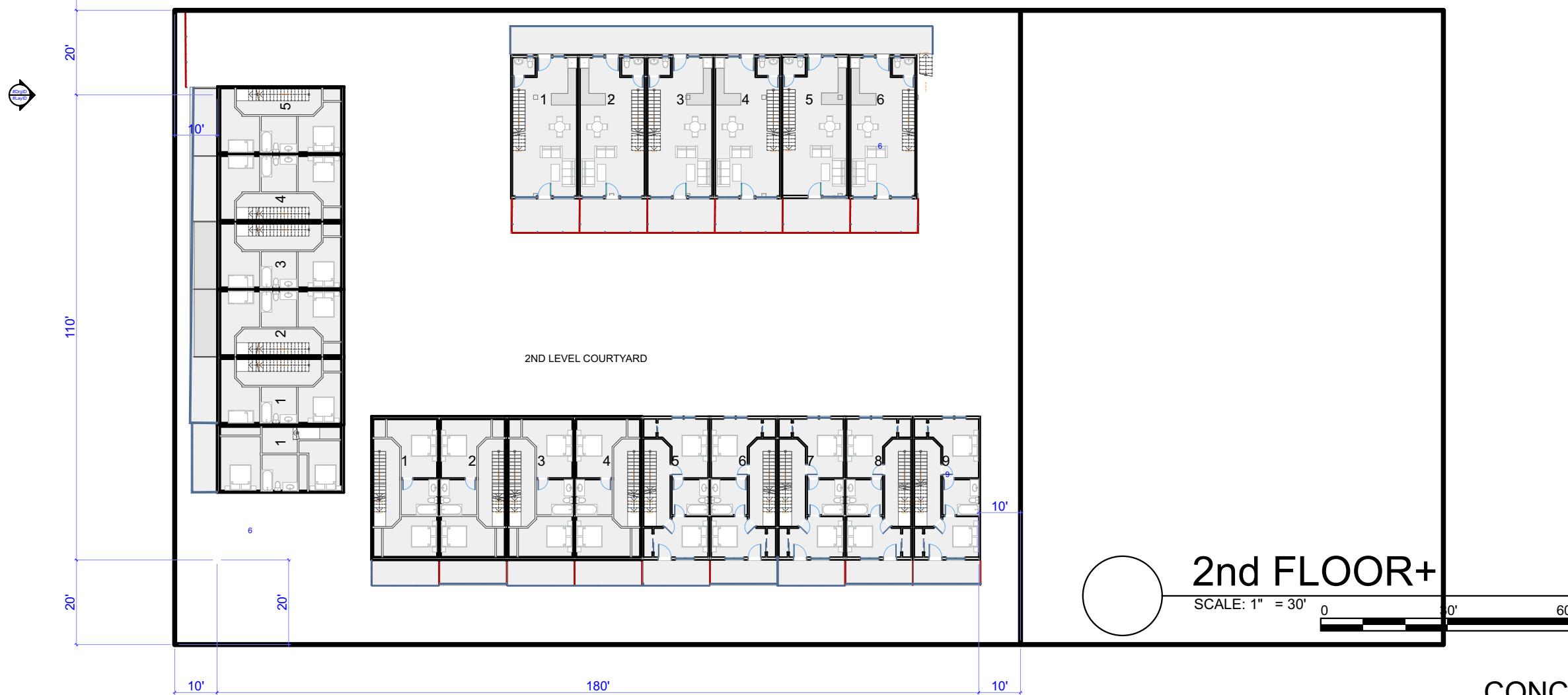
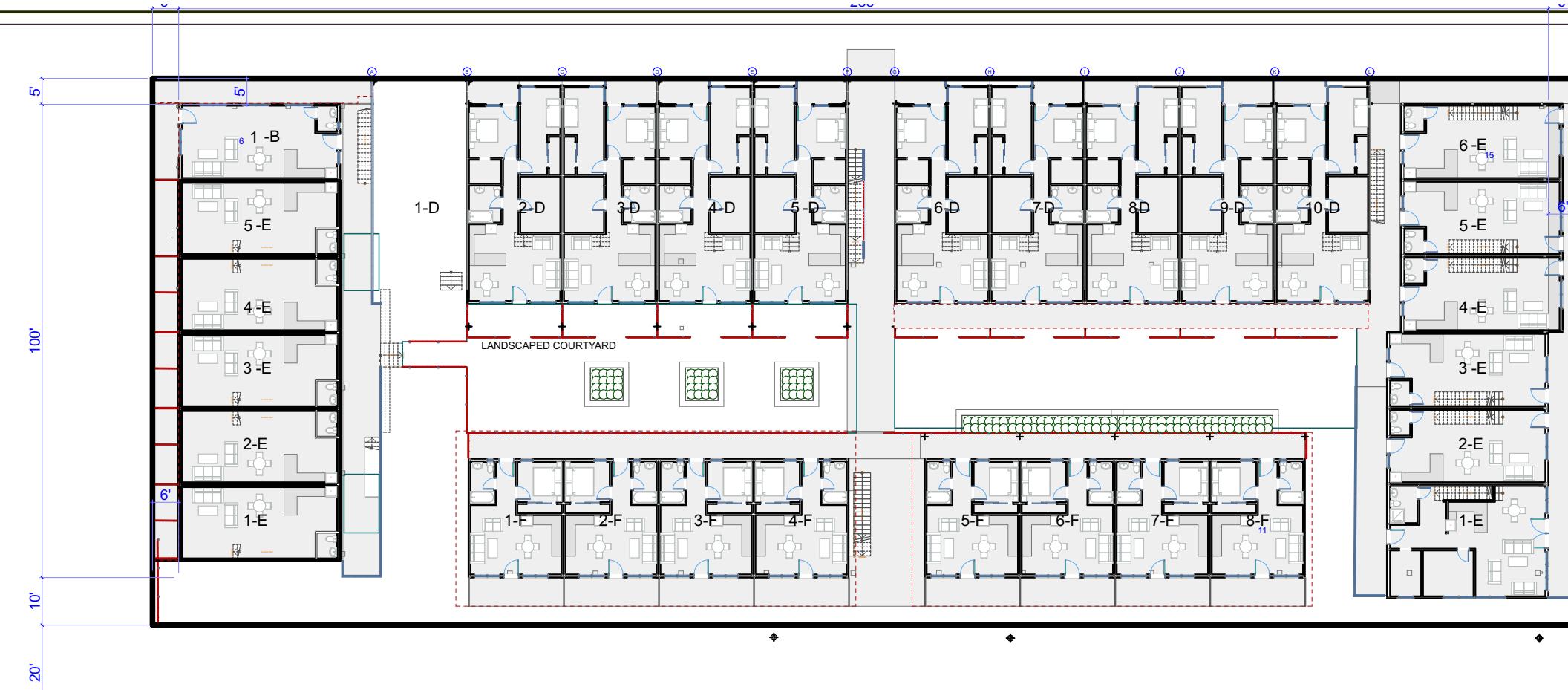
Name Printed

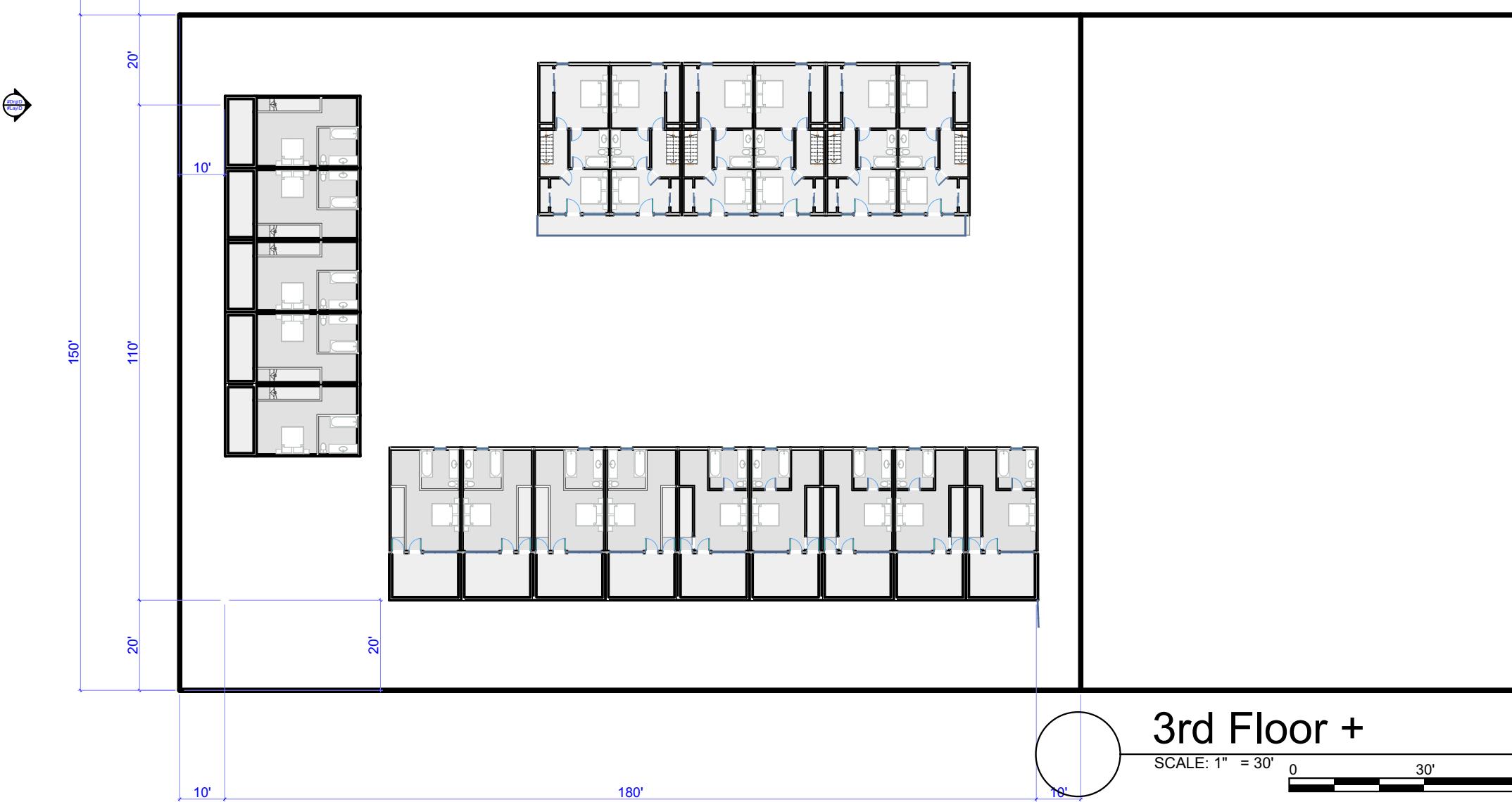
Title

SITE WITH AERIAL GIS PLAN PHOTO

SCALE: 1" = 50'







3rd Floor +

SCALE: 1" = 30' 0 30' 60'

CONCEPT E2 JACKSON-KELLY
MAY 26, 2020 © LAWRENCE THAL AIA

LETTER OF AUTHORIZATION

Red House, LLC

PO Box 4902 Jackson, Wyoming 83001-4902

“Owner” whose address is: _____

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Red House, LLC

, as the owner of property

more specifically legally described as: _____

Lots 1-6, Blk. 9, 2nd Wort Addition. Plat 129 as recorded in the Office of the Clerk of Teton County Wyoming

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc.

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: Manager

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Utah

)

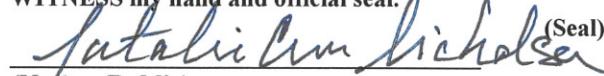
)SS.

COUNTY OF Salt Lake

)

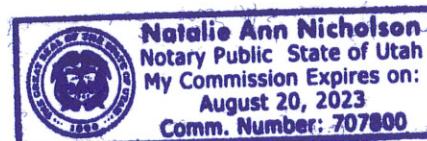
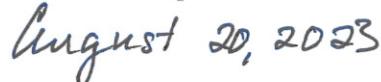
The foregoing instrument was acknowledged before me by Colby Rollins this 14th day of October, 2020.

WITNESS my hand and official seal.

^(Seal)

(Notary Public)

My commission expires:



WARRANTY DEED



Wind River Partners, LLC, a Wyoming limited liability company, GRANTOR, for
Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is
hereby acknowledged, and pursuant to an I.R.C. §1031 tax deferred exchange on behalf of
Grantor, CONVEYS and WARRANTS unto **Teton County Wyoming, a duly organized**
county of the state of Wyoming, GRANTEE, whose address is P.O. Box 1727, Jackson,
Wyoming 83001, the following described real property situated in the County of Teton, State of
Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Wyoming, to-wit:

**Parcel 1: The North Half of Lots 4, 5, and 6 of Block 3 of the Fourth Karns Addition
to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the
Office of the Teton County Clerk on June 7, 1955 as Plat Number 143.**

**Parcel 2: The South Half of Lots 4, 5, and 6 of Block 3 of the Fourth Karns Addition
to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the
Office of the Teton County Clerk on June 7, 1955 as Plat Number 143.**

**Parcel 3: The North Half of Lots 3 and 4 of Block 2 of the Third Karns Addition to
the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the
Office of the Teton County Clerk on August 17, 1946 as Plat Number 130.**

**Parcel 4: The South Half of Lots 3 and 4 of Block 2 of the Third Karns Addition to
the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the
Office of the Teton County Clerk on August 17, 1946 as Plat Number 130.**

State Parcel Identification Number: 22-41-16-33-1-24-003 (parcel 1)
22-41-16-33-1-24-002 (parcel 2)
22-41-16-33-1-24-005 (parcel 3)
22-41-16-33-1-24-004 (parcel 4)

Including and together with all and singular the tenements, hereditaments, appurtenances and
improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants,
conditions, restrictions, rights-of-way, and easements of record, if any.

WITNESS the due execution and delivery of this Warranty Deed this 20th day of
January, 2015.

RELEASED	<input type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input type="checkbox"/>

GRANTOR:

**Wind River Partners, LLC, a Wyoming limited liability
company**

GRANTOR: WIND RIVER PARTNERS LLC
GRANTEE: TETON COUNTY WYOMING
Doc 0874228 bk 886 pg 323-324 Filed At 16:41 ON 01/20/15
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary D Antrobus Deputy

By: The RTN-PSN Trust u/a/d September 18, 2012, as
amended, its Manager

By: Niner Investment Co., a Wyoming corporation, its
Trustee

Richard T. Niner

Name: Richard T. Niner
Its: President

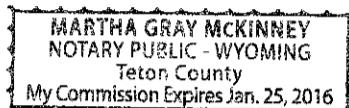
Pamela S. Niner

Name: Pamela S. Niner
Its: Vice-President

STATE OF WYOMING)
COUNTY OF TETON)ss)

On this 20th day of January, 2015, before me personally appeared Richard T. Niner, personally known to me, or proved to me on the basis of satisfactory evidence, to be the President of Niner Investment Co, a Wyoming corporation and acknowledged to me that he executed this instrument in his capacity as President of Niner Investment Co., a Wyoming corporation, in its capacity as trustee for the RTN-PSN Trust u/a/d September 18, 2012, as amended, in its capacity as sole member and manager of Wind River Partners, LLC, a Wyoming limited liability company, and that by his signature on this instrument, Wind River Partners, LLC, a Wyoming limited liability company executed this instrument.

WITNESS my hand and official seal.



mathasay
Notary Public

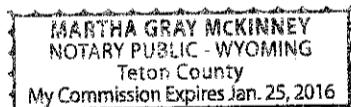
Notary Public

My commission expires:

STATE OF WYOMING)
)ss
COUNTY OF TETON)

On this 20th day of January, 2015, before me personally appeared Pamela S. Niner, personally known to me, or proved to me on the basis of satisfactory evidence, to be the Vice President of Niner Investment Co, a Wyoming corporation and acknowledged to me that she executed this instrument in her capacity as Vice President of Niner Investment Co., a Wyoming corporation, in its capacity as trustee for the RTN-PSN Trust u/a/d September 18, 2012, as amended, in its capacity as sole member and manager of Wind River Partners, LLC, a Wyoming limited liability company, and that by her signature on this instrument, Wind River Partners, LLC, a Wyoming limited liability company executed this instrument.

WITNESS my hand and official seal.



mathasig
Notary Public

Notary Public

My commission expires:



2

WARRANTY DEED

First American Title
Insurance Company

1569 J8 Key Parcel, LLC, a Wyoming Limited Liability Company, of P.O. Box 1563, Jackson, Wyoming, 83001 Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to Red House, LLC, a Wyoming Limited Liability Company of P.O. Box 4902, Jackson, Wyoming, 83001 Grantee, the following described real estate situated in the County of Teton, State of Wyoming, hereby waiving and releasing under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to wit:

Lots 1, 2, 3 & 4 of Block 9 of the Second Wort Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded September 28, 1940 as Plat No. 129.

PIN: 22-41-16-33-1-20-001

RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

WITNESS my hand this 15th day of June, 2007.

Key Parcel, LLC, a Wyoming Limited
Liability Company

John S. Varley Jr.

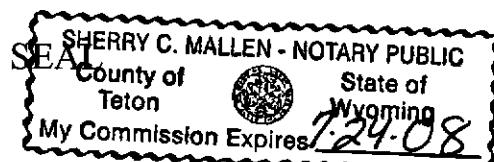
By John S. Varley, Jr., Manager

Grantor: KEY PARCEL LLC
Grantee: RED HOUSE LLC
Doc #704814 bk 667 pg 262-262 Filed at 1:35 on 06/15/07
Sherry L Daigle, Teton County Clerk fees: 8.00
By MICHELE E. FAIRHURST Deputy

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On this 15 day of June, 2007, before me personally appeared John S. Varley, Jr. to me personally known, who, being by me duly sworn, did say that he is the Manager of Key Parcel, LLC, a Wyoming Limited Liability Company and that said instrument was signed on behalf of said limited liability company, and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

Given under my hand and seal the date first above written.



Sherry C. Mallen
Notary Public

WARRANTY DEED

2
WTE
WYOMING TITLE & ESCROW
A MOTHER LODE COMPANY

Rodney Roial Teuscher, Trustee of the Marie G. Teuscher Living Trust u/a/d October 21, 1999, and Rodney Roial Teuscher, an individual, GRANTORS, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to Red House, LLC, a Wyoming limited liability company, GRANTEE, whose address is Post Office Box 4902, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

Lot 5 of Block 9 of the Second Wort Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on September 28, 1940 as Plat No. 129.

PIN #22-41-16-33-1-20-002

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

WITNESS my hands this 22 day of December, 2010.

GRANTOR TEUSCHER, RODNEY ROIAL TRUSTEE*

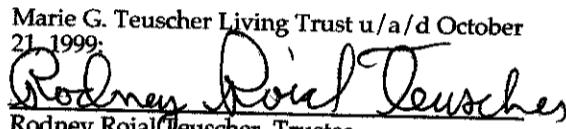
GRANTEE RED HOUSE LLC

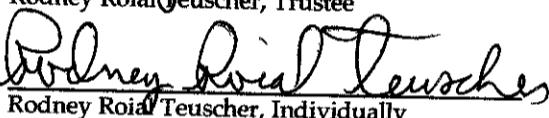
Doc 0786867 bk 773 pg 134-134 Filed At 13:24 ON 12/29/10

Sherry L. Daigle Teton County Clerk fees: 8.00

By Michele Fairhurst Deputy

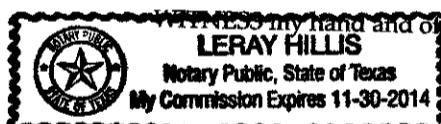
Marie G. Teuscher Living Trust u/a/d October 21, 1999.

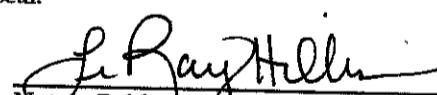

Rodney Roial Teuscher, Trustee


Rodney Roial Teuscher, Individually

STATE OF Texas
COUNTY OF Cooke

The foregoing instrument was acknowledged before me this 22 day of December, 2010 by Rodney Roial Teuscher, individually and as Trustee of the Marie G. Teuscher Living Trust u/a/d October 21, 1999, who does verify that the foregoing instrument is signed in the name of, on behalf of, and by authority of said trust agreement.




Leray Hillis
Notary Public
My Commission Expires: 11-30-2014

Law Office of
Hess, Carlson & D'Amour, LLC
Post Office Box 449
30 East Simpson Street
Jackson, Wyoming 83001
307-733-7881



WARRANTY DEED

LILLIAN BELLE MITCHELL, a married woman, and MITCHELL M. PERKINS, a married man, GRANTORS, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to RED HOUSE, LLC, a Wyoming limited liability company, whose address is P.O. Box 4902, Jackson, WY 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

LOT 6 OF BLOCK 9 OF THE SECOND WORT ADDITION TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK ON SEPTEMBER 28, 1940 AS PLAT NO. 129.

State Parcel Identification Number: 22-41-16-33-1-20-003

RELEASED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the due execution and delivery of this Warranty Deed
this 16th day of January, 2007.

Charles E. Mitchell, spouse of Lillian Belle Mitchell, joins in the execution of this Warranty Deed solely for the purpose of waiving any rights he may have under the homestead exemption laws of the State of Wyoming.

Lillian Belle Mitchell
LILLIAN BELLE MITCHELL

Charles E. Mitchell
CHARLES E. MITCHELL

STATE OF Washington)
COUNTY OF Franklin) ss.

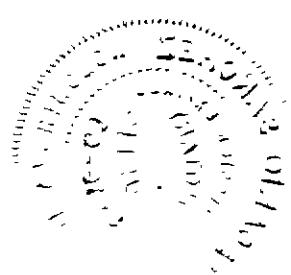
The foregoing instrument was acknowledged before me by Lillian Belle Mitchell and Charles E. Mitchell
this 16th day of January, 2007.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: 9/19/07

Grantor: MITCHELL, LILLIAN BELLE ET AL
Grantee: RED HOUSE LLC
Doc #694019 bk 650 pg 795-796 Filed at 3:44 on 01/18/07
Sherry L Daigle, Teton County Clerk fees: 11.00
By MICHELE E. FAIRHURST Deputy





WITNESS the due execution and delivery of this Warranty Deed
this 16th day of JANUARY, 2007.

Tanya L. Perkins, spouse of Mitchell M. Perkins, joins in the execution of this Warranty Deed solely for the purpose of waiving any rights she may have under the homestead exemption laws of the State of Wyoming.

Mitchell M. Perkins
MITCHELL M. PERKINS

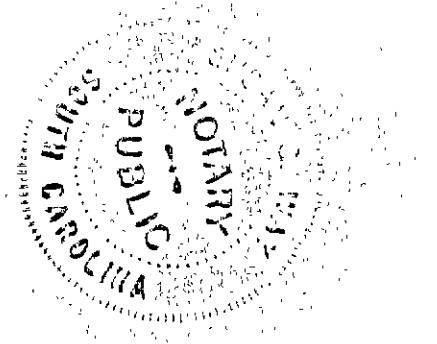
Tanya L. Perkins
TANYA L. PERKINS

STATE OF South Carolina)
COUNTY OF Richland)

The foregoing instrument was acknowledged before me by Mitchell M. Perkins and Tanya L. Perkins this 10th day of January, 2007.

WITNESS my hand and official seal.

Susan S. Way
Notary Public
My Commission Expires: 12-11-2010



WILLIAM
J. HILL
JACKSON HOLE
TITLE & ESCROW

