



# 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 5, 2020,

Item #: P20-207

Planner: Tyler Valentine

Phone: 733-0440 ext. 1302

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner**

Rusty Parrot  
175 N. Jackson Street  
Jackson, WY 83001

**Applicant:**

Y2 – Hal Hutchinson  
PO Box 2870  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Cost Share Agreement for the property located at 175 N. Jackson Street, legally known as LOTS 1, 2, AND 3, BLOCK 4, JACKSON

For questions, please call Brian Lenz at 733-0440, x1410 or email to the address shown below. Thank you.

**Please respond by:**

**November 26, 2020 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:

[tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

Fees Paid \_\_\_\_\_

*For Office Use Only*

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

*Please note: Applications received after 3 PM will be processed the next business day.*

**PROJECT.**

Name/Description: Rusty parrot Development Agreement

Physical Address: 175 N. Jackson Street

Lot, Subdivision: Lot 1, 2 and 3, Block 4, Jackson

PIDN: 22-41-16-28-4-11-001

**PROPERTY OWNER.**

Name: Harrison Hospitality Properties, LP

Phone: \_\_\_\_\_

Mailing Address: PO Box 1657, Jackson, WY

ZIP: 83001

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: Hal Hutchinson, Y2 Consultants

Phone: 307-699-0265

Mailing Address: PO Box 2870, Jackson, WY

ZIP: 83001

E-mail: hal@hhlandstrategies.com

**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](http://www.townofjackson.com/200/Planning)

**Use Permit**

Basic Use

**Physical Development**

**Interpretations**

Conditional Use

Sketch Plan

Formal Interpretation

Special Use

Development Plan

Zoning Compliance Verification

**Relief from the LDRs**

**Subdivision/Development Option**

**Amendments to the LDRs**

Administrative Adjustment

Subdivision Plat

LDR Text Amendment

Variance

Boundary Adjustment (replat)

Map Amendment

Beneficial Use Determination

Boundary Adjustment (no plat)

**Miscellaneous**

Appeal of an Admin. Decision

Development Option Plan

**Other Dev. Agreement**

Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

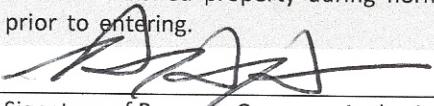
**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**N/A Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

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

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

  
Signature of Property Owner or Authorized Applicant/Agent

Ronald H. Harrison

Name Printed

11/3/2020

Date

Agent of General Partner

Title

# HH LAND STRATEGIES, LLC

PO BOX 1902, WILSON, WY 83014

307-699-0265 - [HAL@HHLANDSTRATEGIES.COM](mailto:HAL@HHLANDSTRATEGIES.COM)

November 3, 2020

Paul Anthony, Planning Director  
Town of Jackson Planning Department  
150 E Pearl Avenue  
PO Box 1687  
Jackson, WY 83001

## **RE: Rusty Parrot Right of Way Improvements Cost Share Request**

Dear Mr. Anthony,

Based on our recent discussions, I am writing you to formally request that the Town of Jackson enter into a development agreement with Harrison Hospitality Properties, owners of the Rusty Parrot Lodge, to share the cost of improvements within the Town of Jackson right-of-way that the Rusty Parrot is proposing as part of their Development Plan application (P20-089 and P20-092).

As you know, the Rusty Parrot Development Plan application includes a proposal to construct a bulb out at the southwest corner of North Jackson Street and West Gill Avenue. Construction of a bulb out in conjunction with right-of way improvements associated with a development plan at this location is encouraged by the Town of Jackson 2015 Community Streets Plan.

Furthermore, a bulb out at this location will benefit the Town of Jackson's infrastructure. This street corner is notoriously problematic with regard to stormwater flow, particularly during the winter. As snow melt occurs and is carried from points east, south and north, particularly resulting from solar gain at Miller Park adjacent to the Rusty Parrot to the east, it collects at this street corner and flows west along the south side of Gill Avenue where it freezes and causes ice dams, backing up to the street corner and further exacerbating this problematic situation.

This is a significant problem in part because it is a heavy maintenance burden to the Town. Furthermore, as the stormwater flows west, it enters Flat Creek, an impaired waterway according to the Wyoming Department of Environmental Quality. While we understand that there is a catch basin along Gill Avenue between the Rusty Parrot and Flat Creek, based on our observations, this treatment system is ineffectual.

By constructing a bulb out at this street corner, the Rusty Parrot and the Town of Jackson together have an opportunity to improve this situation. The construction of a bulb out will allow the improvement to the stormwater system in this area. By the use of large diameter underground stormwater conveyance pipes that are capable of handling stormwater collecting at this corner, the stormwater can be captured and conveyed to a settlement vault that would replace the existing one. This approach will alleviate the problematic stormwater drainage situation with the Town right of way.

While this solution is being proposed by the Rusty Parrot, it is of significant benefit to the Town. Based on calculations and engineering that the Rusty Parrot has completed, we conservatively estimate the proportion of stormwater runoff resulting from the Rusty Parrot property is 10% of the stormwater flows that are directed to the street corner and the south side of Gill Avenue fronting the Rusty Parrot property. This

includes the estimated 500 GPM of flows that will potentially result from the dewatering system associated with the proposed underground garage. Therefore, 90% of the stormwater that flows to this area comes from the neighboring Town of Jackson stormwater system.

The current cost estimate of constructing the bulb out and associated below grade stormwater conveyance system is approximately \$114,000. This is a significant expense considering the limited impact the Rusty Parrot will have on the stormwater system. We are seeking an updated cost estimate at this time and will have this estimate prior to the Town Council hearing on August 3<sup>rd</sup>.

The alternative for the Rusty Parrot is to simply improve the street corner utilizing a typical street corner design. This design will covey stormwater on the surface in the curb and gutter and will provide minimal improvements to the existing stormwater conveyance system. This cost of this alternative is approximately \$18,000.

In an effort to improve the stormwater conveyance system at this location, which will alleviate Town maintenance costs and establish a system that can more cost effectively be improved to treat stormwater before it enters Flat Creek, the Rusty Parrot is asking the Town to cost share, at 50%, for the difference between the cost of improvements associated with the bulb out and below grade stormwater system and the cost of the alternative, traditional street corner and surface curb and gutter improvements.

Using the current cost estimate, the difference between the preferred right-of-way improvements (\$114,000) and the alternative (\$18,000) is \$96,000. The Rusty Parrot proposes to pay for 50% of this difference (\$48,000) and respectfully requests the Town fund the other 50% (\$48,000). As a result, the Rusty Parrot will expend a total of \$66,000 for the proposed right-of-way improvements and the Town will fund a total of \$48,000 for the right-of-way improvements.

Please note that these figures are based on the most recent estimates received for the work in questions. These estimates are included with this submittal. Based on your request for information detailing the estimated cost of all work within the right of way associated with the Rusty Parrot Project, I have also included with this submittal and detailed budget of this work dated 11/2/2020 for your information

If up front funding of this cost share request from the Town if problematic due to current economic and societal difficulties, the Rusty Parrot is open to a deferred payment or town service fee reductions, such as Town water fee credits.

Thank you for your consideration of this request. We are available at any time to discuss this further with you, any member of Town staff or Town Council as appropriate.

Sincerely,

Hal Hutchinson

## F C Excavation

4070 S Pub Place  
PO Box 10280  
Jackson, WY  
83002-0280



## Estimate

Date	Estimate #
7/23/2020	629

Name / Address

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Zaist Construction Management, LLC  
PO Box 547  
Teton Village, Wyoming 83025

F C Excavation

4070 S Pub Place  
PO Box 10280  
Jackson, WY  
83002-0280



**Estimate**

Date	Estimate #
8/3/2020	639

Name / Address
Zaist Construction Management, LLC PO Box 547 Teton Village, Wyoming 83025

				Project
				Rusty Parrot
Description	Qty	Rate	Total	
Rusty Parrot - Storm Water within the Public Right-of-way				
MOBILIZATION				
Transportation of light equipment	6	110.00	660.00	
Transport of heavy equipment	8	140.00	1,120.00	
SUBTOTAL of group			1,780.00	
EXISTING ASPHALT DEMO Approx. 4,000 SF and assuming the existing asphalt section is 3' thick per TOJ standards.				
Trac hoe 135C per hour	12	135.00	1,620.00	
Front end loader and operator per hour	6	130.00	780.00	
Foreman - includes pick-up truck and small tools	2	65.00	130.00	
Laborer / operator	16	55.00	880.00	
Dump Truck & Driver per hour	16	125.00	2,000.00	
Concrete/Asphalt waste to Bagleys, per load	8	115.00	920.00	
Asphalt cutting, per LF	360	3.00	1,080.00	
SUBTOTAL of group			7,410.00	
STORM DRAIN INSTALLATION - Pricing includes the installation of 3 catch basins, 1-48" manholes, 1-60" manhole, 1-72" vault, approx. 260 LF of 18" PVC and 110 LF of 30" CMP storm pipe.				
Crane Service (90T), per day	1	3,900.00	3,900.00	
Trac Hoe 245JD and operator per hour	90	170.00	15,300.00	
Front end loader and operator per hour	58	130.00	7,540.00	
135 Trac Hoe with Hoe Pack and operator per hour	60	175.00	10,500.00	
Foreman - includes pick-up truck and small tools	65	65.00	4,225.00	
Laborer / operator	90	55.00	4,950.00	
Dump Truck & Driver per hour	29	125.00	3,625.00	
1/2" Crushed Chips per ton, Evans:	169	29.92006	5,056.49	
Waste dirt to Melody per load (End Dump)	16	90.00	1,440.00	
30" CMP Pipe, per LF	110	75.478	8,302.58	
				<b>Total</b>

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4070 S Pub Place  
PO Box 10280  
Jackson, WY  
83002-0280



**Estimate**

Date	Estimate #
8/3/2020	639

Name / Address
Zaist Construction Management, LLC PO Box 547 Teton Village, Wyoming 83025

				Project
				Rusty Parrot
Description	Qty	Rate	Total	
18" SDR 35 PVC pipe, per LF	280	24.70	6,916.00	
Storm Precast Structures	1	37,409.58	37,409.58	
Non-shrink grout	12	27.00	324.00	
Concrete; poured in place per yard - includes short load charge	2	425.15	850.30	
Misc Fittings	1	500.00	500.00	
<b>SUBTOTAL of group</b>			<b>110,838.95</b>	
ROADWAY PREP - Prepping the roadway surface for paving. Including 6" of crushed base over the pipe installation area.				
Skid Steer with grading blade attachment & operator, per hour	10	110.00	1,100.00	
Mini trac hoe and operator per hour	8	100.00	800.00	
Foreman - includes pick-up truck and small tools	2	65.00	130.00	
Laborer / operator	10	55.00	550.00	
Dump Truck & Driver per hour	6	125.00	750.00	
3/4" Minus Crushed Gravel Road Base per ton, Evans:	78	20.96	1,634.88	
Smooth drum roller per day	1	475.00	475.00	
Water truck, per hour	5	105.00	525.00	
<b>SUBTOTAL of group</b>			<b>5,964.88</b>	
PAVING				
Paving sub, mob	1	1,500.00	1,500.00	
Paving sub 3" thick HMAT, per ton	72	205.40	14,788.80	
<b>SUBTOTAL of group</b>			<b>16,288.80</b>	
			<b>Total</b>	\$142,282.63

**Rusty Parrot Lodge Project**

Date

11/2/2020

**Proposed Work within the Public Right-of-Way****Projected Cost Estimate**

Item	Description	Subcontractor	Cost
1.	Utilities		
1a.	Storm Sewer	Fish Creek Excavation	\$ 142,000
1b.	Sanitary Sewer	Fish Creek Excavation	\$ 21,440
1c.	Domestic Water Supply	Fish Creek Excavation	\$ 12,227
1d.	Fire Water Supply	Fish Creek Excavation	\$ 8,792
1e.	Gas Supply	Fish Creek Excavation	\$ 7,200
1f.	Dry Utilities		completed by Lower Valley Energy in Fall 2020
2.	Asphalt Pavement Patch/Replace	Fish Creek Excavation	\$ 32,674
3.	Prep for Asphalt Pavement, Concrete Sidewalk, and Concrete Curb and Gutter	Fish Creek Excavation	\$ 25,773
4.	Cast-in-Concrete (Sidewalk and Curb and Gutter)	Four Corners Concrete	\$ 25,016
5.	Landscaping and Irrigation	Wyoming Landscape	\$ 10,450
6.	Misc - Signage and Pavement Markings	Allowance	\$ 5,000
Total Estimated Cost			\$ 290,572.00