



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

<p>Date: March 4, 2021</p> <p>Item #: P21-052</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner Kampai RE Holdings, LLC PO Box 12136 Jackson, WY 83002</p> <p>Applicant/Agent: Workshop Collaborative, LLC Mr. Steve Kaness 755 Hi Country Dr Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Basic Use Permit to expand restaurant use to the property located at 175 Center Street legally known as PT LOT 8, PT LOT 9, BLK. 1, SMITH</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: March 17, 2021 (Sufficiency) March 24, 2021 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tvalentine@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/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.

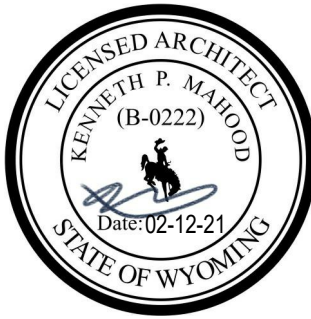
Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, 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



REVISIONS:

DATE: 02-12-21

A001

COVER SHEET - BUP

PROJECT NAME AND LOCATION:

KAMPAI SUSHI

175 Center Street
Jackson, WY 83001

OWNER

KAMPAI RE HOLDINGS LLC
PO BOX 12136
JACKSON, WY 83002

AUTHORIZED AGENT

STEVE KANESS
WORKSHOP COLLABORATIVE - ARCHITECTURE & PLANNING
6575 WEST HIGHWAY 22
WILSON, WY 83014

ZONING DISTRICT	TS-TOWN SQUARE
ZONING OVERLAY	ToJ - LODGING
BUILDING OCCUPANCY/USE	A-2, R-3, S-2
LOT AREA	4,356 SQ. FT - 0.10 AC.
TYPE	RESTAURANT
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	YES
EXISTING NO. OF STORIES	2
PROPOSED NO. OF STORIES	0
ALLOWABLE BUILDING HEIGHT	35' - 0" FT. 38'-6" USING THE 110% SLOPED SITE
ACTUAL BUILDING HEIGHT	33' - 11 1/4" FT.

SITE AREA CALCULATIONS

GROSS SITE AREA = BASE SITE AREA = 0.10 AC

SITE DEVELOPMENT:

ALLOWABLE SITE DEVELOPMENT =	15,000 SQFT
EXISTING SITE DEVELOPMENT =	3,599 SQFT
PROPOSED SITE DEVELOPMENT =	0 SQFT (INCLUDES EXISTING)

LANDSCAPE:

LANDSCAPE AREA MINIMUM =	N/A
PROPOSED LANDSCAPE AREA =	N/A

PARKING CALCULATIONS

PARKING REQUIREMENTS

TOTAL EXISTING PARKING (CREDIT)	26.33 SPACES
PARKING REQMT (RESTAURANT)	
1/110SF DINING AREA (DINING, ATRIUM)	1,036 SF (540/110 = 9.4 SPACES)
1/60 SF BAR AREA (SUSHI, BEVERAGE)	534 SF (534/60 = 8.9 SPACES)

TOTAL REQ'D PARKING	18.3 SPACES (18.3 - 26.33 = 8.03)
TOTAL PARKING CREDIT EXCEEDING PROPOSED	8.03 SPACES

BUILDING GROSS AREA CALCULATIONS

EXISTING MAIN FLOOR	2,531 SF
EXISTING SECOND FLOOR	2,444 SF
EXISTING BASEMENT	2,345 SF

NEW MAIN FLOOR AREA (ATRIUM)	496 SF
NEW SECOND FLOOR AREA	0 SF

TOTAL EXISTING/NEW BUILDING ON SITE	7,816 SF
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HOUSING CALCULATIONS & REQUIREMENTS

TOTAL NEW/EXISTING BLDG SF	7,816 SF
HOUSING REQMT (RETAIL/SERVICE)	
.06/1000SF	.47
EMPLOYEE HOUSING REQUIREMENT	1 EMPLOYEE
EMPLOYEE HOUSING PROVIDE VIA DEED RESTRICTED APARTMENT LOCATED ON PROPERTY.	

EXTERIOR & SITE LIGHTING

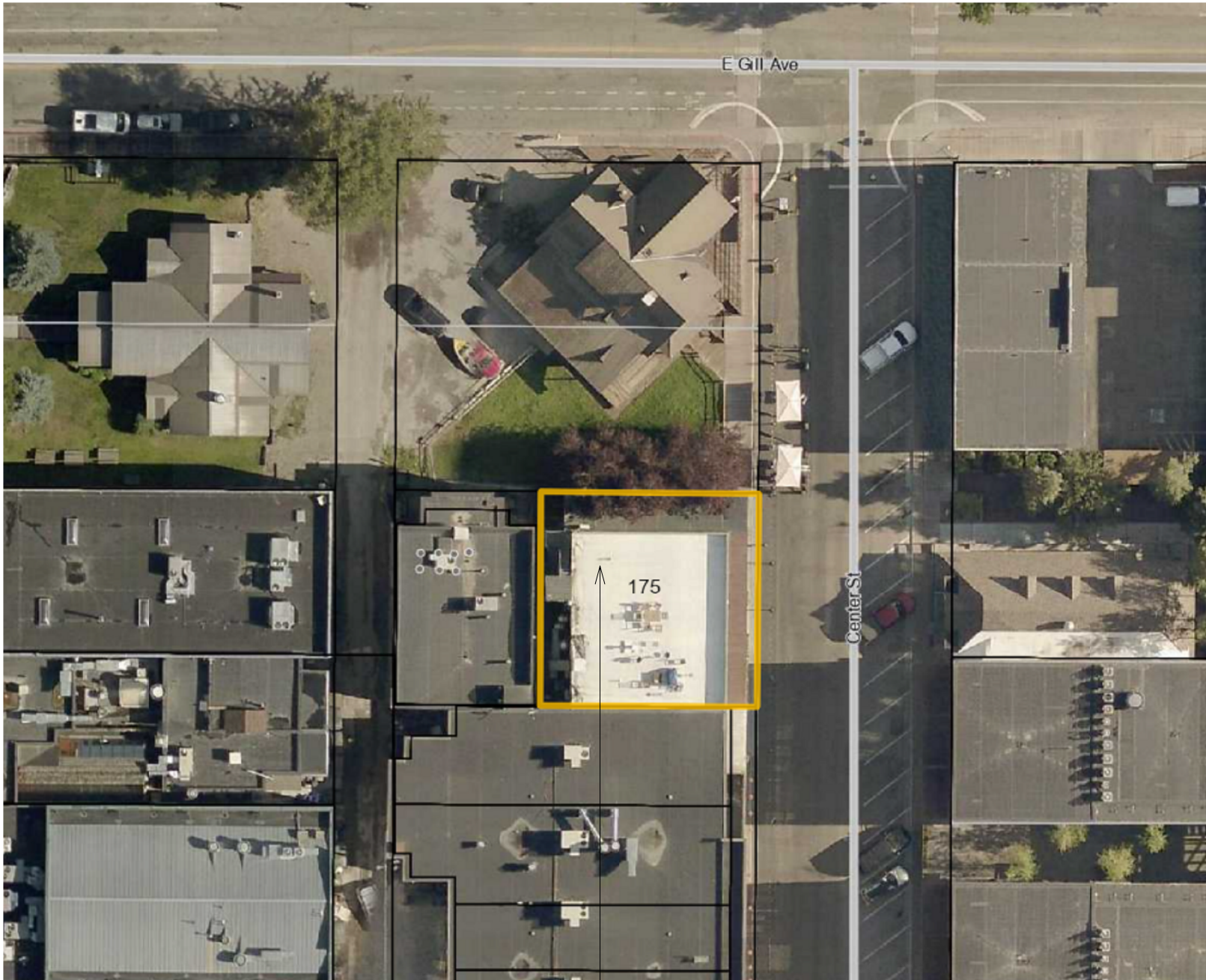
SEE ELECTRICAL PLANS FOR FIXTURE DESCRIPTION, LOCATIONS, MOUNTING HEIGHTS

CODES AND STANDARDS THIS PROJECT SHALL COMPLY WITH

2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
JACKSON/TETON COUNTY COMPREHENSIVE PLAN

LANDSCAPING CONFORMING TO DIVISION 5.5 OF THE J.T.C.L.D.R

SHEET INDEX	
A000	COVER SHEET
ARCHITECTURAL	
A101	BASEMENT PLAN EXISTING/ DEMO
A101.1	BASEMENT PLAN NEW
A102	FIRST FLOOR PLAN EXISTING/ DEMO
A102.1	FIRST FLOOR PLAN NEW
A102.3	NEW ENLARGED PLANS



PROJECT SITE

PROJECT TEAM:

ARCHITECTS: Workshop Collaborative, LLC 755 Hi Country Dr. Jackson Wyoming 83001 (307) 699-2205	STRUCTURAL ENGINEER: IMEG Corp. 108 West Babcock Street Bozeman, MT 59715 Office (406) 586-2739	MECHANICAL ENGINEER: Musgrove Engineering, PA 234 S. Whisperwood Way Boise, ID 83709 Office (208) 384-0585	ELECTRICAL ENGINEER: Musgrove Engineering 645 West 28 th Street Idaho Falls ID 83402 Office: 208-523-2862	GENERAL CONTRACTOR Serenity Development & Management, Inc. 1180 Gregory Lane Jackson, Wyoming 83001 Office: 307-734-0927
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PROJECT NARRATIVE

Existing Property

The existing property was being used as a restaurant. The property contains one 2 story building with Commercial Kitchen in Basement and First Floor. Second floor consists of 3 Bedroom apartment.

Proposed Development

The proposed development consists of following.

- Remodel and rearrange existing equipment with addition equipment added in Basement.
- Remodel First Floor for Sushi & Beverage Bar, Dining, Reception & Bathrooms
 - Remodel existing enclosed deck for Private Dining Area (Atrium) & additional seating for restraint.
- Remove existing Stucco on lower portion of exterior (3 sides) and install metal panels in a dark bronze finish.
- Replace First Floor East windows in Restaurant. Replace all windows in Atrium.
- Parking Calculation shows parking credit exceeding proposed by 8.03. See Parking Requirments on this sheet.
- Affordable housing will be satisfied in Fee In-Lieu based on changing 461sf of enclosed deck to year round dining. See Housing Mitigation Calculated this sheet.

Housing Mitigation Plan

updated 1/8/21

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 **Town of Jackson**

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.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Existing Workforce Housing Credit					0.000

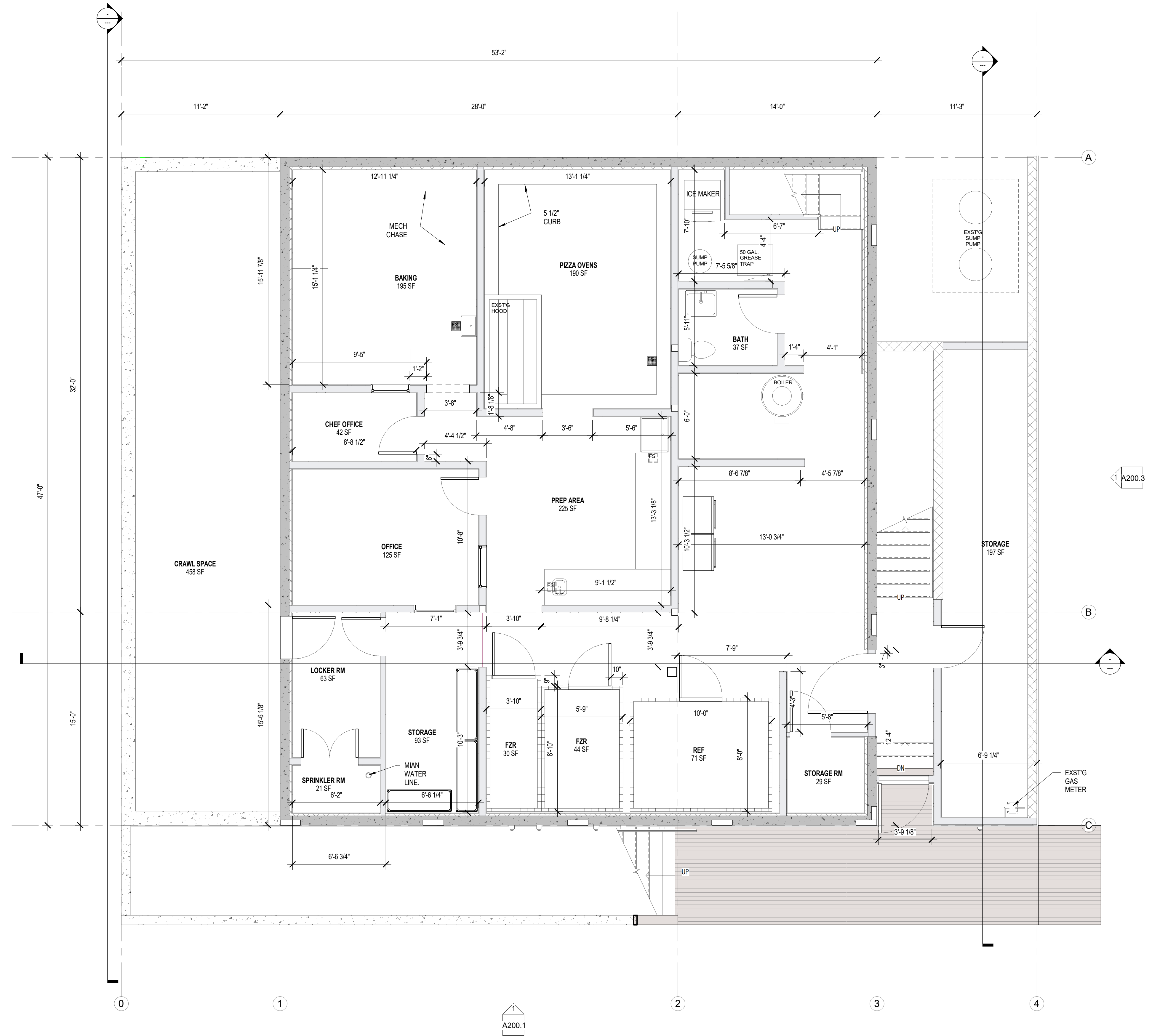
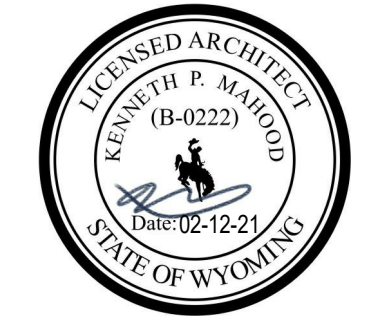
Step 3: Proposed Development

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.)

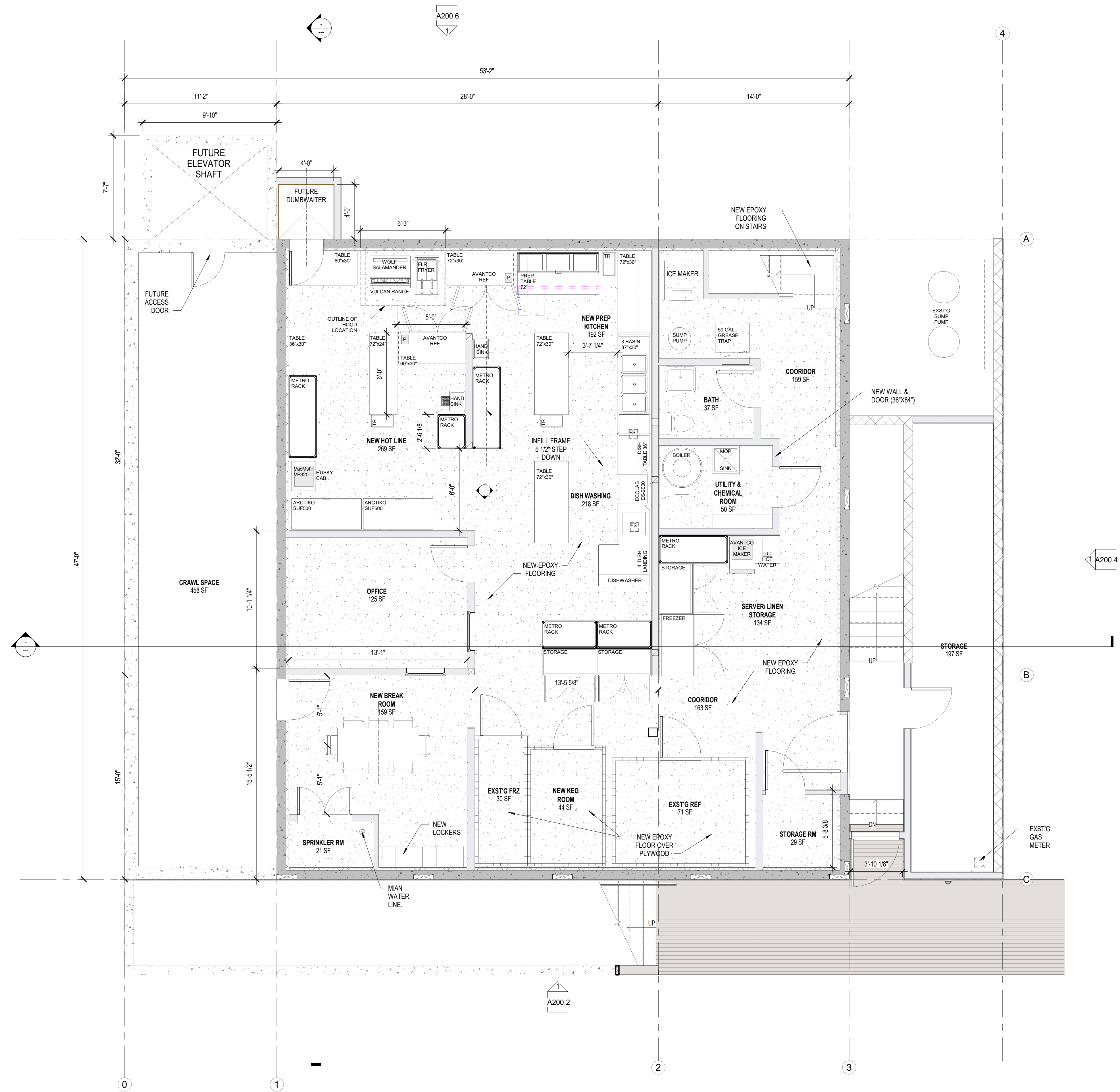
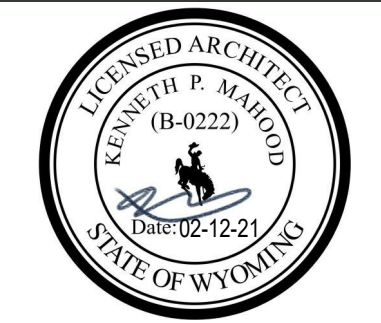
Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Restaurant/Bar	0.000599*sf		496	1	0.297

Affordable Workforce Housing Required: 0.297 units Fee-in-Lieu Amount: \$ 80,762.95

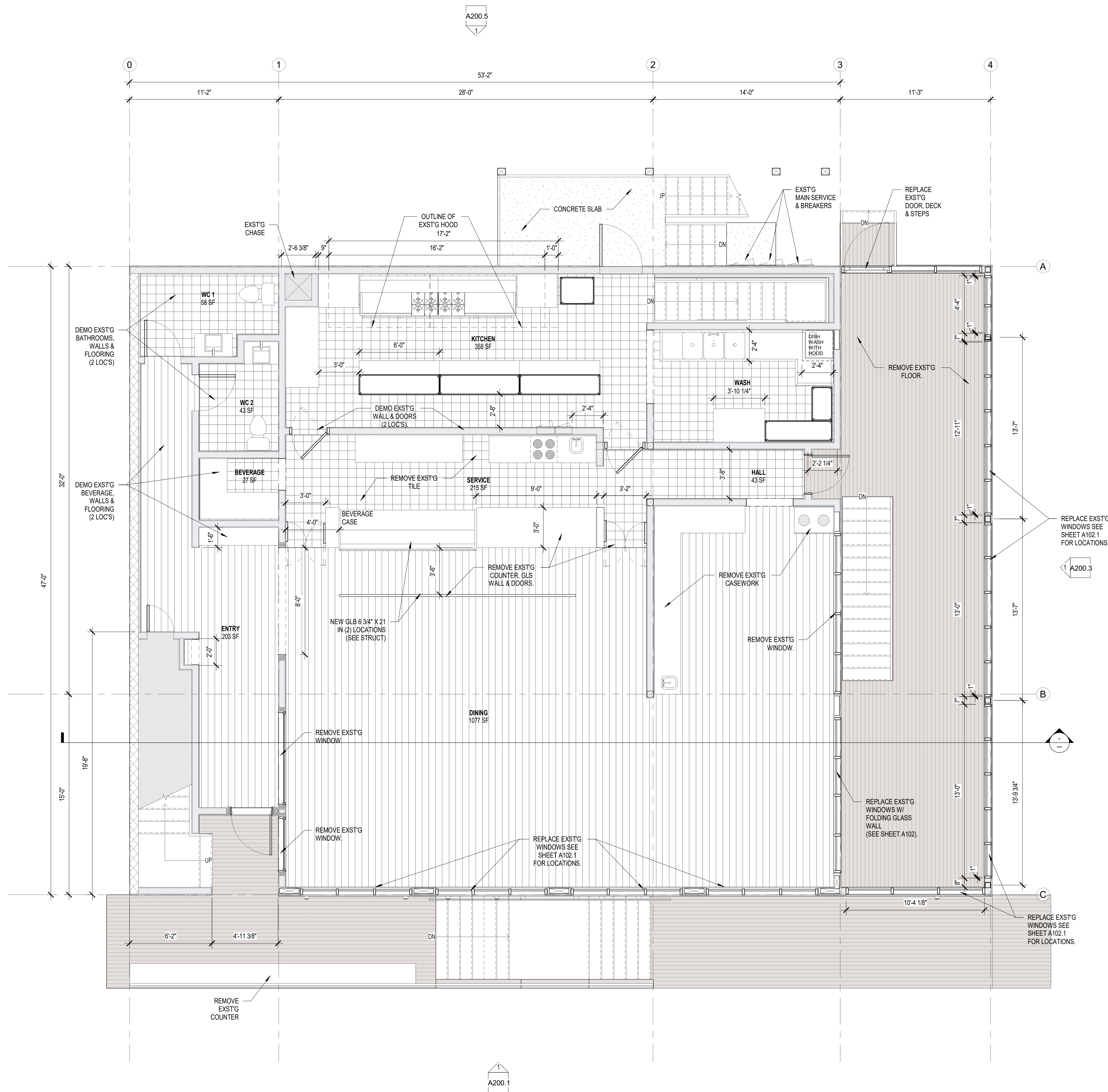
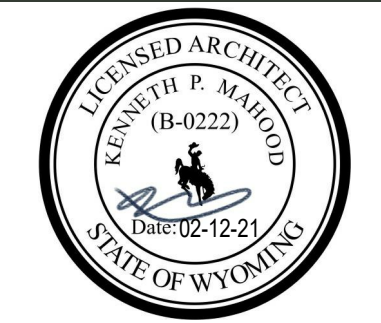
If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).



1
A101
EXST'G BASEMENT PLAN
1/4" = 1'-0"



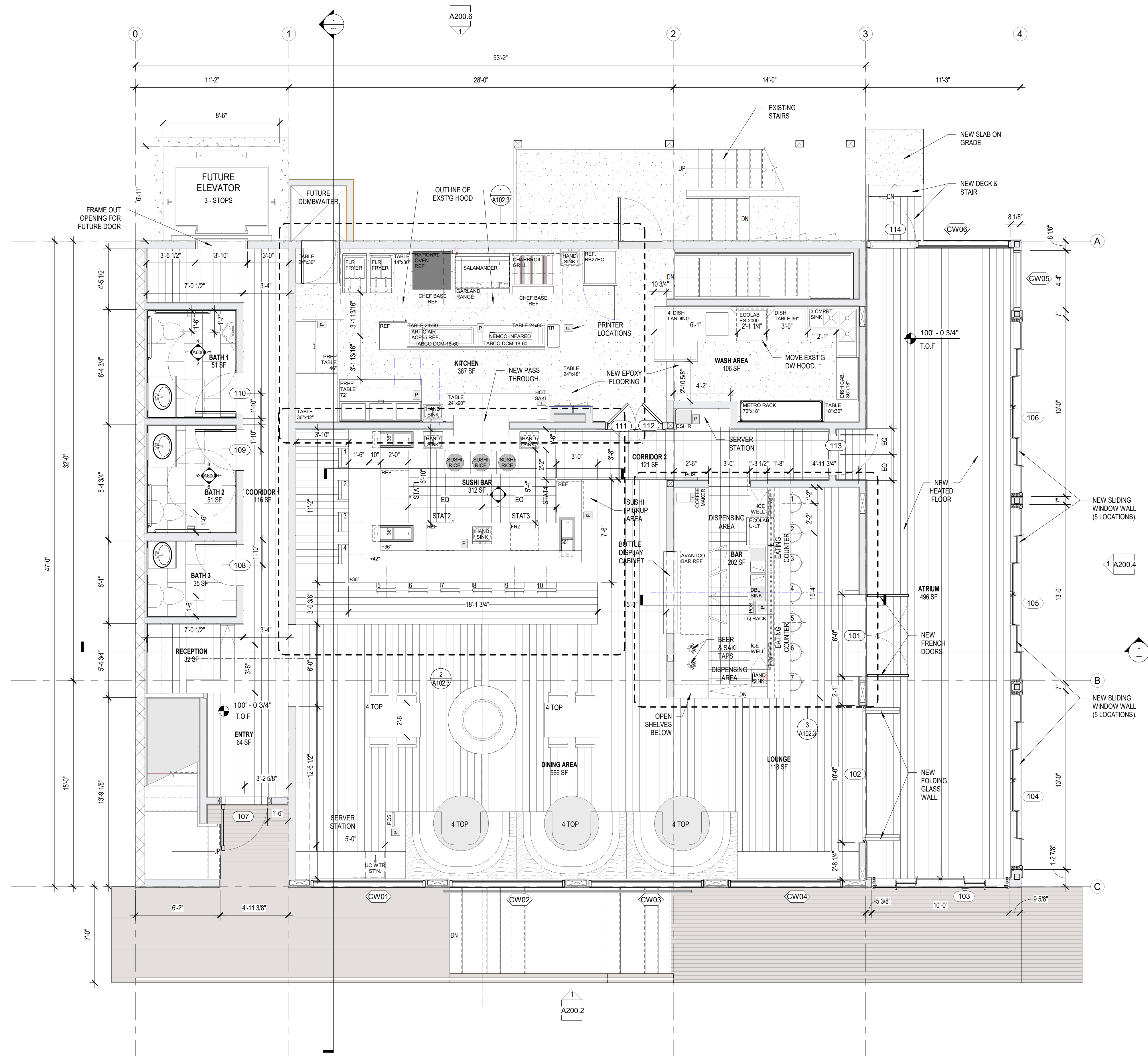
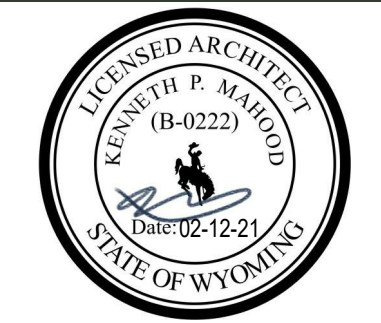
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A101.1
NEW BASEMENT PLAN
1/4" = 1'-0"



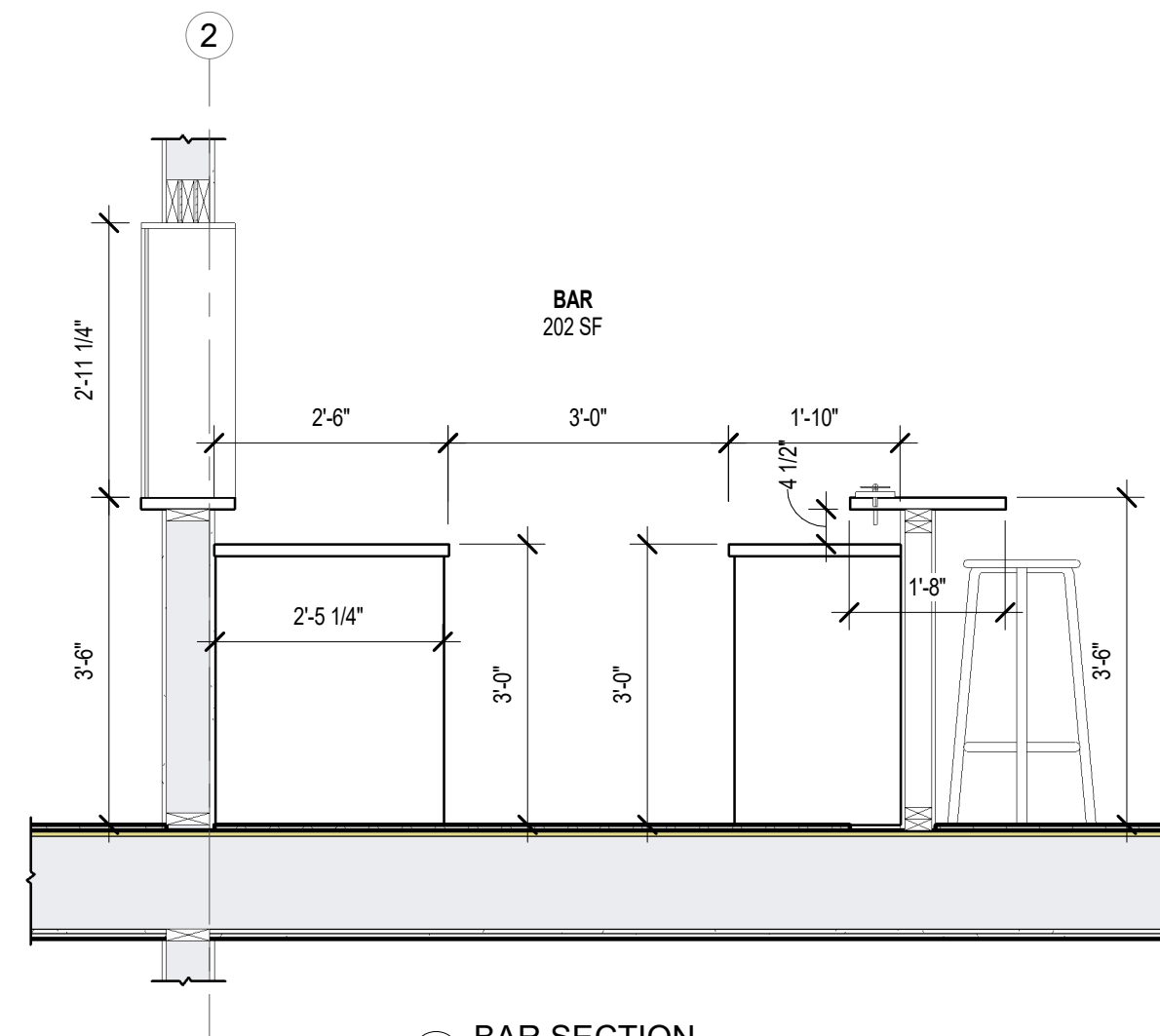
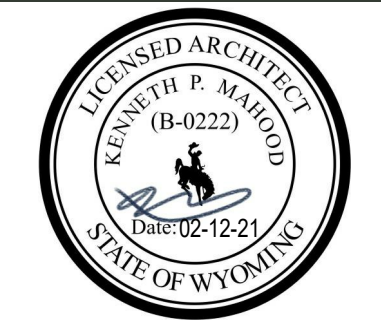
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A102

EXST'G FIRST FLOOR PLAN

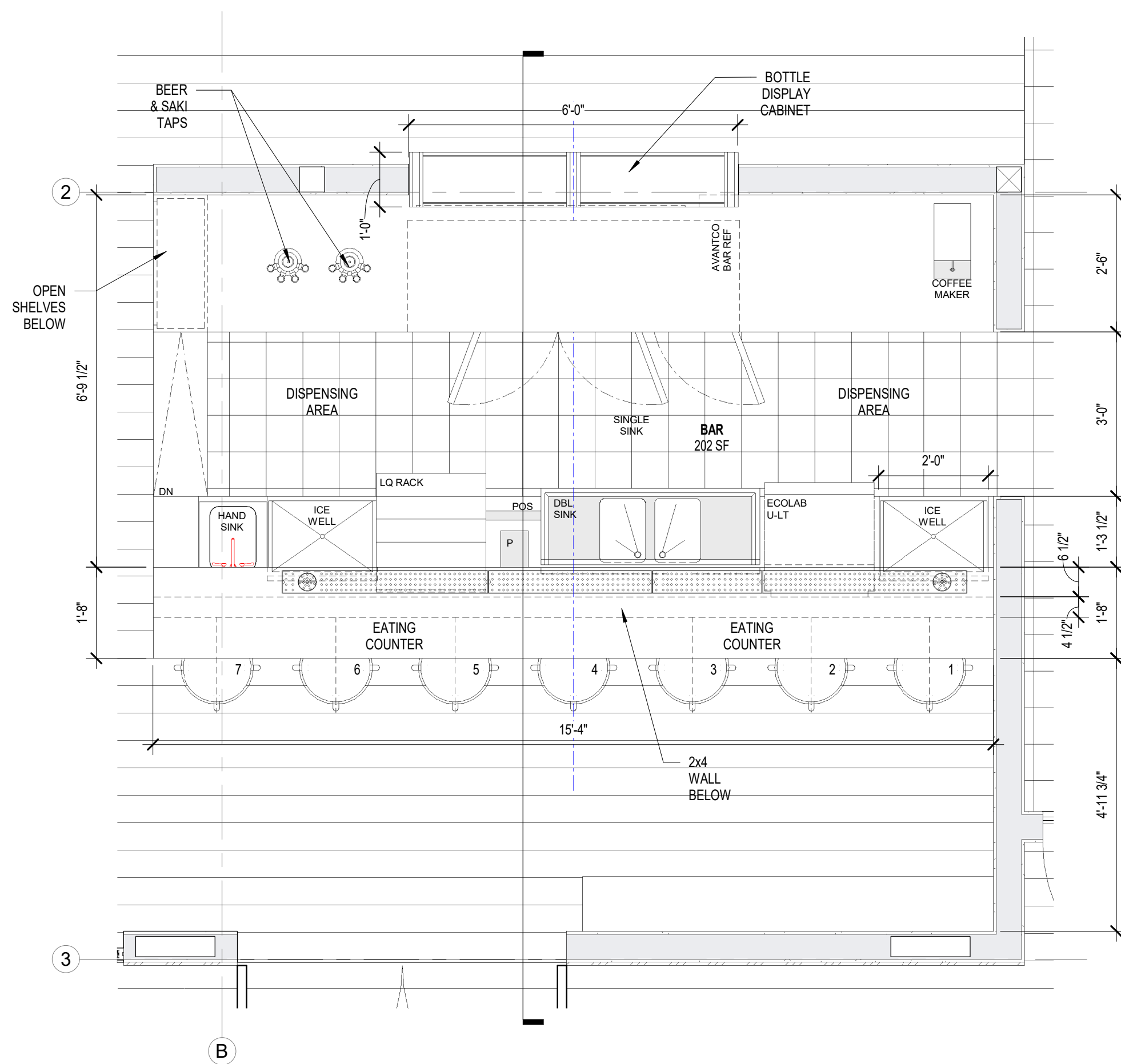
1/4" = 1'-0"



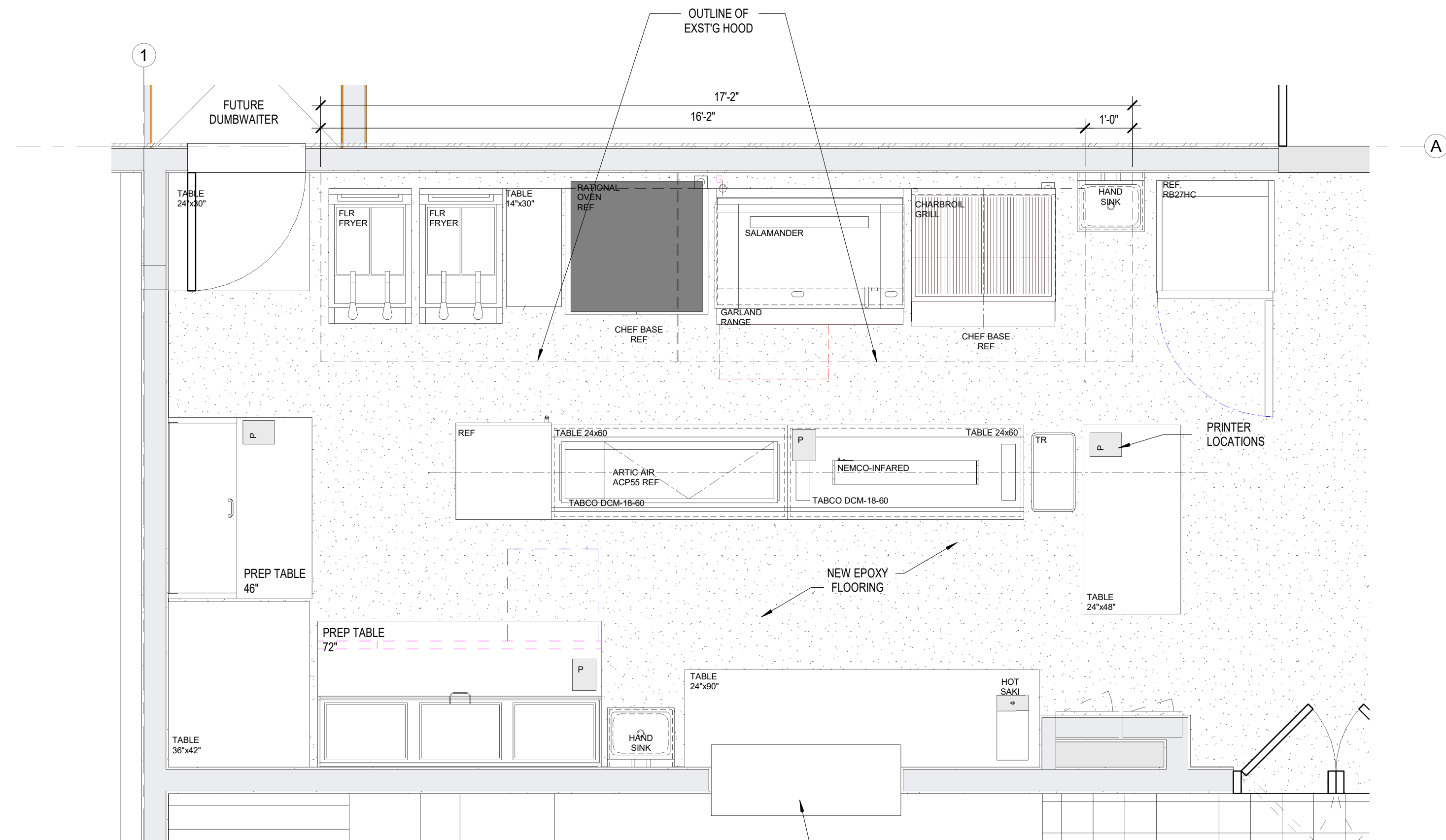
1
A102.1
NEW FIRST FLOOR PLAN
1/4" = 1'-0"



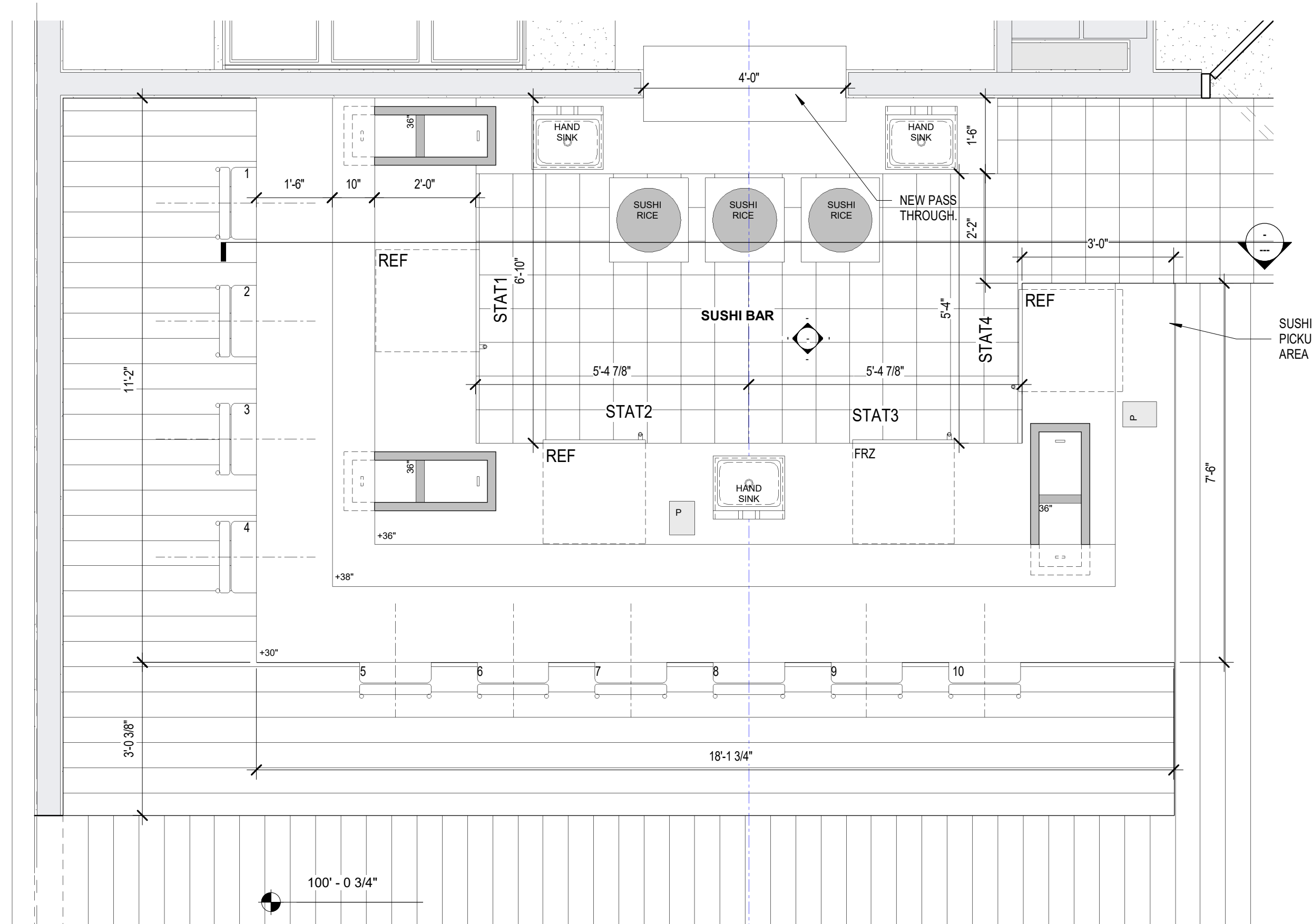
④ BAR SECTION
1/2" = 1'-0"



③ NEW ENLARGED BAR PLAN
1/2" = 1'-0"



① NEW ENLARGED KITCHEN
1/2" = 1'-0"



② NEW ENLARGED SUSHI BAR
1/2" = 1'-0"

LETTER OF AUTHORIZATION

Kampai RE Holdings LLC

, "Owner" whose address is: 175 Center Street

PO Box 12136 Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Dmitry Balyasny

, as the owner of property

more specifically legally described as: 175 Center Street, Jackson, Wyoming; PT LOT8, BLK. 1, SMITH;

PID#: 22-41-16-27-3-12-003

(If too lengthy, attach description)

HEREBY AUTHORIZES Workshop Collaborative LLC (Steve Kaness)

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: Authorized Signatory

(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.

The foregoing instrument was acknowledged before me by Natalie Cross this 18th day of February, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/23/22

(Seal)



**KAMPAI RE HOLDINGS LLC
CERTIFICATE OF AUTHORITY**

I, Dmitry Balyasny, being the Managing Member of Kampai RE Holdings LLC ("Kampai"), a limited liability company duly organized and validly existing under the laws of Delaware, and having its place of business at 4020 W. Lake Creek Drive, 1st Floor, Wilson, WY 83014 ("Balyasny"), in the name and on behalf of Kampai, hereby:

(a) represent, and warrant that I am a duly authorized representative of Kampai and am authorized to execute this Certificate on behalf of Kampai;

(b) certify that below is a true, complete and correct copy of the written consent (the "Consent") duly adopted by me, as of November 19, 2020, which Consent has not been amended, modified, revoked or rescinded since its adoption to and including the date hereof;

RESOLVED, that, the persons listed below be, and hereby are, deemed to be authorized signatories of Kampai, each individually authorized to execute such agreements and documents as may be necessary to operate Kampai, including, but not limited to, documents related to the opening of bank accounts, utilities accounts and related operating accounts, as well as documents effecting the transfer of funds on behalf of Kampai. This current version supersedes all previous versions and prior lists:

Natalie Cross


(c) certify that the table below sets forth the authorized signatories of Kampai and their respective specimen signatures.

AUTHORIZED PERSONS

NAME	TITLE	SIGNATURE
Natalie Cross	Authorized Signatory	<u>Natalie Cross</u>

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Authority on this 19th day of November, 2020.

KAMPAI RE HOLDINGS LLC

By: 
Name: Dmitry Balyasny
Title: Managing Member