



# 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: March 4, 2021	<b>REQUESTS:</b>
Item #: P21-052	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
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Phone: 733-0440 ext. 1305	
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owner</b> Kampai RE Holdings, LLC PO Box 12136 Jackson, WY 83002	
<b>Applicant/Agent:</b> Workshop Collaborative, LLC Mr. Steve Kaness 755 Hi Country Dr Jackson, WY 83001	
<b>Please respond by:</b> <b>March 17, 2021 (Sufficiency)</b> <b>March 24, 2021 (with Comments)</b>	

**Owner**

Kampai RE Holdings, LLC  
PO Box 12136  
Jackson, WY 83002

**Applicant/Agent:**

Workshop Collaborative, LLC  
Mr. Steve Kaness  
755 Hi Country Dr  
Jackson, WY 83001

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:[tvalentine@jacksonwy.gov](mailto:tvalentine@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

***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](http://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](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.

**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.

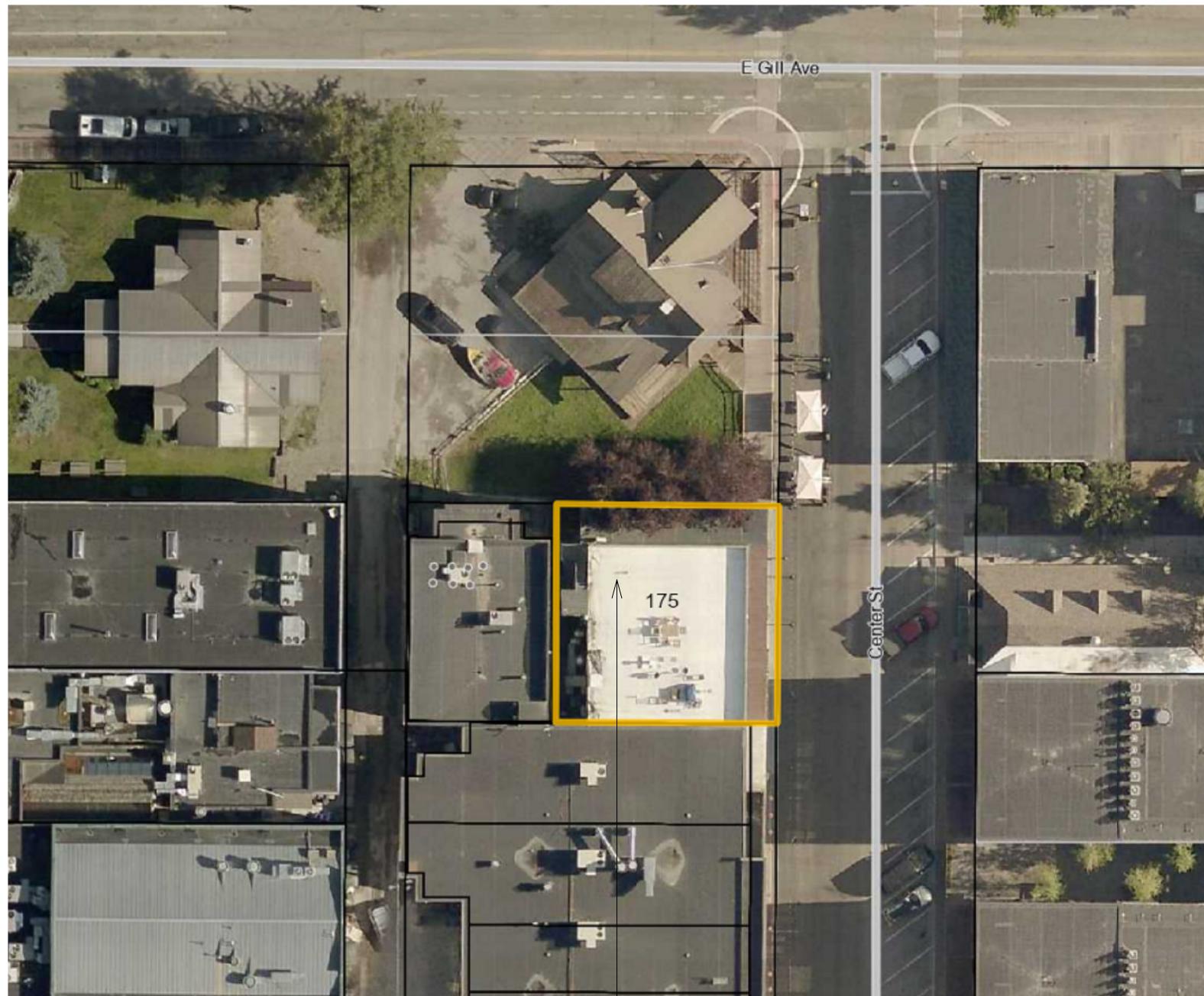
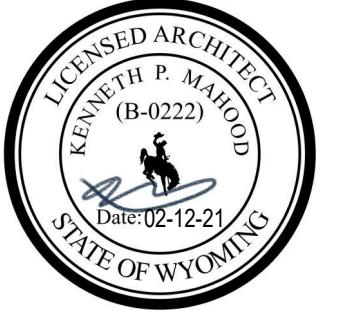
Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application,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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title



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 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

#### 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 FIRE 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.

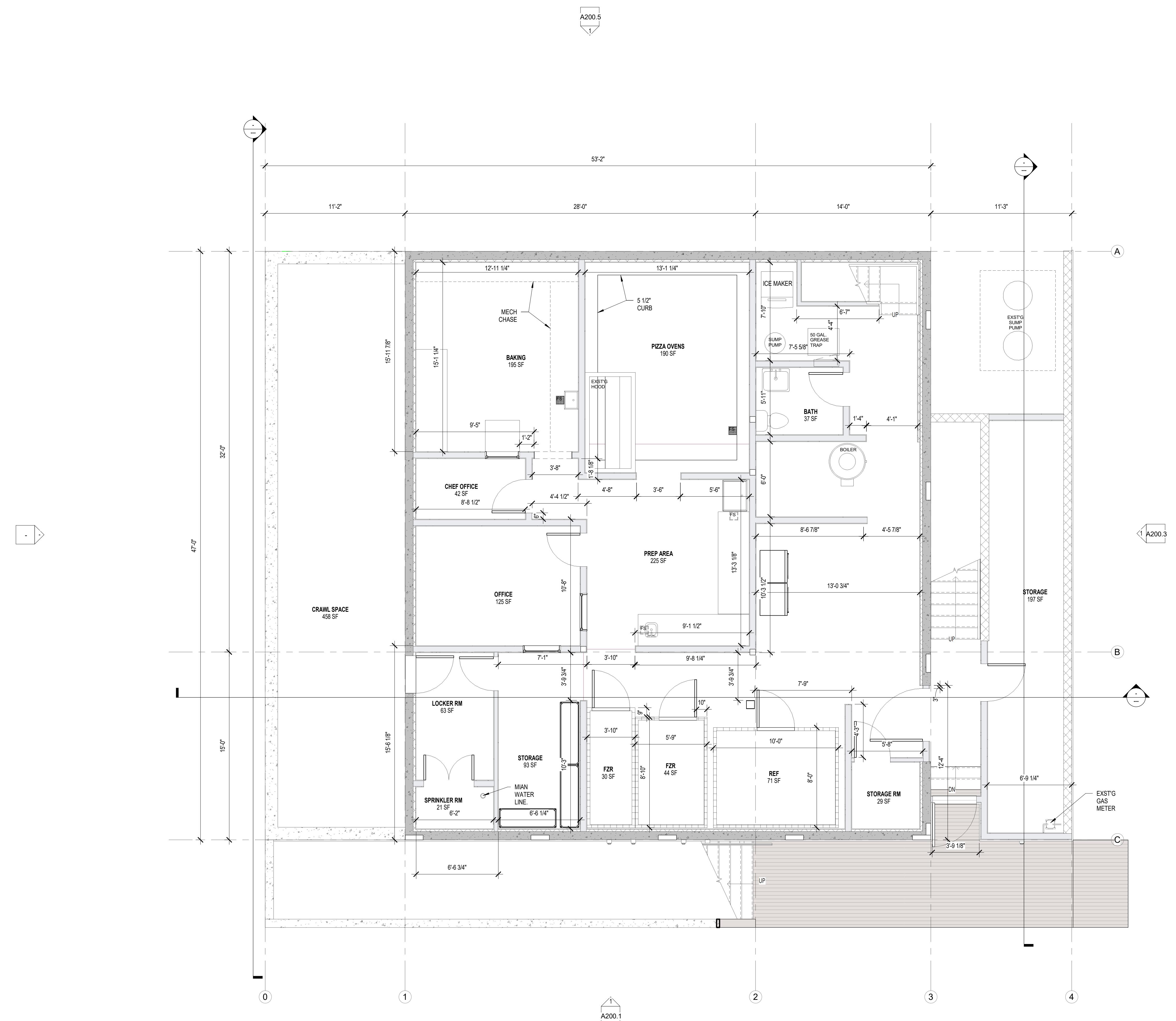
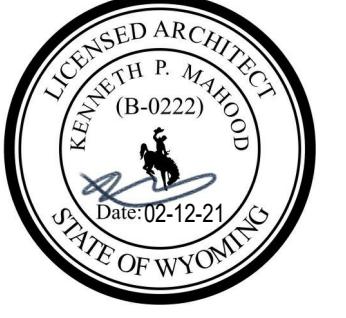
KAMPAI  
175 North Center Street  
Jackson, WY 83001

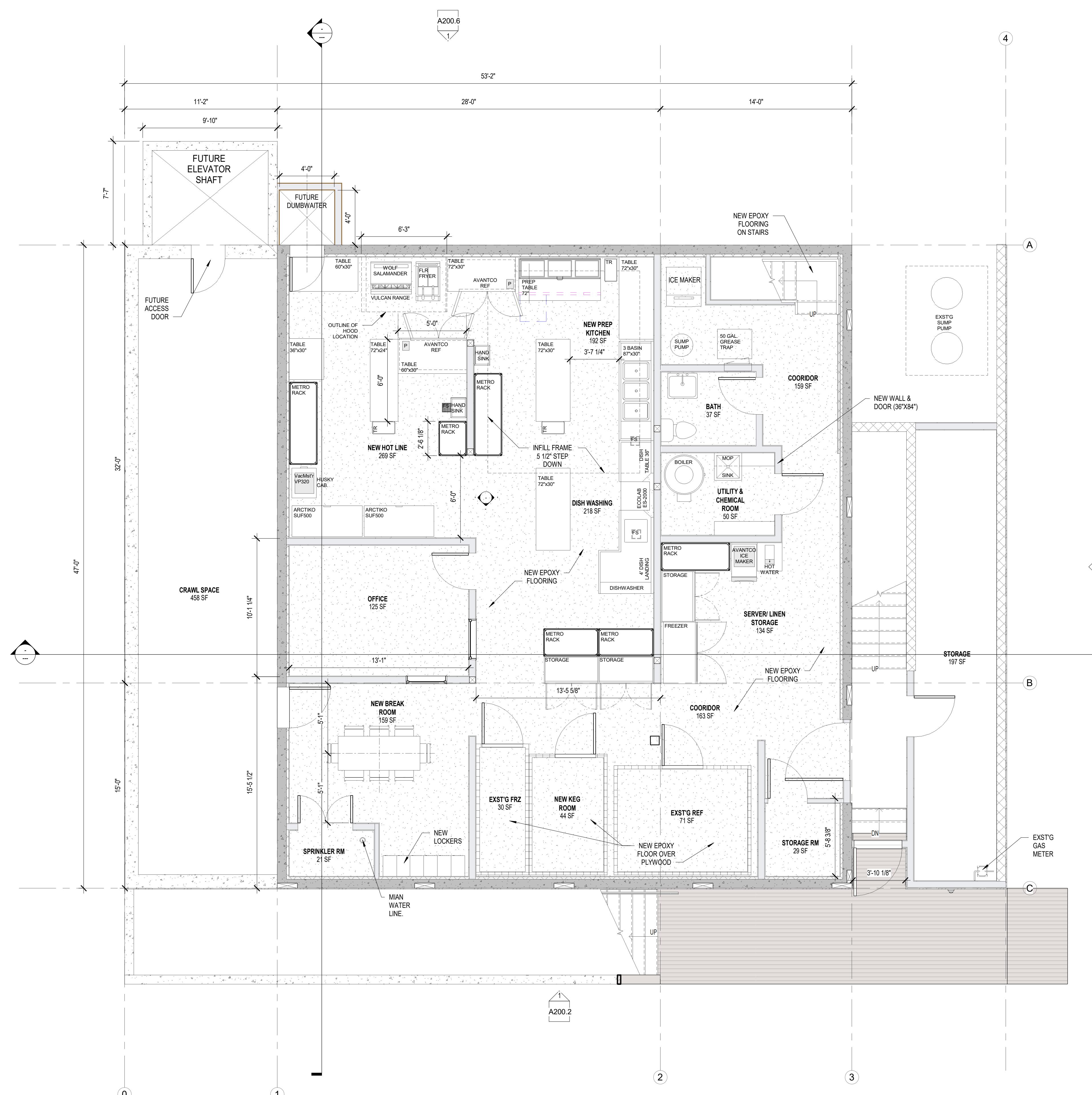
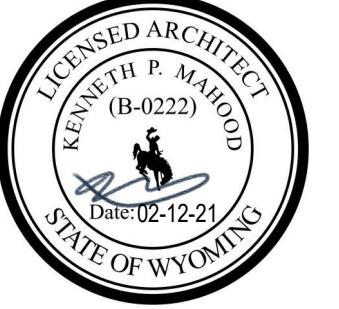
REVISIONS:

DATE: 02-21

**A001**

COVER SHEET - BUP





## 1 NEW BASEMENT PLAN

01.1 1/4" - 1 1/2"

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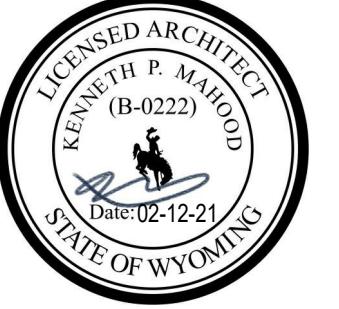
## REVIZIUNI:

DATE: 02-12-21

# A101.1

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NEW BASEMENT PLAN



755 Hi Country Dr  
Jackson, WY 83001  
307.690.9033

This architectural floor plan for A200.5 provides a detailed layout of a building's interior, including rooms, dimensions, and renovation instructions. The plan is organized into sections labeled 0, 1, 2, 3, and 4 along the top and A, B, C along the right side. Key rooms and their sizes include: WC 1 (58 SF), WC 2 (43 SF), BEVERAGE (27 SF), ENTRY (203 SF), DINING (1077 SF), KITCHEN (358 SF), and HALL (43 SF). The plan shows various dimensions such as 53'-2", 28'-0", 14'-0", 11'-3", 11'-2", 17'-2", 16'-2", 1'-0", 6'-0", 3'-0", 2'-6", 2'-4", 3'-10 1/4", 2'-2 1/4", 9'-0", 3'-2", 3'-0", 3'-6", 4'-0", 2'-0", 8'-0", 19'-8", 15'-0", 47'-0", 32'-0", 12'-11", 13'-7", 13'-0", 13'-7", 13'-9 3/4", 10'-4 1/8", 6'-2", 4'-11 3/8", and 1'-0". The plan includes numerous annotations for renovation work, such as 'REPLACE EXSTG MAIN SERVICE & BREAKERS', 'REPLACE EXSTG DOOR, DECK & STEPS', 'REPLACE EXSTG WINDOWS SEE SHEET A102.1 FOR LOCATIONS.', 'REPLACE EXSTG WINDOWS W/ FOLDING GLASS WALL (SEE SHEET A102)', 'REPLACE EXSTG WINDOWS SEE SHEET A102.1 FOR LOCATIONS.', 'REPLACE EXSTG COUNTER', 'REPLACE EXSTG CASEWORK', 'REPLACE EXSTG COUNTER, GLS WALL & DOORS.', 'REMOVE EXSTG COUNTER', 'REMOVE EXSTG CASEWORK', 'REMOVE EXSTG WINDOW.', 'REMOVE EXSTG COUNTER', 'REMOVAL OF EXSTG CHASE', 'OUTLINE OF EXSTG HOOD 17'-2", 'CONCRETE SLAB', 'DEMOLITION OF EXSTG WALL & DOORS (2 LOC'S)', 'DEMOLITION OF EXSTG BEVERAGE, WALLS & FLOORING (2 LOC'S)', 'DEMOLITION OF EXSTG BATHROOMS, WALLS & FLOORING (2 LOC'S)', 'NEW GLB 6 3/4" X 21 IN (2) LOCATIONS (SEE STRUCT)', and 'UP'. The plan also includes a legend at the top right with symbols for '1', 'A200.5', and '1 A200.3'.

# KAMPAL

## REVISED:

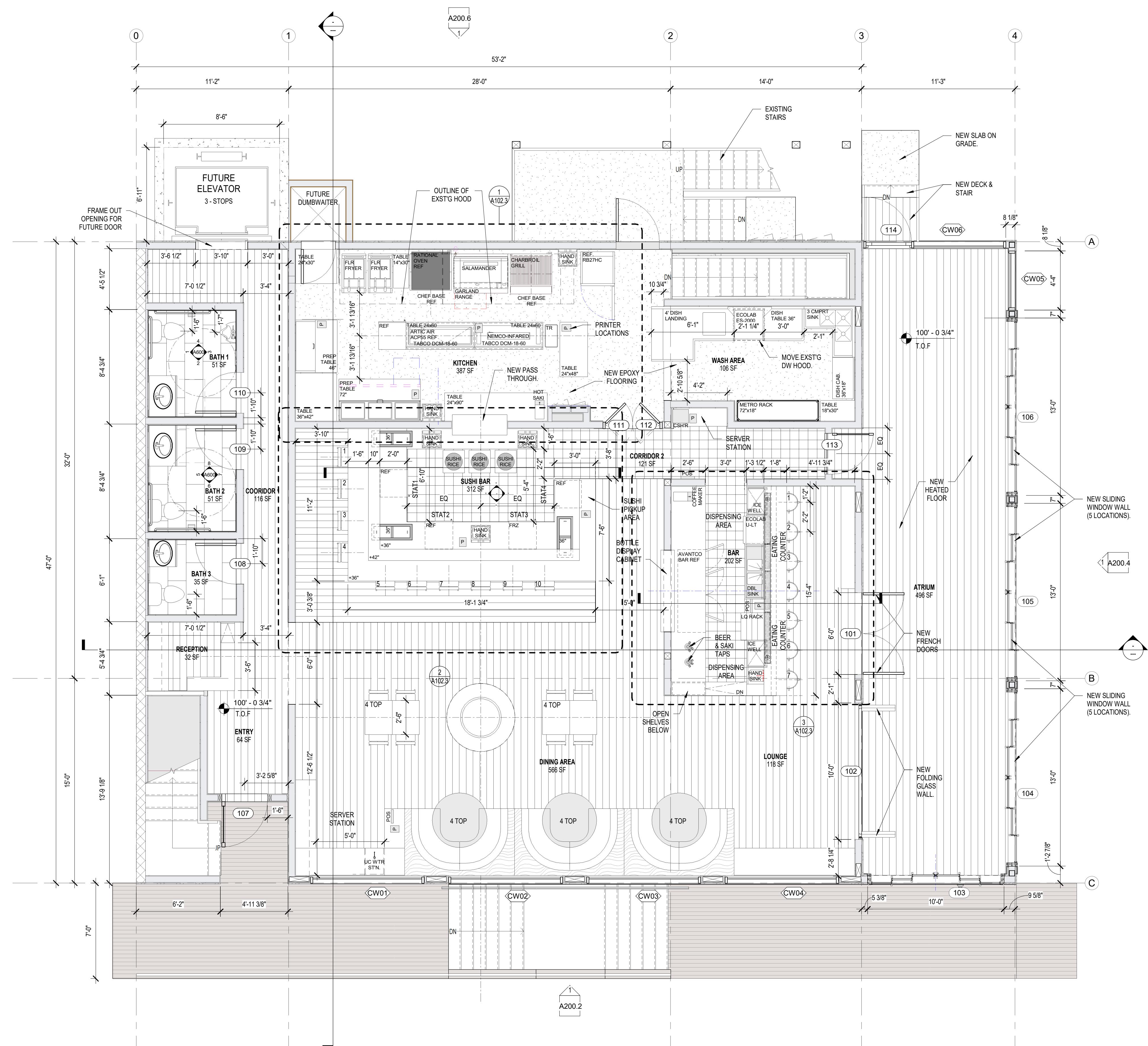
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DATE: 02-12-21

# A102

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EXIST'G FIRST FLOOR  
PLAN



# NEW FIRST FLOOR PLAN

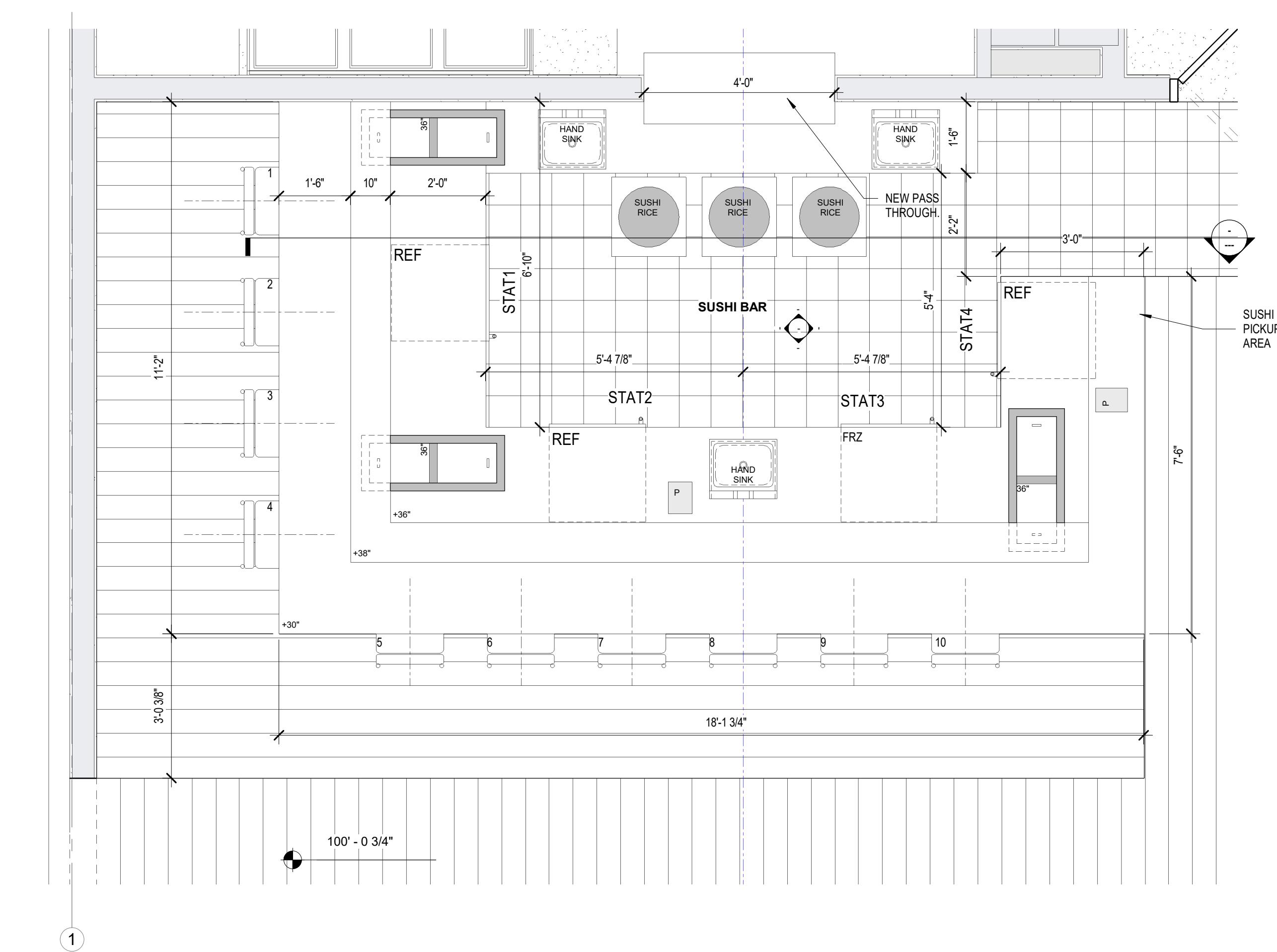
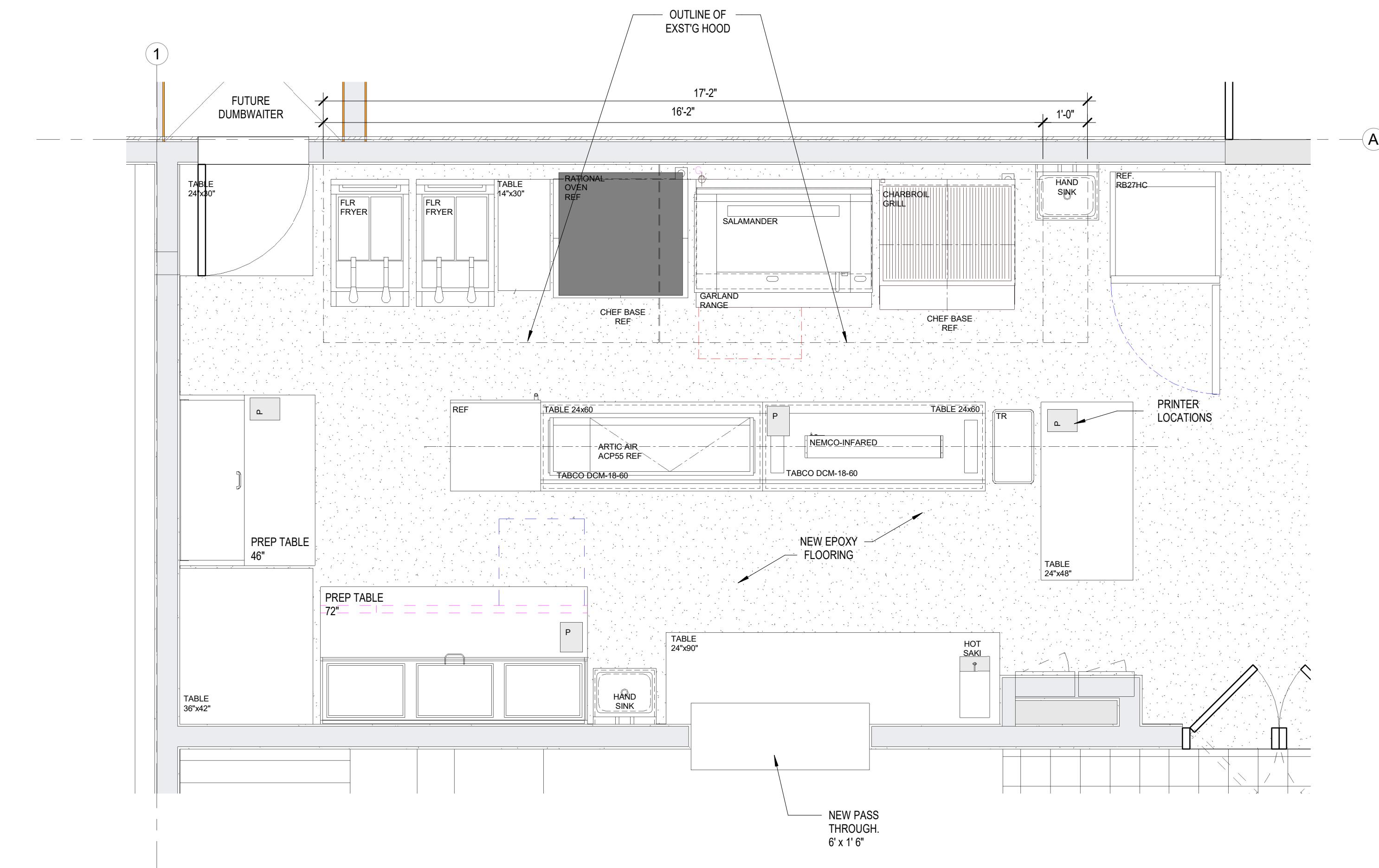
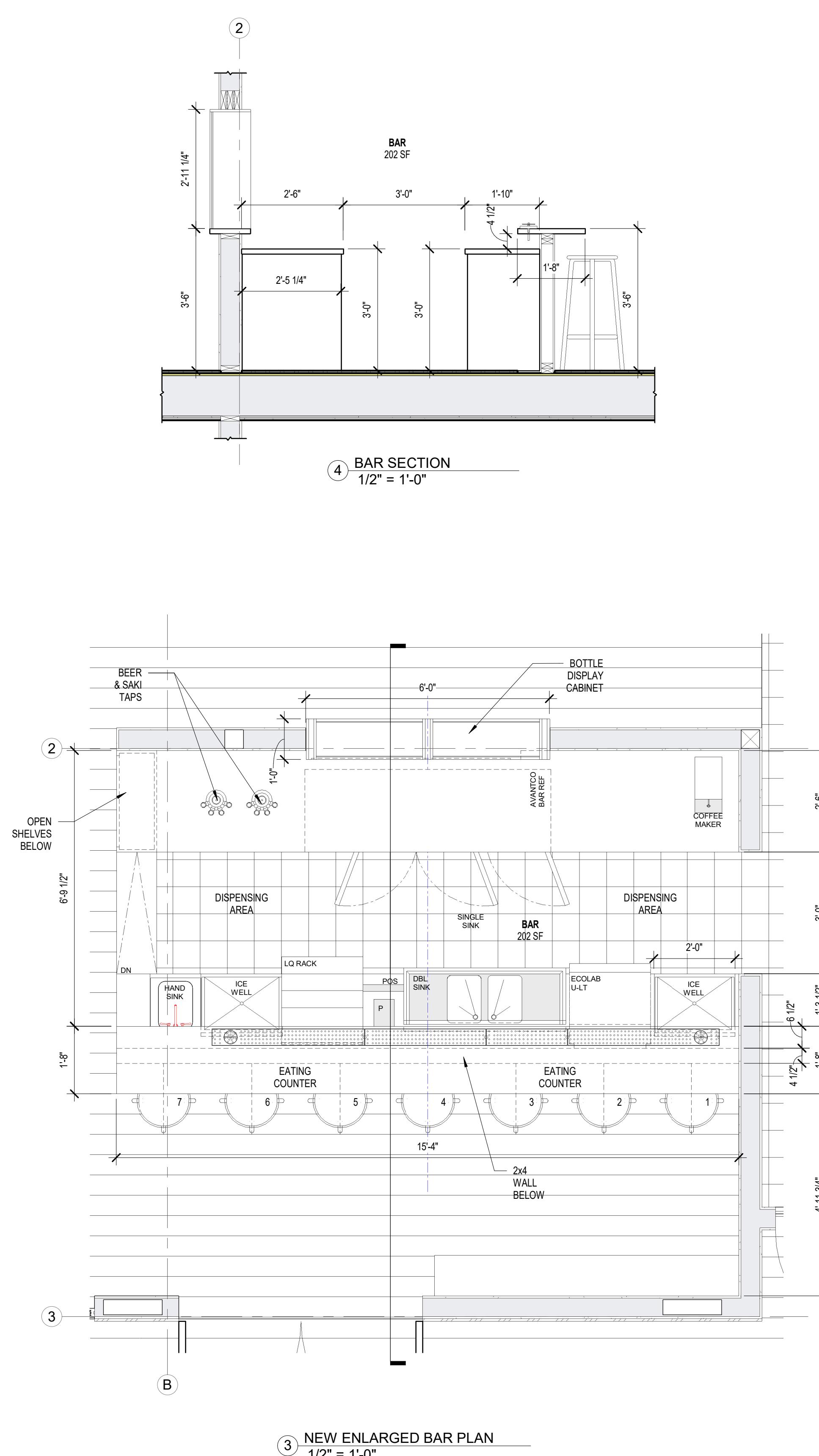
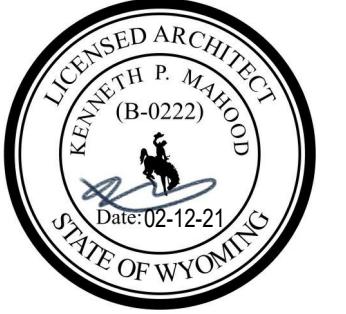
1/4" = 1'-0"

## REVIZIÖNS:

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DATE: 02-12-21

# A102.1



## LETTER OF AUTHORIZATION

Kampai RE Holdings LLC

PO Box 12136 Jackson, WY

“Owner” whose address is: 175 Center Street

(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 18<sup>th</sup> day of February, 2021.

WITNESS my hand and official seal.

Zach Scrivner  
(Notary Public)

My commission expires: 11/23/22

(Seal)

ZACH SCRIVNER - NOTARY PUBLIC

County of  
Teton



State of  
Wyoming

Commission Expires 11/23/2022

**KAMPAL 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, 1<sup>st</sup> 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

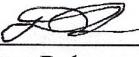
- (c) certify that the table below sets forth the authorized signatories of Kampai and their respective specimen signatures.

**AUTHORIZED PERSONS**

<b>NAME</b>	<b>TITLE</b>	<b>SIGNATURE</b>
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.

KAMPAL RE HOLDINGS LLC

By:   
Name: Dmitry Balyasny  
Title: Managing Member