



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: April 15, 2021	REQUESTS: The applicant is submitting a request for a Basic Use Permit to transform lobby space to restaurant space and add a deck with outdoor seating located at 50 W Broadway PIDN: 22-41-16-33-1-01-004 Legally known as LOTS 3-4, BLK. 1, WORT-1 For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown below. Thank you.
Item #: P21-091	
Planner: Tyler Valentine	
Phone: 307-733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner Skippy Boyer Ltd. Part. C/O Pink Garter Plaza PO Box 189 Mexico, MO 65265	
Applicant: Stefan Grainda PO Box 9813 Jackson, WY 83002	
Please respond by: April 28, 2021 (Sufficiency) May 5, 2021 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@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: Pink Garter Plaza - Community Shopping Center
Physical Address: 50 West Broadway Avenue
Lot, Subdivision: Lots 3-4, BLK. 1, WORT-1 PIDN: 22-41-16-33-1-0

PROPERTY OWNER.

Name: Skippy Boyer Ltd. Part. C/O P Phone: 573.473.4029
Mailing Address: P.O. Box 189, Mexico, MO ZIP: 65265-189
E-mail: pinkgarterjh@gmail.com

APPLICANT/AGENT.

Name: Stefan Grainda Phone: 690.9318
Mailing Address: P.O. Box 9813, Jackson, WY ZIP: 83002
E-mail: jacksonholeroaster@gmail.com
please cc - kinseycornelius@yahoo.com

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 #:

P21-030

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

Stefan Grainda

Name Printed

Date

Property Manager

Title

KINSEY ARCHITECT

13 April 2021

Paul Anthony
Town of Jackson Planning and Development
150 East Pearl Avenue
Jackson, WY 83001

Mr. Anthony,

The applicant, Skippy Boyer Ltd. Part. C/O Pink Garter Plaza is requesting a Basic Use Permit for 50 West Broadway Avenue.

BACKGROUND:

The applicant/owner is Skippy Boyer Ltd. Part. C/O Pink Garter Plaza. The applicant owns a lot defined as Lot 3-4, BLK. 1, WORT-1, (commonly known as 50 West Broadway Avenue) and has a split zoning TS-1 (Town Square - 1) on the eastern half and DC-2 (Downtown Core - 2) on the eastern half. The lot currently has one structure for "Community Shopping Center" and (4) one-bedroom units built in 1971 per the Teton County Assessor. The lot is approximately .34 acres. The theater on the top floor is split between two zoning classifications (TS-1 and DC-2). The theater was built in 1971 prior to the 1994 LDR's. The theater has been in constant and continuous operations since the building was built for "amusement" use; the only time the theater has not been in use is due the Governor's Ninetieth Continuation, and Modification, of Statewide Public Health Order #2: Regarding gatherings of more than ten (10) people. The applicant has asked for a Zoning Compliance Verification (ZCV) (P21-012) to clarify when the theater will need to operate before the loss of the existing use.

The applicant has already had a pre-application conference with the Town of Jackson on the 18th of March via Zoom (attendance Kelly Sluder, Tyler Valentine, Shawn Remis, Katelyn Page) (P21-030). For the Pre-application Conference, the applicant has attached an excel spreadsheet with the square footage calculation for each space in the building for parking calculations.

The applicant would like to make the following proposed changes to the building. The two proposed changes will be permitted individually for a building permit rather than one permit, however the applicant would like to apply for the Basic Use Permit for these changes:

- 1) In Theater Lobby #2, the applicant would like to add this area to the restaurant (currently the Rose) as dining seating. This would add 897.48 sq. ft. to the dining room. The currently bar would become a wait station during dining hours and a bar when shows are happening upstairs. There would be a new separate theater entrance from the deck with a hallway into the theater. The deck would become wider to handle the egress out of the theater entrance to stair no. 9
- 2) Over the existing courtyard, the owner would like to add a deck with outdoor seating, 491.44 sq. ft. In this new epoch of Covid, the owner would like to have as much outdoor seating to help with health concerns, much like the pop-up seating around the square.

Per the pre-application checklist comments, this property has a historical housing credit of 1,970.46 sq. ft. After converting the 897.48 sq. ft. lobby area to restaurant, the new affordable requirement is 0.537 units. Being that the first unit is always a 2-bedroom unit assumed to be 900 sq. ft. converting the new unit requirement to square feet is as follows: $0.537 \times 900 = 483.3$ sq. ft.(required) - 1,970.46 sq ft (credit) = - 1,487.16 (remaining credit). There does not need to be any mitigation at this time.

Per the pre-application checklist comments, based upon the current uses and square footages, the parking requirement is approximately 47 spaces not including the theater which is a separate independent calculation that has not been calculated. With a current parking credit of 74.4 spaces, the proposed

KINSEY ARCHITECT

restaurant expansion (interior and deck) does not appear to be an issue with parking. At the time of BUP submittal the applicant should provide a new updated parking requirement not inclusive of the theater. The attached parking spreadsheet shows a requirement of 50.86 parking places against a credit of 74.4 spaces. At this time, the project would still have a credit of 23.54 parking places.

The proposed project would not increase the existing square footage, height of building, or change the LSR so therefore a site plan at this point should not need to be required. The deck is being extended but is still not out to the property line, the setbacks for both TS-1 and DC-2 are 0' min. and 5' max.

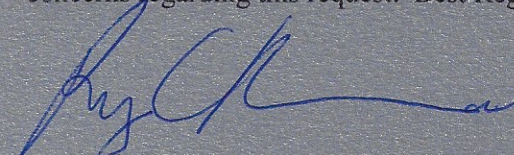
Per Findings per the 8.4.1 Basic Use Permit (BUP):

1. Complies with the use specific standards of Div. 6.1. Allowed Uses and the zone;
The most current LDR's do not have either DC broken into DC-1 and DC-2 or TS broken into TS-1 and TS-2. However, table 6.1.1. shows both DC and TS as a "B" under Commercial – Restaurant/Bar.
2. Complies with all other relevant standards of these LDR's and all other Town Ordinances; and
The theater use was grandfathered from the 1970's as a use that have been in continual use, except for the Covid requirements per the State of Wyoming's and the Town of Jackson's issued health orders placing restrictions on the size of gatherings and social distancing. The applicant has already asked for clarification through Zoning Item P21-012
3. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
All previous permits have been closed with the issuance of a Certificate of Occupancy.

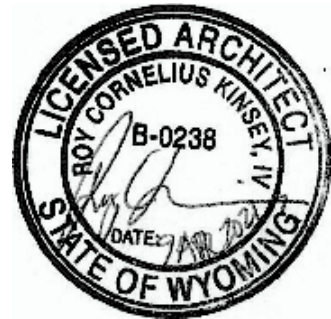
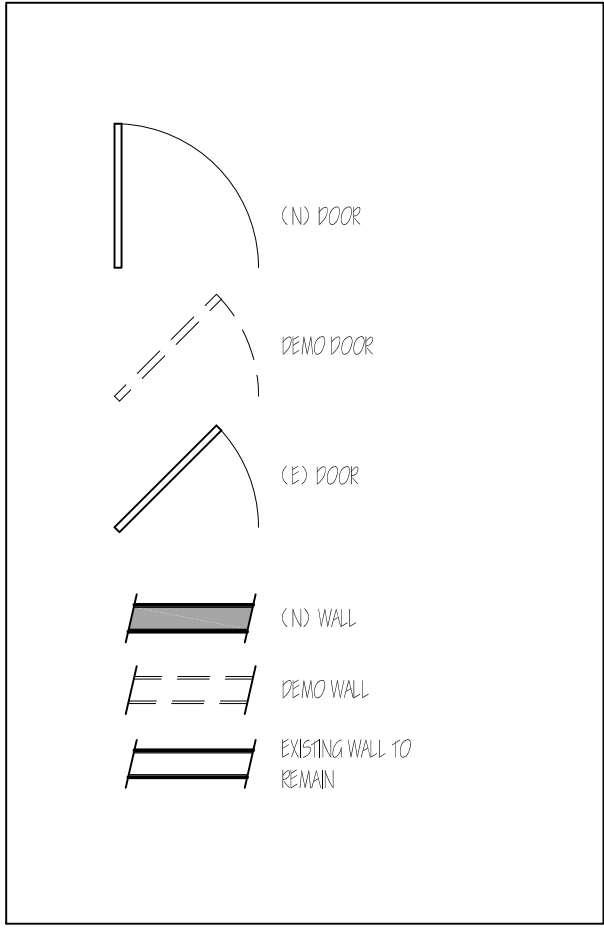
REQUEST:

The applicant respectfully requests the planning department to approval the Basic Use Permit for the proposed changes to the Pink Garter Plaza.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request. Best Regards,



Cornelius Kinsey, AIA NCARB



OWNERSHIP & USE OF DOCUMENTS
DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT, KINSEY LLC.

REVISIONS

SHEET

A2.1

DATE
9 APRIL 2021

1 SECOND FLOOR LOBBY PROPOSED PLAN
SCALE: 1/4" = 1' -0"

EXISTING PINK GARTER SQUARE FOOTAGES

Parking Requirement

Basement:

TGR	Storage	2,533.30	sf	
	Mechanical	97.35	sf	
Cornerstone	office	2,336.17	sf	5.26
	Hallway/mech/bathroom	291.20	sf	
Pinky G's	kitchen	755.09	sf	
	storage	140.21	sf	
JH Roasters	office (attached to retail)	256.95	sf	0.58
	storage/Hallway	1,254.62	sf	
	total	<hr/> 7,664.89	sf	<hr/> 5.83

First Floor:

JH Roasters	dining area	556.07	sf	5.06
	kitchen/storage/bathroom	1,309.87	sf	
Barber shop	service	543.96	sf	0.82
Pinky G's	dining area	1,011.00	sf	9.19
	kitchen/storage/bathroom	436.00	sf	
Rental Space 104	retail	822.70	sf	1.85
	bathroom	55.31	sf	
TGR	retail	1,724.78	sf	3.88
Skin Care	retail	1,383.09	sf	3.11
	bathroom	60.37	sf	
Bathroom/mech (2 rental units above)		545.90	sf	
	total	<hr/> 8,449.05	sf	<hr/> 23.91

Second Floor:

(1) apartment in TS-1 zoning	462.62	sf	1.25
(3) apartments in DC-2 zoning	1,375.58	sf	3.00 (3) DU < 500 sq. ft. & < 2 bedrooms
Theater Lobby #1 stairs, bathrooms	1,653.36	sf	

Apartment hallway	265.33	sf	
Theater Lobby #2 - Note 1	1,794.35	sf	Proposed changes to this space
The Rose bar	59.28	sf	0.99
dining room	831.78	sf	7.56
kitchen/office/support	2,319.94	sf	0.16 Office is 99.86
total	8,762.24	sf	12.96

Third Floor:

Theater theater	3,448.30	sf	independent calculation
Stage	1,027.03	sf	
Dressing Rooms	393.65	sf	
Bathrooms	139.28	sf	
total	5,008.26	sf	0
Existing Total	29,884.44	sf	42.70 parking requirement

Proposed changes to the Second floor:

Theater Lobby #2 would become these numbers:			
New Hallway Theater Lobby #1	155.34	sf	
Restaurant seating	897.48	sf	8.16
Support and Hallways	741.53	sf	
total to remain the same	1794.35	sf	8.16 Parking requirement for changes

Outdoor seating 583.07 sf

New total parking require **50.86** New total parking requirement

LETTER OF AUTHORIZATION

Dorley Miller, "Owner" whose address is: P.O. Box 189
Mexico, MO 65265
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: PINK GARTER, LLC.
BOYER, SKIPPY LTD. PART. C/O PINK GARTER PLAZA
50 WEST BROADWAY AVE., LOTS 3-4 BLK. 1, WORT-1
(If too lengthy, attach description)

HEREBY AUTHORIZES STEFAN GRAMDA 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: Dorley Miller
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: OWNER

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

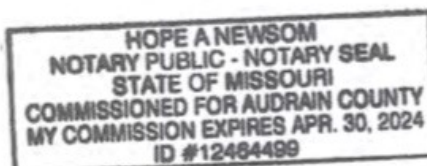
STATE OF Missouri)
)SS.
COUNTY OF Audrain)

The foregoing instrument was acknowledged before me by Dorley S. Miller this 10th day of
June, 2020.
WITNESS my hand and official seal.

Hope A. Newsom
(Notary Public)

My commission expires: April 30, 2024

(Seal)



EXISTING PINK GARTER SQUARE FOOTAGES

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