



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

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Works/Engineering

☒ Building

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☒ Police

Joint Town/County

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☒ Pathways

☒ Housing Department

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: October 12, 2021

Item #: P21-264

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner

Roseville Ventures II, LLC
4011 80th Street
Kenosha, WI 53142

Applicant:

Roseville Ventures II, LLC — Nick Orthmann
4011 80th Street
Kenosha, WI 53142

REQUESTS:

The applicant is submitting a request for a Development Option Plan for the properties located at 165 & 185 N. Glenwood Street, legally known as LOTS 5-6, BLK. 6 and LOTS 1-4, BLK. 6, 22-41-16-28-4-10-004 and 22-41-16-28-4-10-001.

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

**Please respond by: October 26, 2021 (Sufficiency)
November 2, 2021 (with Comments)**

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



October 11, 2021

Tyler Valentine, Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, Wyoming 83001

RE: 165-185 Glenwood Street- Development Option Plan

Dear Tyler,

We request that the following Development Option Plan be reviewed and approved as minor changes to the previously approved Development Plan for 165-185 Glenwood Street. The result would be one additional Workforce Housing Unit provided in the Town. Each of the proposed changes would be within the approved building footprint.

Summary of Proposed Changes & Clarification Requests

- The basement egress stair has been relocated to the south property line
- The two "J" units have been split into three units within the same footprint
 - Each of the revised "J" units will have two-bedrooms
 - The building elevations have been revised accordingly with this proposed change but remain consistent with the previous building design
- In accordance with the development option plan approval letter (Item P21-025), we request that the flexibility to designate which units are classified as short-term rental (STR) units be applied to the additional Phase 2 units as well. When including both Phase 1 and Phase 2 of the project, the development will have a total of 31-units, of which up to 19-units will be able to be designated as Short-Term Rental provided that the project remains in compliance with all Land Development Regulations.
 - For example, there may be up to 19-STR units (21-total unit minus 4-workforce housing units) in Phase 1 and up to 7-STR units (10-total units minus 3-workforce housing units) in Phase 2 provided the total STR units in Phase 1 and Phase 2 combined does not exceed 19-total, and all other Land Development Regulations are met.

Included with this summary are an updated Housing Mitigation plan, FAR calculations and "before & after" building plans showing the proposed modifications.

Please let us know if you have any questions as you review this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Orthmann", written over a horizontal line.

Nick Orthmann
Project Manager
Bear Development, LLC



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: Glenwood Gill Condominiums
Physical Address: 165-185 N. Glenwood Street
Lot, Subdivision: Lots 1-6, Blk, 6, Original Town of Jackson, Plat 100 PIDN: 22-41-16-28-4-10-001 & -004

PROPERTY OWNER.

Name: Roseville Ventures II, LLC Phone: 262-308-2656
Mailing Address: 4011 80th Street, Kenosha, WI 53142 ZIP: 53142
E-mail: northmann@beardevelopment.com (Nick Orthmann)

APPLICANT/AGENT.

Name: Roseville Ventures II, LLC Phone: 262-308-2656
Mailing Address: 4011 80th Street, Kenosha, WI 53142 ZIP: 53142
E-mail: northmann@beardevelopment.com (Nick Orthmann)

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 #: P18-083 Environmental Analysis #: NA
Original Permit #: _____ Date of Neighborhood Meeting: 4/11/19

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. Goto www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

X **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **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
Nick Orthmann

Name Printed

10/11/2020

Date
PM

Title

GLENWOOD GILL CONDOMINIUMS

DESIGN REVIEW COMMITTEE



NORTHWORKS

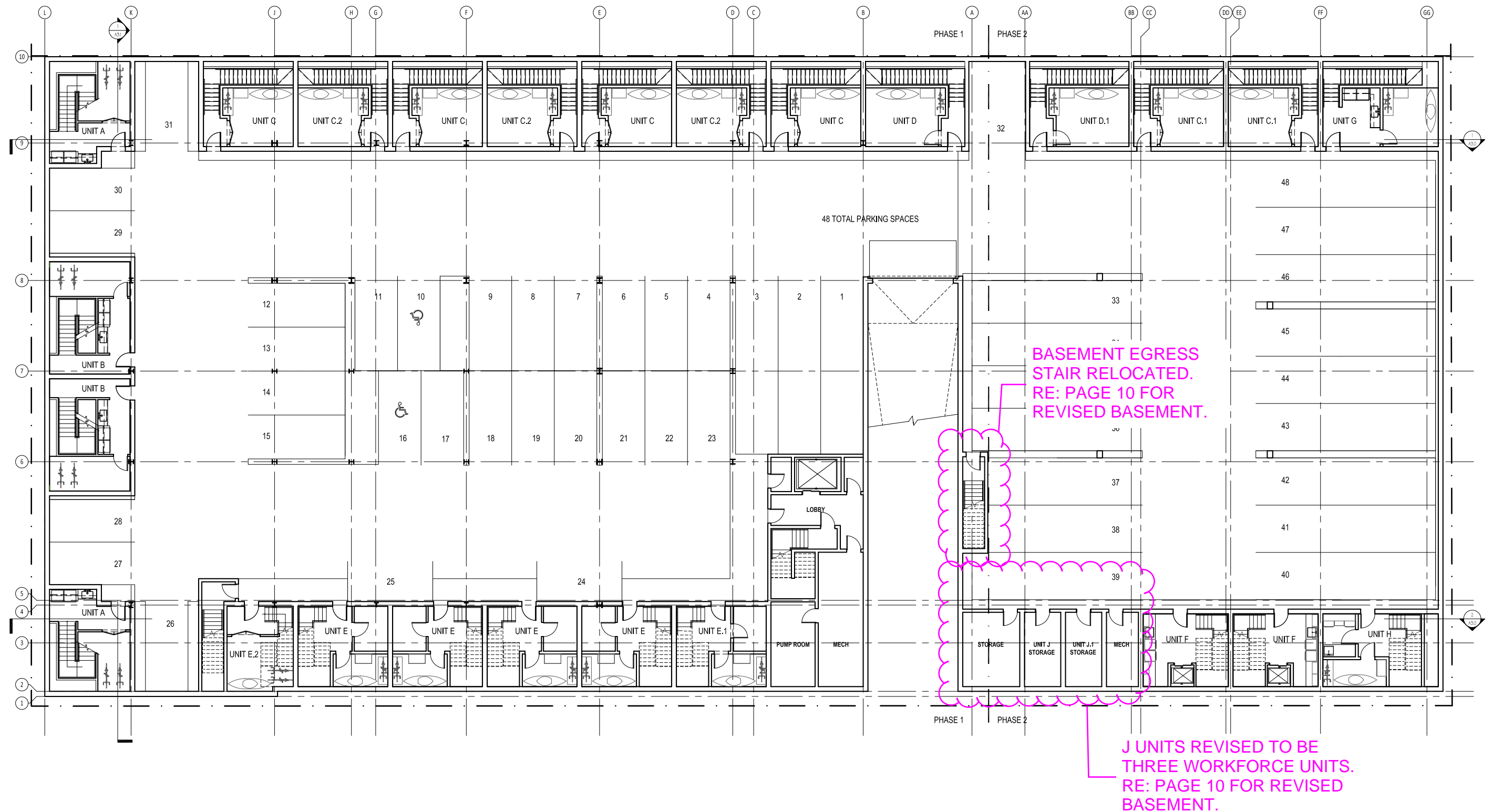


HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

REVISED 09.08.2021



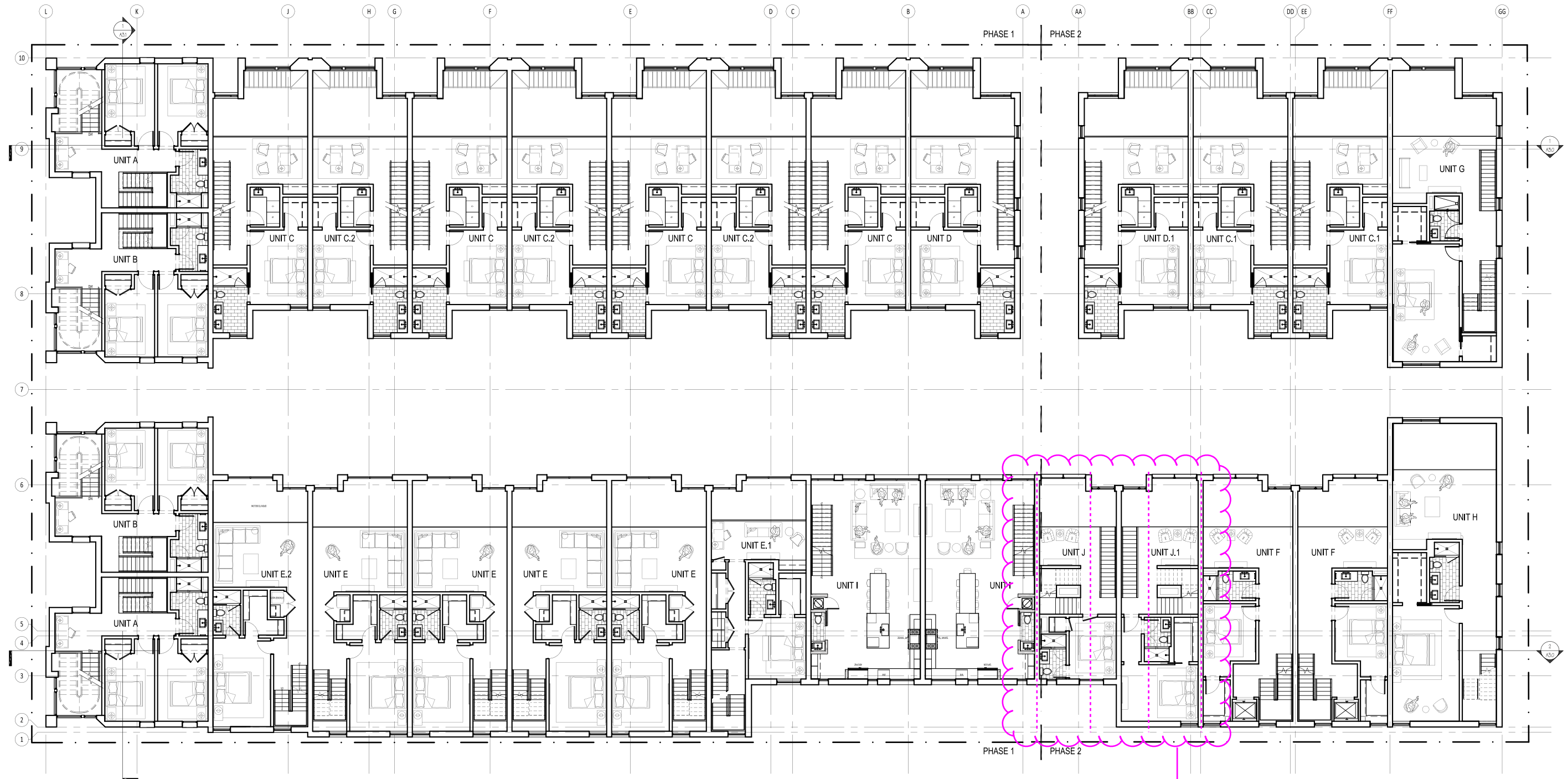
LEGEND	
(A)	Parallel Parking
(B)	Pavers with Trees in Grates (Per TOJ Std.)
(C)	Pedestrian Sidewalk
(D)	Bike Racks
(E)	Courtyard Circulation
(F)	Private Courtyard
(G)	Raised Planter w/ Trees
(H)	Raised Planters w/ Ornamental Grasses/ Perennials
(I)	Trash
(J)	Entrance to Units from Gill and Glenwood
(K)	Access to Underground Parking Garage
(L)	Existing Diagonal Parking
(M)	Benches
(N)	Trees in Lawn
(O)	Cobble
(P)	Asphalt Paving



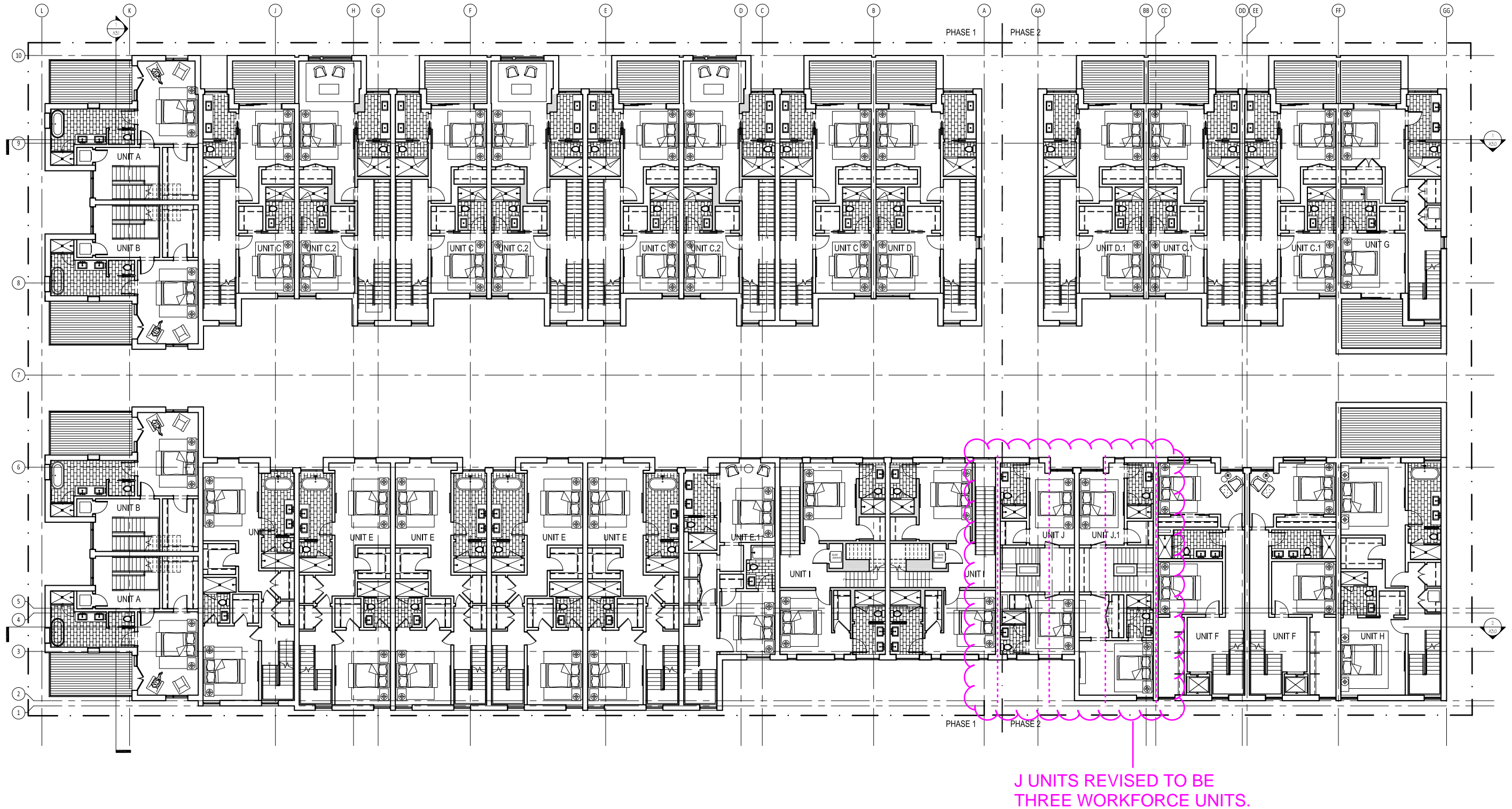


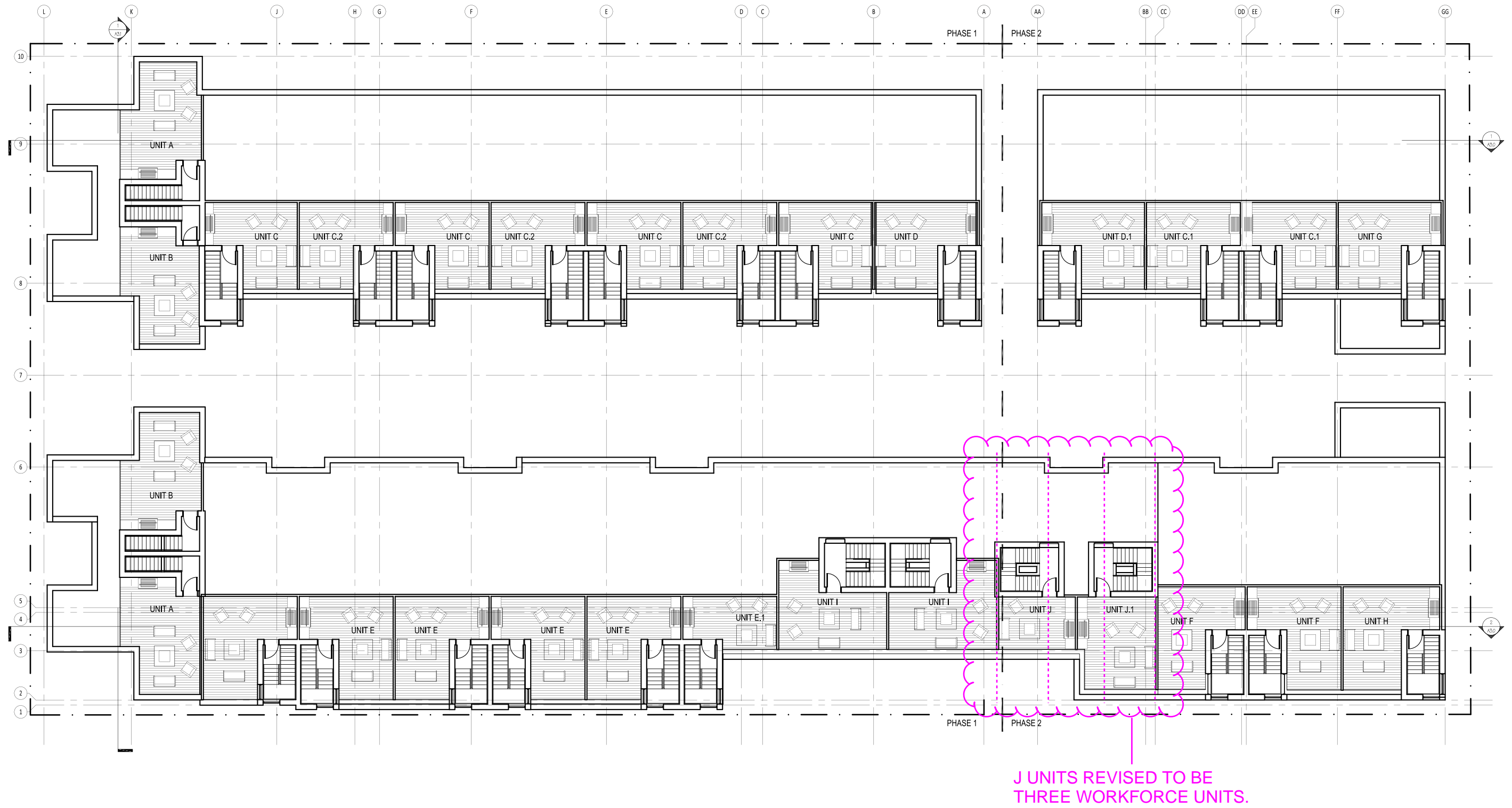
J UNITS REVISED TO BE
THREE WORKFORCE UNITS.
RE: PAGE 11 FOR REVISED
FIRST FLOOR PLAN

BASEMENT EGRESS STAIR
RELOCATED.
RE: PAGE 11 FOR REVISED
FIRST FLOOR PLAN.



J UNITS REVISED TO BE
THREE WORKFORCE UNITS.







WEST ELEVATION - ALLEY



SOUTH ELEVATION

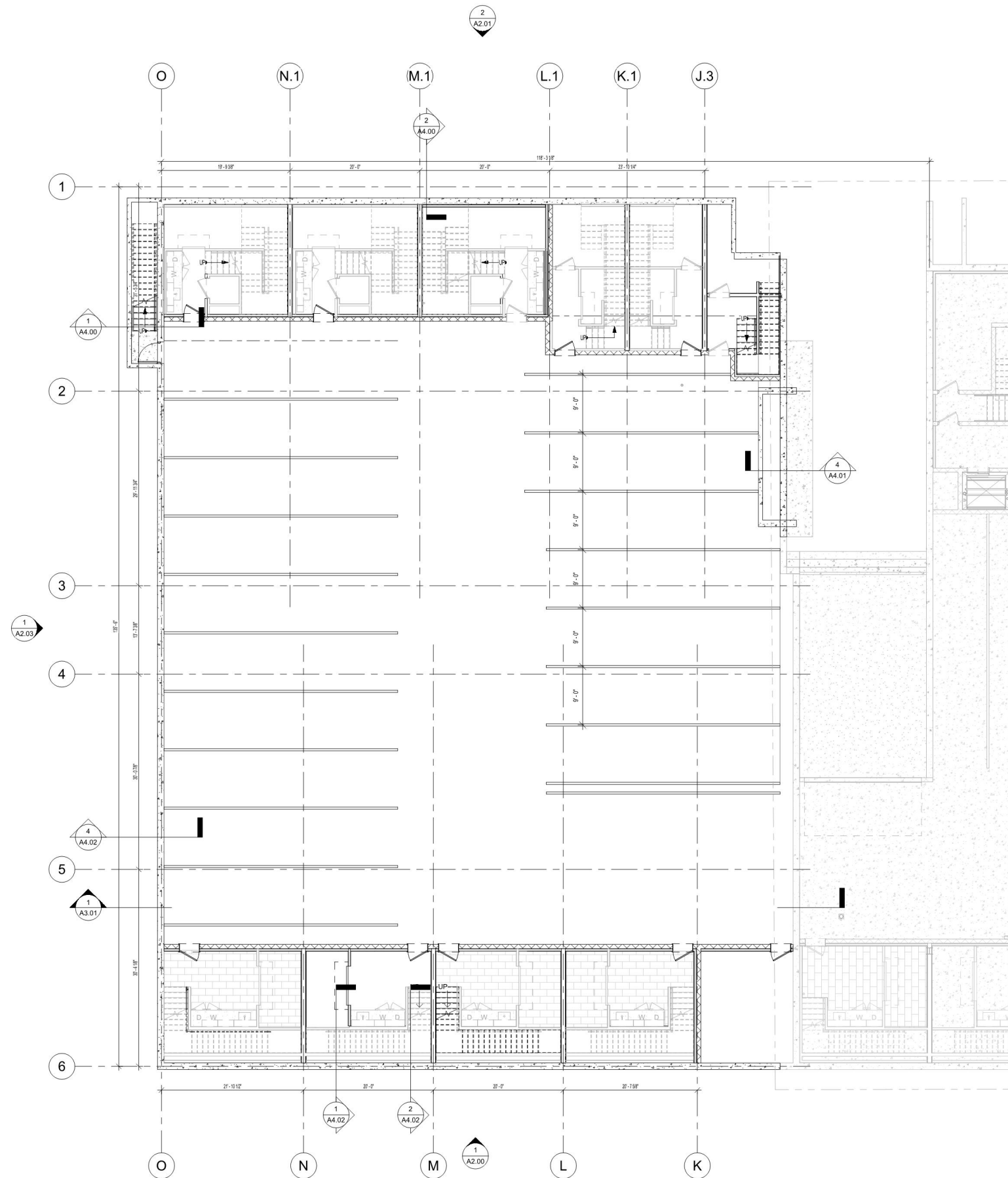
ELEVATION REVISED.
RE: PAGE 13.

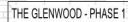


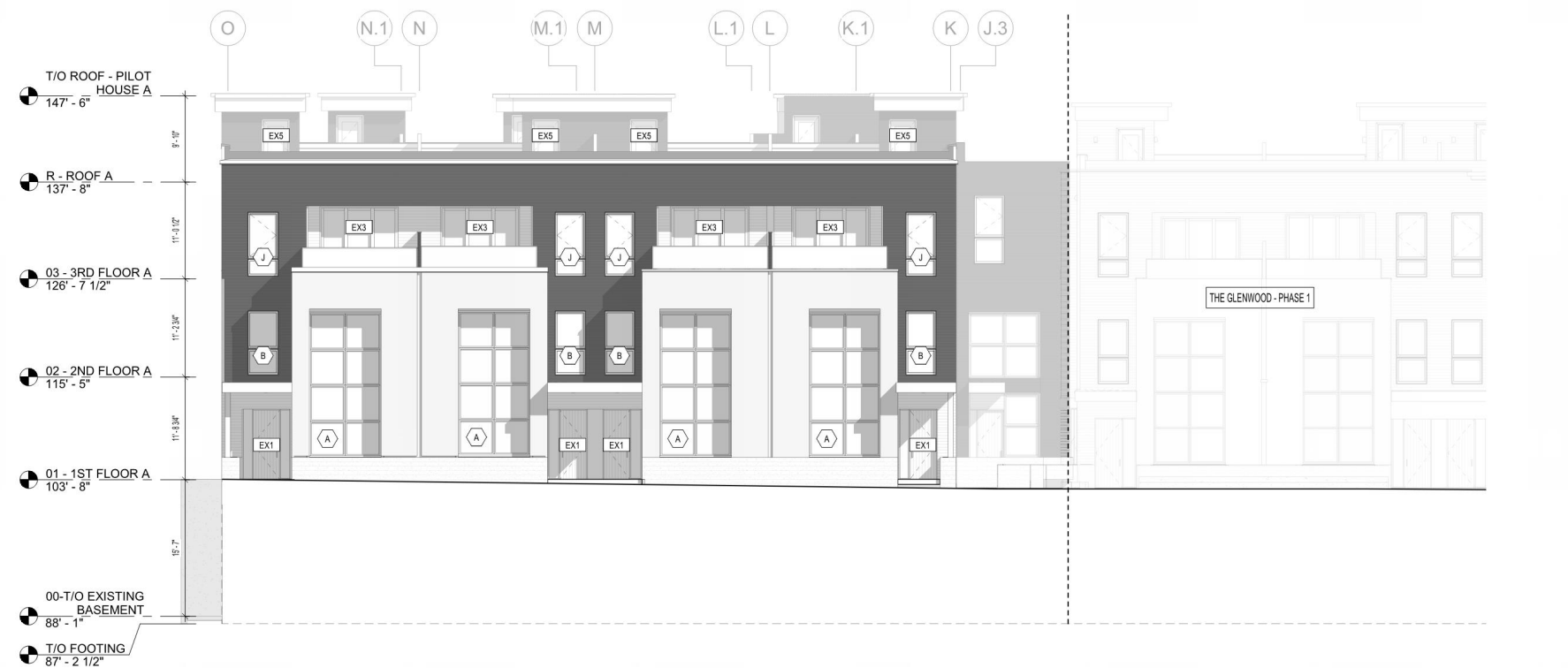
WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD







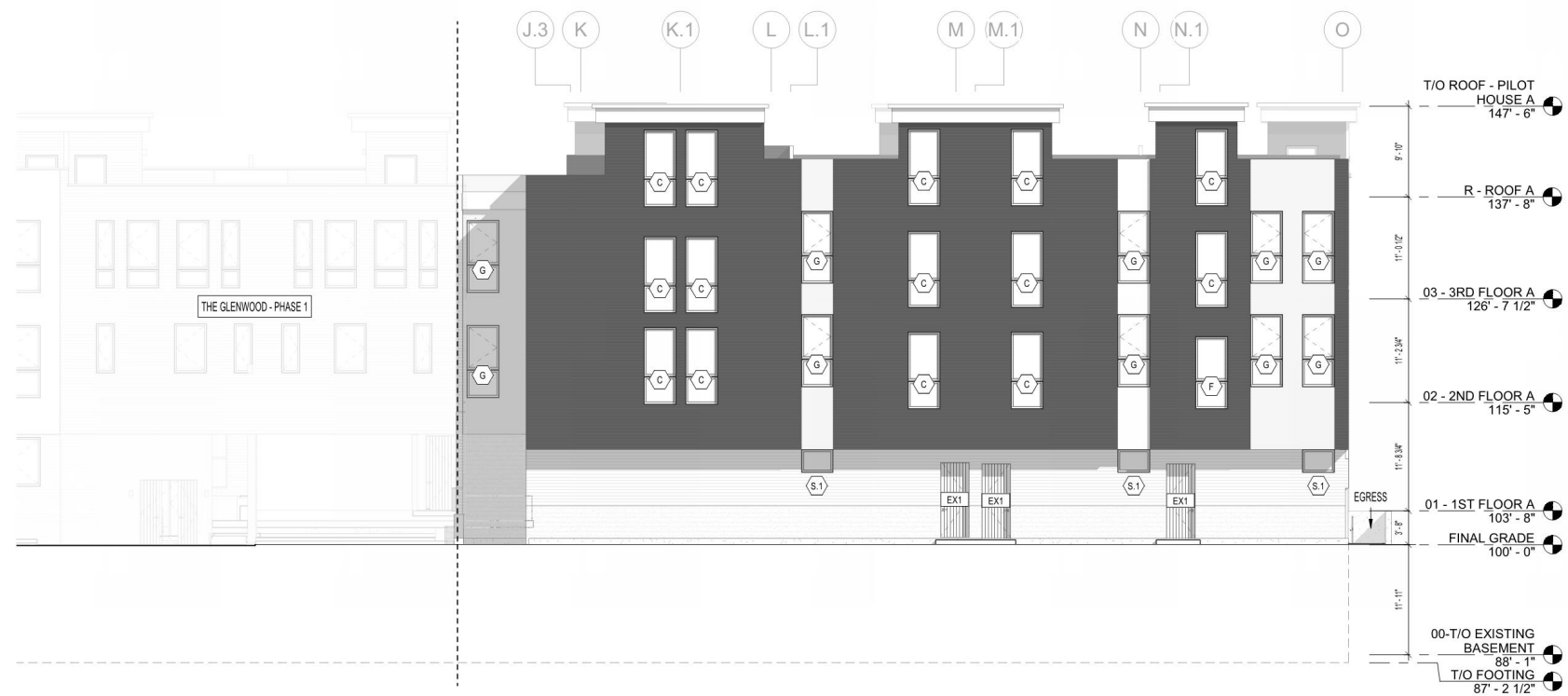
① EAST ELEVATION UNITS G,C,D
1/8" = 1'-0"



② WEST ELEVATION UNITS G,C,D
1/8" = 1'-0"



① EAST ELEVATION UNITS H,F,J
1/8" = 1'-0"



② WEST ELEVATION UNITS H,F,J
1/8" = 1'-0"

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. The following worksheet is intended to assist in the calculation of the housing required for a project, but does not amend the actual standards.

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project.

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. Enter each existing 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, do not add the size of all units that have the same use. (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 single unit type (e.g. apartment floor plan, or commercial tenant space) is replicated multiple times use the "Use Quantity" column to avoid adding multiple rows. See Section 6.3.2 of the LDRs for specifics on the applicability of the affordable workforce housing standards and Section 6.3.3 for specifics on calculation of the requirement.

Existing Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000493*sf		7930	1	3.913
Light Industry	0.000246*sf		6160	1	1.514
Retail	0.000431*sf		1455	1	0.627
Outfitter/Tour Operator	0.002189*sf - independent calculation		2539	1	5.558
					?
Total Existing Credit					11.611

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 not the net. (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
Workorce Housing Bonus Unit	exempt	3	2,883	1	0.000
Workorce Housing Bonus Unit	exempt	3	2,883	1	0.000
Workorce Housing Bonus Unit	exempt	3	2,835	1	0.000
Workorce Housing Bonus Unit	exempt	3	2,838	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,033	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,140	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	2,988	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,122	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,024	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,162	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,035	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,187	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	2,967	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,120	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,120	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,120	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,120	1	0.613
Workforce Housing Unit	exempt	1	1,089	1	0.000
Workforce Housing Unit	exempt	3	1,948	1	0.000
Workforce Housing Unit	exempt	3	1,736	1	0.000
Workforce Housing Unit	exempt	3	1,916	1	0.000
Workorce Housing Bonus Unit	exempt	3	3,237	1	0.000
Short-Term Rental Unit	0.204*bedrooms	3	3,062	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,063	1	0.613
Short-Term Rental Unit	0.204*bedrooms	4	3,821	1	0.817
Short-Term Rental Unit	0.204*bedrooms	4	3,646	1	0.817
Short-Term Rental Unit	0.204*bedrooms	3	3,150	1	0.613
Short-Term Rental Unit	0.204*bedrooms	3	3,151	1	0.613
Workforce Housing Unit	exempt	2	2,163	1	0.000
Workforce Housing Unit	exempt	2	2,177	1	0.000
Workforce Housing Unit	exempt	2	1,859	1	0.000
Total					12.053

Affordable Workforce Housing Required:

0.442 units

Fee-in-Lieu Amount:

\$ 92,169.36

165-185 Glenwood
Unit Information

Unit	Phase	Unit Type	Bedrooms	Basement	First Floor	Second Floor	Third Floor	Total Habitable SF	Above Grade FAR
A1- Glenwood & Gill	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	340	915	898	730	2,883	2,543
A2- Alley & Gill	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	341	916	897	729	2,883	2,542
B1- Gill East	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	282	919	899	735	2,835	2,553
B2- Gill West	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	282	920	900	736	2,838	2,556
C- Glenwood Balcony Far South	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	391	1,000	763	879	3,033	2,642
C.2- Glenwood South	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	365	1,001	762	1,012	3,140	2,775
C- Glenwood Balcony Mid South	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	348	1,001	761	878	2,988	2,640
C.2- Glenwood Middle	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	348	1,001	762	1,011	3,122	2,774
C- Glenwood Balcony Mid North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	382	1,001	762	879	3,024	2,642
C.2- Glenwood North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	389	1,000	762	1,011	3,162	2,773
C- Glenwood Balcony Far North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	392	1,002	762	879	3,035	2,643
D- Glenwood	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	411	1,052	800	924	3,187	2,776
E.2- Alley Far North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	301	935	702	1,029	2,967	2,666
E- Alley Far North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	369	996	715	1,040	3,120	2,751
E- Alley Mid North	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	369	996	715	1,040	3,120	2,751
E- Alley Mid South	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	369	996	715	1,040	3,120	2,751
E- Alley South	Phase 1	Workforce Housing Bonus or Short Term Rental	3 Br	369	996	715	1,040	3,120	2,751
E.1- Alley- First FI Only	Phase 1	Workforce Housing Unit	1 Br	200	889	-	-	1,089	889
E.3- Alley Second/Third FI	Phase 1	Workforce Housing Unit	3 Br	102	-	923	923	1,948	1,846
I- Alley North	Phase 1	Workforce Housing Unit	3 Br	-	-	819	917	1,736	1,736
I- Alley South	Phase 1	Workforce Housing Unit	3 Br	-	70	923	923	1,916	1,916
D.1- Glenwood	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	387	1,086	816	948	3,237	2,850
C.1- Glenwood	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	375	1,027	769	891	3,062	2,687
C.1- Glenwood	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	375	1,028	769	891	3,063	2,688
G1- Glenwood Den	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	422	1,337	1,055	1,007	3,821	3,399
H1- Alley Den	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	368	1,237	955	1,086	3,646	3,278
F- Alley	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	369	1,006	722	1,053	3,150	2,781
F- Alley	Phase 2	Workforce Housing Bonus or Short Term Rental	3 Br	370	1,006	722	1,053	3,151	2,781
J.3- Alley	Phase 2	Workforce Housing Unit	2 Br	285	608	635	635	2,163	1,878
J.2- Alley	Phase 2	Workforce Housing Unit	2 Br	285	608	642	642	2,177	1,892
J.1- Alley	Phase 2	Workforce Housing Unit	2 Br	259	558	521	521	1,859	1,600
				9,845	27,107	23,561	27,082	87,595	77,750

	Phase 1 Only (185 Glenwood)	Phase 2 Only (165 Glenwood)	Phase 1 & Phase 2 Combined
Site Acreage	0.64	0.32	0.96
Site Square Footage	27,878	13,939	41,818
Base FAR	1.30	1.30	1.30
Base Square Footage Allowed	36,242	18,121	54,363
Market Residential- Base	-	-	-
Maket- Short Term Rental- Base	35,484 <i>*not to exceed</i>	18,121 <i>*not to exceed</i>	53,605 <i>*not to exceed</i>
Common Area- Base	758	-	758
Total Base Square Footage	36,242	18,121	54,363
Base FAR	1.300	1.300	1.300
Market Residential- 2:1 Bonus	12,774 <i>*not to exceed</i>	10,740 <i>*not to exceed</i>	23,514 <i>*not to exceed</i>
Workforce Residential- 2:1 Voluntary	6,387	5,370	11,757
Total 2:1 Square Footage	19,161	16,110	35,271
2:1 Ratio	2.000	2.000	2.000

**No affordable housing required per Housing Mitigation Plan*