



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
- ☒ 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

<p>Date: October 28, 2021</p> <p>Item #: P21-280</p> <p>Planner: Paul Anthony</p> <p>Phone: 733-0440 ext. 1303</p> <p>Email: panthony@jacksonwy.gov</p> <p>Owner: Red House, LLC / Teton County PO Box 4902 Jackson, WY 83001</p> <p>Applicant: Hoyt Architects PO BOX 7364 Jackson, WY 83002</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Pre-Application meeting for the Red House deed-restricted development on 10 lots located at 335 S Millward St : PIDN's :22-41-16-33-1-20-001, 22-41-16-33-1-20-002, 22-41-16-33-1-20-003, 22-41-16-33-1-20-004, 22-41-16-33-1-20-005, 22-41-16-33-1-20-006, 22-41-16-33-1-24-002, 22-41-16-33-1-24-003, 22-41-16-33-1-24-004, and 22-41-16-33-1-24-005.</p> <p>For questions, please call Paul Anthony at 307-733-0440, x1303 or email to the address shown to the left. Thank you.</p>
<p>Please respond by: November 19, 2021 (with Comments)</p>	

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: Red House Affordable Housing

Physical Address: _____

Lot, Subdivision: _____ PIDN: 22-41-16-33-1-20-*

PIDN: 22-41-16-33-1-24-(002, 003, 004, 005) *(001, 002, 003, 004, 005, 006)

PROPERTY OWNER.

Name: Red House, LLC Phone: _____

Mailing Address: P.O. Box 4902, Jackson, WY ZIP: 83001

E-mail: patrick@aicpvt.com

APPLICANT/AGENT.

Name, Agency: Hoyt Architects - Neal Zeren Phone: 733-9955 x 1005

Mailing Address: P.O. Box 7364 ZIP: 83002

E-mail: NealZ@HoytArchitects.Design

DESIGNATED PRIMARY CONTACT.

_____ Property Owner x _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: N/A Phone: _____
 Mailing Address: _____ ZIP: _____
 E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

<input type="checkbox"/> Physical Development Permit	This pre-application conference is:
<input checked="" type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Required
<input type="checkbox"/> Development Option or Subdivision Permit	<input type="checkbox"/> Optional
<input type="checkbox"/> Interpretations of the LDRs	<input type="checkbox"/> For an Environmental Analysis
<input type="checkbox"/> Amendments to the LDRs	<input type="checkbox"/> For grading
<input checked="" type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

☒ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com 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>.

☒ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

☒ Existing property conditions (buildings, uses, natural resources, etc)
☒ Character and magnitude of proposed physical development or use
☐ Intended development options or subdivision proposal (if applicable)
☐ Proposed amendments to the LDRs (if applicable)

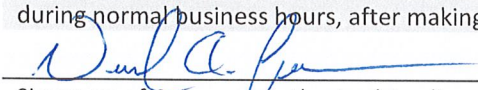
☒ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

☒ Property boundaries
☒ Existing and proposed physical development and the location of any uses not requiring physical development
☒ Proposed parcel or lot lines (if applicable)
☒ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

☐ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

☒ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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 Owner or Authorized Applicant/Agent

Neal A. Zeren - Hoyt Architects

Name Printed

10/28/2021

Date

Architect

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 10/28/2021

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Red House, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: See attached description.

Legal Description: See attached description.

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects

Mailing address of Applicant/agent: P.O. Box 7364, Jackson, WY 83002

Email address of Applicant/agent: NealZ@HoytArchitects.Design

Phone Number of Applicant/agent: 307-733-9955 x 1005

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

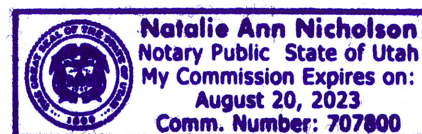
- ☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application
☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
☒ Demolition Permit ☐ Other (describe) _____

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.

Natalie Ann Nicholson
Property Owner Signature

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

STATE OF Utah)
) SS.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me by Matthew Ireland this 28th day of October 2021. WITNESS my hand and official seal.

Natalie Ann Nicholson
Notary Public

My commission expires: Aug. 20, 2023



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

LETTER OF AUTHORIZATION

PROPERTY DESCRIPTION

Parcel: 22-41-16-33-1-20-001
Address: 335 S. Millward Street, Jackson, WY 83001
Location: Lot 1, BLK. 9, Wort-2 (Map T-60A)

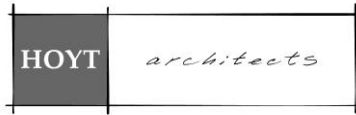
Parcel: 22-41-16-33-1-20-004
Location: Lot 2, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-005
Location: Lot 3, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-006
Location: Lot 4, BLK. 9, 2nd Wort Addition

Parcel: 22-41-16-33-1-20-002
Address: 270 W. Hansen Avenue, Jackson, WY 83001
Location: Lot 5, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-003
Address: 320 S. Jackson St., Jackson, WY 83001
Location: Lot 6, BLK. 9, Wort-2



October 28, 2021

Red House Affordable Housing

Pre- App Conference

Project Narrative

This proposed project is for the re-development of 10 lots within the Town of Jackson. The north six lots, described by the PIDN's as; 22-41-16-33-1-20-001, 22-41-16-33-1-20-002, 22-41-16-33-1-20-003, 22-41-16-33-1-20-004, 22-41-16-33-1-20-005, and 22-41-16-33-1-20-006, are zoned CR-2. The south 4 lots, described by the PIDN's as; 22-41-16-33-1-24-002, 22-41-16-33-1-24-003, 22-41-16-33-1-24-004, and 22-41-16-33-1-24-005, are zoned NH-1.

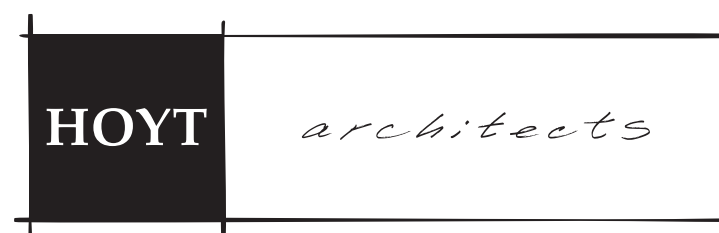
The project consists of redeveloping several existing structures and open spaces by constructing nine new buildings on the property. The project will include deed restricted, apartment style housing and will consist of 57 total units with a mix of one-, two-, and three-bedroom apartments. The proposed project will have 64 surface parking spaces. We are providing alternative transportation with 124 bike parking spots and internal storage units for each unit within each structure. The three buildings on the south lots respond to the NH-1 Zoning and neighborhood feel with shorter buildings, open green space, and community gardens. The north six buildings respond to the CR-2 zoning and current LDRs with structures pushed to the corners. The intent is to have all buildings constructed with durable materials inside and out. The exterior to be clad in natural wood, stone, and metal.

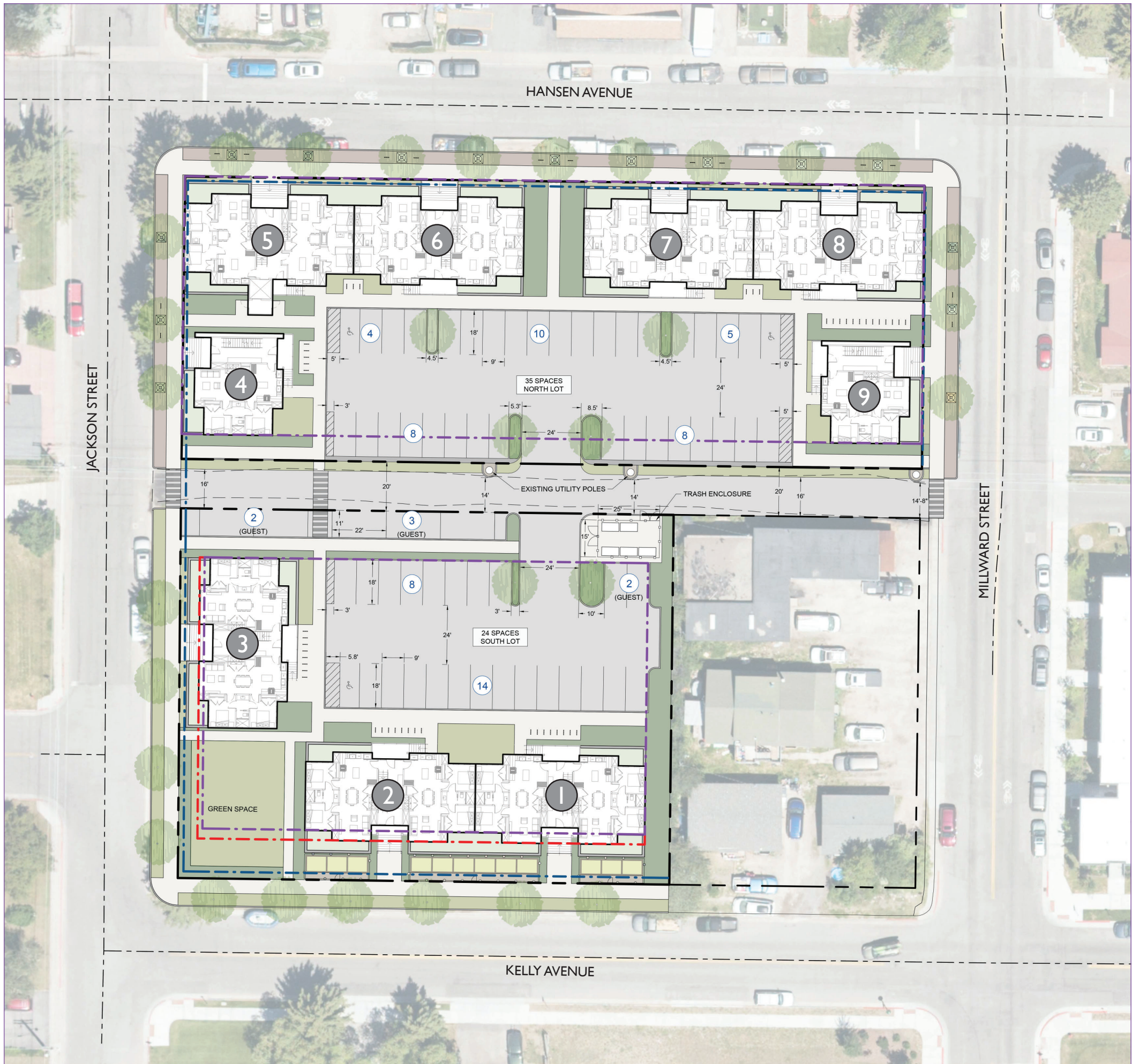
The objective of the conference is to ensure compliance with current LDRs, form-based code, and proposed administrative adjustments. A schematic design package, complete with site plan, landscaping plan, floor plans, and exterior perspective views, is attached.

RED HOUSE

WORK FORCE HOUSING

JACKSON, WYOMING





RED HOUSE

PLANTING LEGEND

- Shrubs
- Lawn
- Groundcover (Window Well)
- Garden Beds

LEGEND

- Property Boundary
- Existing LDR Setback
- Proposed Administrative Adjustment
- 13.5' Streetscape Setback

UNIT SUMMARY

ONE BEDROOM : 9 UNITS
TWO BEDROOM : 41 UNITS
THREE BEDROOM : 7 UNITS
TOTAL : 57 UNITS

PARKING SUMMARY

5 PARALLEL ALLEY SPACES
59 OFF-STREET SPACES
64 TOTAL PARKING SPACES

BIKE PARKING SUMMARY

28 ON-STREET SPACES
96 OFF-STREET SPACES
124 TOTAL BIKE PARKING SPACES

SCHEMATIC SITE PLAN
September 10, 2021



0 20
SCALE 1" = 20' - 0"

hoyt
architects

HOYT

Jackson Wyoming
hoytarchitects.design
307.735.9955

REDHOUSE

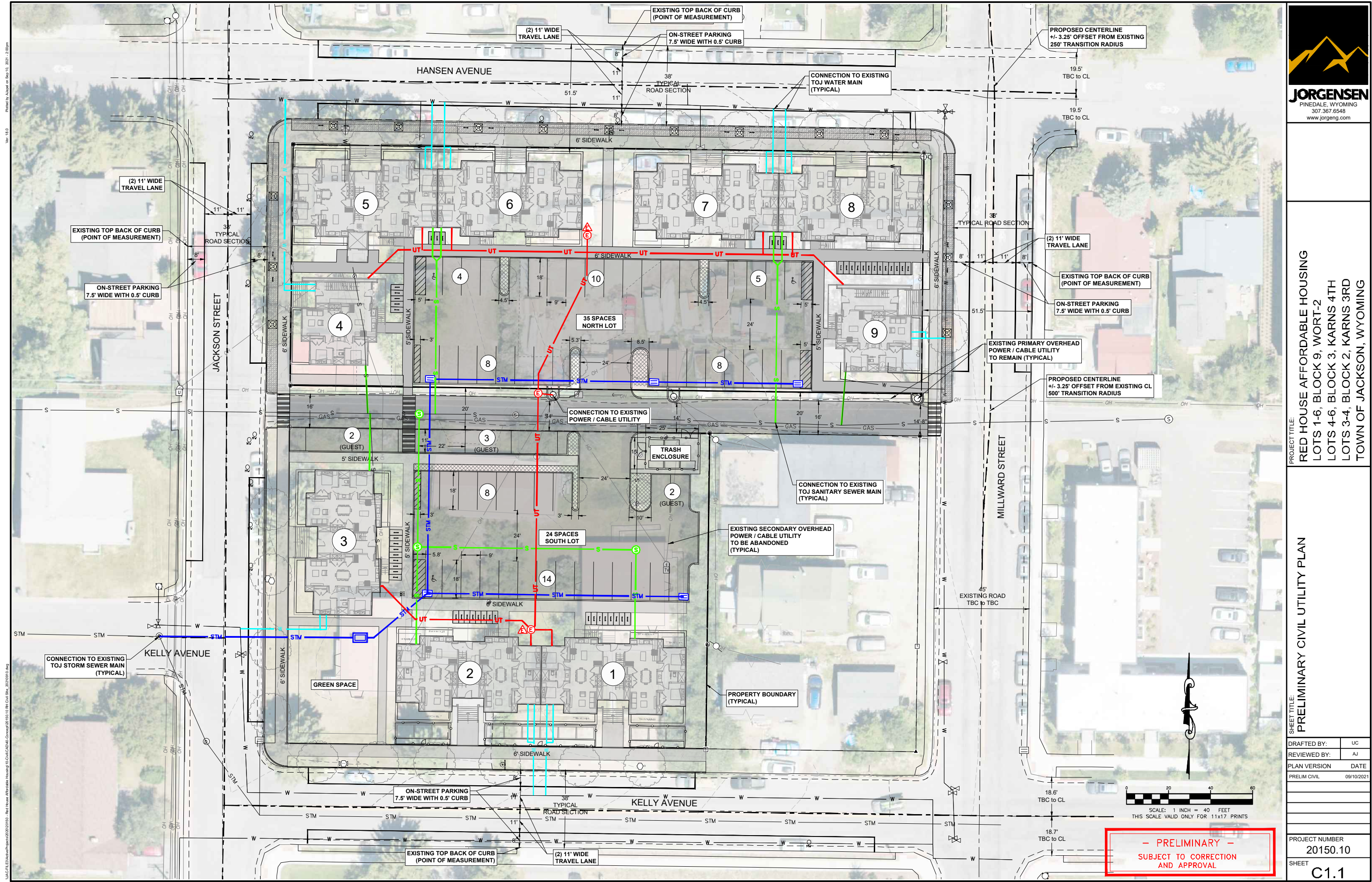
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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SCHEMATIC
DESIGN

09.14.2021
DRAWN BY |
CHECKED BY |
REVISIONS

LA100



PROJECT TITLE:
RED HOUSE AFFORDABLE HOUSING
LOTS 1-6, BLOCK 9, WORT-2
LOTS 4-6, BLOCK 3, KARNS 4TH
LOTS 3-4, BLOCK 2, KARNS 3RD
TOWN OF JACKSON, WYOMING

SHEET TITLE:
PRELIMINARY CIVIL UTILITY PLAN

DRAFTED BY:	UC
REVIEWED BY:	AJ
PLAN VERSION	DATE
PRELIM CIVIL	09/10/2021
PROJECT NUMBER	20150.10
SHEET	C1.1



FULL UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

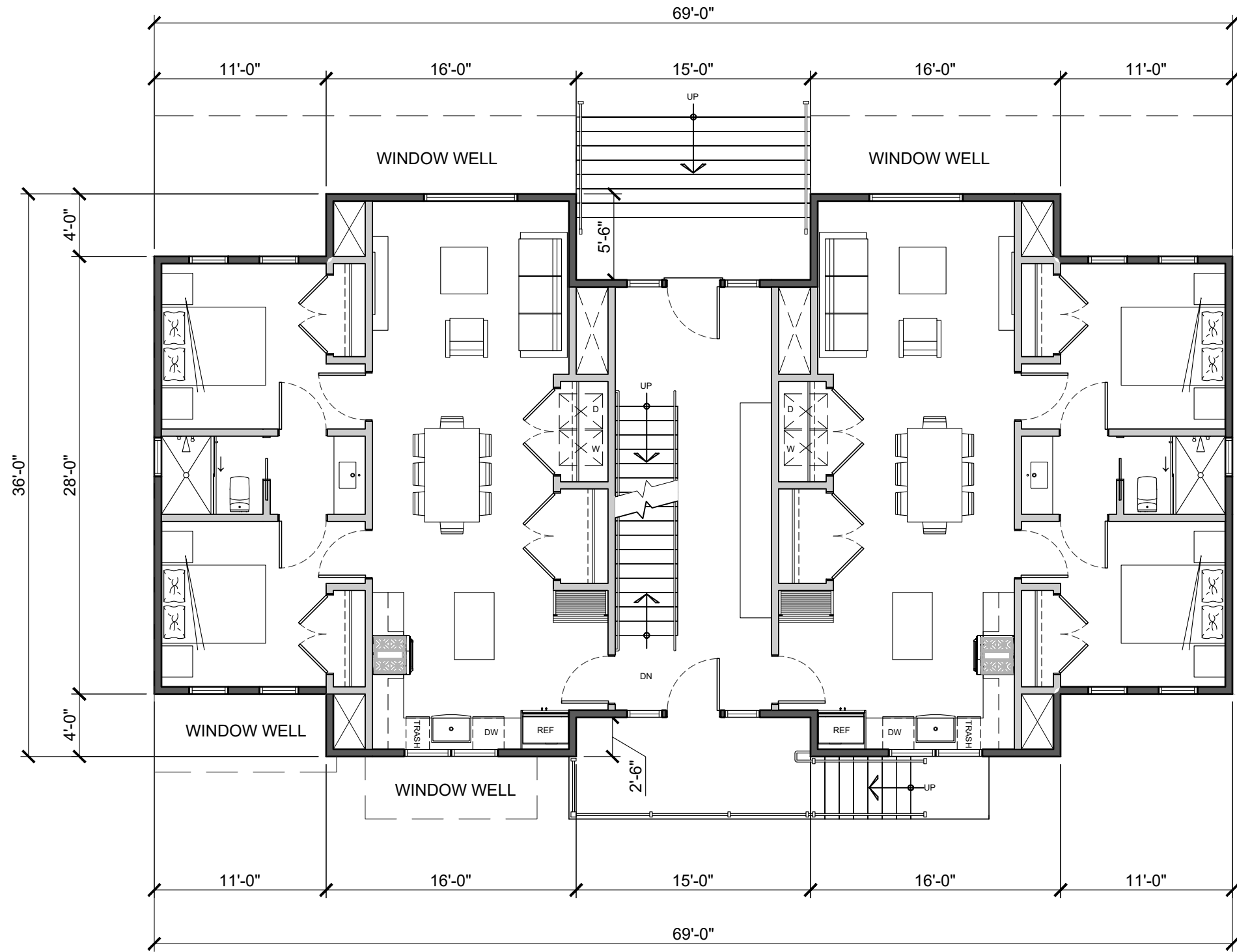
GARDEN LEVEL
PLATE: 2,173
UNIT (1 BED): 623
UNIT (2 BED): 931.5
CIRC/MECH/STORAGE: 588.5

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FULL UNIT - FIRST LEVEL PLAN + 5'

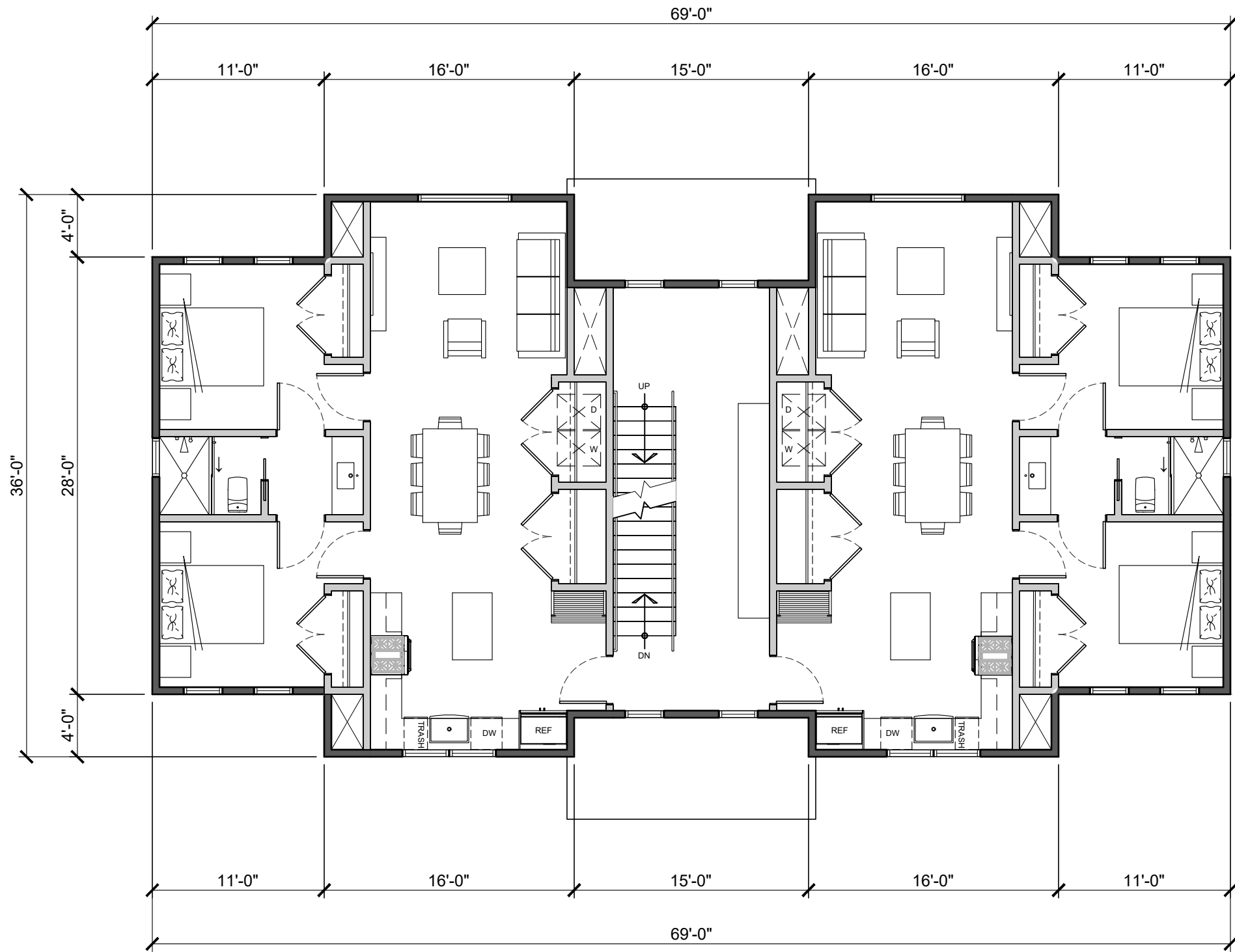
1/8" = 1' - 0"

FIRST FLOOR
PLATE: 2,173
UNIT: (2) @ 916.5 = 1,833
CIRC/MECH: 340

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FULL UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

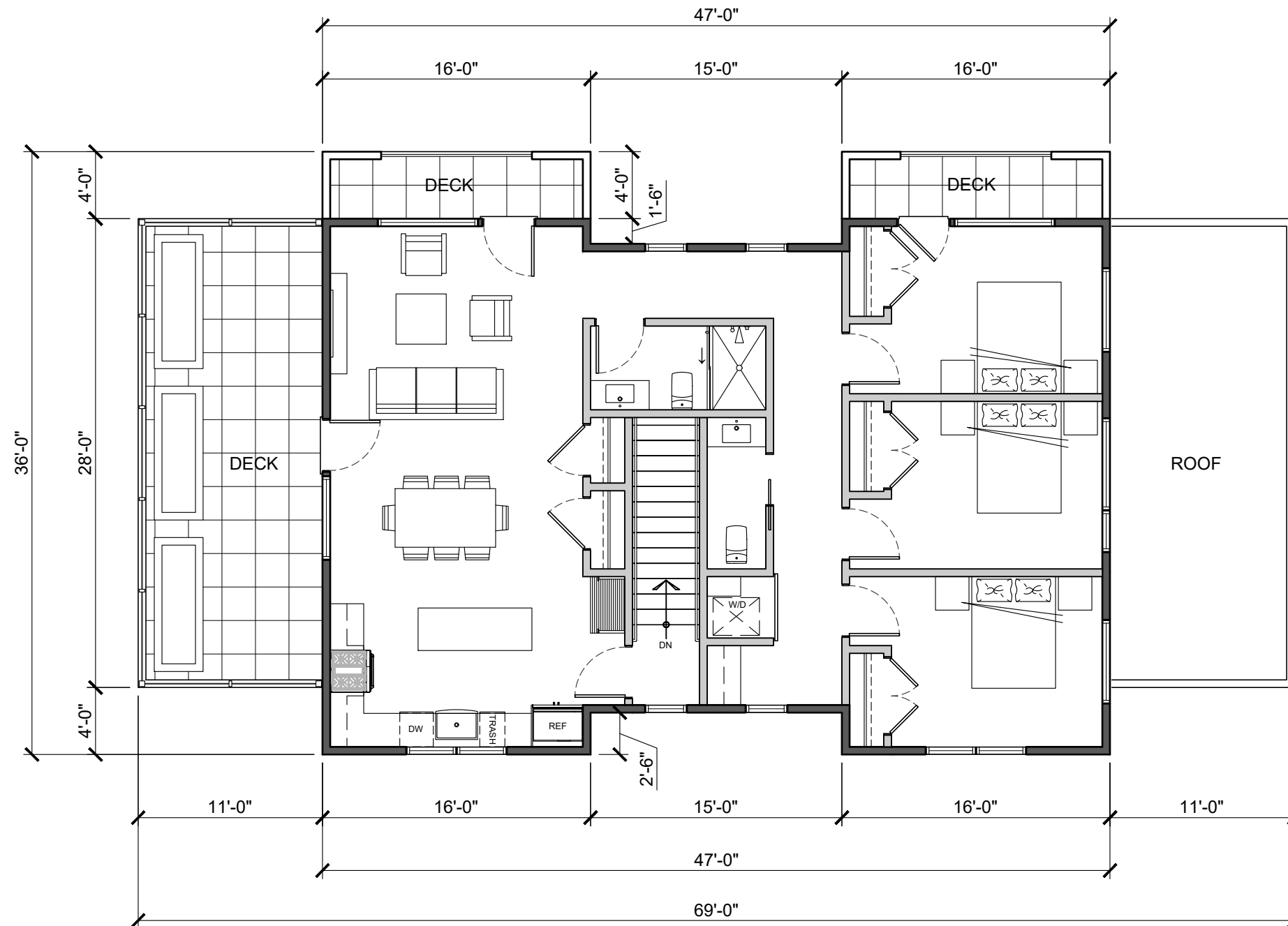
SECOND FLOOR
PLATE: 2,173
UNIT: (2) @ 916.5 = 1,833
CIRC/MECH: 340

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FULL UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

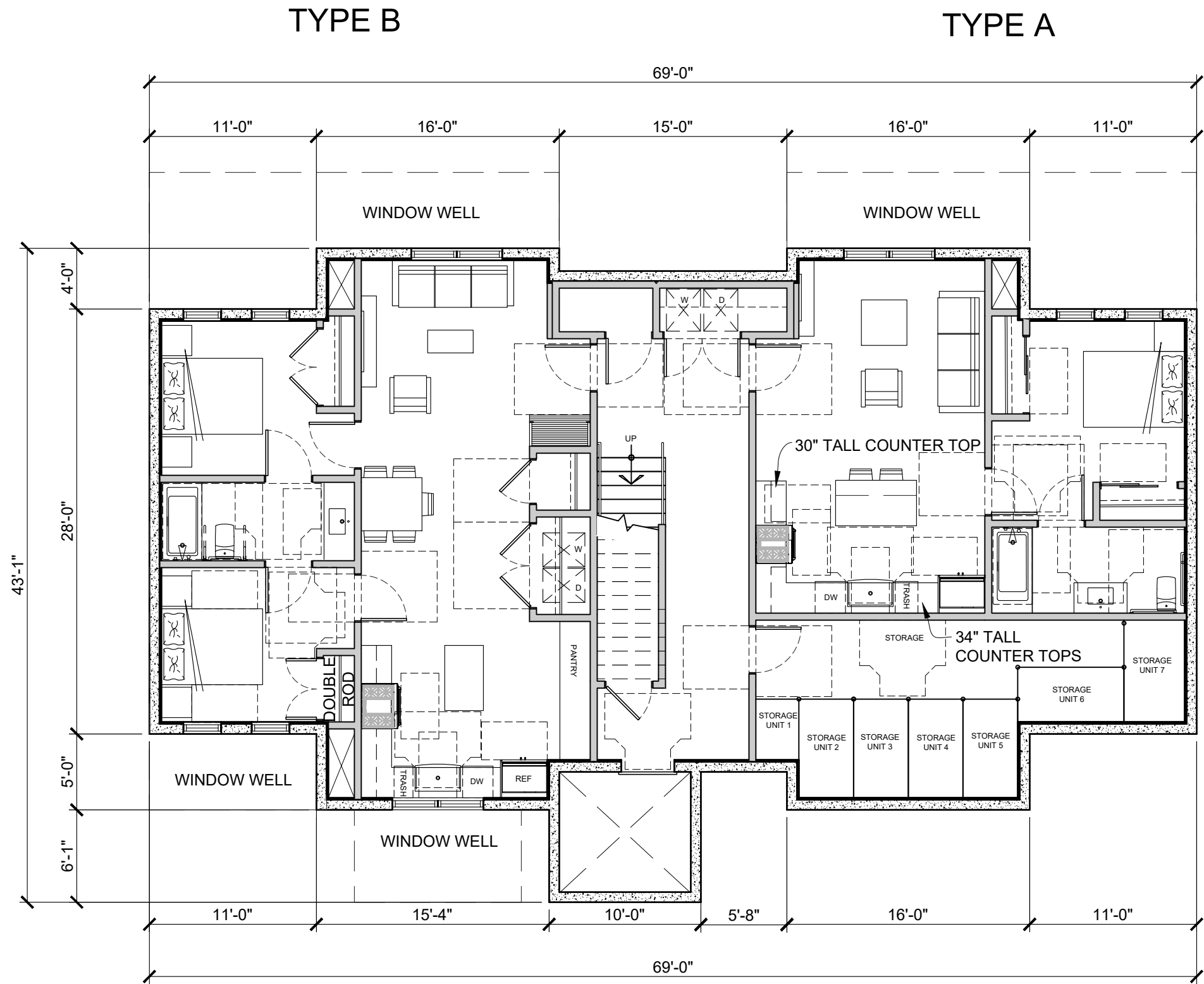
THIRD FLOOR
PLATE: 1,429
UNIT: 1,363
CIRC: 66
DECKS: 436

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ADA GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL ADA
PLATE: 2,364
UNIT (1 BED): 652.5
UNIT (2 BED): 947.5
CIRC/MECH/STORAGE: 764

architects

HOYT

Jackson Wyoming
hoytarchitects.design
307.735.9955

REDHOUSE

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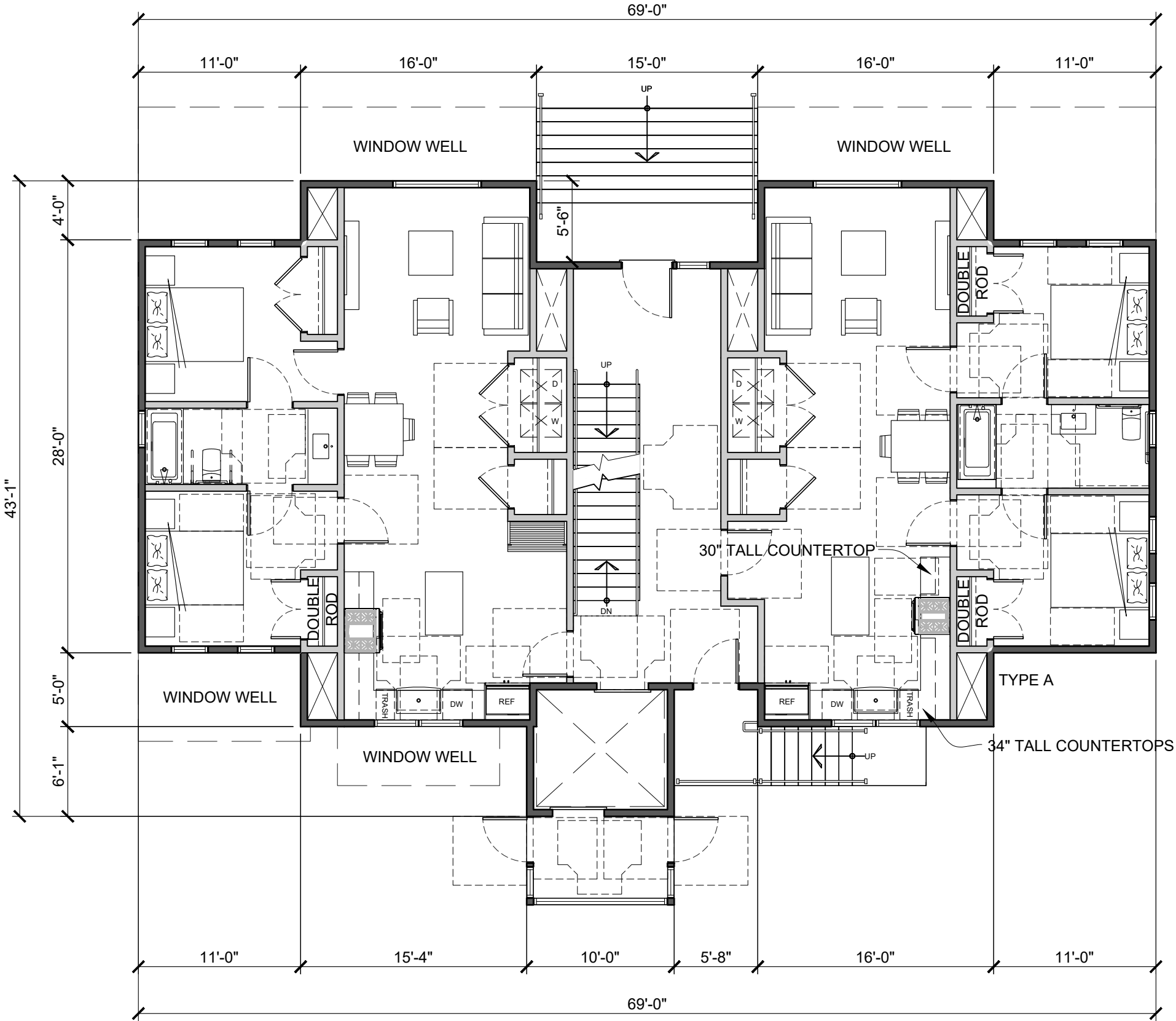
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A105

TYPE B

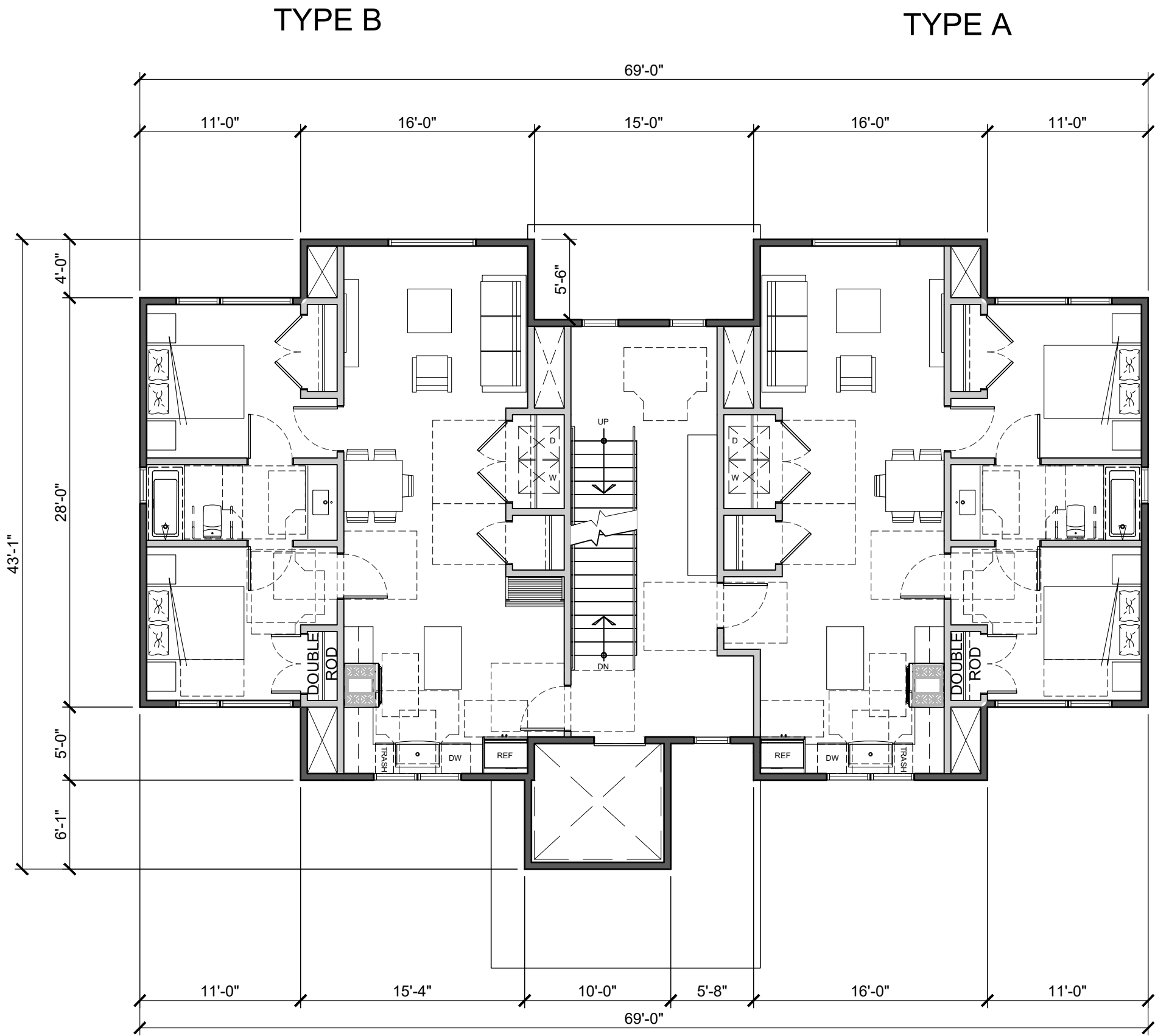
TYPE A



ADA FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

FIRST FLOOR
PLATE: 2,364
UNIT: 932.5
ADA UNIT: 917
CIRC/MECH: 514.5



ADA SECOND LEVEL PLAN + 15

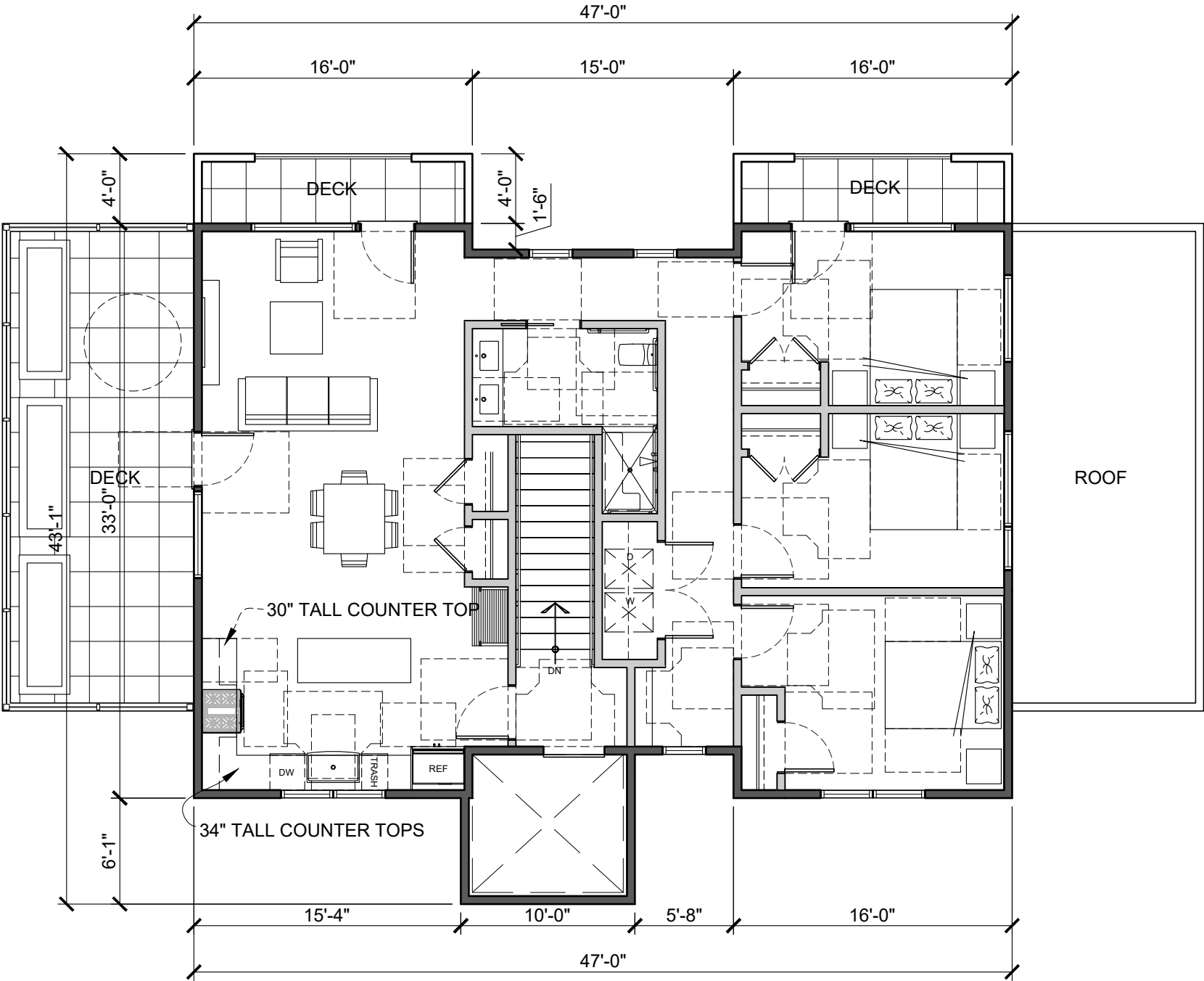
1/8" = 1' - 0"

SECOND FLOOR
PLATE: 2,304
UNIT: 932.5
ADA UNIT: 917.5
CIRC/MECH: 454

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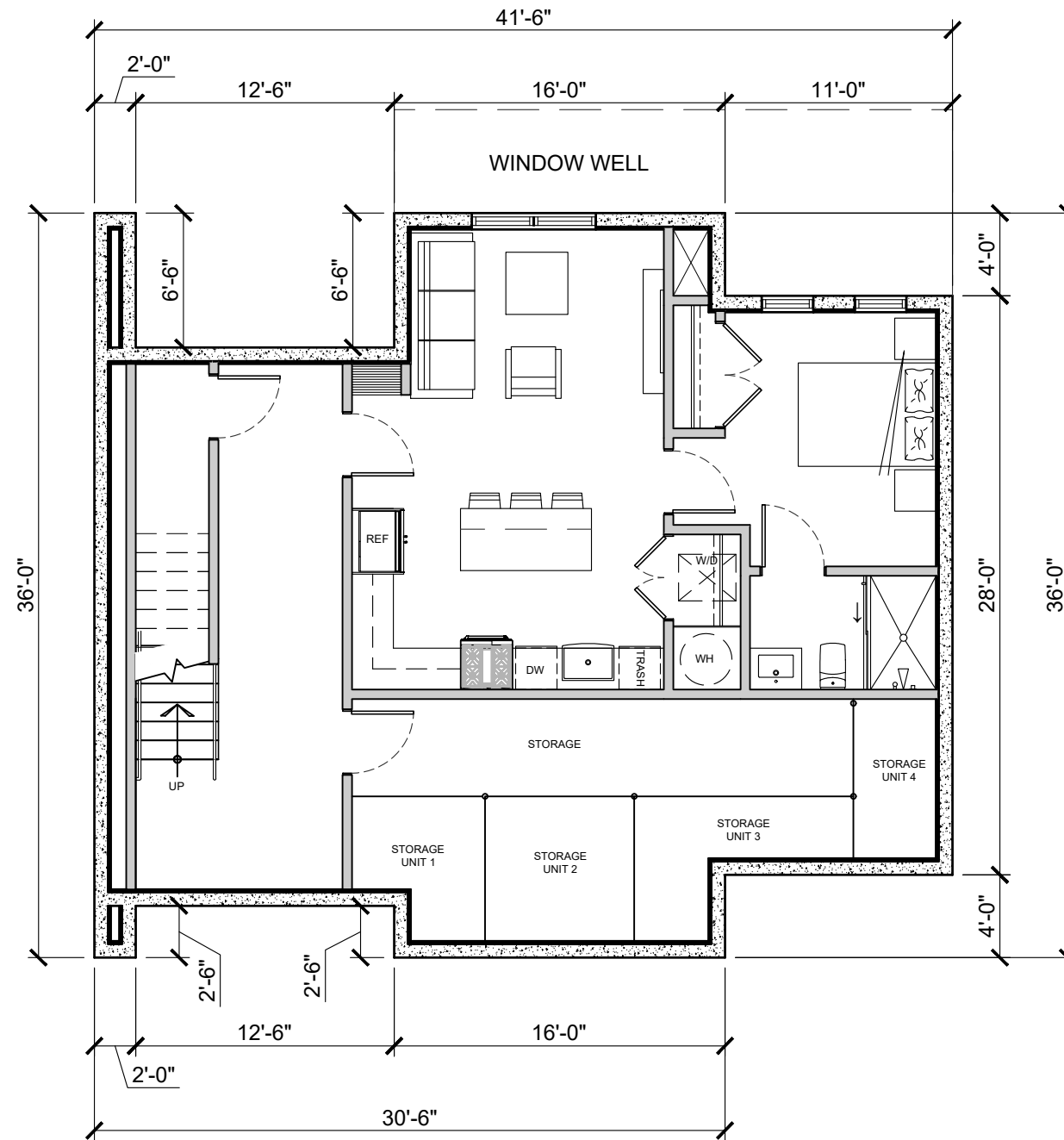
TYPE A



ADA THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

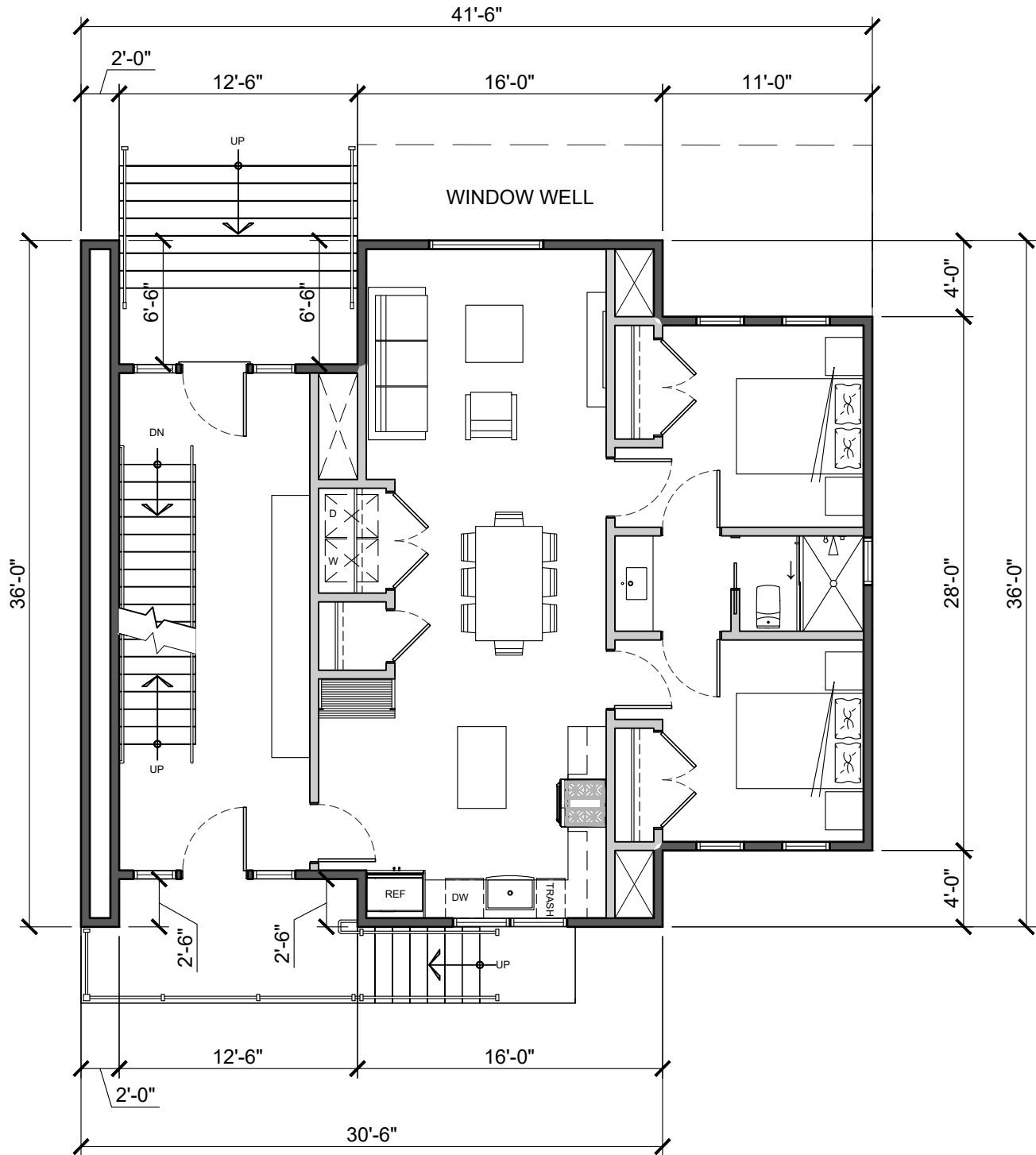
THIRD FLOOR
PLATE: 1,560
ADA UNIT: 1,387
CIRC: 173
DECKS: 206



HALF UNIT - GARDEN LEVEL PLAN -5'

1/8" = 1' - 0"

GARDEN LEVEL
PLATE: 1,234
UNIT (1 BED): 623
CIRC/MECH/STORAGE: 611



HALF UNIT - FIRST LEVEL PLAN + 5'

1/8" = 1' - 0"

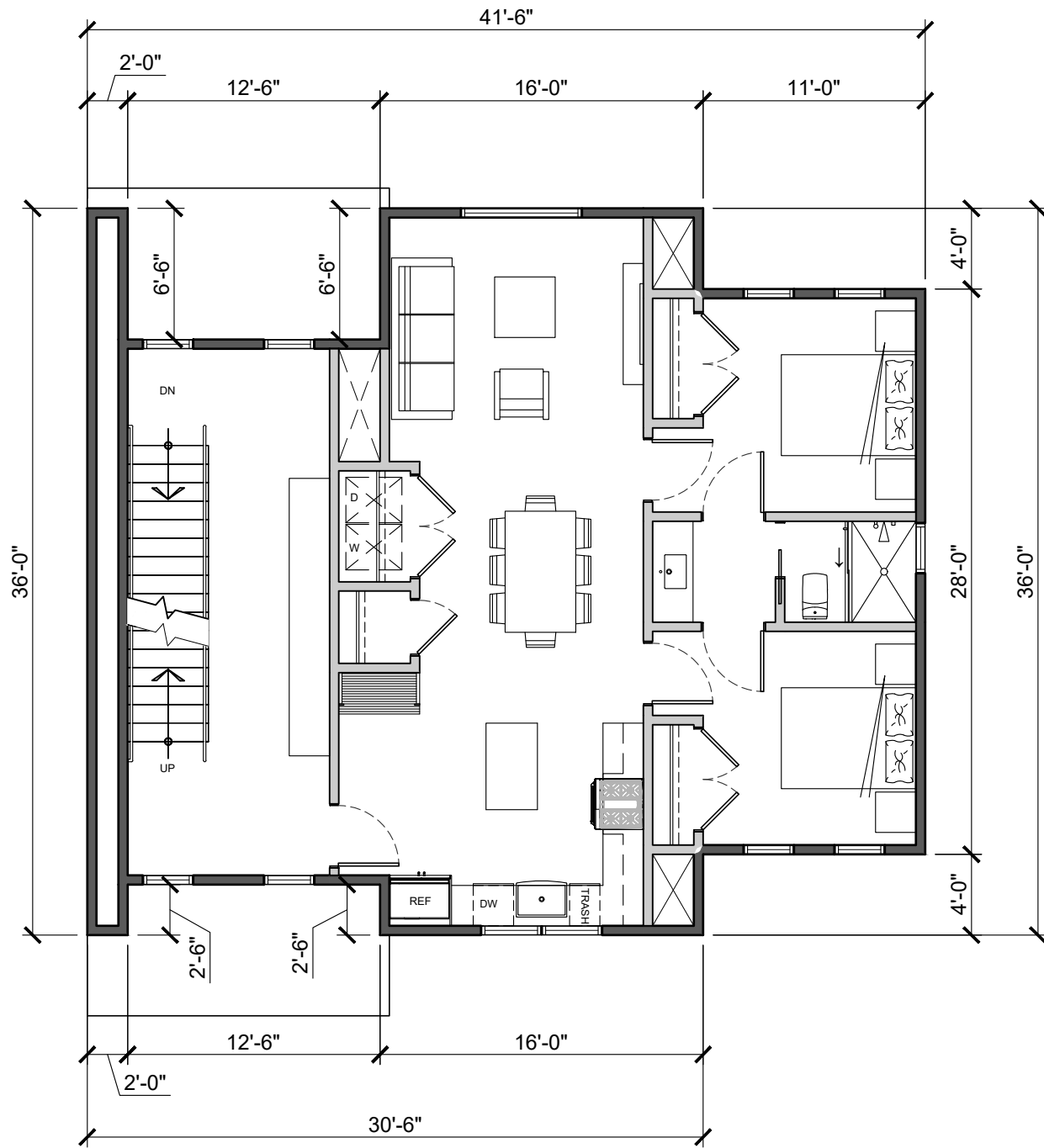
FIRST FLOOR
PLATE: 1,234
UNIT: 916.5
CIRC/MECH: 317.5

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HALF UNIT - SECOND LEVEL PLAN + 15

1/8" = 1' - 0"

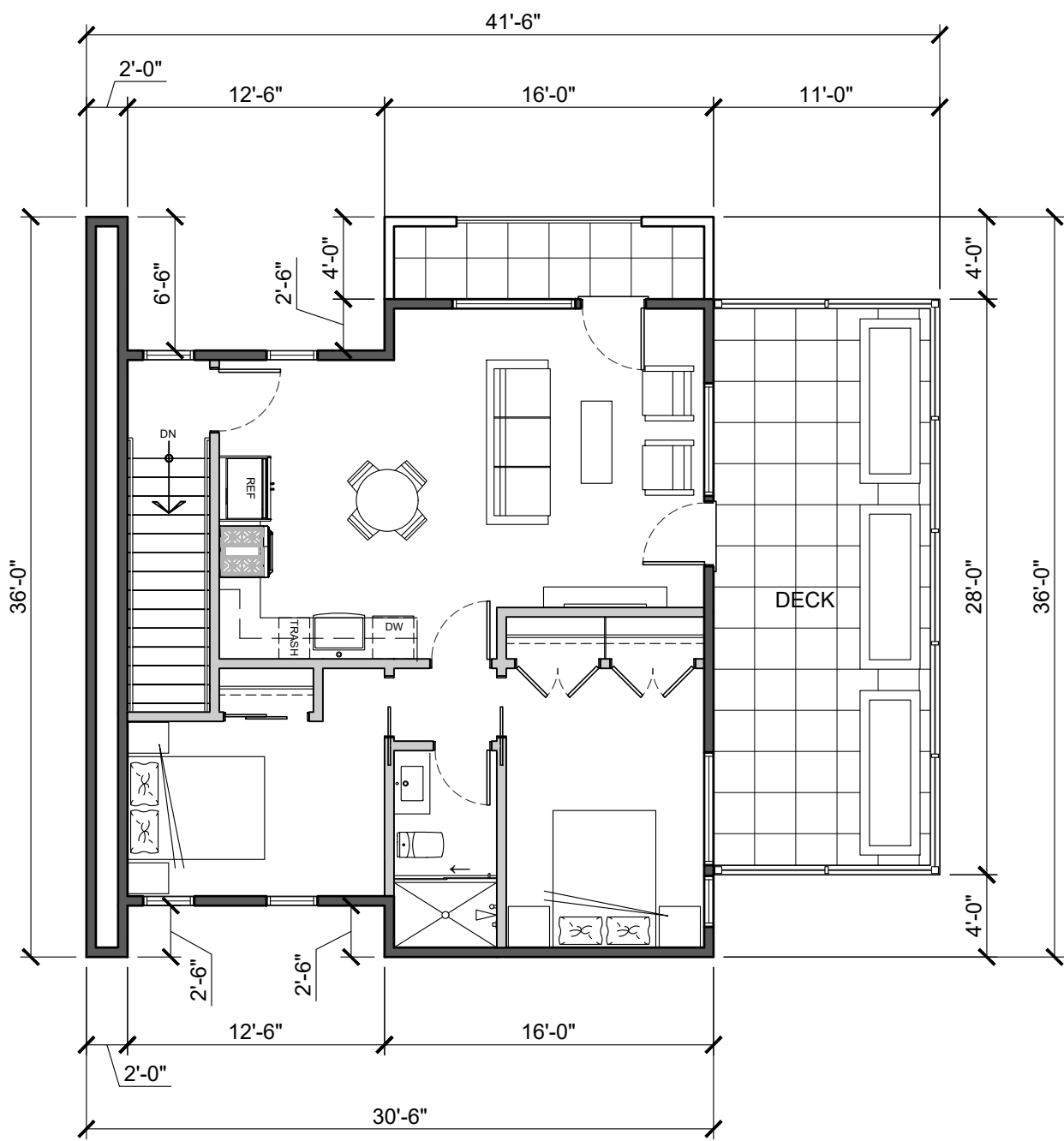
SECOND FLOOR
PLATE: 1,234
UNIT: 916.5
CIRC/MECH: 317.5

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HALF UNIT - THIRD LEVEL PLAN + 25'

1/8" = 1' - 0"

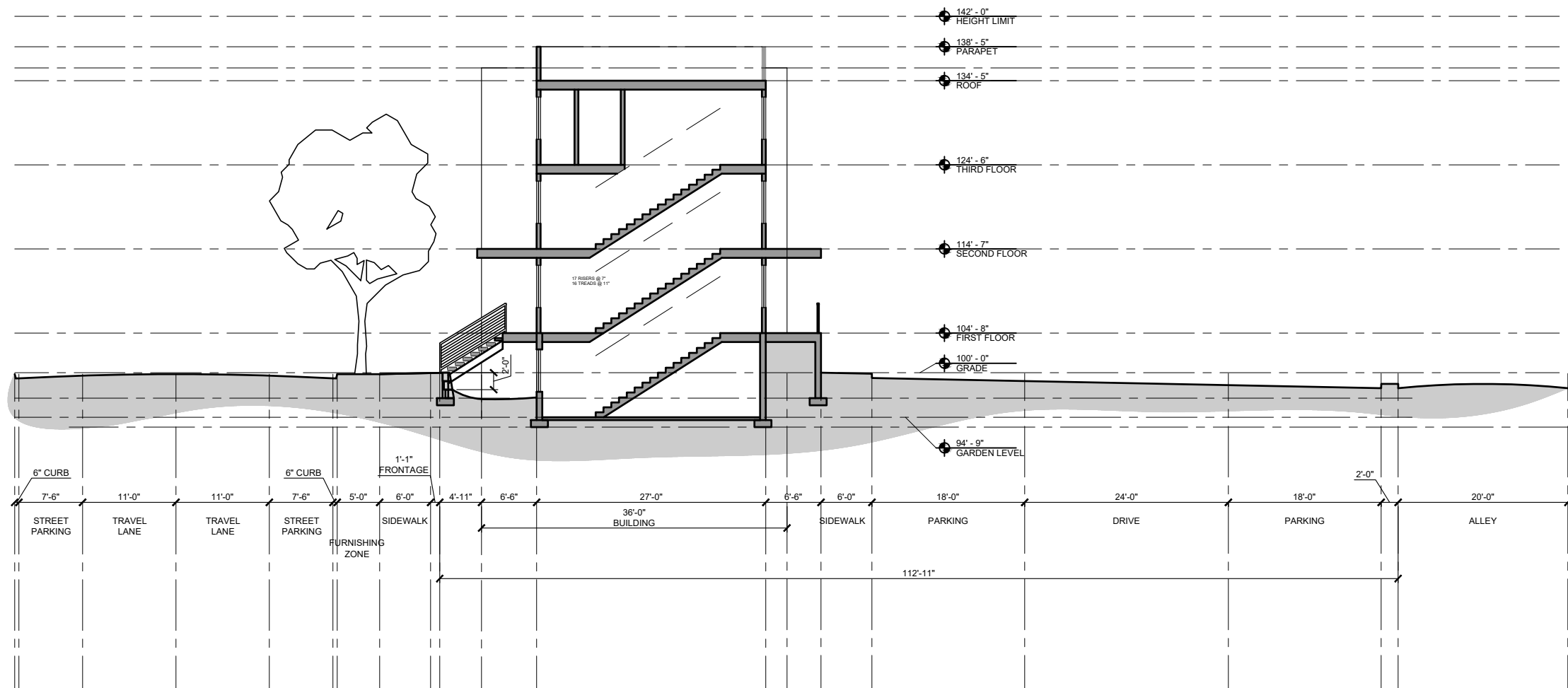
THIRD FLOOR
PLATE: 862
UNIT: 782
CIRC/MECH: 80
DECKS: 372

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REDHOUSE

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SITE SECTION

SCALE: 1/8"=1'-0"

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Aerial Perspective
N.T.S.

NOT FOR CONSTRUCTION

REDHOUSE



North Perspective
N.T.S.



West Perspective
N.T.S.



South Perspective

N.T.S.



East Perspective

N.T.S.



Northeast Perspective

N.T.S.



Southwest Perspective

N.T.S.