



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

Date: May 31, 2022	REQUESTS:
Item #: P22-138	
Planner: Tyler Valentine	The applicant is submitting a request for a Zoning Compliance for the property located at 250, 260, 262 N Cache St., legally known as LOTS 7-8, BLK. 2, SMITH LOT 7, BLK. 3, SMITH and PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116 PIDNs 22-41-16-27-3-03-001, 22-41-16-27-3-00-001 and 22-41-16-27-3-00-014
Phone: 733-0440 ext. 1305	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Email: tvalentine@jacksonwy.gov	
Owner: Kudar Enterprises, Inc. PO Box 1785 Jackson, WY 83001	
Applicant: Van Rooyen Group, LLC 3465 N Pines Way Ste. 104 #71 Wilson, WY 83014	
Please respond by: June 15, 2022 (Sufficiency) June 22, 2022 (with Comments)	

Owner:

Kudar Enterprises, Inc.
PO Box 1785
Jackson, WY 83001

Applicant:

Van Rooyen Group, LLC
3465 N Pines Way Ste. 104 #71
Wilson, WY 83014

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: Kudar Motel
Physical Address: 260 N Cache Street, Jackson, WY 83001
Lot, Subdivision: See Attached PIDN: 22-41-16-27-3-00-001

PROPERTY OWNER.

Name: Kudar Enterprises, INC. Phone: 307-413-0850
Mailing Address: PO Box 1785, Jackson, WY ZIP: 83001
E-mail: michael.kudar@jhsir.com

APPLICANT/AGENT.

Name: van Rooyen Group, LLC Phone: 303-888-1812
Mailing Address: 3465 N. Pines Way, Suite 104 #71, Wilson, WY ZIP: 83014
E-mail: jbelkin@garfieldhecht.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	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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?

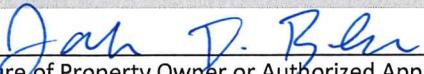
Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

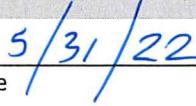
Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

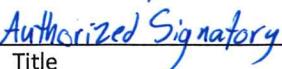
Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine 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


Name Printed


Date


Authorized Signatory
Title

Legal Description:

250 N Cache Street: LOTS 7-8, BLK. 2, SMITH LOT 7, BLK. 3, SMITH, Parcel: 22-41-16-27-3-03-001

260 N Cache Street: PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116, Parcel: 22-41-16-27-3-00-001

262 N Cache Street: PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116, Parcel: 22-41-16-27-3-00-014

Teton County Planning and Development
200 S. Willow, P.O.Box 1727
Jackson, WY 83001

The applicants, van Rooyen Group, LLC, are requesting a ZCV (Zoning Compliance Verification) for 260 N. Cache Street, Jackson, WY 83001.

Background: 260 N. Cache Street is a long time operated hotel owned by Kudar Enterprises, INC., commonly known as the Kudar Motel. The three commercial lots total 2.71 acres and currently has individual stand alone cabins. The van Rooyen Group, LLC has the property under contract and a Letter of Authorization. The van Rooyen Group, LLC would like to see questions attached can be answered about the current uses along with questions about any future redevelopment.

Please see attachment.

Request: The applicant respectfully requests the Planning Staff to answer the questions for the ZCV in a timely manner.

Thank you for your assistance with this request. Please contact us should you have any questions or concerns regarding this request.

ZCV Questions

1. Concerning the three lots, is the FAR 1.3 and does this allow 154,461.88 sq ft to be built?
2. Are the setbacks 0-5' for all sides of the property?
3. Can you build across your own property line between two parcels?
4. Does the property come with 76 parking credits that can be used for all commercial uses except lodging and short-term rentals?
5. Does an assembly use/event space in a hotel require any housing mitigation?
6. What is the parking requirement for assembly use/event space in a hotel?
7. Is the height limit for any building 42'-46' maximum depending on the roof design?
8. Can an elevator shaft extend above the maximum height of the building?
9. Does the zoning allow for any possibility of a fourth-floor bonus?
10. Does the zoning have a maximum building size?
11. Does the RV use give any housing mitigation credits for future development?
12. Does the zoning allow for removal of trees on the property without any approvals?
13. Can you use the 2:1 bonus in this zone and go above the 1.3 FAR?
14. Is the third story step back applied on the north side of the property along Mercill Ave?
15. Does the third story step back allow a 60% encroachment?
16. Is long term housing, restaurant, office, retail, lodging, and short-term rentals all an allowed use?
17. Will any traffic study need to be done during any level of redevelopment?
18. Will Cache Creek be moved off the property by the Town during the Rec Center project? When will this happen and how long will the project last?
19. Would a rooftop deck count against the FAR on the property? Does it count against your parking requirement?
20. Would any outdoor dining area count against the FAR on the property? Does it count against your parking requirement? What determines if the area counts against the FAR?
21. Does the property have any current non-conforming uses?
22. Is Mercill Ave from Cache to Hidden Hollows owned by the Town of Jackson? Does the Town have any future plans to not maintain that road?
23. Does the Town maintain the sidewalk from Cache to Hidden Hollows?
24. Would this property need an Environmental Analysis for a sketch plan?



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:

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 **Kudar Enterprises, INC.**

Being duly sworn, deposes and says that Kudar Enterprises, INC. is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 260 N Cache Street, Jackson, WY 83001

Legal Description: See Attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: van Rooyen Group, LLC

Mailing address of Applicant/agent: 3465 N. Pines Way, Suite 104 #71, Wilson, WY 83014

Email address of Applicant/agent: jbelkin@garfieldhecht.com

Phone Number of Applicant/agent: 303-888-1812

Is authorized to act as property owner's agent and

permit to perform the work specified in this(these) application(s) at the premises listed above:

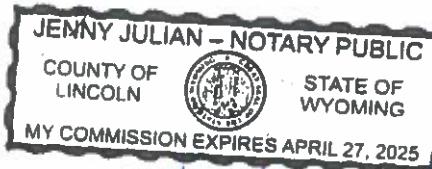
Public Right of Way Permit Grading and Erosion Control Permit Business License Application
 Demolition Permit Other (describe) zoning compliance verification

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.

Joseph H Kudor
Property Owner Signature

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

STATE OF Wyoming)
COUNTY OF Teton) SS.)



The foregoing instrument was acknowledged before me by Joseph H Kudor this 31
day of May. WITNESS my hand and official seal.

Jen
Notary Public

My commission expires:

Legal Description:

250 N Cache Street: LOTS 7-8, BLK. 2, SMITH LOT 7, BLK. 3, SMITH, Parcel: 22-41-16-27-3-03-001

260 N Cache Street: PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116, Parcel: 22-41-16-27-3-00-001

262 N Cache Street: PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116, Parcel: 22-41-16-27-3-00-014