



# 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: May 31, 2022</p> <hr/> <p>Item #: P22-138</p> <hr/> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <hr/> <p>Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a></p> <hr/> <p><b>Owner:</b> Kudar Enterprises, Inc. PO Box 1785 Jackson, WY 83001</p> <p><b>Applicant:</b> Van Rooyen Group, LLC 3465 N Pines Way Ste. 104 #71 Wilson, WY 83014</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>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</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p><b>Please respond by:    June 15, 2022 (Sufficiency)</b>  <b>                                     June 22, 2022 (with Comments)</b></p>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto: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](http://www.townofjackson/200/Planning)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	<input checked="" type="checkbox"/> _____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	<b>Miscellaneous</b>
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ 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 <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](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.

John D. Belkin  
Signature of Property Owner or Authorized Applicant/Agent

John D. Belkin  
Name Printed

5/31/22  
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 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:

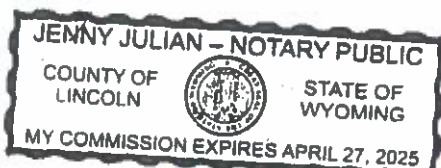
- ☐ Development/Subdivision Plat Permit Application      ☐ Building Permit Application
- ☐ Public Right of Way Permit    ☐ Grading and Erosion Control Permit    ☐ Business License Application
- ☐ Demolition Permit                      ☒ Other (describe) zoning compliance verification

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 Owner

STATE OF Wyoming )  
 ) SS.  
 COUNTY OF Teton )



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

Jenny Julian  
 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

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