



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: June 16, 2023 Item #: P23-108	REQUESTS: The applicant is submitting a request for a Basic Use Permit for retail use at the property located at 105 E Pearl Ave., legally known as LOT 3, BEAN HILL ADDITION PIDN: 22-41-16-34-2-04-009 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: alangley@jacksonwy.gov	
Owner Gayle Roosevelt PO Box 4091 Jackson, WY 83001 Applicant Ian Everard PO Box 495 Victor, ID 83455	
Please respond by: June 30, 2023 (Sufficiency) July 7, 2023 (with Comments)	

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



ARGENTUM
RESOURCES
KNOWLEDGE

P.O. BOX 495
VICTOR, ID 83455

IAN EVERARD (307) 264-9441
IAN@ARKSGO.COM

ARKSGO.COM

June 14, 2023

Planning Department - Town of Jackson
150 E Pearl Ave.
Jackson, WY 83001

To Whom It May Concern:

We are excited to open our retail store, ARK Silver Gold Osmium at 105 E. Pearl Ave.! ARK is a precious metals company that helps our customers preserve their wealth through ownership of silver, gold, and vapor-crystallized osmium and investment jewelry. My wife and I have owned and operated the business since August 2020 out of our Idaho and Wyoming offices. We love Jackson and are eager to become a part of the business community.

Our proposed hours of operation are 10:00 am - 4:00 pm Tuesday through Saturday. While we conduct much of our business over the phone and through email, we anticipate customers coming to our retail location to view and buy silver, gold, and osmium products. I plan to work part-time from our Idaho office and part-time from the store as the only shop employee. We will use the existing floor plan and simply add office furniture (e.g. we are not expanding the square footage).

Prior to ARK Silver Gold Osmium occupying the 1350 sq. ft. space, it was used as a developmental recreation / gym space until Dec 2022. Prior to that, it was approved in 2020 as an office space for housing mitigation purposes (ref: planning item P20-208). As such, there is no housing requirement for this retail space.

Thank you for your review of our application. We look forward to hearing from you.

Kind regards,

A handwritten signature in black ink, appearing to read 'Ian Everard', written over a horizontal line.

Ian Everard, Owner



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: June 14, 2023

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

Gayle Roosevelt

Being duly sworn, deposes and says that Gayle Roosevelt is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 105 E. Pearl St. Jackson, WY 83001

Legal Description: Lot 3, Bean Hill Addition

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Ian Everard

Mailing address of Applicant/agent: PO Box 495 Victor, ID 83455

Email address of Applicant/agent: ian@arksgo.com

Phone Number of Applicant/agent: 307-264-9441

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 ☐ Demolition Permit

☒ Other (describe) Basic Use Permit

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.

Gayle L. Roosevelt
Property Owner Signature

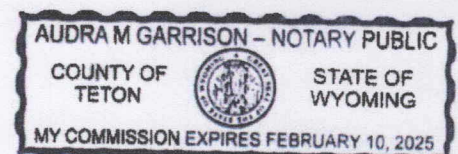
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WYOMING)
) SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Gayle Roosevelt this 15th day of June, 2023. WITNESS my hand and official seal.

Audra M Garrison
Notary Public

My commission expires:
09.10.2025





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: ARK Silver Gold Osmium
Physical Address: 105 E. Pearl St. Jackson, WY 83001
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Gayle Roosevelt Phone: (307) 690-2466
Mailing Address: PO Box 4091 Jackson, WY ZIP: 83001
E-mail: lamb4h@aol.com

APPLICANT/AGENT.

Name: Ian Everard Phone: 307-264-9441
Mailing Address: PO Box 495 Victor, ID ZIP: 83455
E-mail: ian@arksgo.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 #: _____ 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

Jan F. Everard

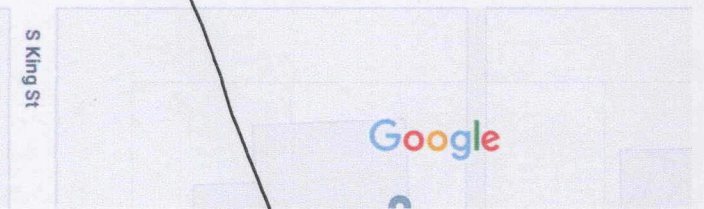
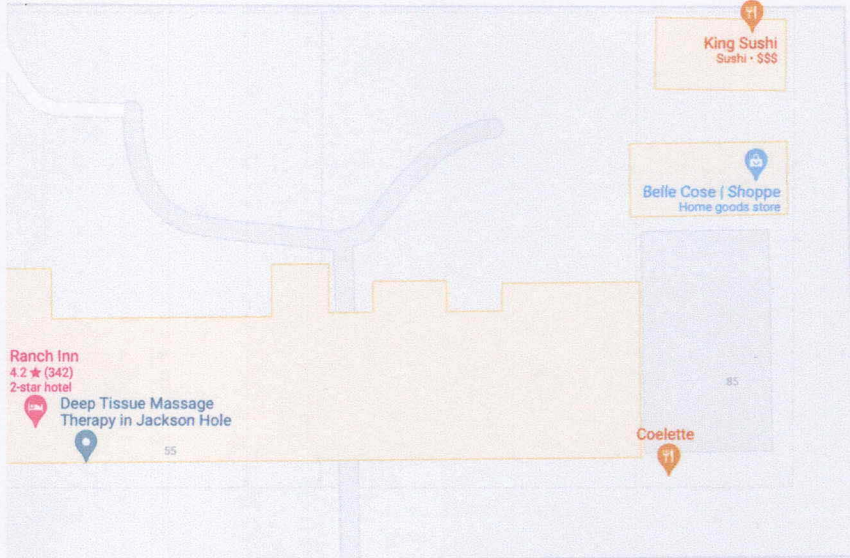
Name Printed

Date

June 15, 2023
Owner

Title

Google Maps 105 E Pearl Ave



Map data ©2023 Google 20 ft

ARK Silver Gold
OsmiumNo parking spaces
assigned.

105 E Pearl Ave

Building

Housing Mitigation Plan

updated 1/8/21

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. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each 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. (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 unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

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. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf		1350	0	0.000

Existing Workforce Housing Credit 0.000

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. (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
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Retail	0.000216*sf		1350	0	0.000
					-

Affordable Workforce Housing Required: 0.000 units

Fee-in-Lieu Amount: \$ -

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitgation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).

S. King St.

Main Level
Entrance

ARK
Silver Gold
Osmium
Retail Space

MAIN FLOOR

E. Pearl
Ave.

ARK
Silver Gold
Osmium
Retail Space

Hallway

Stairs to
Upstairs

Stairs to
Downstairs

Bathroom

No change to the floor plan

1350 sq. ft.