



# 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: August 28, 2023	<b>REQUESTS:</b>
Item #: P23-156	The applicant is submitting a request for a sketch plan Pre-Application Conference for a hotel/multi use building located at 45&65 Mercill, 330-360 N Glenwood, and 325-375 N Cache St. (11 lots)
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 307-733-0440 x1305, or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owners:</b> Mogul Hospitality Partners-Jackson LLC PO Box 998 Midway, UT 84049	
<b>Applicant:</b> same	
<b>Please respond by: September 18, 2023 (with Comments)</b>	

**Applicant:**

**RESPONSE:** For Departments not using SmartGov, please send responses via email to:  
[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



## M O G U L C A P I T A L

August 25, 2023

Paul Anthony  
Planning Director, Jackson Planning Department  
P.O. Box 1687  
Jackson, WY 83001

RE: Sketch Plan Pre-Application: N Cache Lodging and Residential Development

Dear Paul,

Please accept this Sketch Plan Pre-Application Request ("PAP") for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the "Project"). Following a productive discussion with the Town Council on August 21, 2023, we are formally submitting the attached site plan concept for the sketch plan pre-application process. The Project and enclosed materials are for the development of sixteen adjacent parcels, utilizing current Town of Jackson LDRs.

As discussed at the Town Council meeting, the concept includes a portion of the alley integrated into the Project and converted into a public amenity for both guests at the Project and the public. This option optimizes the site and allows for street and retail activation by providing a pedestrian paseo through the Project creating an inviting and usable public space. Additionally, this option retains the northern portion of the alley for truck and loading access for the Project and neighboring property. It also segments the building, reducing massing and increasing pedestrian access to an area which includes a modern take on an iconic Jackson Barn for meeting and conference space. Given the feedback from public works for us, as the developer, to vacate the entire alley, we are interested in engaging in further discussions with the Town should the Council desire to pursue this option.

Located on the North end of town, our gateway project seeks to benefit both residents and tourists alike by providing residential housing and lodging to the Town of Jackson. By developing this project, we will improve a block with vacant parcels, aged buildings and infrastructure by building an elegantly designed lodging and housing project. In addition, this project is conveniently located at the north end of town, providing quick access into Yellowstone and Grand Teton National Park, while also being a short walk to Town Square.

Attached is our pre-application request form as well as the conceptual design mentioned above. We look forward to meeting with you and your colleagues to further discuss this design, obtain input and move the application forward.

Sincerely,  
Brad Wagstaff  
Chief Executive Officer



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

150 E Pearl Ave. ph: (307) 733-0440 fax:  
P.O. Box 1687 [www.townofjackson.com](http://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 processed 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](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name, Agency: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Property Owner

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: \_\_\_\_\_ 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.

Physical Development Permit  
 Use Permit  
 Development Option or Subdivision Permit  
 Interpretations of the LDRs  
 Amendments to the LDRs  
 Relief from the LDRs  
 Environmental Analysis

**This pre-application conference is:**  
 Required  
 Optional  
 For an Environmental Analysis  
 For grading

**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](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

**Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://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>.

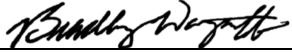
**Narrative Project Description.** Please attach a short narrative description of the project that addresses:  
 Existing property conditions (buildings, uses, natural resources, etc)  
 Character and magnitude of proposed physical development or use  
 Intended development options or subdivision proposal (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

Date

Name Printed

Title

CONCEPT DESIGN | AUGUST 2023



## JACKSON HOTEL



## LEGEND

- Bike Route
- Trails
- Pathway
- Public Facility
- Roads
- Sponsors
- Park
- Hiking/Biking Trailhead
- Restrooms
- Parking
- Post Office
- Visitor Center
- St. John's Hospital
- School
- Bike Repair Station
- Grand Loop - 35 Miles
- 1 JH/Greater Yellowstone Visitor's Center
- 2 Bridger-Teton National Forest
- 3 Rec Center
- 4 Jackson Hole Community Pathways
- 5 Friends of Pathways
- 6 Teton County Library
- START BUS
- START BIKE
- Download App: 





NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER

Level	Residential		
	Market Rate Keys	Luxury Keys	Parking Required
B02			
B01			0
L01	5	5	15
L02		8	12
L03	22	8	45
<b>Total</b>	<b>27</b>	<b>21</b>	<b>72</b>
<b>TOTAL RESI.</b>	<b>48</b>		

Level	Hotel	
	Keys	Parking
B02		
B01	31	25
L01	45	36
L02	70	56
L03		
<b>Total</b>	<b>146</b>	<b>117</b>
<b>TOTAL HOTEL</b>	<b>146</b>	

	Parking	
	Stalls Required	Stalls Provided
B02	189	207

Area			
Previous Design		Updated Design	
Site Area	Allowable Comm FAR	Site Area	Allowable Comm FAR
140,346	112,277	115,118	92,094

	Commercial				
	Commerical	Resi.	Service	Garage	Total
B02			12,600	71,477	84,077
B01	55,971	11,282			67,253
L01	30,702	28,891			59,593
L02	36,816	30,125			66,941
L03		66,937			66,937
<b>Total</b>	<b>123,489</b>	<b>137,235</b>	<b>12,600</b>	<b>71,477</b>	<b>344,801</b>

Commerical FAR Area ( excl. B1&B2)      67,518 SF

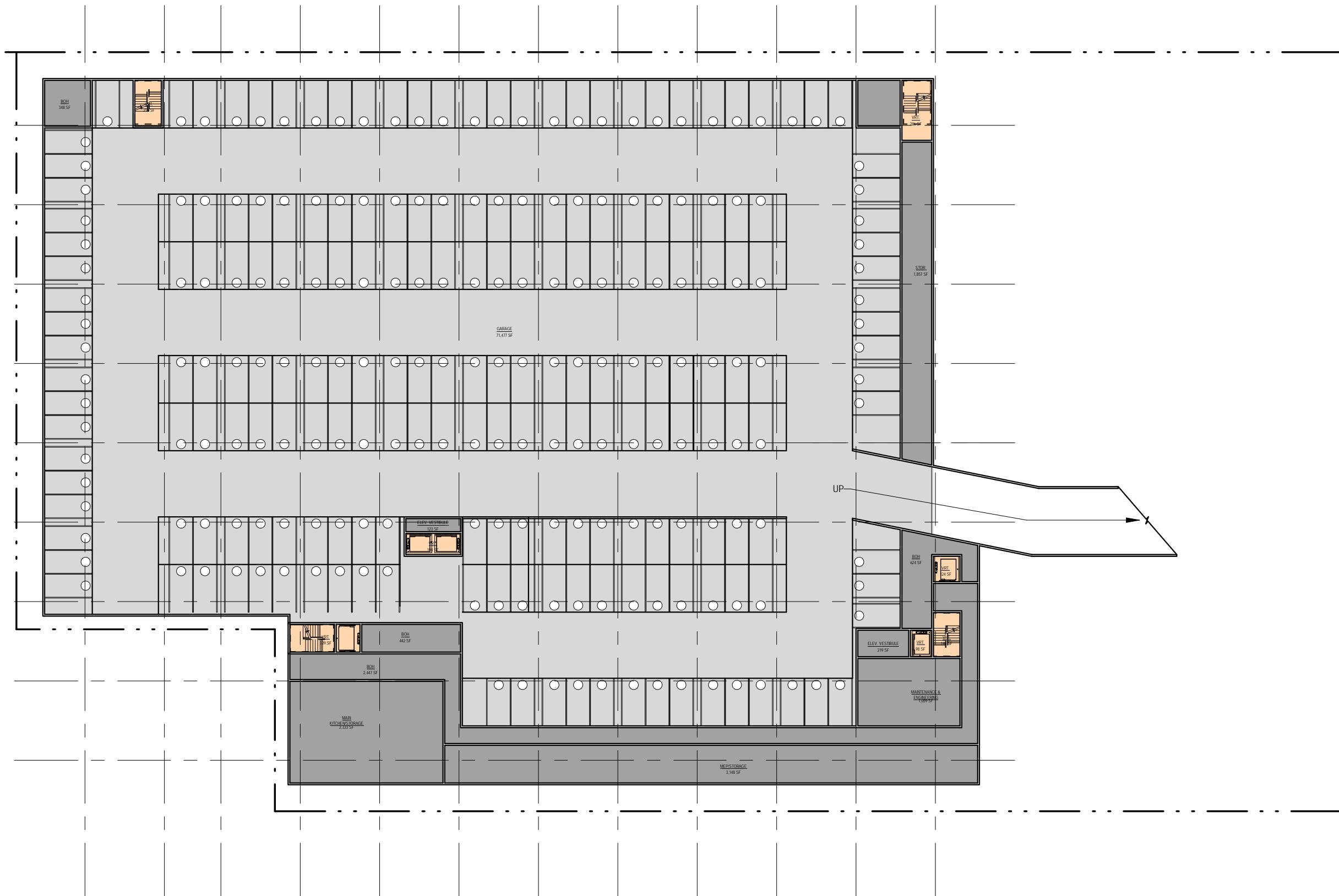


**JACKSON HOTEL**  
JACKSON, WY

#### PROJECT SUMMARY

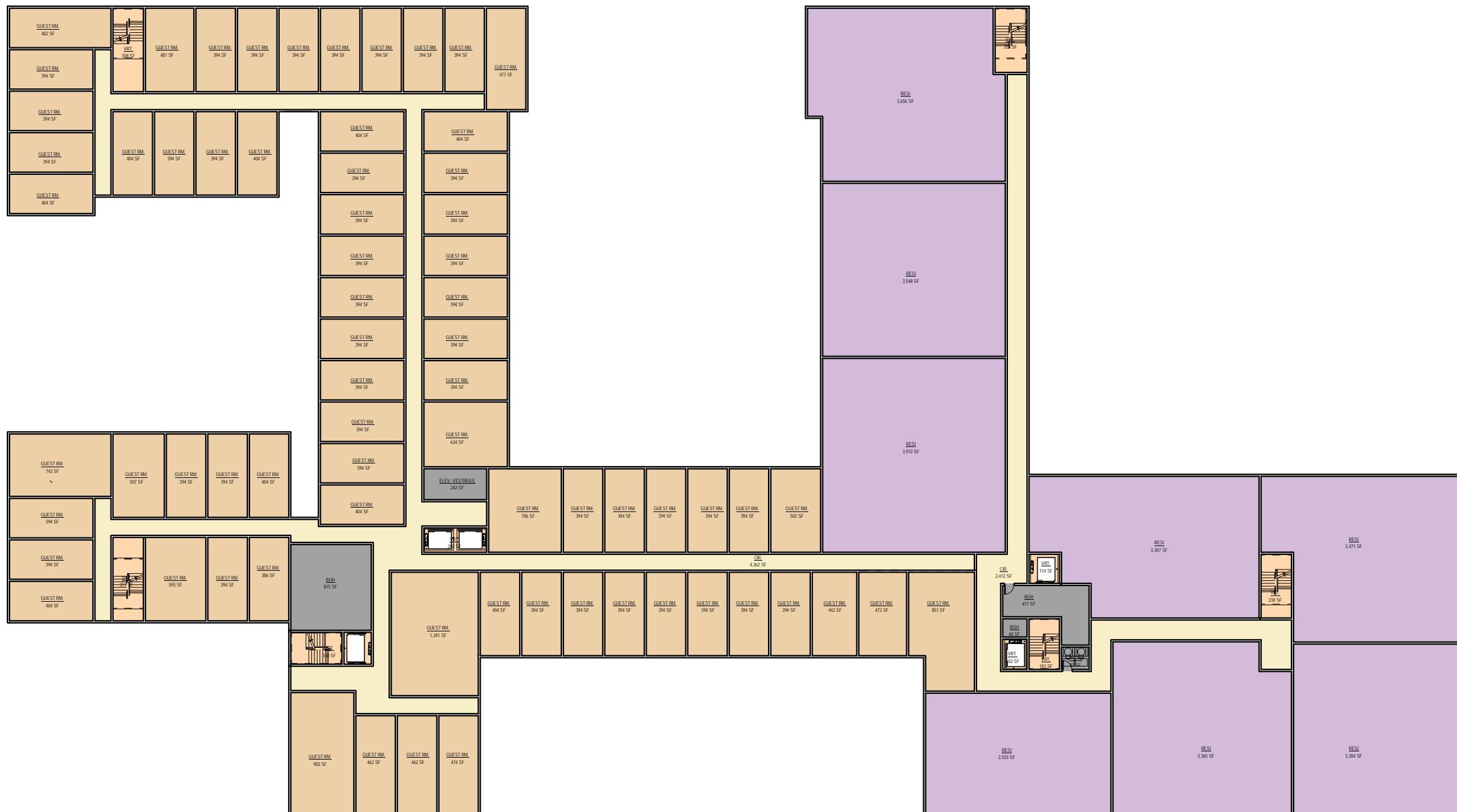












# JACKSON HOTEL

## JACKSON, WY

## FLOOR PLAN - LEVEL 2



SCALE: 1" = 40'

SCALE: 1" = 40'

SCALE: 1" = 40'

AO

# Architecture. Design. Relationships.

Scale  
Job No.  
Date

2023-0270  
2023-08-08

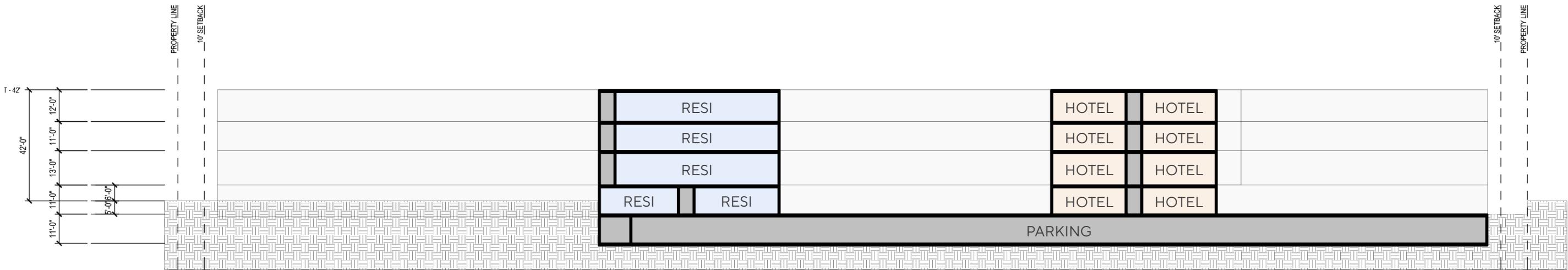




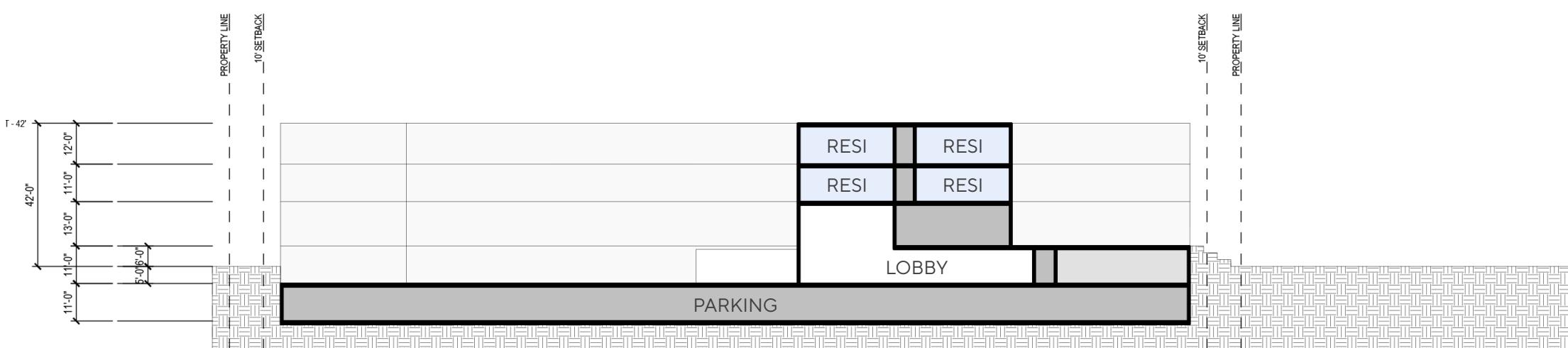
**JACKSON HOTEL**  
JACKSON, WY

ROOF PLAN  
N  
0 40' 80'  
SCALE: 1" = 40'

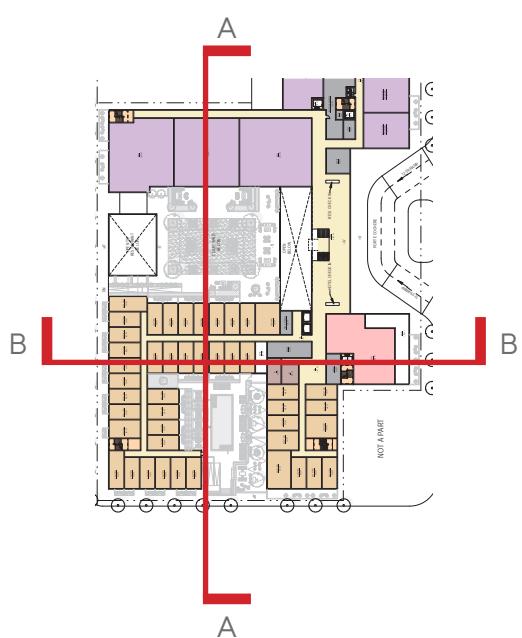
**AO** Architecture.  
Design.  
Relationships.



**SECTION A**



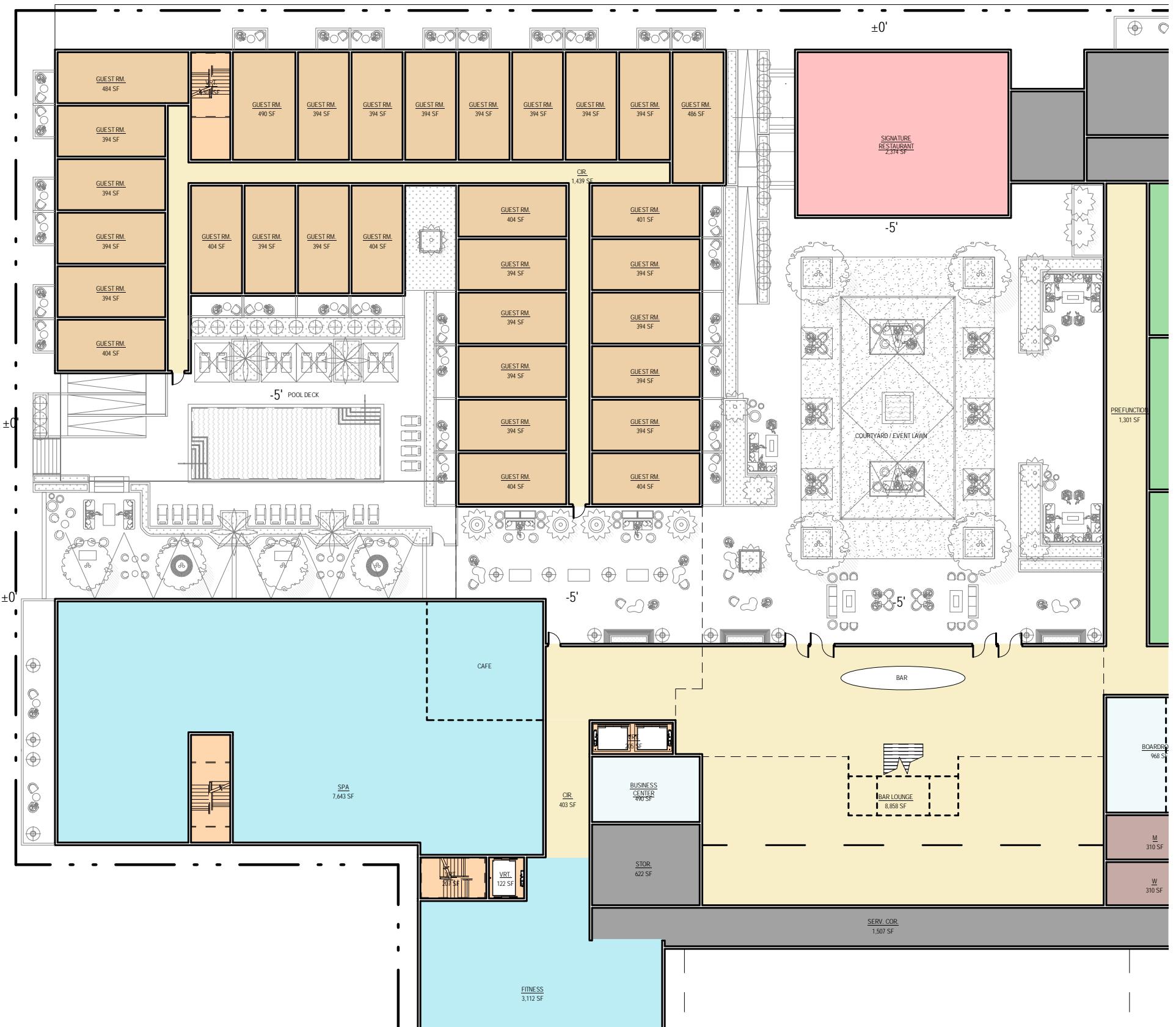
**SECTION B**



**JACKSON HOTEL**  
JACKSON, WY

**SECTIONS**  
0 40' 80'

**AO** Architecture.  
Design.  
Relationships.



# JACKSON HOTEL

## JACKSON, WY



MOGUL CAPITAL

## ENLARGED PASEO & COURTYARD

N

SCALE: 1" = 30'

SCALE: 1" = 30'

 Architecture. Design. Relationships.

- Scale
- Job No.
- Date

2023-0270  
2023-08-08

2023-0270  
2023-08-08



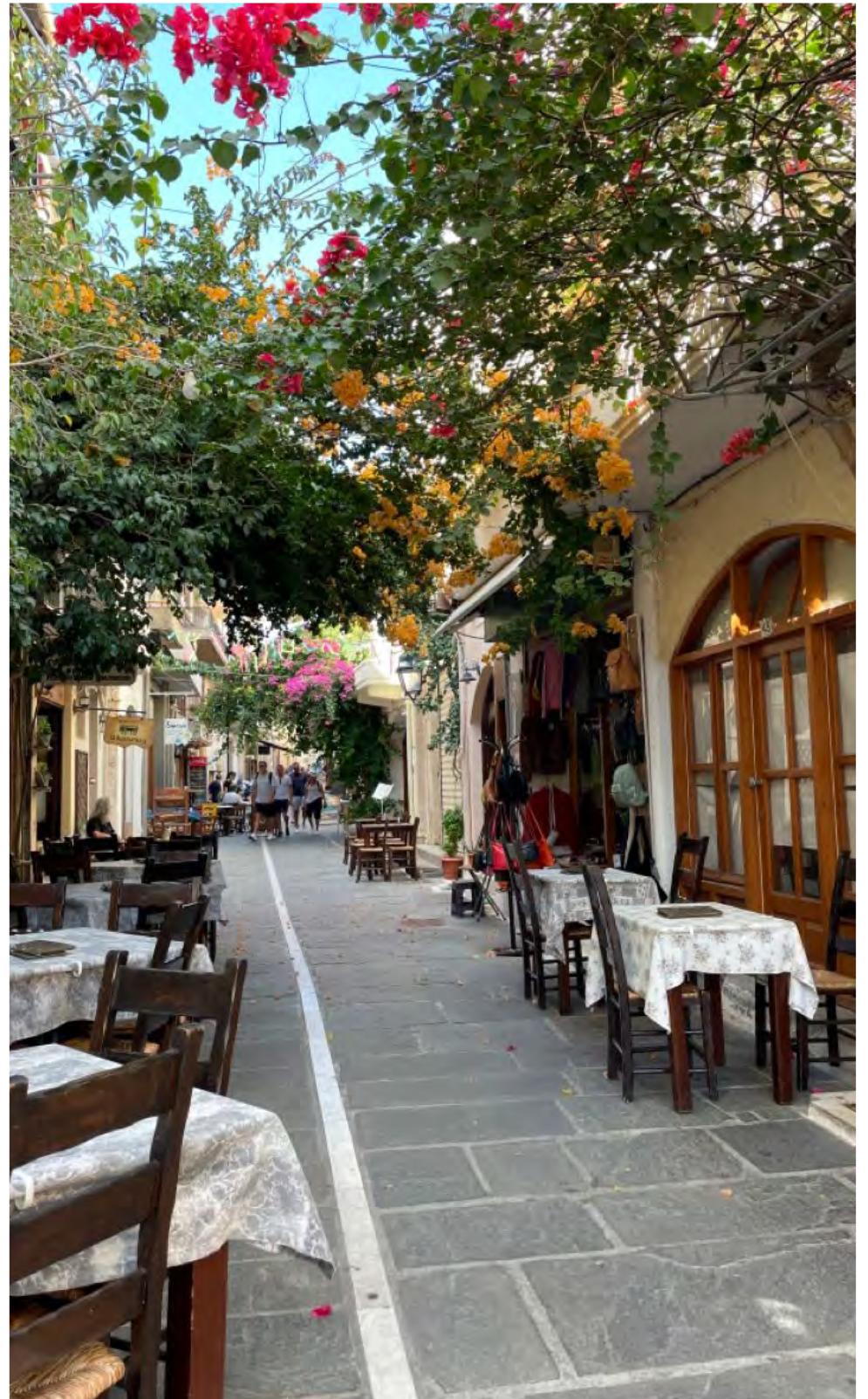
# PLACE MAKING & ARCHITECTURE

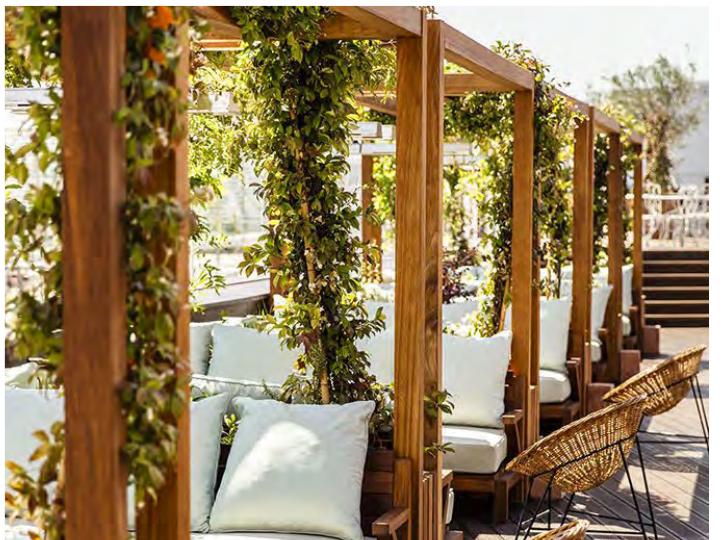
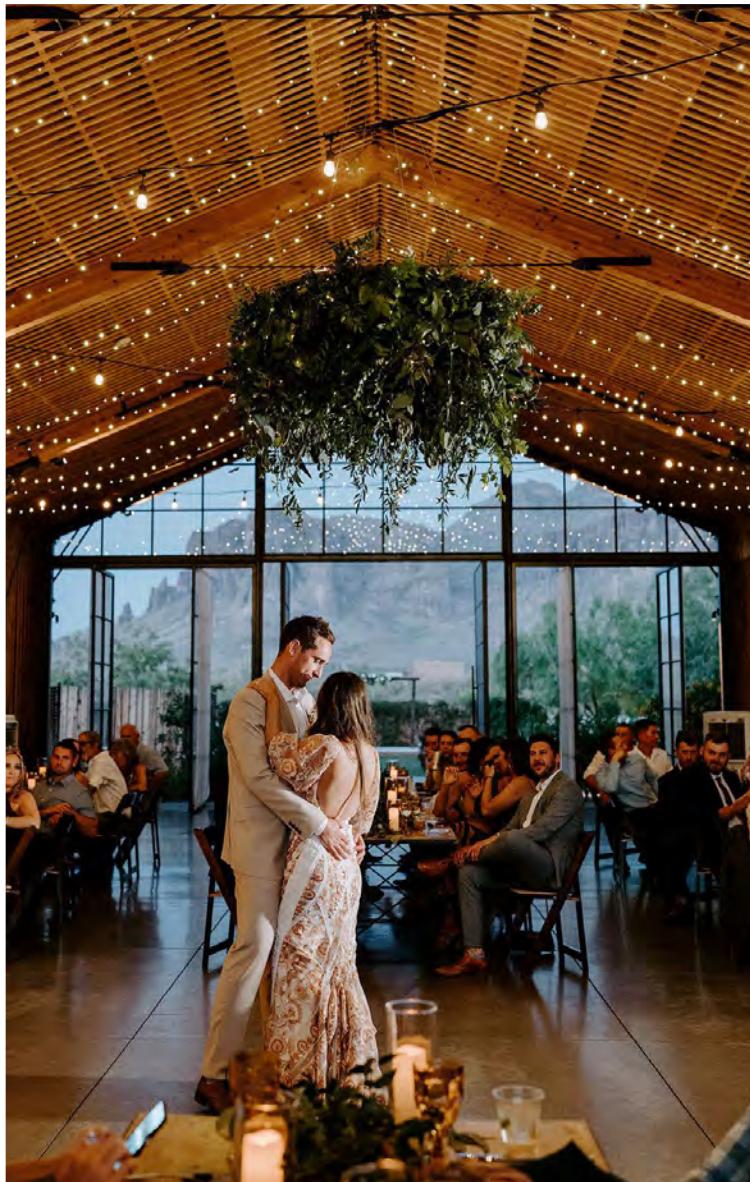


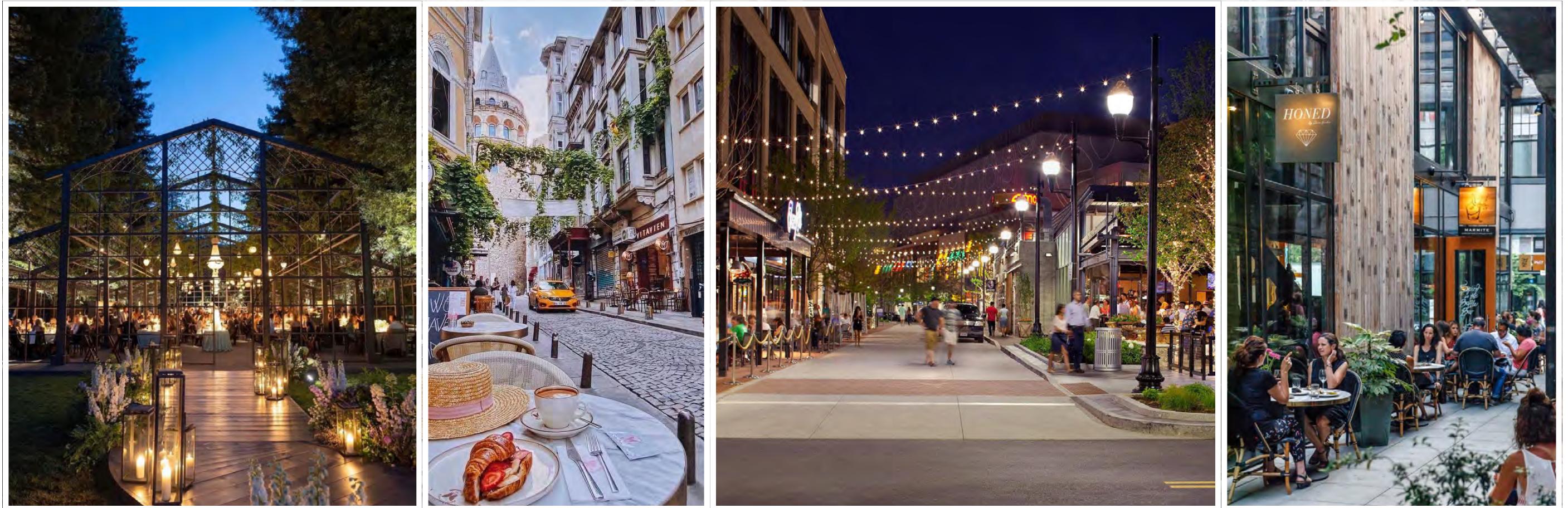
**JACKSON HOTEL**  
JACKSON, WY

**AO** Architecture.  
Design.  
Relationships.

**27**  
Scale  
Job No.  
Date  
2023-0270  
2023-08-08







**JACKSON HOTEL**  
JACKSON, WY

PLACE MAKING REFERENCE IMAGERIES

**AO** Architecture.  
Design.  
Relationships.

30  
Scale  
Job No.  
Date  
2023-0270  
2023-08-08



**JACKSON HOTEL**  
JACKSON, WY

RENDERINGS

**AO** Architecture.  
Design.  
Relationships.

31  
Scale  
Job No.  
Date  
2023-0270  
2023-08-08





**JACKSON HOTEL**  
JACKSON, WY

RENDERINGS

**AO** Architecture.  
Design.  
Relationships.

33  
Scale  
Job No.  
Date  
2023-0270  
2023-08-08



THANK YOU!



**JACKSON HOTEL**  
JACKSON, WY

**AO** Architecture.  
Design.  
Relationships.

**34**  
Scale  
Job No.  
Date  
2023-0270  
2023-08-08

Lot Information:

- 370 N Glenwood Street
  - o PIDN: 22-41-16-28-4-03-003
- 360 N Glenwood Street
  - o PIDN: 22-41-16-28-4-03-006
- 350 N Glenwood Street
  - o PIDN: 22-41-16-28-4-03-007
- 330 N Glenwood Street
  - o PIDN: 22-41-16-28-4-03-008
- 65 Mercill Avenue
  - o PIDN: 22-41-16-28-4-03-012
- 375 N Cache Street
  - o PIDN: 22-41-16-28-4-03-001
- 355 N Cache Street
  - o PIDN: 22-41-16-28-4-03-004
- 345 N Cache Street
  - o PIDN: 22-41-16-28-4-03-013
- 335 N Cache Street
  - o PIDN: 22-41-16-28-4-03-005
- 325 N Cache Street
  - o PIDN: 22-41-16-28-4-03-009
- 45 Mercill Avenue:
  - o PIDN: 22-41-16-28-4-03-011