



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: September 5, 2023	REQUESTS: The applicant is submitting a request for a Development Pre-Application conference request at the property located at 50 S Millward , PIDN: 22-41-16-33-1-02-005 For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P23-161	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner June Landing, LLC PO Box 160 Jackson, WY 83001	
Applicant Dauntless Development 2419 Michigan Ave. Ste E Santa Monica, CA 90404	
Please respond by: September 26, 2023 (with Comments)	

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

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) 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.

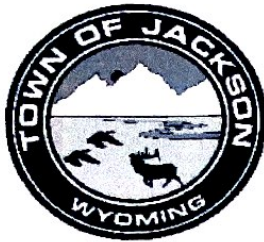


Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

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: 8-31-2023

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: JUNE LANDING, LLC Padgett Hoke Title: Owner

Being duly sworn, deposes and says that PADGETT S. HOKE is the owner in fee of the premises located at:
Name of legal property owner as listed on deed

Address of Premises: 50 S. MILLWARD, JACKSON WY 83001

Legal Description: Lots 7 & 8 of Block 2 of the First West Addition to the Town

Please attach additional sheet for additional addresses and legal descriptions

of Jackson Teton County, Wyoming, plat recorded 6-9-1913 as Plat No. 107.

And, that the person named as follows: Name of Applicant/agent: SHAUN GILBERT, Dauntless Development, LLC

Mailing address of Applicant/agent: 733 PAVED DRIVE Box 160, JACKSON, WY 83001

Email address of Applicant/agent: SGilbert@dauntlesscapital.com

Phone Number of Applicant/agent: 602-690-5593

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 ☐ Home Occupation ☐ 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.

Property Owner Signature

OWNER

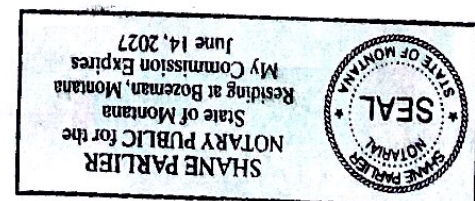
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Montana)
) SS.
COUNTY OF Gallatin)

The foregoing instrument was acknowledged before me by Padgett this 31st day of August. WITNESS my hand and official seal.

Notary Public

My commission expires:



Project Description

The property has an existing 12 room lodging facility, the Jackson Pines Resort. It is a 2-story building on a 0.34 acre lot.

The proposed project is a 66 key hotel with a locally inspired design. The proposed building is 3 floors above grade and 1 floor below. The total building height would not exceed the 42' height limit. The lobby is proposed on the sub-grade level adjacent to a courtyard that is open to above to provide light and air to the lower level. The lower level would contain the hotel public spaces, back of house operations and mechanical spaces. Floors 1-3 would be comprised of guestrooms and circulation.

The proposed project would address the parking requirement of 50 parking spaces through an off-site solution. The 7 workforce housing units would also be proposed off-site. An FAR variance is requested to increase the allowable square footage from 19,243 sf to 28,000 sf. A setback variance is also requested on the 3rd floor to reduce the setbacks required on the 3rd floor to match the 2nd floor setbacks.

Jackson Pines Exterior



Jackson Pines Drone Photo



Jackson Pines Exterior



Jackson Pines Exterior



Jackson Pines Drone Photo



Jackson Pines Exterior



Category: Commercial w/
Improvements
Land SqFt:
Stories: 2

Business Type: Lodging
Building Total SqFt: 10,554
Horses Allowed: No

Acres: 0.34
Space Avail. SqFt: 10,554

Common Name:
Subdivision: None
Flood Class: Unknown
Tax Year: 2021
Longitude: -110.764765

County: Teton
Zoning: Commercial
Ann. Assn Fee \$: 0
Possession: At Closing

Area: 08 - Town of Jackson
Flood Zone: Unknown
Taxes: 18,620.17
Latitude: 43.478800

Water: Public
Sewer: Public
Comm/Loc Details: Inventory Inc.; Lodging
Overlay; Outside Seating; Street Frontage
Construction: Stick

Exterior: Brick
Roof: Other
Air Conditioning: Wall Air Unit

Heat: Elec. in Floor; Other
Financial Data Avail: P&L Statement
Jackson/Teton Zoning: DC

Jackson Pines Drone Photo



Jackson Pines Exterior



Jackson Pines Exterior



Jackson Pines Exterior

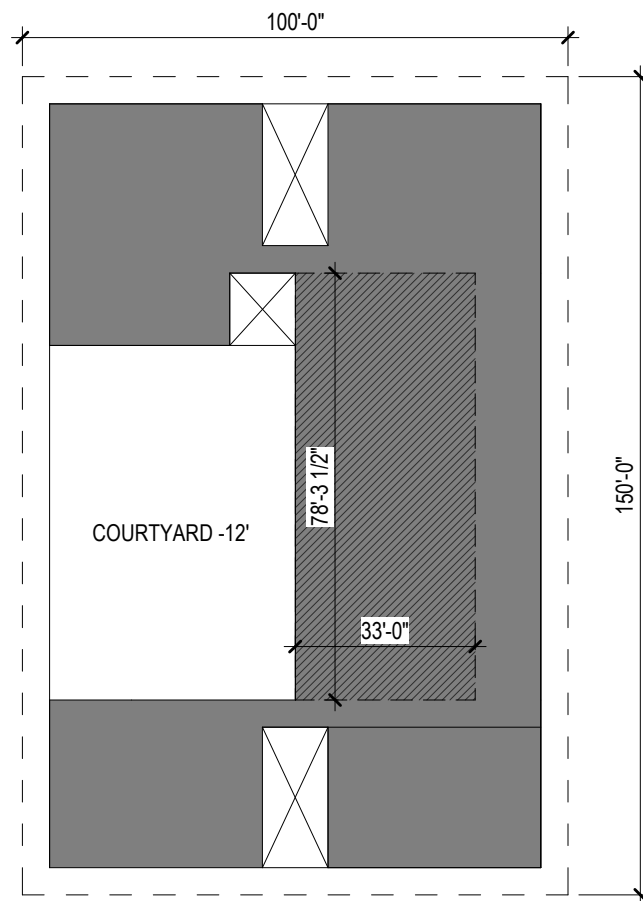


Jackson Pines Drone Photo

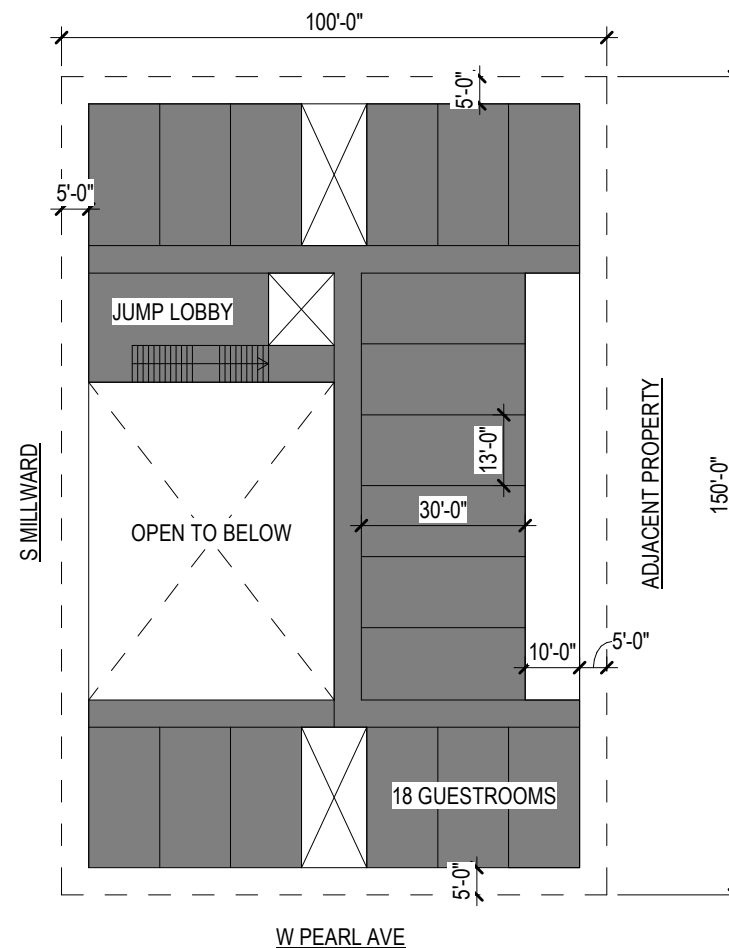


Interior

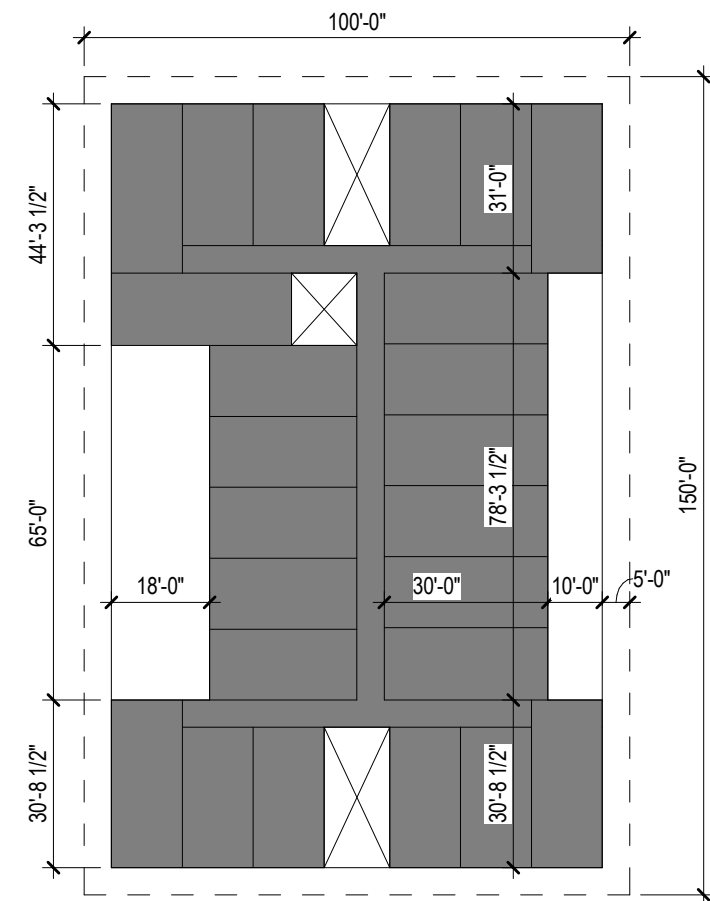




UNDERGROUND LEVEL



GROUND LEVEL



SECOND AND THIRD LEVELS

LOT SQUARE FOOTAGE - 14810 SF
 1.3 FAR ALLOWABLE - 19243 SF
 1.89 FAR REQUESTED - 28000 SF

66 GUESTROOMS

SETBACK VARIANCE REQUESTED

3 LEVELS ABOVE GRADE - 42' MAX
 NO HEIGHT VARIANCE REQUESTED

7 UNITS REQUIRED WORKFORCE HOUSING
 OFF SITE SOLUTION PROPOSED

50 PARKING SPOTS REQUIRED - OFF SITE
 SOLUTION PROPOSED

CONCEPT PLANS - 50 S MILLWARD

DAUNTLESS DEVELOPMENT

property name A9-03

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