



# 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

Item #: P23-161

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto: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

**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.

**Please respond by: September 26, 2023 (with Comments)**

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



### 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 3<sup>rd</sup> floor to reduce the setbacks required on the 3<sup>rd</sup> floor to match the 2<sup>nd</sup> floor setbacks.

Jackson Pines Exterior



Jackson Pines Drone Photo



Jackson Pines Exterior



Jackson Pines Exterior



Jackson Pines Drone Photo



Jackson Pines Exterior



<b>Category:</b>	Commercial w/ Improvements	<b>Business Type:</b>	Lodging	<b>Acres:</b>	0.34
<b>Land SqFt:</b>		<b>Building Total SqFt:</b>	10,554	<b>Space Avail. SqFt:</b>	10,554
<b>Stories:</b>	2	<b>Horses Allowed:</b>	No		
<b>Common Name:</b>					
<b>Subdivision:</b>	None	<b>County:</b>	Teton	<b>Area:</b>	08 - Town of Jackson
<b>Flood Class:</b>	Unknown	<b>Zoning:</b>	Commercial	<b>Flood Zone:</b>	Unknown
<b>Tax Year:</b>	2021	<b>Ann. Assn Fee \$:</b>	0	<b>Taxes:</b>	18,620.17
<b>Longitude:</b>	-110.764765	<b>Possession:</b>	At Closing	<b>Latitude:</b>	43.478800
<b>Water:</b>	Public	<b>Exterior:</b>	Brick	<b>Heat:</b>	Elec. in Floor; Other
<b>Sewer:</b>	Public	<b>Roof:</b>	Other	<b>Financial Data Avail:</b>	P&L Statement
<b>Comm/Loc Details:</b>	Inventory Inc.; Lodging Overlay; Outside Seating; Street Frontage	<b>Air Conditioning:</b>	Wall Air Unit	<b>Jackson/Teton Zoning:</b>	DC
<b>Construction:</b>	Stick				

**Jackson Pines Drone Photo**



**Jackson Pines Exterior**



**Jackson Pines Exterior**



**Jackson Pines Exterior**

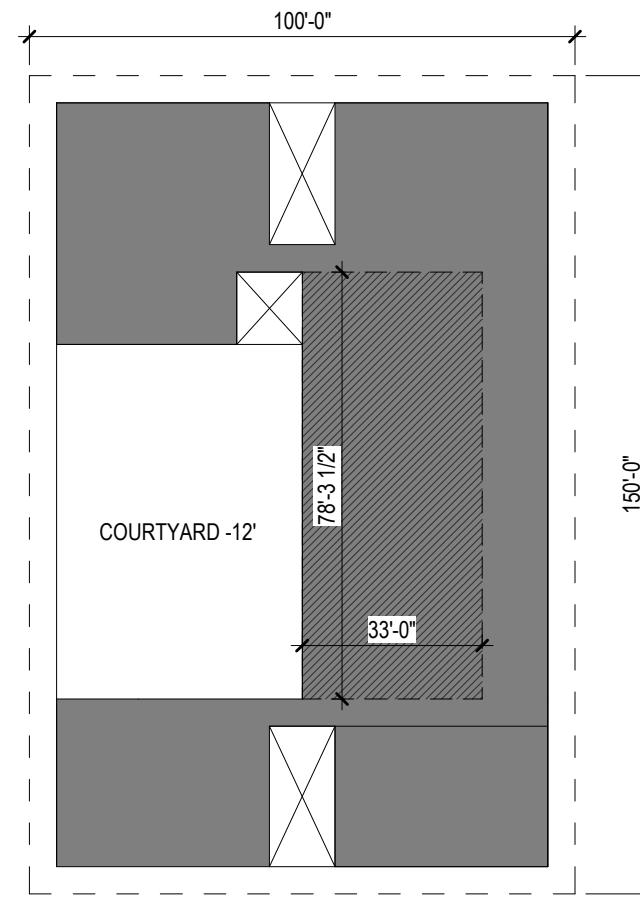


**Jackson Pines Drone Photo**



**Interior**





UNDERGROUND LEVEL

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

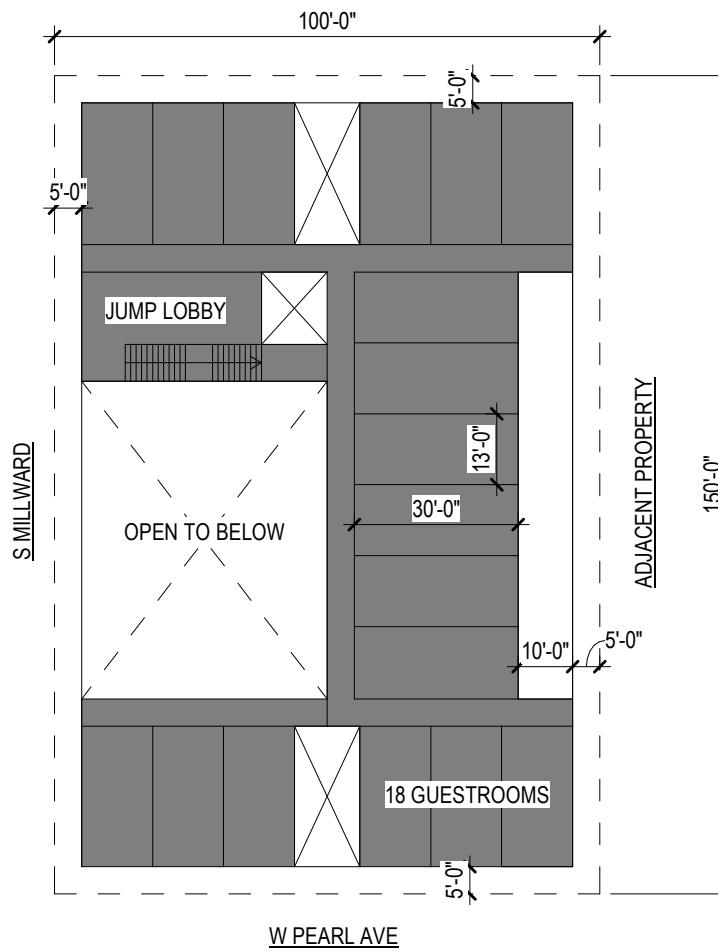
66 GUESTROOMS

SETBACK VARIANCE REQUESTED

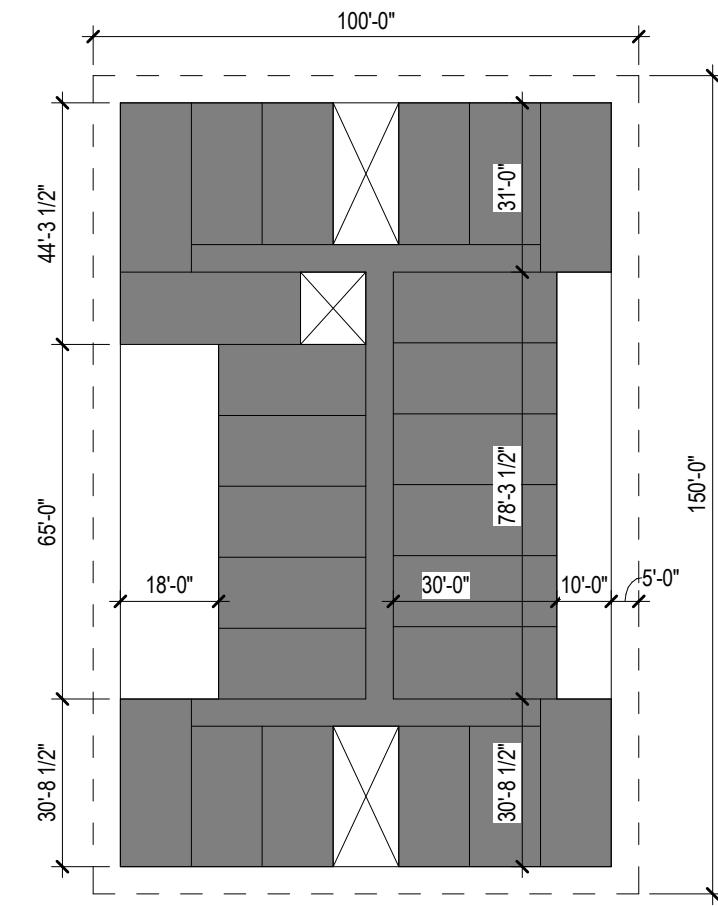
3 LEVELS ABOVE GRADE - 42' MAX  
 NO HEIGHT VARIANCE REQUESTED

7 UNITS REQUIRED WORKFORCE HOUSING  
 OFF SITE SOLUTION PROPOSED

50 PARKING SPOTS REQUIRED - OFF SITE  
 SOLUTION PROPOSED



GROUND LEVEL



SECOND AND THIRD LEVELS

CONCEPT PLANS - 50 S MILLWARD

DAUNTLESS DEVELOPMENT