



# 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: August 13, 2024	<b>REQUESTS:</b>  The applicant is submitting a request for a required Pre-application meeting for a sketch plan and CUP to redevelop the existing Justice Center complex located at 180 S King Street, legally known as PT. LOT 2, BLK. 5, CACHE-3 addition to the Town of Jackson, PIDN: 22-41-16-34-2-07-003  For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown below. Thank you.
Item #: P24-118	
Planner: Tyler Valentine  Phone: 307-733-0440 ext. 1305  Email: tvalentine@jacksonwy.gov	
<b>Owner</b> Teton County PO BOX 1727 Jackson, WY 83001  <b>Applicant/Agent:</b> Jason Berning PO BOX 485 Victor, ID 83455	
<b>Please respond by: September 3, 2024 (with Comments)</b>	

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



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

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

Name of property owner as listed on deed

Address of Premises: 180 S King Street / Jackson, WY 83001 & 460 E. Pearl Ave, Jackson, WY 83001

Legal Description: PT. LOT 2, BLK 5, CACHE-3 / LOT 1, SUNRISE ADDITION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning / Berning Project Management

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

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) \_\_\_\_\_

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.

Sarah Mann

Property Owner Signature

Director of General Services

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

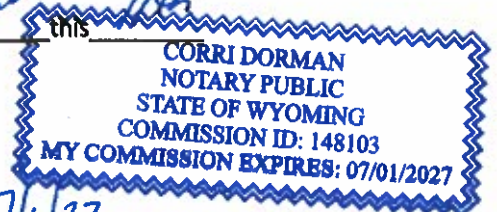
STATE OF Wyoming )  
 ) SS.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me by Sarah Mann this January, 2024 day of January, 2024. WITNESS my hand and official seal.

Corri Dorman

Notary Public

My commission expires: 7/1/27





## 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 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](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.

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Signature of Owner or Authorized Applicant/Agent

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Date

---

Name Printed

---

Title



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July 3, 2024

Town of Jackson Planning  
150 E Pearl Avenue / PO Box 1687  
Jackson, WY 83001

ATTN: Paul Anthony

RE: Teton County Justice Center – Pre-Application Conference Request

Dear Paul:

Teton County, with owner's representative partnership of Wember and Berning Project Management (BPM) is submitting a Pre-Application Conference Request for the Teton County Justice Center. The goal from this application is to receive the most thorough review as possible from all Town of Jackson departments. The project architect, Anderson Mason Dale (AMD) has worked consistently with the different county departments to program the most effective design and meet the county operational needs. The result is a 3-story combined courthouse, jail and offices replacing the existing courthouse building. The jail will be removed after completion of the new building and replaced with a parking lot resulting in 18 additional parking spaces on the property.

The project is moving forward with schematic design and further detailed cost estimating. It is not anticipated the project will require changes to use or demand. A parking study will be provided with the future design package. The project does not include affordable housing provisions and assumed to be satisfied with Teton County's current commitments to housing projects and existing housing stock. The funding mechanisms are in discussion including SPET and COPs that will likely take many months to finalize while the design progresses. We plan to work closely with the Town of Jackson, design and construction teams to move the project through sketch and final development plans to prepare for a shovel ready project with a Spring, 2026 construction start.

Our team comprised of Teton County, Wember, BPM, AMD, CLB and Jorgensen look forward to working with the Town of Jackson through the entitlement process for the new Teton County Justice Center. I will be the main point of contact for Teton County for the project entitlements. Please reach out with any questions.

Best,  
Jason Berning PE, LEED AP  
Berning Project Management

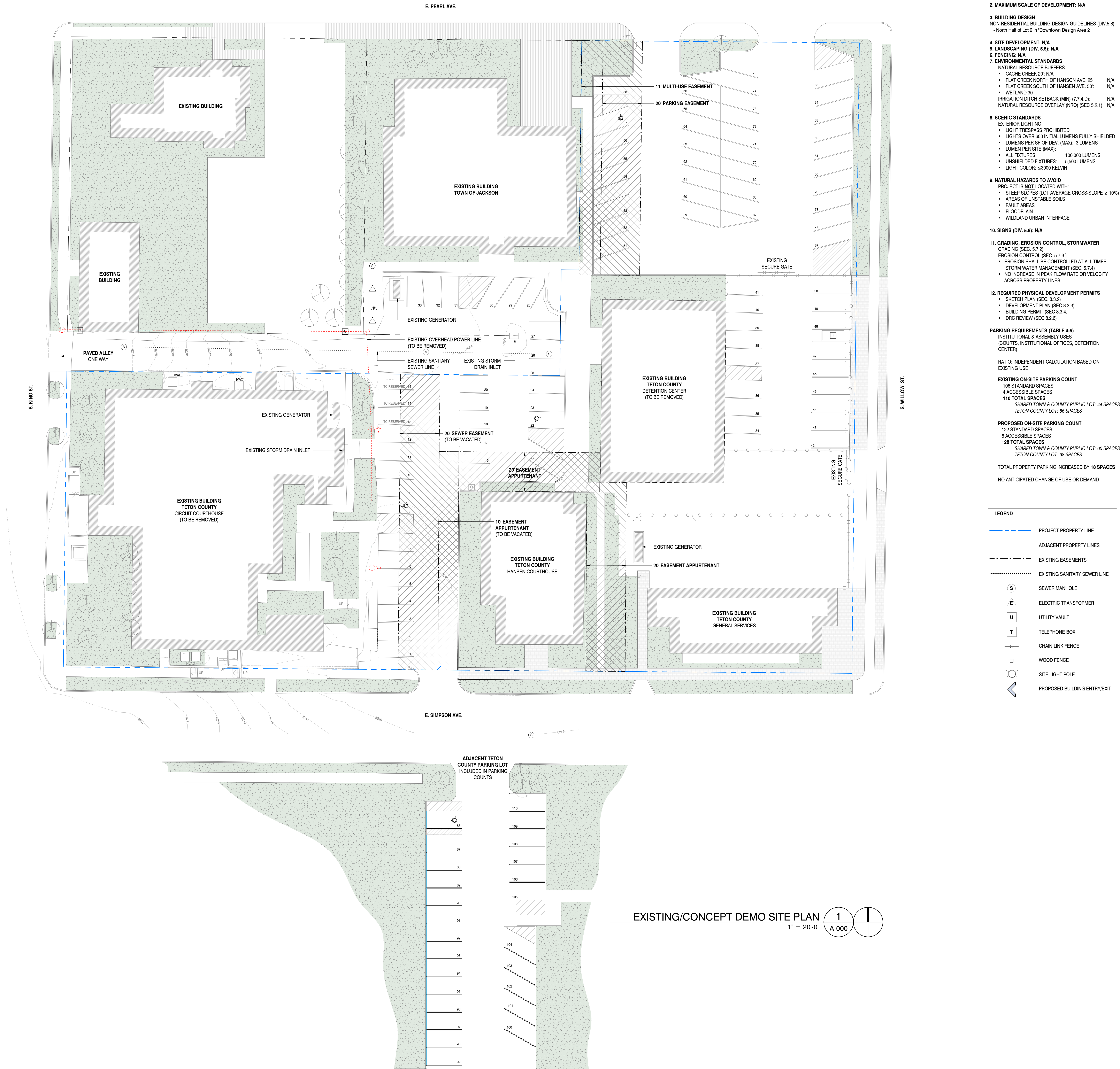
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Cc: Sarah Mann – Teton County  
Cc: Paul Wember – Wember  
Cc: Tom Ferrins - Wember  
Cc: James Taylor - AMD



6/26/2024 11:38:24 AM



ZONING | 4.2.1 PUBLIC / SEMI-PUBLIC - TOWN (P/SP-Td)

1. STRUCTURE LOCATION AND MASS

A. LSR (MIN): N/A  
B. LOT COVERAGE (MAX): N/A  
C. STREET SETBACK (MIN): N/A  
D. SIDE SETBACK (MIN): N/A  
E. REAR SETBACK (MIN): N/A  
F. HEIGHT (MAX): N/A  
G. STORIES (MAX): N/A  
H. STORIES (LO) (MAX): N/A  
I. FAR (MAX): N/A

2. MAXIMUM SCALE OF DEVELOPMENT: N/A

3. BUILDING DESIGN

NON-RESIDENTIAL BUILDING DESIGN GUIDELINES (DIV.5.8)  
- North Half of Lot 2 in "Downtown Design Area 2"

4. SITE DEVELOPMENT: N/A

5. LANDSCAPING (DIV. 5.9): N/A

6. FENCING: N/A

7. ENVIRONMENTAL STANDARDS

NATURAL RESOURCE BUFFERS

• CACHE CREEK 20': N/A  
• FLAT CREEK NORTH OF HANSON AVE. 25': N/A  
• FLAT CREEK SOUTH OF HANSEN AVE. 50': N/A  
• WETLAND 30': N/A  
• IRRIGATION DITCH SETBACK (MIN) (7.7.4.D): N/A  
• NATURAL RESOURCE OVERLAY (NRO) (SEC 8.2.1): N/A

8. SCENIC STANDARDS

EXTERIOR LIGHTING

• LIGHT TRESPASS PROHIBITED  
• LIGHTS OVER 800 INITIAL LUMENS FULLY SHIELDED  
• LUMENS PER SF OF DEV. (MAX): 3 LUMENS  
• LUMEN PER SITE (MAX):  
• ALL FIXTURES: 100,000 LUMENS  
• UNSHIELDED FIXTURES: 5,500 LUMENS  
• LIGHT COLOR: ≤3000 KELVIN

9. NATURAL HAZARDS TO AVOID

PROJECT IS NOT LOCATED WITH:

• STEEP SLOPES (LOT AVERAGE CROSS-SLOPE ≥ 10%)  
• AREAS OF UNSTABLE SOILS  
• FAULT AREAS  
• FLOODPLAIN  
• WILDLAND URBAN INTERFACE

10. SIGNS (DIV. 5.6): N/A

11. GRADING, EROSION CONTROL, STORMWATER

GRADING (SEC. 5.7.2)

EROSION CONTROL (SEC. 5.7.3)

• EROSION SHALL BE CONTROLLED AT ALL TIMES  
• STORM WATER MANAGEMENT (SEC. 5.7.4)  
• NO INCREASE IN PEAK FLOW RATE OR VELOCITY ACROSS PROPERTY LINES

12. REQUIRED PHYSICAL DEVELOPMENT PERMITS

• SKETCH PLAN (SEC. 8.3.2)

• DEVELOPMENT PLAN (SEC. 8.3.3)

• BUILDING PERMIT (SEC. 8.3.4)

• DRC REVIEW (SEC. 8.2.6)

PARKING REQUIREMENTS (TABLE 4-6)

INSTITUTIONAL & ASSEMBLY USES

(COURTS, INSTITUTIONAL OFFICES, DETENTION CENTER)

RATIO: INDEPENDENT CALCULATION BASED ON EXISTING USE

EXISTING ON-SITE PARKING COUNT

105 STANDARD SPACES

4 ACCESSIBLE SPACES

110 TOTAL SPACES

SHARED TOWN & COUNTY PUBLIC LOT: 44 SPACES

TETON COUNTY LOT: 66 SPACES

PROPOSED ON-SITE PARKING COUNT

102 STANDARD SPACES

6 ACCESSIBLE SPACES

108 TOTAL SPACES

SHARED TOWN & COUNTY PUBLIC LOT: 60 SPACES

TETON COUNTY LOT: 68 SPACES

TOTAL PROPERTY PARKING INCREASED BY 18 SPACES

NO ANTICIPATED CHANGE OF USE OR DEMAND

LEGEND

PROJECT PROPERTY LINE

ADJACENT PROPERTY LINES

EXISTING EASEMENTS

EXISTING SANITARY SEWER LINE

SEWER MANHOLE

ELECTRIC TRANSFORMER

UTILITY VAULT

TELEPHONE BOX

CHAIN LINK FENCE

WOOD FENCE

SITE LIGHT POLE

PROPOSED BUILDING ENTRY/EXIT

AndersonMasonDale  
Architects

TETON COUNTY  
JUSTICE CENTER

150 E Simpson Ave  
Jackson, WY 83001

24-031

Owner

Teton County General Services  
P.O. Box 3594  
185 S. Willow Street  
Jackson, WY 83001  
Telephone: 307-732-8409

Architect

AndersonMasonDale Architects, P.C.  
5196 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-9448

Associate Architect

CLB Architects  
215 S. King Street  
Jackson, WY 83001  
Telephone: 307-733-4000

Structural Engineer

KLA  
215 North 12th St. Unit E  
Cortland, CO 80623  
Telephone: 970-510-5703

Mechanical, Electrical  
& Plumbing Engineers

Cator, Ruma & Associates, Co.  
896 Tabor Street  
Lafayette, CO 80401  
Telephone: 303-232-6200

Technology, AV & Security Engineers

BCER Engineering Inc  
5420 Ward Road  
Anvada, CO 80002  
Telephone: 719-533-1112

Detention Specialist

HWN Architects  
7400 W. 110th St. Suite 200  
Overland, KS 66210  
Telephone: 913-451-9075

Civil Engineer

Jorgensen Associates  
1315 HWY 59 S., Suite 201  
PO Box 9550  
Jackson, WY 83002  
Telephone: 307-733-5150

Owner's Representatives

Berning Project Management  
PO Box 485  
Victor, ID 83455  
Telephone: 307-699-3733

Wember  
7350 E Progress Pl #100  
Greenwood Village, CO 80111  
Telephone: 303-576-4130

Issue

Date

Tot: PRE-APPLICATION

28 JUNE, 2024

Project Number:

24-031

Drawn By:

AMW

Reviewed By:

STH

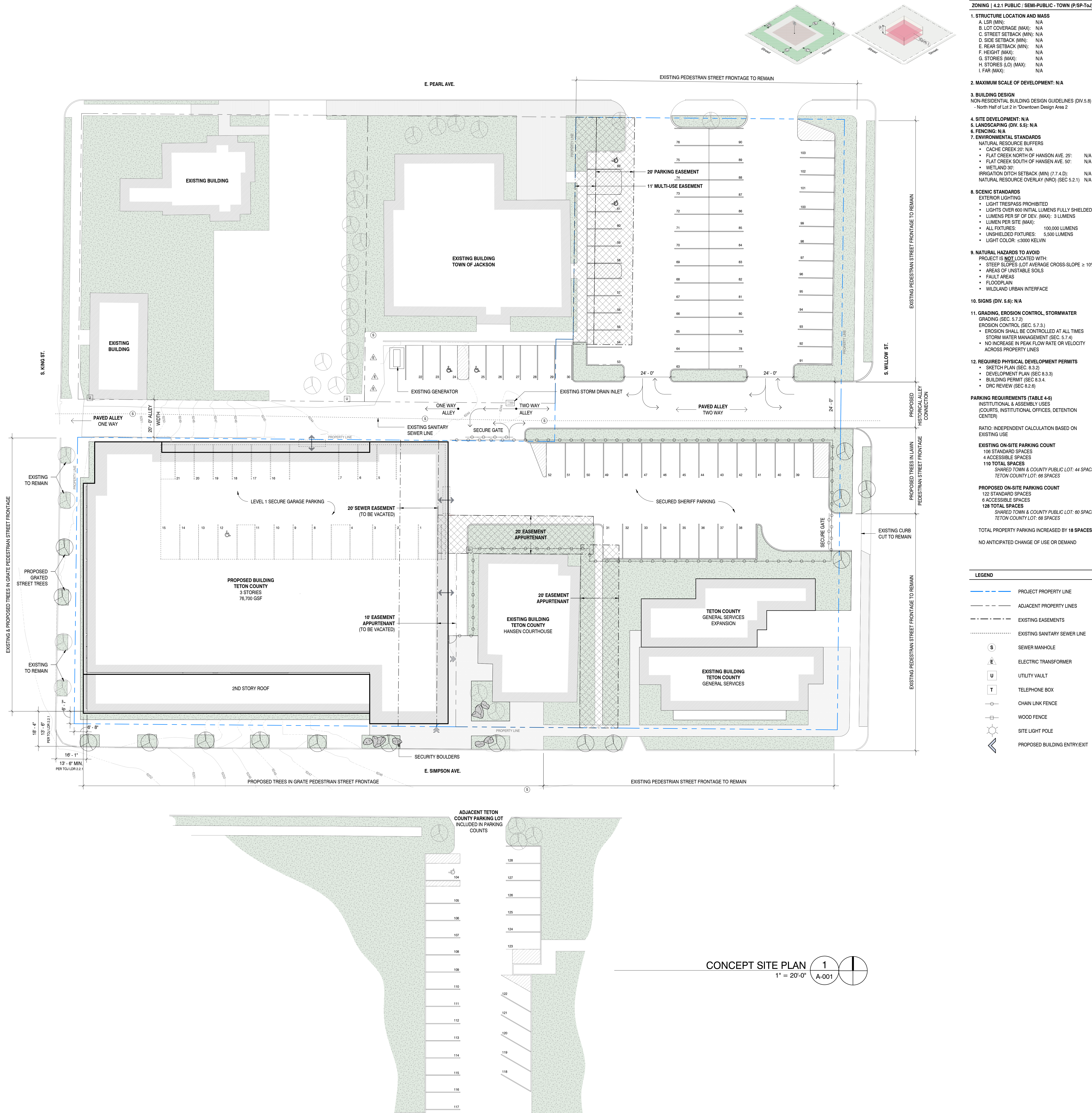
Approved By:

JRT

EXISTING/CONCEPT DEMO SITE  
PLAN

A-000





AndersonMasonDale  
Architects

TETON COUNTY  
JUSTICE CENTER

150 E Simpson Ave  
Jackson, WY 83001

24-031

Owner

Teton County General Services  
P.O. Box 3594  
185 S. Willow Street  
Jackson, WY 83001  
Telephone: 307-732-8409

Architect

AndersonMasonDale Architects, P.C.  
5196 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-9448

Associate Architect

CLB Architects  
215 S. King Street  
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Telephone: 307-733-4000

Structural Engineer

KL&A  
215 North 12th St, Unit E  
Cortland, CO 80623  
Telephone: 970-510-5703

Mechanical, Electrical  
& Plumbing Engineers

Cator, Ruma & Associates, Co.  
896 Tabor Street  
Lakewood, CO 80401  
Telephone: 303-232-6200

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PO Box 9550  
Jackson, WY 83002  
Telephone: 307-733-5150

Owner's Representatives

Berning Project Management  
PO Box 485  
Victor, ID 83455  
Telephone: 307-699-3733

Wember  
7350 E Progress Pl #100  
Greenwood Village, CO 80111  
Telephone: 303-576-4130

Issue Date  
To: PRE-APPLICATION 26 JUNE, 2024

Project Number: 24-031  
Drawn By: AMW  
Reviewed By: STH  
Approved By: JRT

CONCEPT SITE PLAN

A-001



TETON COUNTY  
JUSTICE CENTER

150 E Simpson Ave  
Jackson, WY 83001  
24-031

Owner

Teton County General Services  
P.O. Box 3594  
185 S. Willow Street  
Jackson, WY, 83001  
Telephone: 307-732-8409

Architect

AndersonMasonDale Architects, P.C.  
3196 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-9448

Associate Architect

CLB Architects  
215 S. King Street  
Jackson, WY 83001  
Telephone: 307-733-4000

Structural Engineer

KL&A  
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Cortland, CO 80623  
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5420 Ward Road  
Arvada, CO 80002  
Telephone: 719-533-1112

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7400 W. 110th St. Suite 200  
Overland, KS, 66210  
Telephone: 913-451-9075

Civil Engineer

Jorgensen Associates  
1315 HWY 69 S., Suite 201  
PO Box 9550  
Jackson, WY 83002  
Telephone: 307-733-5150

Owner's Representatives

Berning Project Management  
PO Box 485  
Victor, ID 83455  
Telephone: 307-699-3733

Wember  
7350 E Progress Pl #100  
Greenwood Village, CO 80111  
Telephone: 303-375-4130

Issue

Date

TITLE: PRE-APPLICATION

28 JUNE, 2024

Project Number:

24-031

Drawn By:

AMD

Reviewed By:

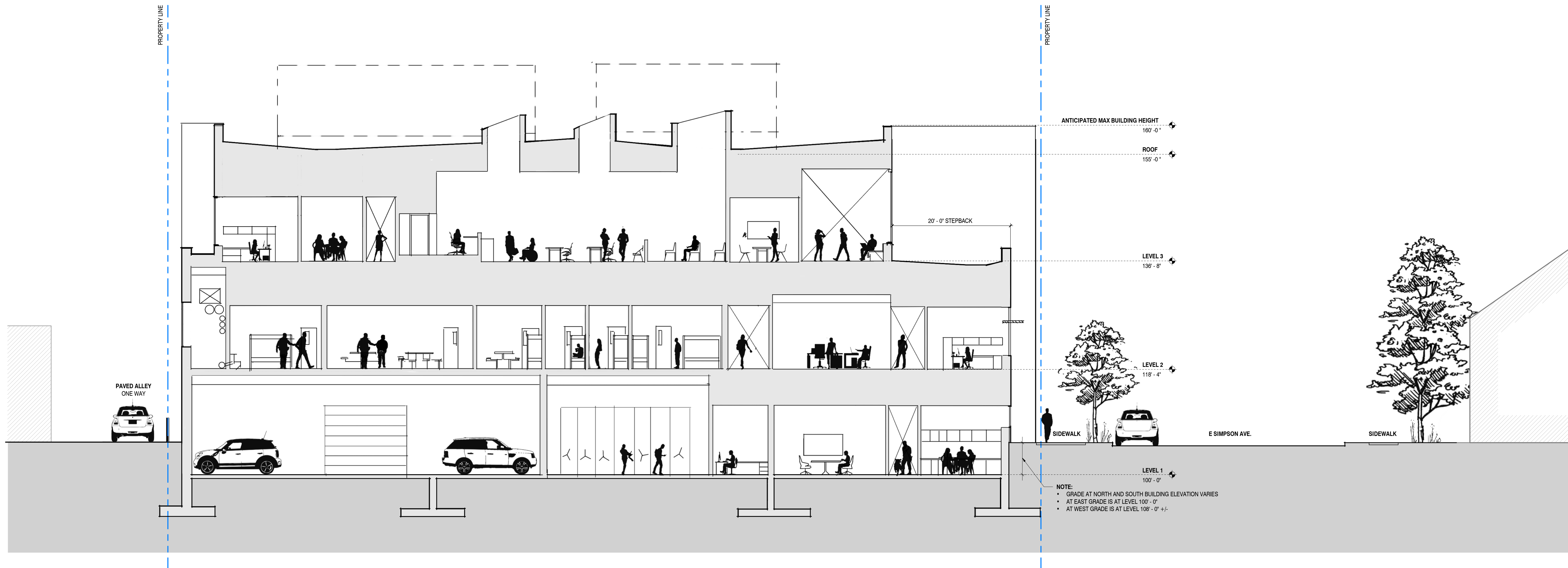
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Approved By:

JRT

CONCEPT SITE SECTION

A-002



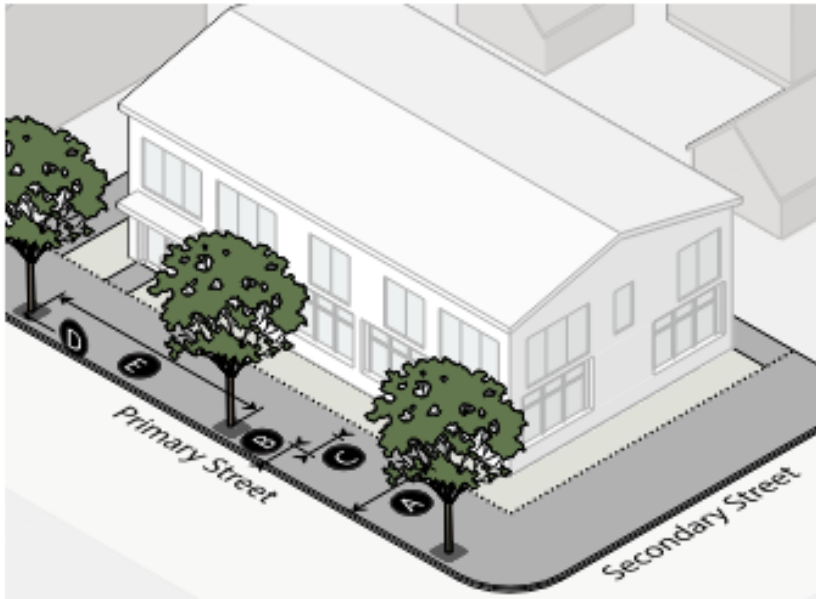
CONCEPT SITE SECTION - LOOKING WEST

1/8" = 1'-0" 1 A-002



\*INFORMATION BELOW IS FOR REFERENCE ONLY TO CONVEY SURROUNDING CONTEXT  
TETON COUNTY JUSTICE CENTER IS NOT ZONED AS DC-2  
THE COUNTY ACKNOWLEDGES THE DC-2 DOWNTOWN CORE ZONING REQUIREMENTS AND  
WILL MAKE AN EFFORT TO CONFORM TO DC-2 ZONING FOR BULK STANDARDS  
WHERE NOT IN CONFLICT WITH FUNCTIONAL AND SAFETY REQUIREMENT REQUIREMENTS OF BUILDING

2. Trees in Grates



Description

Trees in grates provide a moderate amount of landscaping to screen buildings and provide shade, while remaining easy to maintain.

Pedestrian Frontage Dimensions

Total width from back of curb (min)	13.5'	A
Furnishing/planting area (min)	5'	B
Clear sidewalk width (min)	6'	C

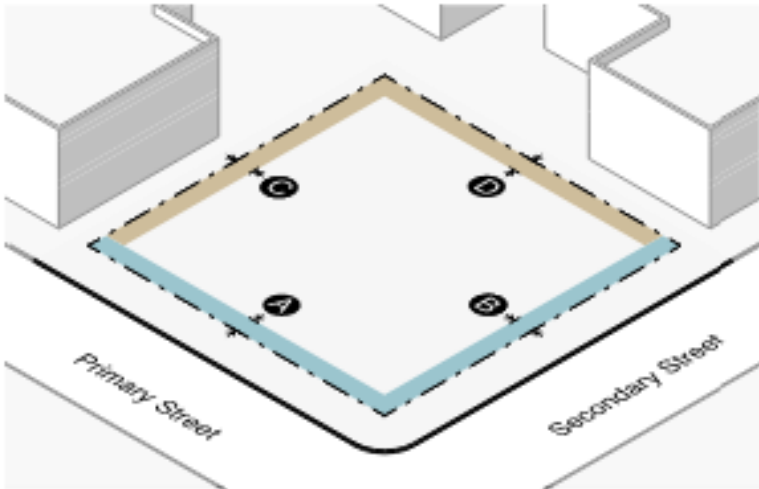
Additional Specifications

Planting type	Tree grate	D
Tree spacing (on center)	30' to 40'	E
The furnishing/planting area that is not tree grates shall be hardscape other than slab concrete (e.g. pavers, bricks)		



Trees in Grates

1. Lot Standards



Building Setbacks (Sec. 9.4.8.)		
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	

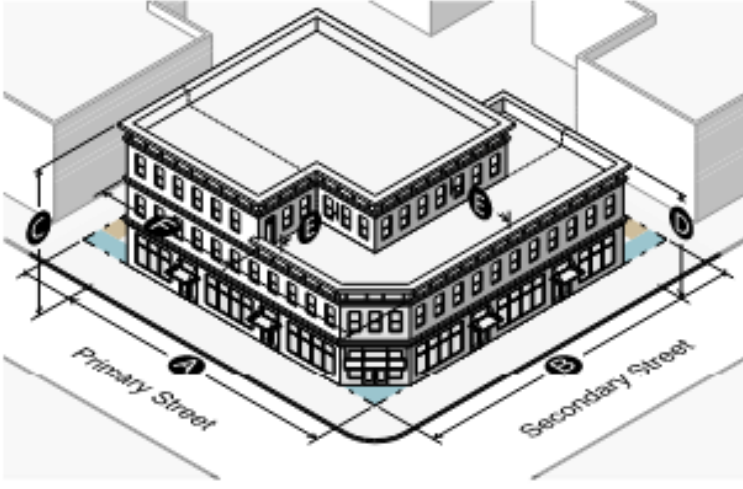
Landscaping (Div. 5.6.)		
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	

Fencing		
Height in any street or side yard (max)	4'	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	1'	
Setback from side or rear lot line (min)	0'	

Parking Setbacks (Sec. 9.4.8.)		
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck under, enclosed, or structured parking screened by bldg. (min)	0'	

Access		
Curb cut width (max)	24'	

2. Bulk Standards

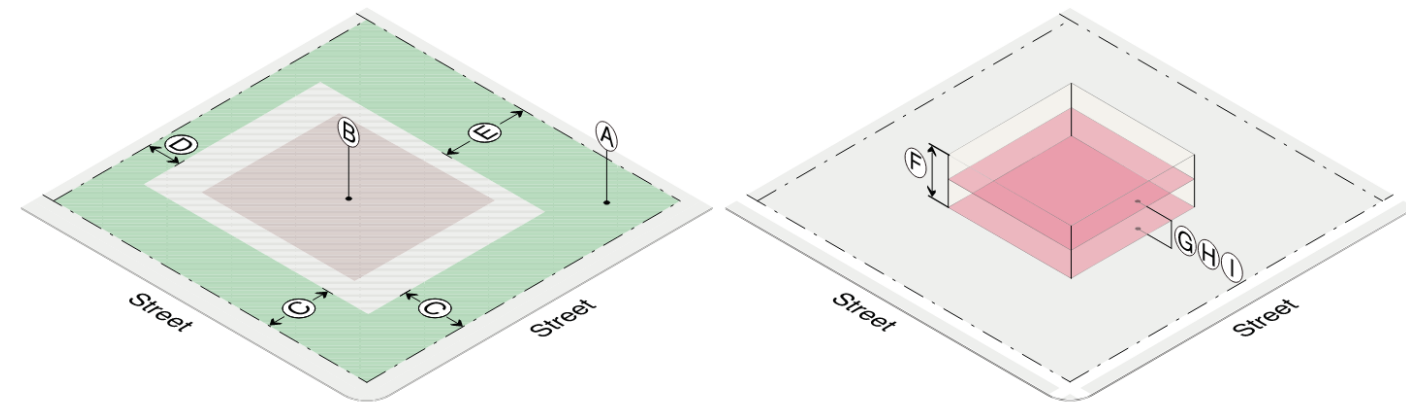


Street Facade (Sec. 9.4.11.)		
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	80%	
Length from street corner (min)	30'	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	80%	
Length from street corner (min)	30'	

Building Height (Sec. 9.4.9.)		
Height (max) if roof pitch ≥ 5/12	46'	C
Height (max) if roof pitch < 5/12	42'	C
Stories (max)	3	C
Height (min) in any street setback range	16'	D

Building Stepback (Sec. 9.4.12.)		
Stepback for any 3rd story street facade or street facade over 30' (min)	20'	E
Encroachment in stepback (max % of overall facade width)	40%	F
A building with only residential use that has at least 4 units is exempt from the stepback requirement		

Scale of Development		
Floor area ratio (FAR) (max) (E.3)	1.3	
Deed restricted housing exemption (Sec. 7.8.3.)		
Workforce housing floor area bonus (Sec. 7.8.4.)		



1. STRUCTURE LOCATION AND MASS

A. LSR (MIN)	N/A
B. LOT COVERAGE (MAX)	N/A
C. STREET SETBACK (MIN)	N/A
D. SIDE SETBACK (MIN)	N/A
E. REAR SETBACK (MIN)	N/A
F. HEIGHT (MAX)	N/A
G. STORIES (MAX)	N/A
H. STORIES (LO) (MAX)	N/A
I. FAR (MAX)	N/A

2. MAXIMUM SCALE OF DEVELOPMENT: N/A

3. BUILDING DESIGN  
NON-RESIDENTIAL BUILDING DESIGN GUIDELINES (DIV. 5.8)  
- North Half of Lot 2 in 'Downtown Design Area 2'

4. SITE DEVELOPMENT: N/A

5. LANDSCAPING (DIV. 5.6): N/A

6. FENCING: N/A

7. ENVIRONMENTAL STANDARDS

NATURAL RESOURCE BUFFERS	
• CACHE CREEK (20')	N/A
• FLAT CREEK NORTH OF HANSON AVE. (25')	N/A
• FLAT CREEK SOUTH OF HANSEN AVE. (50')	N/A
• WETLAND (30')	N/A
IRRIGATION DITCH SETBACK (MIN) (7.7.4.D)	N/A
NATURAL RESOURCE OVERLAY (NRO) (SEC 5.2.1)	N/A

8. SCENIC STANDARDS

EXTERIOR LIGHTING	
• LIGHT TRESPASS PROHIBITED	
• LIGHTS OVER 600 INITIAL LUMENS FULLY SHIELDED	
• LUMENS PER SF OF DEV. (MAX): 3 LUMENS	
• LUMEN PER SITE (MAX):	
• ALL FIXTURES:	100,000 LUMENS
• UNSHIELDED FIXTURES:	5,000 LUMENS
• LIGHT COLOR: ≤3000 KELVIN	

9. NATURAL HAZARDS TO AVOID

PROJECT IS <b>NOT</b> LOCATED WITH:	
• STEEP SLOPES (LOT AVERAGE CROSS-SLOPE ≥ 10%)	
• AREAS OF UNSTABLE SOILS	
• FAULT AREAS	
• FLOODPLAIN	
• WILDLAND URBAN INTERFACE	

10. SIGNS (DIV. 5.8): N/A

11. GRADING, EROSION CONTROL, STORMWATER

GRADING (SEC. 5.7.2)	
• EROSION CONTROL (SEC. 5.7.3)	
• EROSION SHALL BE CONTROLLED AT ALL TIMES	
STORM WATER MANAGEMENT (SEC. 5.7.4)	
• NO INCREASE IN PEAK FLOW RATE OR VELOCITY ACROSS PROPERTY LINES	

12. REQUIRED PHYSICAL DEVELOPMENT PERMITS

• SKETCH PLAN (SEC. 8.3.2)	
• DEVELOPMENT PLAN (SEC. 8.3.3)	
• BUILDING PERMIT (SEC. 8.3.4)	
• DRG REVIEW (SEC. 8.2.6)	

PARKING REQUIREMENTS (TABLE 4-6)

INSTITUTIONAL & ASSEMBLY USES (COURTS, INSTITUTIONAL OFFICES, DETENTION CENTER)	
--	--

RATIO: INDEPENDENT CALCULATION BASED ON EXISTING USE

AndersonMasonDale  
Architects

TETON COUNTY  
JUSTICE CENTER

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Jackson, WY 83001

24-031

Owner

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Member  
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Telephone: 303-576-4130

Issue

ToJ: PRE-APPLICATION

Date

28 JUNE, 2024

Project Number:

24-031

Drawn By:

AW / STH

Reviewed By:

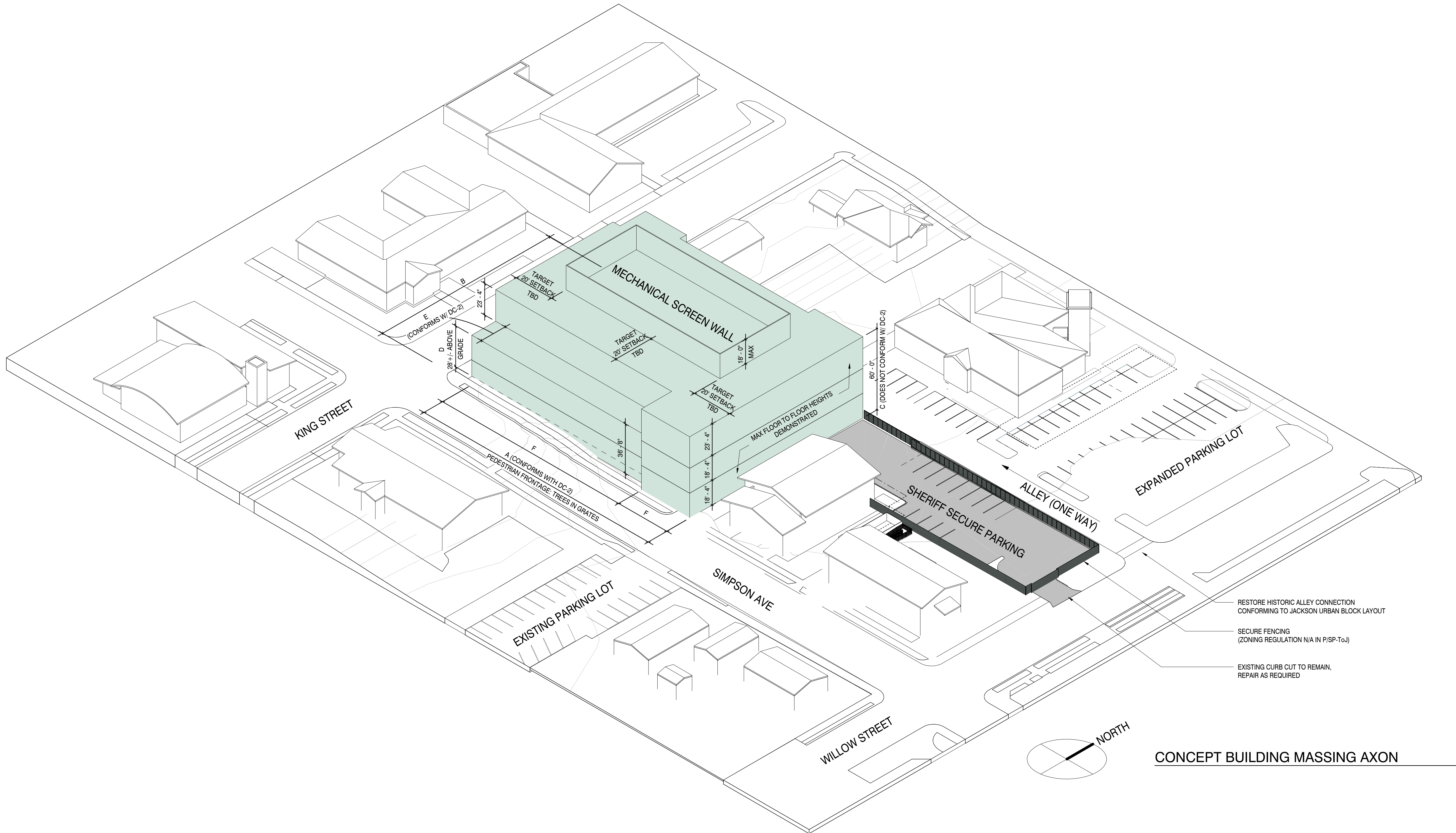
STH

Approved By:

JRT

CONCEPT BUILDING MASSING &  
CONTEXT / ZONING ANALYSIS

A-003



CONCEPT BUILDING MASSING AXON



TETON COUNTY  
JUSTICE CENTER

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24-031

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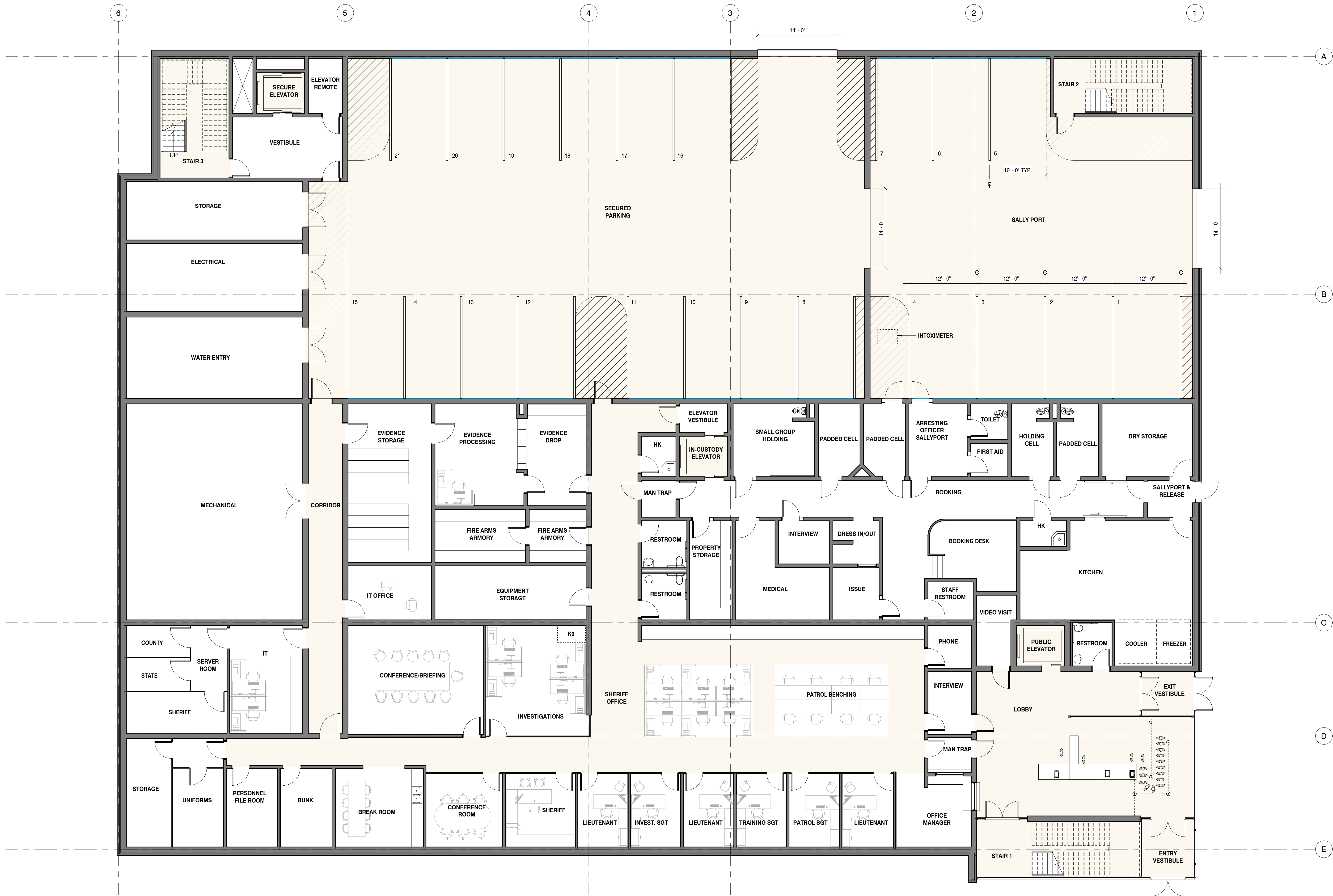
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Issue Date  
To: PRE-APPLICATION 28 JUNE, 2024

Project Number: 24-031  
Drawn By: AMW  
Reviewed By: STH  
Approved By: JRT

CONCEPT FIRST LEVEL FLOOR  
PLAN

A-101



CIRCULATION

CONCEPT FIRST LEVEL FLOOR PLAN

2' 4' 8' 16' 1/8" = 1'-0"



TETON COUNTY  
JUSTICE CENTER

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24-031

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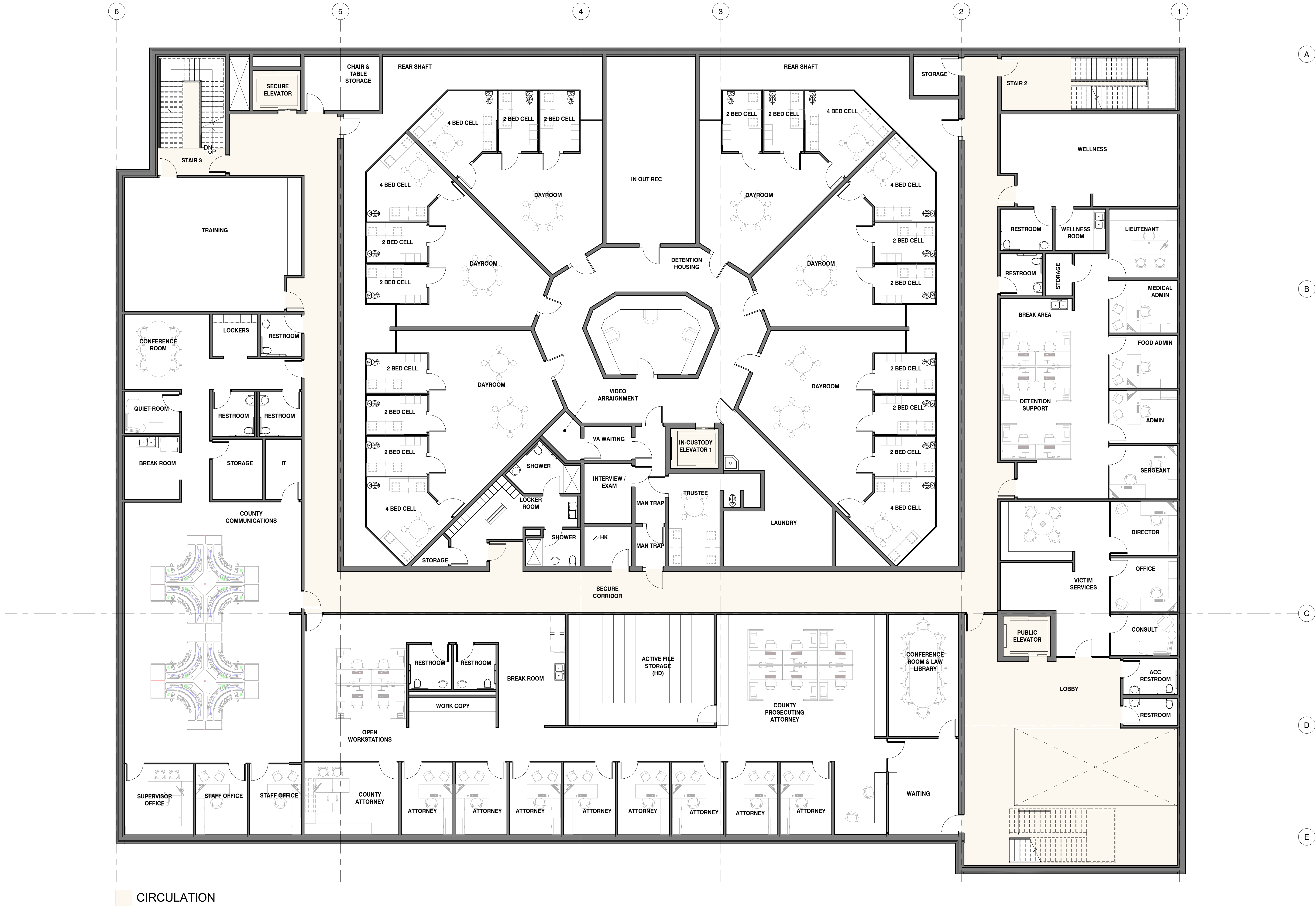
STH

Approved By:

JRT

CONCEPT SECOND LEVEL FLOOR  
PLAN

A-102



CONCEPT SECOND LEVEL FLOOR PLAN

2 4 8 16 1/8" = 1'-0"



TETON COUNTY  
JUSTICE CENTER

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24-031

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Issue

Date

TO: PRE-APPLICATION

28 JUNE, 2024

Project Number:

24-031

Drawn By:

AMW

Reviewed By:

STH

Approved By:

JRT

CONCEPT THIRD LEVEL FLOOR  
PLAN

A-103



CONCEPT THIRD LEVEL FLOOR PLAN

2 4 8 16 1/8" = 1'-0"