



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO - **UPDATED**

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: September 17, 2024

Item #: P24-127

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owners:

Running Deer, LLC / JN One, LLC
Jeff Neishabouri
PO BOX 6368,
JACKSON, WY 83002-6368

Applicant:

Dynia Architects (Karen Parent)
PO Box 4356
Jackson WY, 83001

REQUESTS:

The applicant is submitting a request for a Pre-Application Conference for a development plan for a proposed mixed use retail and residential condominium structure (approx. 33,000-35,000 sf) located at 145 W Pearl Ave. and 65 S. Glenwood St. legally known as LOT 11 and LOT 12, BLK. 2, WORT-1. PIDNS 22-40-16-33-1-02-007 and 22-40-16-33-1-02-008 respectively.

For questions, please call Tyler Valentine at 307-733-0440 x1305, or email the address shown to the left. Thank you.

Please respond by: September 30, 2024 (with Comments)

RESPONSE: For Departments not using SmartGov, please send responses via email to:
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: 08.13.24

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: Jeff Neishabouri Title: President

Being duly sworn, deposes and says that Running Deer, LLC is the owner in fee of the premises located at: Name of legal property owner as listed on deed

Address of Premises: 145 West Pearl Avenue

Legal Description: Lot 11, Block 2, 1st Wort Addition

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Karen Parent, Dynia Architects

Mailing address of Applicant/agent: P.O. Box 4356, Jackson, WY 83001

Email address of Applicant/agent: karen@dynia.com

Phone Number of Applicant/agent: 307-733-3766

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 in 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) Pre-Application

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

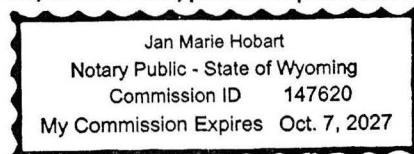

Jeff Neishabouri, President, Running Deer, LLC

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

STATE OF WY)

) SS.

COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Jeff Neishabouri; this 13 day of Aug, 2024. WITNESS my hand and official seal.


Notary Public

My commission expires: October 7, 2027



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: 08.13.24

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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: Jeff Neishabouri Title: President

Being duly sworn, deposes and says that JN ONE, LLC is the owner in fee of the premises located at: Name of legal property owner as listed on deed

Address of Premises: 65 South Glenwood Street

Legal Description: Lot 12, Block 2, 1st Wort Addition

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Karen Parent, Dynia Architects

Mailing address of Applicant/agent: P.O. Box 4356, Jackson, WY 83001

Email address of Applicant/agent: karen@dynia.com

Phone Number of Applicant/agent: 307-733-3766

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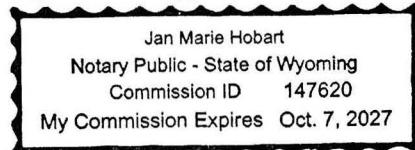

Jeff Neishabouri, President, JN ONE, LLC

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

STATE OF WY)

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COUNTY OF Teton)



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Jan Marie Hobart
Notary Public

My commission expires: October 7, 2027



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: 35,000 K Mixed Use Building: Basement Parking, Ground Floor Retail, 2nd & 3rd Floor Residential

Physical Address: 145 West Pearl Avenue & 65 South Glenwood Street

Lot, Subdivision: Lot 11, Block 2, 1st Wort Add. & Lot 12, Block 2, 1st Wort Add. PIDN: _____

PROPERTY OWNER.

Name: Jeff Neishabouri Phone: 307-739-8984
Mailing Address: P.O. Box 6368, Jackson, WY ZIP: 83001
E-mail: jeff@kismetrugs.com

APPLICANT/AGENT.

Name, Agency: Karen Parent or Stephen Dynia, Dynia Architects Phone: 307-733-3766
Mailing Address: P.O. Box 4356, Jackson, WY ZIP: 83001
E-mail: karen@dynia.com, sdynia@dynia.com

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 or thumb drive), and **two hard copies** 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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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

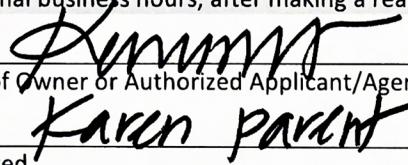
Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, 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.

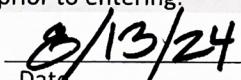
Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize 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

Name Printed



Karen Parent



Date



Title



July 24, 2024

Tyler Valentine

Town of Jackson Planning and Building
150 E Pearl Ave
Jackson WY

RE: Pre-Application Conference Request for 65 S Glenwood Street and 145 W Pearl Avenue

Dear Tyler,

We are requesting a Pre-Application conference for a multi-family housing project at 65 South Glenwood Street and 145 West Pearl Avenue. These are adjoining lots 11 and 12 of Block 2, Wort-1, zoned DC-2.

Existing property conditions include three buildings on two lots. The first building is located on lot 11 and is a 3800 square foot 1 story wooden building with both retail and restaurant uses, with paved surface parking at the rear. The second building is located on lot 12 and is a 1590 square foot, 1 story wood with retail and restaurant uses. The third building is 570 square foot log building used for retail. The remainder of lot 12 is a gravel parking area with a curb cut access along Glenwood Street. Wood fencing is used along the internal property line, the alley, and intermittently as a barrier along Glenwood Street at the edge of the sidewalk. Electrical services are provided to both lots via overhead lines from transformer poles along the alley. All existing property conditions are to be removed.

The proposed physical development would consist of a three-story wood framed mixed-use building with ground floor retail and 14-16 residential units on the upper stories.

The proposed physical development would be approximately 35,000 square feet with an additional 15,000 square feet of basement area. Parking would be provided underground and would be accessed from the alley along the north property line. Dumpster enclosure and ground level ADA parking will be provided along the alley within the footprint of the development. A 5' pedestrian walkway would be provided along the west side of the property.

The Land Development Regulations for DC-2 dictate a 1.3 floor area ratio or 19,500 square feet. The remainder of the above grade development would be provided through the allowed Workforce Housing Floor Area Bonus.

- Basement level would be 15,000 below grade. Floor area is n/a.
- First floor is equal to 10,993 square feet of retail space and assembly space in the form of a gym and lobby. $10,993 < 19,500$.

jackson | preferred mailing address po box 4356 | 1085 w hwy 22 | jackson, wy 83001 | 307.733.3766

denver | 4250 fox st | denver, co 80216 | 303.339.9910 | www.dynia.com

new york | 141 w broadway | new york 10013 | 212.484.9860

san francisco | 415.537.9797

DYNIA

- The second floor is 13845 square feet of residential space using 5,338 square feet of bonus space. $24,838 - 19,500 = 5,338$.
- The third floor is 9891 square feet of residential bonus space. The total bonus space is equal to 15,259 square feet. $34,729 - 19,500 = 15,229$.
- Bonus area is to be delivered using the 2:1 affordable housing incentive tool. A minimum of 5077 square feet of deed restricted rental housing will be provided to allow for a maximum of 10152 square feet of non-restricted floor area.
- The total square footage of the building will be less than 35,000 square feet as per the current moratorium on larger buildings.

The building would be multi use:

- S2 type in the basement for underground, enclosed parking.
- A3 gym, R2 residential lobby, and M retail at street level 1.
- R2 residential at level 2 and 3.

A conceptual site plan and floor plans are attached to this application.

QUESTIONS:

- Pedestrian frontage t.b.d. by planning director
 - Covered walkway or trees in grates
- Ground story height 12' min/max (?)
- Does WUI apply to this location yet? When?
- Stormwater management with zero property line development?
- Grandfathered parking

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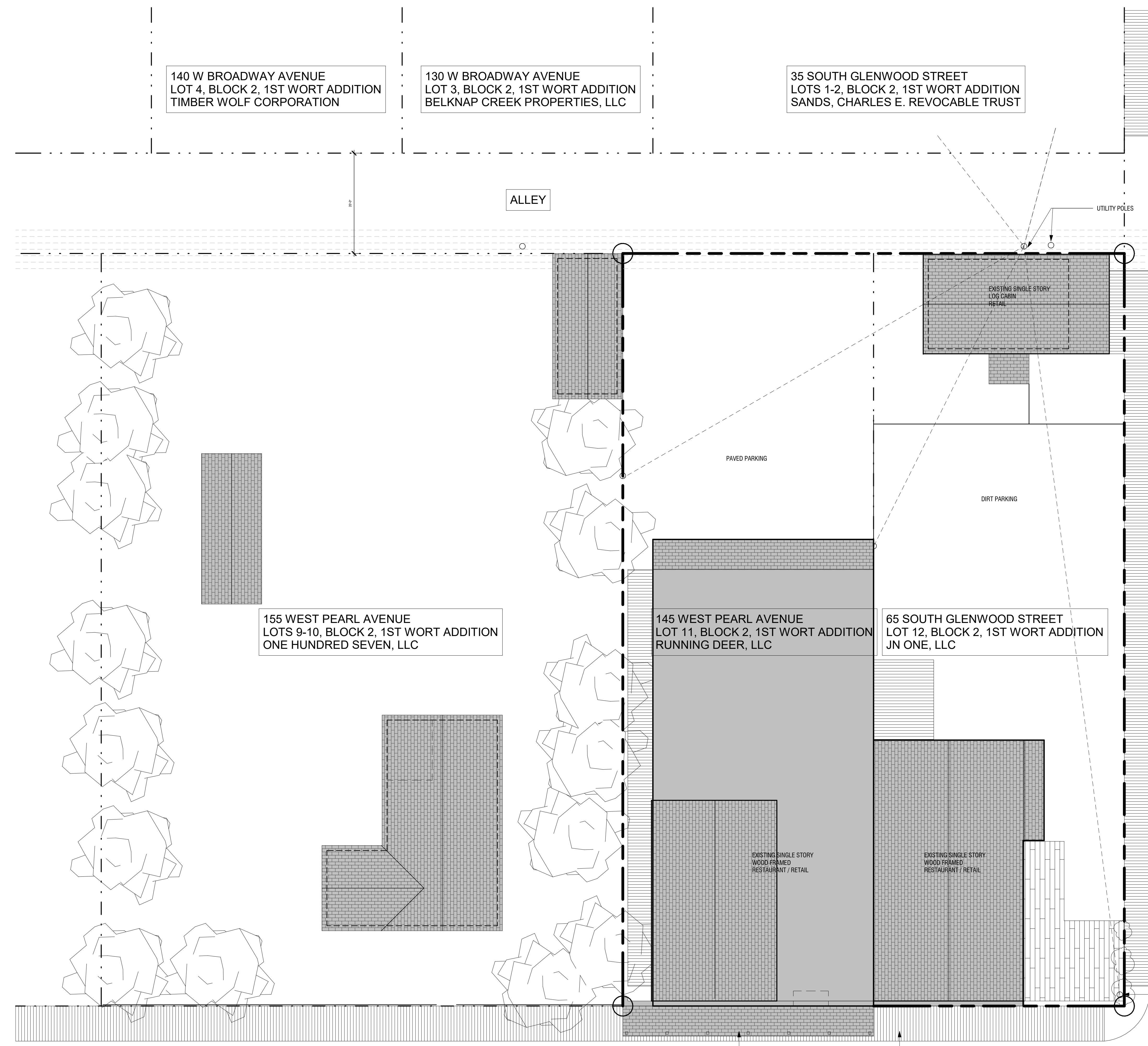
DYNIA

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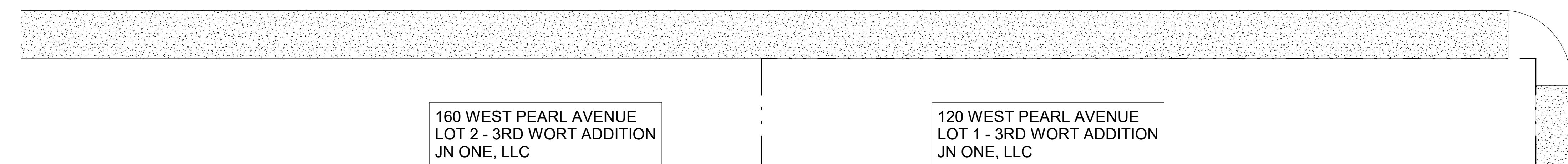
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PEARL AVENUE



120 WEST PEARL AVENUE
LOT 1 - 3RD WORT ADDITION
JN ONE, LLC

160 WEST PEARL AVENUE
LOT 2 - 3RD WORT ADDITION
JN ONE, LLC

1
A300
SITE PLAN
1" = 10'-0"

N

DYNIA
PO Box 4356 1085 W Hwy 22 Jackson, WY 83001
T: 307.733.3766 F 307.733.1762 www.dynia.com

SITE PLAN EXISTING

Neishabouri Pearl Site 2

180 EAST DELONEY
JACKSON, WYOMING

PIDN: 22-42-18-05-1-00-003

2024-08-15

2024-08-15 PRE-APP

A100

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SITE PLAN - PROPOSED

Neishabouri Pearl Site 2

180 EAST DELONEY
JACKSON, WYOMING

PIDN: 22-42-18-05-1-00-003

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Dyna
PO Box 4356 1085 W Hwy 22 Jackson, WY 83001
T: 307.733.3766 F 307.733.1762 www.dyna.com

A101

140 W BROADWAY AVENUE
LOT 4, BLOCK 2, 1ST WORT ADDITION
TIMBER WOLF CORPORATION

130 W BROADWAY AVENUE
LOT 3, BLOCK 2, 1ST WORT ADDITION
BELKNAP CREEK PROPERTIES, LLC

35 SOUTH GLENWOOD STREET
LOTS 1-2, BLOCK 2, 1ST WORT ADDITION
SANDS, CHARLES E. REVOCABLE TRUST

DOWNTOWN DESIGN OVERLAY AREA 2
PEDESTRIAN ACCESS AND CONNECTIVITY
1. ELDERLY AND ADA
STREET LEVEL PEDESTRIAN SHELTER
1. CLEAR TREATMENT
2. PED. ENTRANCE CLEAR
3. STOREFRONT AND DISPLAY WINDOWS
4. NO LARGE EXTERIOR SIGNS
5. BOARDOVER OR CANOPY

ARCH. CHARACTER
1. CONVEY "WESTERN"
INTERIOR SPACES GOOD
IMITATION BAD

BUILDING HEIGHT/STORIES
1. PERCEPTION OF FREEDOM, 2 STORY
2. LOCAL SCALE, TRADITIONAL

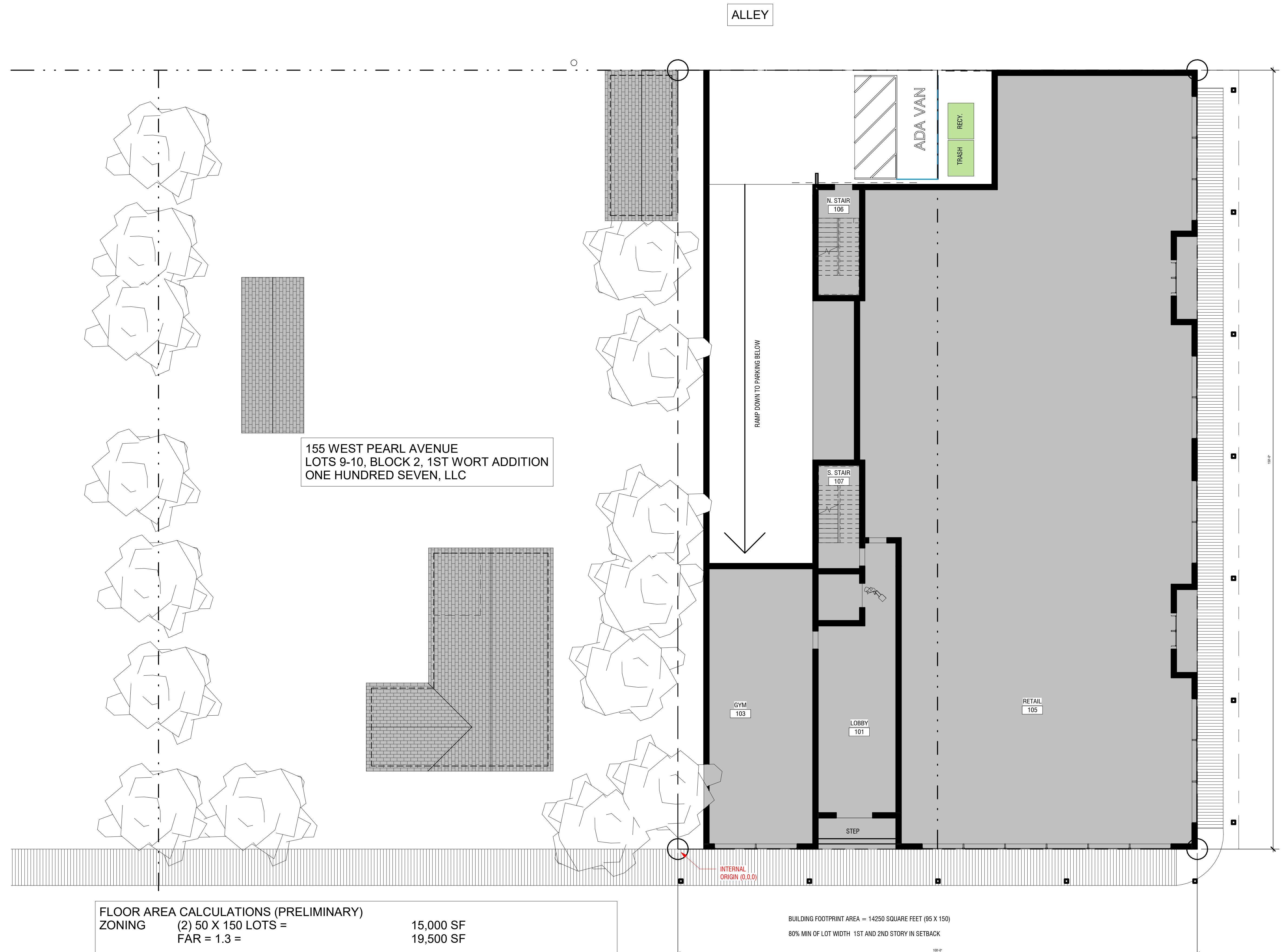
BUILDING AND ROOF FORM
1. SIMPLE, BOX WITH SUBORDINATE VARIATIONS
MODULES TO REFLECT TRAD. WIDTHS
3. TRANSITION FROM MUDS NOT BUSY
4. FLAT ROOF WITH PARAPET OF VARYING HT.
5. NOT OVERLY COMPLEX

FACADE
1. BASE, MIDDLE, CAP
RHYTHM AND CONTINUITY
3. VERT. SCALE TRADITIONAL
4. ALIGN WITH ADJACENT BUILDINGS +/-
5. TRANSITION TO WALL RAON PER LDR

BUILDING ARTICULATION
1. VERT AND HORIZONTAL TO CONVEY HUMAN SCALE
2. NOT MUCH THOUGH

BUILDING MATERIALS
1. TRADITIONAL SCALE AND FINISHES
2. HIGH QUALITY, DURABLE

ARCH. DETAIL
1. SIMPLE, AUTHENTIC, UNEMBELLISHED



FLOOR AREA CALCULATIONS (PRELIMINARY)
ZONING (2) 50 X 150 LOTS =
FAR = 1.3 =

15,000 SF
19,500 SF

BUILDING FOOTPRINT AREA = 14250 SQUARE FEET (95 X 150)
80% MIN OF LOT WIDTH 1ST AND 2ND STORY IN SETBACK

PROPOSED: GARAGE= 0 SF (N/A)
1ST FLOOR = 10,993 SF
2ND FLOOR = 13,845 SF
3RD FLOOR = 9,891 SF
TOTAL = 34,729 SF

BONUS CALCULATIONS
PROPOSED 34,729 SF - ALLOWED 19,500 =
2:1 BONUS RATIO =

15,229 SF BONUS TOTAL
5,076 SF AFFORDABLE
10,152 SF MARKET

UNITS 10, 12, 13, 14 AFFORDABLE
(525SF, 1542SF, 1682SF, 1543SF)

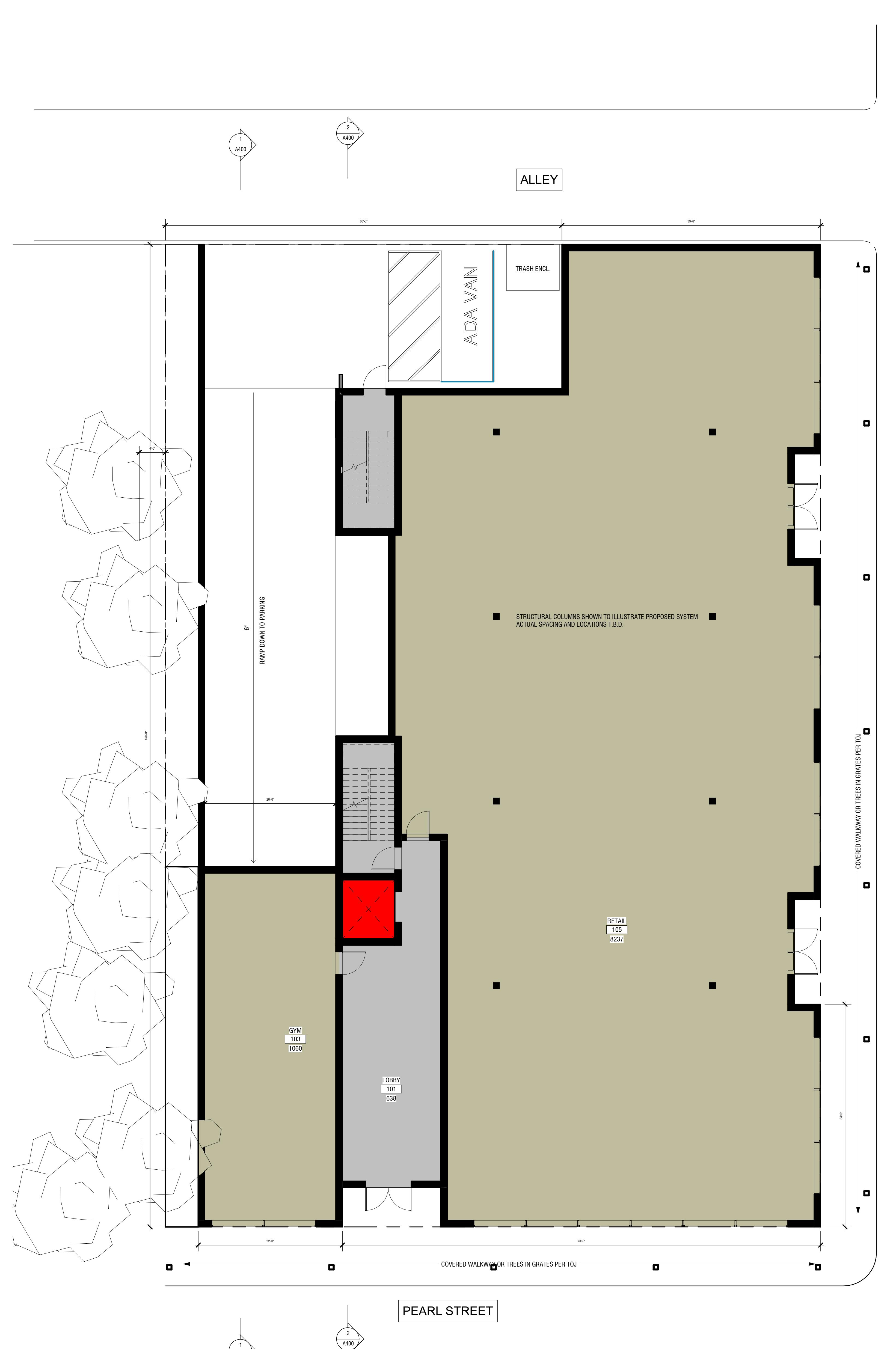
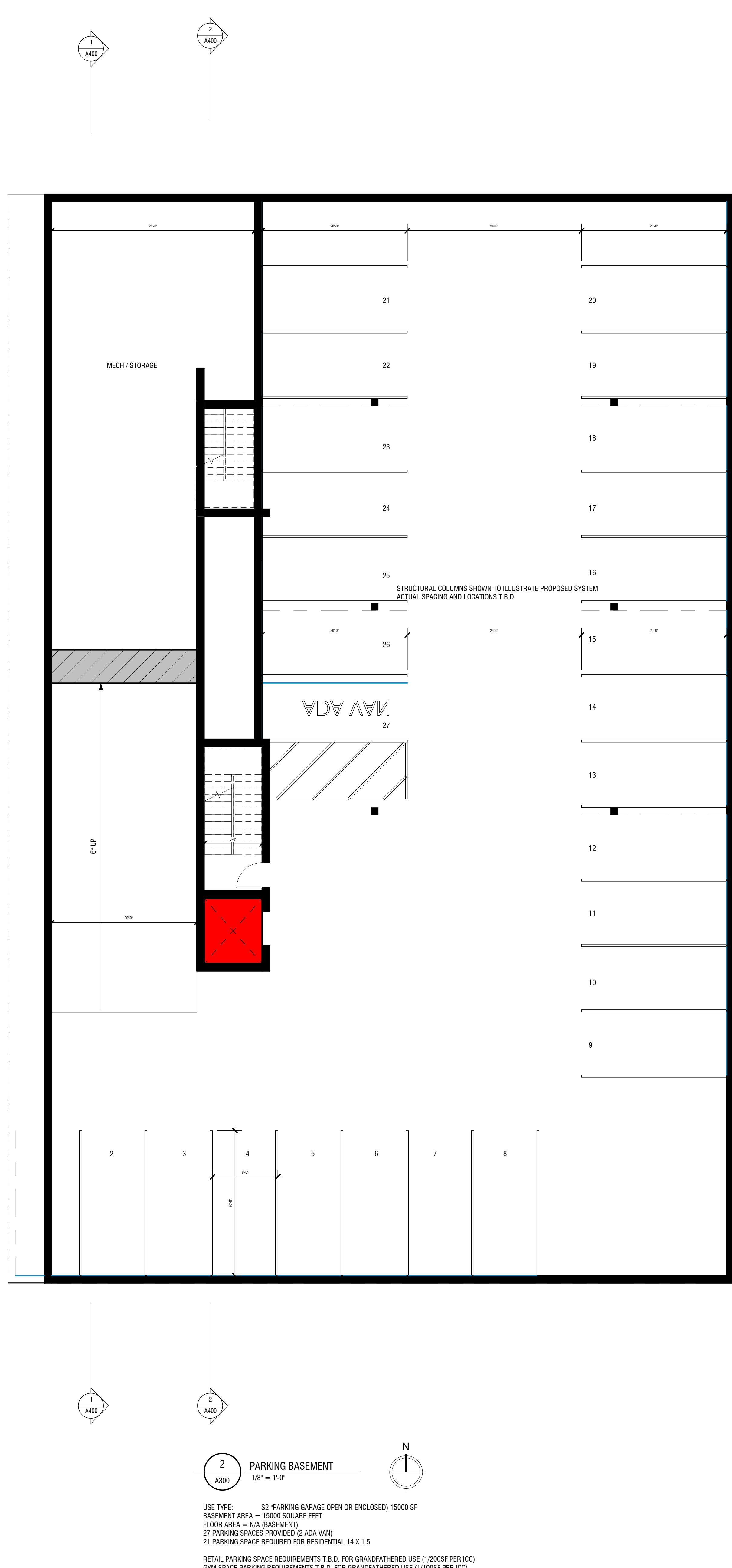
5292 SF

160 WEST PEARL AVENUE
LOT 2 - 3RD WORT ADDITION
JN ONE, LLC

120 WEST PEARL AVENUE
LOT 1 - 3RD WORT ADDITION
JN ONE, LLC

1
A300
SITE PLAN
1' = 10'-0"

N



GLENWOOD STREET

ALLEY

PEARL STREET

LEVEL 1 FLOOR PLAN

FIRST FLOOR AREA = 10993 SQUARE FEET

STRUCTURAL COLUMNS SHOWN TO ILLUSTRATE PROPOSED SYSTEM
ACTUAL SPACING AND LOCATIONS T.B.D.STRUCTURAL COLUMNS SHOWN TO ILLUSTRATE PROPOSED SYSTEM
ACTUAL SPACING AND LOCATIONS T.B.D.

COVERED WALKWAY OR TREES IN GRATES PER TOJ

COVERED WALKWAY OR TREES IN GRATES PER TOJ

2024-08-15

2024-08-15 PRE-APP

ROOF PLAN

Neishabouri Pearl Site 2

180 EAST DELONEY

JACKSON, WYOMING

PIDN: 22-42-18-05-1-00-003

DYNA
 PO Box 4356 1085 W Hwy 22 Jackson, WY 83001
 T: 307 733 3766 F 307 733 1762 www.dyna.com

A112

1
A300
ROOF PLAN
1/8" = 1'-0"

