



# TOWN OF JACKSON

## PLANNING & BUILDING

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**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: May 18, 2018

Item #: P18-157, 158

Planner: Paul Anthony

Phone: 733-0440 ext. 1303

Fax: 734-3563

Email: [panthony@jacksonwy.gov](mailto:panthony@jacksonwy.gov)

**Owner**

Powderhorn Housing, LLC  
PO Box 290  
Teton Village, WY 83025

**Applicant:**

Bill Collins  
PO Box 7441  
Jackson, WY 83002

**REQUESTS:**

The applicant is submitting a request for a Sketch Plan and Planned Unit Development for the property located at 605-685 Powderhorn Ln., legally known as LOTS 1-7, Powderhorn Housing.

For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.

**Please respond by:** **May 31, 2018 (Sufficiency)**  
**June 7, 2018 (with Comments)**

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



**PLANNING PERMIT APPLICATION**  
Planning & Building Department  
Planning Division

150 E Pearl Ave. ph: (307) 733-0440  
P.O. Box 1687 fax: (307) 734-3563  
Jackson, WY 83001 [www.townofjackson.com](http://www.townofjackson.com)

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Application #s \_\_\_\_\_

\_\_\_\_\_

**PROJECT.**

Name/Description: Powderhorn Employee Housing

Physical Address: 605 through 685 Powderhorn Lane

Lot, Subdivision: Lots 1 - 7, Powderhorn Housing

PIDN: 22-41-16-32-4-001/007

**OWNER.**

Name: Powderhorn Housing LLC (Matt McCreedy) Phone: 733-2292  
Mailing Address: PO Box 290, Teton Village, WY ZIP: 83025  
E-mail: matt.mccreedy@jacksonhole.com

**APPLICANT/AGENT.**

Name: Bill Collins Phone: 690-4436  
Mailing Address: PO Box 7441 ZIP: 83002  
E-mail: collinsplanning@bresnan.net

**DESIGNATED PRIMARY CONTACT.**

Owner  Applicant/Agent

**TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.**

<input type="checkbox"/> Use Permit	<input type="checkbox"/> Physical Development	<input type="checkbox"/> Interpretations
<input type="checkbox"/> Basic Use	<input checked="" type="checkbox"/> X and Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
<input type="checkbox"/> Relief from the LDRs	<input type="checkbox"/> Development Option/Subdivision	<input type="checkbox"/> Amendments to the LDRs
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input checked="" type="checkbox"/> X and Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	

**PRE-SUBMITTAL STEPS.** Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.

Pre-application Conference #:	<b>P18-068</b>	Environmental Analysis #:	<b>N/A</b>
Original Permit #:	<b>P13-024, 025, 026</b>	Date of Neighborhood Meeting:	<b>N/A</b>

**SUBMITTAL REQUIREMENTS.** Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- 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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

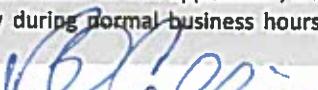
#### FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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.

Original signed 

Signature of Owner or Authorized Applicant/Agent

**Bill Collins**

Name Printed

**7-17-18**

Date

**agent**

Title

**LETTER OF AUTHORIZATION**

Powderhorn Housing / Jerry Blinn "Owner" whose address is: P.O.B. 290 Teton Village, WY 83025  
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

more specifically legally described as: Lot 4-7 Powderhorn Housing

(If too lengthy, attach description)

HEREBY AUTHORIZES Collins Planning Associates as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

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.

OWNER: Jerry Blinn

(SIGNATURE) (SIGNATURE OF CO-OWNER).

Title: President

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

STATE OF Wyoming

)

COUNTY OF Teton

)  
)

The foregoing instrument was acknowledged before me by Jerry Blinn this 5<sup>th</sup> day of March, 2001.

WITNESS my hand and official seal.

John R. Goodwin  
(Notary Public)

My commission expires: 02/10/2021

(Seal)



**JACKSON HOLE MOUNTAIN RESORT  
POWDERHORN EMPLOYEE HOUSING**

**AMENDMENT to PUD and PHASE TWO SKETCH PLAN**

*Prepared by:*

*Collins Planning Associates*

*May 17, 2018*

**JACKSON HOLE MOUNTAIN RESORT  
POWDERHORN EMPLOYEE HOUSING**

**AMENDMENT to PUD and PHASE TWO SKETCH PLAN**

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## 1.0 PROJECT DESCRIPTION AND SITE HISTORY

### Location and Zoning of Property

The subject property is located at 605, 625, 645, 655, 675 and 685 Powderhorn Lane, behind KMART, across the street and to the west of the U.S. Post Office. This property was formally Lot 23 in the Webster Laplant Homestead 5<sup>th</sup> Addition but in 2016 the property was further subdivided. The property now consists of seven lots (six building lots, one common lot) that make up the Powderhorn Housing Subdivision. The underlying zoning is Urban Residential (UR) and a Planned Unit Development was approved for the property.

### Status of Property

The Mayor and Town Council, on June 17, 2013, granted several approvals for Lot 23 that remain active. The decisions specifically:

1. approved a CUP for Institutional Residential;
2. amended a previously approved Sketch Plan to show three buildings in Phase 1 and two buildings in Phase 2;
3. approved a two - phase PUD; and,
4. granted FDP approval for Phase 1.

After the 2013 approvals, the three Phase 1 buildings were constructed and they are occupied by employees. Because the details for Phase 2 were not determined at the time of the 2013 approvals, the Phase 2 Sketch Plan described a range for the number of housing units, amount of floor area, and number of levels in the future buildings.

In the Spring and early Summer, 2015, the Mayor and Town Council approved an LDR text amendment that allows 48-foot-tall buildings in UR-PUD provided certain criteria are met. The Powderhorn Employee Housing Development satisfies these criteria.

On September 6, 2016, the Mayor and Town Council approved:

1. an amendment to the Phase 2 Sketch Plan that reconfigured the Phase 2 building footprints; and
2. created a townhouse subdivision plat for the total PUD.

The Phase 2 amendment did not change the allowed floor area, number of housing units or number of building levels for the future phase. The timing of construction for Phase 2 is unscheduled and the details of the Phase 2 buildings (exact square footage, number of build levels, height) have not yet been finalized.

### Description of Application

This application proposes to amend the PUD for the Powderhorn Employee Housing Development and the Phase 2 Sketch Plan, to allow building heights up to 48 feet pursuant to the 2015 LDR amendment.

As stated in the 2013 and 2016 applications, the Phase 2 buildings have not yet been designed, and therefore this application maintains the same range in the unit count, amount of floor area, the number of building levels that eventually will be constructed. Phase 2 is approved for 22 – 24 units and 19,112 – 31,232 square feet of floor area, and this proposed amendment will not change these numbers. (The three buildings that front Powderhorn Lane in Phase 1 contain 24 units and approximately 34,338 square feet of floor area.)

#### Previous Statements, LDR Amendments

JHMR's intent to propose 48-foot-tall buildings in the Phase 2 FDP has been well known and documented in past applications. JHMR proposed the 2015 LDR amendment to allow 48 foot buildings and then engaged in the extensive process that eventually led to approval of the amendment. The 2016 Sketch Plan amendment, furthermore, clearly described the intentions to include 48-foot-tall buildings in the Phase 2 FDP when such an application is submitted.

However, the planning staff concludes that the current PUD and Phase 2 Sketch Plan limit buildings to 35 feet in height until another amendment specifically approves a 48-foot height. The staff concludes that the 2016 Sketch Plan amendment did not specifically change the height limit from 35 to 48 feet despite the stated intentions in that application to propose 48-foot-tall buildings. It should be noted that a future FDP must be approved before Phase 2 can be developed and that a sketch plan is a general and conceptual illustration of future development.

These staff conclusions, when coupled with the comprehensive revisions to the Town LDR, require JHMR to submit this application. Because of the impending LDR revisions, JHMR cannot wait until the Phase 2 FDP to specifically propose 48-foot buildings. The comprehensive revisions to the Town LDR propose to eliminate the PUD tool and the 48-foot option that was adopted in 2015, at least temporarily, and there is no assurance that these tools will return in future revisions. The staff further concludes that the vested rights accrued to the JHMR from the current approvals and construction allow only 35-foot-tall buildings. They advise that this application to further amend the PUD and Phase 2 Sketch Plan is necessary to preserve JHMR's right to submit a future FDP that includes 48-foot-tall buildings.

## **2.0 SITE PLANNING**

This amendment does not change the site plan for the PUD. The buildings in Phases 1 and 2 will continue to shape and create an interior courtyard that is the organizing feature of the site plan.

All elements of the currently approved PUD that are not specifically changed by this application will remain in effect. This includes the development program in the table below, rules for using the employee units for LDR requirements, contingency plans for managing and potentially increasing the amount of parking, pedestrian circulation and bicycle parking, and all conditions of the 2013 approvals. The Powderhorn project remains the same employee housing development, with the same terms and conditions, that was approved in 2013.

### 3.0 LAND DEVELOPMENT PROGRAM

The PUD, FDP and Sketch Plan that were approved in 2013 contained the table below that outlines information on the allowed and proposed floor area, landscape surface and lot coverage. The “Allowed/Required” column addresses the total PUD. The “Proposed” column was proposed and approved for Phase 1. The “Notes” column addresses the ultimate buildout with both Phases 1 and 2. This proposed amendment to the PUD and Phase 2 Sketch Plan changes only the Building Height in the “Allowed/Required” column from 35 feet to 48 feet. All other numbers in this table remain unchanged from the 2013 approval.

DIMENSIONAL LIMITATIONS -- POWERHORN PUD			
LDR STANDARD	ALLOWED/REQUIRED	PROPOSED (phase 1)	NOTES (phases 1 & 2)
Gross Site Area	2.316 acres		
Base Site Area	2.316 acres		
Floor Area	65,690 sq. ft.	34,338 Phase 1	Phases 1 & 2 = 53,450 – 65,570 See note below.
Landscape Surface	30,320 sq. ft.	38,023	
Lot Coverage	50,530 sq. ft.	14,915 Phase 1	Phases 1 & 2 = 24,035 - 25,424 See note below.
Building Height	48 ft.	29' 8"	Stair tower is exempt but is 31' 8"; Phase 2 height TBD but will comply with LDR
Street Setback	TBD	15	PUD standards allow flexibility
Side/Rear Setback	TBD	10	PUD standards allow flexibility
Parking	TBD	2 per unit	PUD standards allow case by case determination; overall LDR call for 3 spaces for 4 bedroom unit

#### Phase 2 of Lot 23

The buildings located next to the rear lot line and adjacent to KMART constitute Phase 2. Neither the detail plans nor the timing of construction for these buildings has been determined and no FDP is requested at this time. A future FDP application will be submitted prior to the construction of Phase 2. The conceptual plans for these buildings include multiple options that will be considered in the future which is why a range is included in the table above for total floor

area and lot coverage. These options for Phase 2 include 6 to 8 units per building, three or four stories and up to 48 feet in height.

#### Criteria for 48 Foot Height

For the building height limit to be 48 feet, the following criteria must be met.

1. The building must be in a PUD with UR zoning district.

Powderhorn Employee Housing was approved as a PUD on June 17, 2013. The underlying zoning is UR.

2. The structure is totally devoted to workforce or employee housing.

The 2013 applications document JHMR plan to construct employee housing. Consistent with this plan a CUP was issued for Institutional Residential in 2013.

3. The site is at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small scale development.

The Powderhorn Employee Housing development is 2.32 acres.

4. The site is served by transit.

A transit stop is 150 yards from the development as measured along the walking route.

5. The site is within 1/4-mile walking distance from numerous commercial services routinely needed by residents.

Within one-quarter mile, considered the ten minute walking distance for most people, are eight restaurants, a barber shop, the post office, discount retailers, two banks, two doctor's offices, two dental clinics, a town park and a grocery store.

6. The additional building height does not increase the floor area allowance or decrease the required open space.

The additional building height does not increase the floor area allowance or decrease the required open space. The amendment does not change the site plan.

#### Height of Northern Building

A single sentence in the 2013 staff report referenced a shorter building adjacent to the northern property line to mitigate any potential impact on the northern neighbor. The 2016 staff report referenced this earlier statement. However, three important changes have occurred since 2013, and one of these occurred since the 2016 approval. They are:

1. LDR changes proposed for adoption in July, that precipitates the timing of this application, will permit a 46-foot-tall building on the neighboring lot only ten feet from the property line. (The tallest building JHMR can build is 48 feet and only for workforce housing. The conceptual plans for Phase 2 locate buildings further than ten feet from the property line that is shared with the northern neighbor.)

2. When the statement was inserted into the 2013 staff report, Phase 2 building footprints contained two separate components and easily allowed one of these components to step down in height next to the property line. The Phase 2 building footprints approved in 2016 no longer contain the second component and do not readily accommodate a step down in building height.
3. In addition to removing the second component from the Phase 2 buildings, the plan now rotates and clusters the Phase 2 buildings tight against the western property line adjacent to Kmart. This new arrangement approved in 2016 widens the view corridor from the existing building on the neighboring lot. The neighboring building is aligned with and overlooks the common open space lot in the Powderhorn development.

## **4.0 FINDINGS OF FACT FOR APPROVAL**

The proposed revision to the PUD and Phase 2 Sketch Plan do not cause any significant changes in the Findings of Fact that were detailed in the 2013 and the 2016 submissions. These Findings for Fact for the PUD and Phase 2 Sketch Plan are essentially the same and repeated below.

### **Findings for Planned Unit Developments**

The numbered statements are from the Town LDR followed by the applicant's responses.

1. That the proposed project substantially achieves the stated purposes (as applicable) of this section, and that it is an appropriate and legitimate application of the Planned Unit Development process.

The proposed project achieves the purposes of the PUD as stated in the LDR and outlined below.

**Flexibility.** The proposed plan uses the flexibility of the PUD standards in several ways.

- Dimensional flexibility in the setbacks allows a concentration of open space in an interior courtyard. This courtyard creates a dynamic common area that will be enjoyed by all residents for a variety of uses.
- The PUD standards allow and encourage a variety of dwelling types. The type of unit that is proposed for Powderhorn Employee Housing is unique to Jackson, adding to the variety of housing types in the Webster Laplant PUD (now Aspen Meadows) and throughout the Town. The unit type provides excellent rental housing for employees.
- The flexibility in the density of units allowed on the property allows for an economically viable employee housing development that also contains a balance of density, functional open space and parking,

**Efficient Infrastructure.** This proposal uses existing municipal streets, private driveways and utilities. It is an infill development that sits within the existing street network and will connect to private utilities that already exist on the site. Despite the utilities being privately owned and maintained, they will be constructed to Town standards.

**Functional System of Pathways.** An existing sidewalk in Powderhorn Lane traverses the project frontage. A complete network of sidewalks within the site connects the Powderhorn Lane sidewalk to the buildings, courtyard and parking.

**Compatible Land Use.** This project is the final phase of the Webster Laplant (Aspen Meadows) PUD and includes the same multi-family housing as the prior phases. The Elk Run townhouse development is located east of the site and contains large buildings with multiple residential dwellings, similar to the Powderhorn development. The other neighboring properties to the west and north are developed with commercial uses and provide many of the services for the future residents.

**Natural, Scenic.** The site is not in the NRO or SRO, and there are no documented historical or cultural features of the site. The site is typical of the surrounding properties, all of which have been developed.

**Usable Open Space.** The interior courtyard creates a highly usable form of urban open space that is the organizing feature of the site plan and will make the development very enjoyable for the residents.

**Quality Design.** The courtyard creates a high quality site design. The Phase 1 buildings contain multiple heights with the shorter building heights near the street and the taller heights in the rear of the site. Taller 48-foot tall buildings will be along the rear of the property, abutting the rear of the Kmart store. Each level of the buildings contains an outdoor deck that creates visual diversity and facilitates the interaction of interior and exterior spaces.

**Energy Conservation.** A primary use of the proposed development is to house employees of the Jackson Hole Mountain Resort and other employers. The JHMR will provide transportation to and from work via START. Most of the other routine daily needs of the employee residents can be satisfied within walking distance of the site. Eight restaurants, a barber shop, the post office, discount retailers, two banks, two doctor's offices, two dental clinics, the pathway system, a town park, and a grocery store are located within one-quarter mile of the site, considered a comfortable walking distance. For any other trips, a transit stop is within 150 yards of the site. Furthermore, the buildings will include energy star appliances.

**Affordable Housing.** The entire development serves as employee housing for both the JHMR and other employers in the community.

2. That the proposed project is in substantial compliance with all applicable standards and criteria of this section.

The proposal complies with all LDR standards and no variances are requested.

3. That the proposed project substantially meets the character objectives of preservation or enhancement of the zoning district and neighborhood in which it is to be located. Projects which are found to be out of scale and character with their surroundings will not be approved.

The LDR establish the purpose of the Urban Residential Zoning District as follows: "(T)the purpose of the UR zoning district is to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian environment."

This proposal matches perfectly the purpose of the UR district by providing affordable housing with a type of housing unit that is atypical -- possibly unique -- in the Town in location that is within walking distance of all essential services and a START transit stop.

When the sizes of the proposed buildings are compared to the buildings on the neighboring lots, five neighboring buildings are smaller and six are larger than the proposed buildings. Multi-family residential buildings abut the proposed development on two sides, and the post office and commercial development abut the site on the remaining sides, creating an urban character.

4. That streets and intersections serving the project will not be reduced to unacceptable levels of service, nor will the safety of motorists, pedestrians, and cyclists be jeopardized.

A Traffic Impact Analysis for the Powderhorn development was conducted as part of the initial PUD application and it concluded that the nearest intersection that serves the site will continue to function at a high level of service (LOS). After the full build out of the proposed development, all turning movements during the morning peak hour at the Powderhorn Lane/Maple Way intersection will function at an LOS of A (an average wait time of 4.28 seconds to pass through the intersection). During the afternoon peak hour, three of the turning movements at this intersection will function at an LOS of B and the southbound turning movement will operate at an LOS of C. The average wait time to pass through the intersection during the afternoon peak will be 9.47 seconds. The intended resident population will rely on vehicles much less than the general population, nonetheless, the nearby State highway system and the surrounding Town street network provide access and disperse traffic in all directions.

5. That the density and distribution of population resulting from the project will not overburden schools, parks, utilities, or other public services.

The resident population that occupy Phase 1 and the intended residents of Phase 2 will not contribute to the demand on schools. The common courtyard will provide on-site space for recreational activities. The technical review that was completed for the proposal demonstrates that all utilities and services can accommodate the development.

6. That all adverse impacts associated with the proposed project are effectively mitigated to the extent possible.

There is no evidence of impacts or potential impacts that have not been mitigated through setbacks or other means. Phase 1 has been fully occupied without any known issues.

## **Findings for a Sketch Plan**

Numbered statements are from the Town LDR followed by the applicant's responses.

### **1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.**

The site is an infill property that abuts the rear of several commercial buildings, the sides or rears of large multi-family structures and is across the street from the U.S. Post Office. The proposal is located in District 4, subarea 4.3, a Transitional area. The 2012 Plan calls out many detailed objectives for this subarea, including the following that are directly achieved by the Powderhorn development:

- Increased residential population.
  - Proposal can accommodate about 190 resident employees.
- Walkable mixed use district.
  - Site plan contains a network of internal sidewalks and fronts on an existing walk in Powderhorn Lane. Within one-quarter mile are eight restaurants, a barber shop, the post office, two banks, two doctor's offices, two dental clinics, a grocery store, discount retailers, a town park and the pathway network.
- Variety of housing types focused on workforce housing.
  - Proposal will be 100% workforce housing with a unit type not typical or is unique for the Town.
- Specifically including deed restricted units.
  - Some units may be deed restricted to help the JHMR and other commercial businesses satisfy employee housing requirements.
- 2 and 3 story buildings oriented to the street.
  - 3 buildings that front Powderhorn Lane are a combination of 2-story and 3-story components.
  - 3 buildings along rear lot line, adjoining the rear of Kmart are proposed for a future phase and may be 4 stories above grade within the 48-foot height limit. The detailed proposal for these buildings will be submitted in a future application.
- Parking areas predominantly behind buildings or screened from the street.
  - No new parking spaces front the street; all new parking is interior to the site and screened from the street by buildings or landscaping.
- Consider natural resources and wildlife movement that are in or adjacent to the District.
  - The site is an infill development surrounded by development on all sides, and does not contain or adjoin any natural resources.
- Improved alternative transportation and connectivity.
  - The resident population will significantly use transit and several sidewalks connect the site internally and to the Town network of sidewalks. A START transit stop is 150 yards from the development.
- In addition to the character district goals, the Plan establishes the goal to house 65% of the community's workforce.
  - This proposal is designed to house about 190 employees.
- The Plan also promotes multi-modal transportation, including bike travel.

- This proposal reduces the number of parking spaces from three per apartment to two spaces, and each reduced parking space is replaced with two bike parking spaces. A total of 90 bike parking spaces are provided in the development.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.

Not Applicable.

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.

The resident population will not contribute to the demand on schools. The common courtyard will provide on-site space for recreational activities. The technical review that was completed for the Powderhorn development demonstrated that all utilities and services can accommodate the development.

4. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.

The proposal complies with all applicable regulations.

5. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

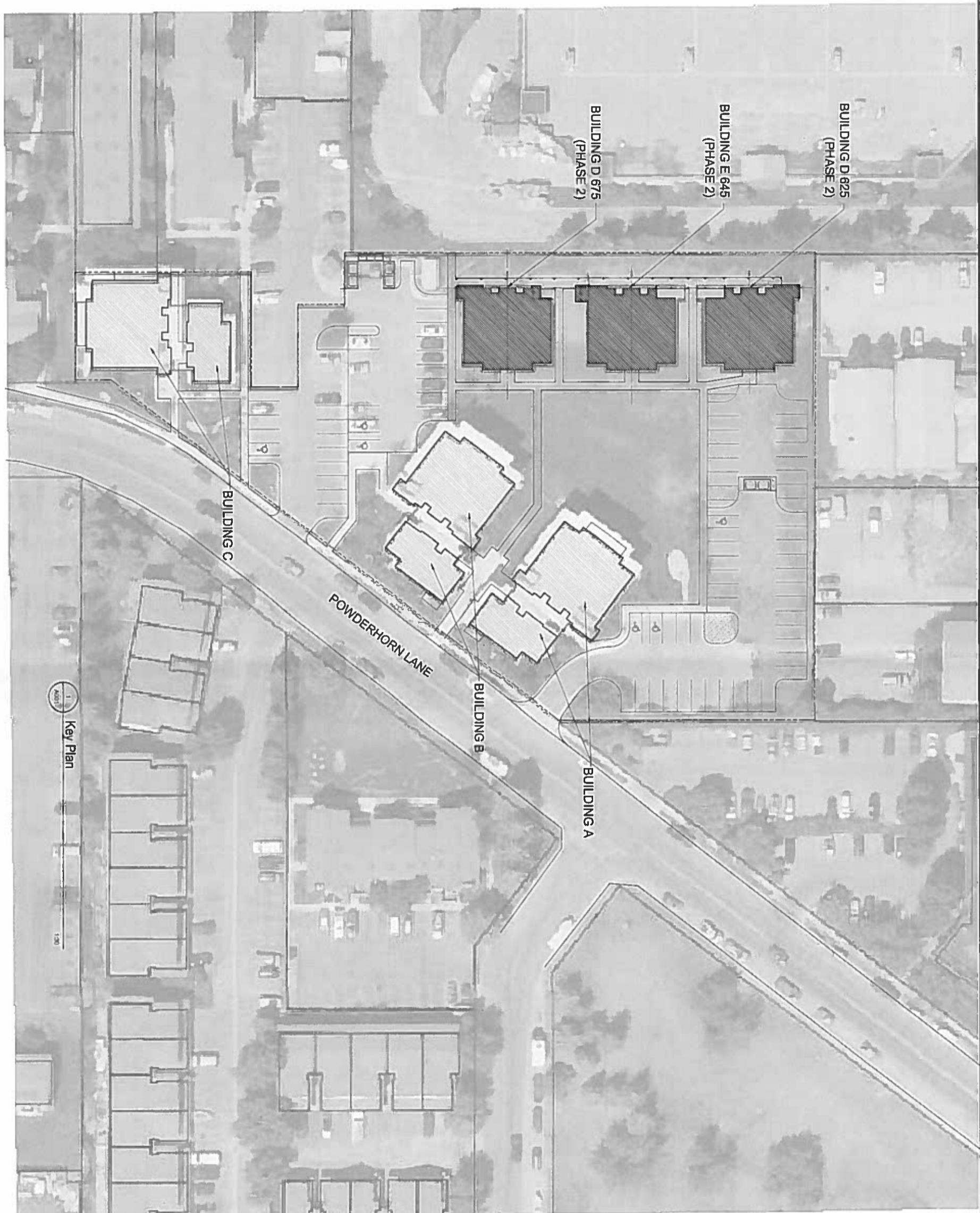
The currently constructed Phase 1 is in full compliance with all prior permits and approvals.

## Appendix A

### Application Letter of Authorization

## Appendix B

### Overall PUD Schematic Plan Phase 2 Sketch Plan



SD PRICING

JHMR EMPLOYEE HOUSING  
PHASE 2  
655 POWDERHORN LN., JACKSON, WY

REVISIONS:

<p>KEY PLAN</p> <p>4001</p>	<p>CTA, INC COPYRIGHT 2011 ALL RIGHTS RESERVED DRAWN BY: <i>GEORGE B. HORN</i> CHECKED BY: <i>B. B.</i> DATE: <i>1-18-2012</i> CIV: <i>B</i> CAD FILE: <i>4001</i> DIR: <i>4001</i></p> <p>LENDERED ARCHITECT GEORGE B. HORN 4001 4001 4001</p>	<p>SCHEMATIC DESIGN 18</p>	
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