



# TOWN OF JACKSON

## PLANNING & BUILDING

### DEPARTMENT

#### TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company-*Wyoming Title & Escrow*
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways

**Teton County**

- Planning Division

 Engineer Surveyor- *Nelson* Assessor Clerk and Recorder Road and Levee Housing Authority**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: March 26, 2018

Item #: P18-095

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: [tvalentine@townofjackson.com](mailto:tvalentine@townofjackson.com)**Owner/Applicant:**

FSD Investments

Eric Grove &amp; Charlie Schwartz

PO Box 9879

Jackson, WY 83002

307-413-4088

[ericgrovemn@gmail.com](mailto:ericgrovemn@gmail.com)**REQUESTS:**

The applicant is submitting a request for an amendment to a previously approved Development Plan for the Westview Townhome located at 1255 W Highway 22. Specifically, the applicant is requesting approval to extend the 18 month deadline for Development Plans.

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

**Please respond by:** **April 9, 2018 (Sufficiency)**  
**April 16, 2018 (with Comments)**

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



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

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1587 | fax: (307) 734-3563  
Jackson, WY 83001 | [www.townofjackson.com](http://www.townofjackson.com)

**For Office Use Only**

Fees Paid \_\_\_\_\_

Check # \_\_\_\_\_

Credit Card \_\_\_\_\_

Cash \_\_\_\_\_

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

**PROJECT.**

Name/Description: **Westview Townhomes - Amendment to Dev Plan & Housing Mitigation Plan**

Physical Address: **1255 W HWY 22**

Lot, Subdivision: **PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG. 116**

PIDN: **22-41-16-32-1-00-008**

**OWNER.**

Name: **F.S.D. Investments LLC (Eric Grove & Charlie Schwartz)** Phone: **307-413-4088**  
Mailing Address: **P.O. BOX 9879, JACKSON WY** ZIP: **83002**  
E-mail: **Eric Grove <ericgrovemn@gmail.com>**

**APPLICANT/AGENT.**

Name: **Same as above** Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

Owner \_\_\_\_\_ Applicant/Agent \_\_\_\_\_

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

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Amendment Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
Relief from the LDRs	Development Option/Subdivision	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 type="checkbox"/> 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 #: n/a Environmental Analysis #: \_\_\_\_\_  
Original Permit #: n/a Date of Neighborhood Meeting: \_\_\_\_\_

**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?*

**500 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.

**n/a 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.

**n/a 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.

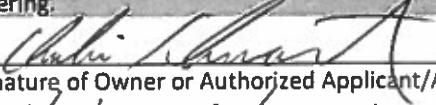
**FORMAT.**

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.

  
Signature of Owner or Authorized Applicant/Agent

Charlie Schwart  
Name Printed

3-26-18

Date

OWNER

Title

Date: 03/26/2018

Town of Jackson

Attn: Planning Department

**RE: Amendment to Development Plan and Housing Mitigation Plan for Westview Townhomes located at 1255 W Highway 22**

Dear Planning Staff,

We are requesting an amendment to our Development Plan for Westview Townhomes (Item P16-085) which received Town Council approval on October 17, 2016. The Development Plan expires 18 months from the time of approval which is April 17, 2018. Based upon several attempts to acquire a buyer/developer for this project, the 18 month time frame is coming up. We are requesting that the Town Council approve a 12 month extension for this project as option #1. Option # 2 could be a 6 month extension. Over the last 18 months, we have had several potential buyers and developers interested in this development and are still working on finalizing this sale/partnership. It seems the deed restriction and the financing with a deed restriction all take more due diligence and time, and has set our timeframe back. We feel it is a very fair deed restriction that makes this project 80 % for the housing mitigation, and we also feel we will be able to get this project funded and started this summer. We are very grateful for the Town's willingness to shift budgetary items around to prioritize the provision of improvements to bring water, sewer and sidewalks to this site. We also have bonded for the full amount of these improvements. With that said we hope to restore confidence in the Town regarding our willingness to follow through on our end of the development agreement.

Thank you for your time on this matter,

Charlie Schwartz

Eric Grove

Signature



## **Tyler Valentine**

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**From:** daddydoright@wyoming.com  
**Sent:** Tuesday, April 24, 2018 10:42 AM  
**To:** Tyler Valentine  
**Subject:** Modifying App for development extension

Please use this e-mail for a request to modify and clarify the application to extend FSD LLC's development plan to a 1 year extension only.

Thank you,

Charlie Schwartz of FSD LLC.

## **Tyler Valentine**

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**From:** daddydoright@wyoming.com  
**Sent:** Wednesday, April 25, 2018 11:39 AM  
**To:** Tyler Valentine  
**Subject:** Westview request to continue development plan amendment

Hello Tyler,

I am writing this e-mail to request to continue the development plan amendment to a date unknown but no longer than 180 days from May 2nd.

Thank you for your help on this...

Charlie Schwartz of FSD LLC