



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

For Office Use Only

Fees Paid 1000.00

Check # _____ Credit Card _____ Cash _____

Application #s _____

PROJECT.

Name/Description: Habitat Daisy Bush

Physical Address: 890 Whealeight Way, Jackson, WY 83001

Lot, Subdivision: Lots 1,2,3, & 4 Daisy Bush Town Home Addition Plat 1350 PIDN: not assigned yet as per GIS

OWNER.

Name: See Attached Narrative and LOAs Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: Habitat for Humanity of the Greater Teton Area Phone: 307-734-0828

Mailing Address: P.O. Box 4194 ZIP: 83001

E-mail: brendan@tetonhabitat.org

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
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
_____ Administrative Adjustment	_____ Development Option Plan	_____ LDR Text Amendment
<input checked="" type="checkbox"/> Variance	_____ Subdivision Plat	_____ Zoning Map Amendment
_____ Beneficial Use Determination	_____ Boundary Adjustment (replat)	_____ Planned Unit Development
_____ Appeal of an Admin. Decision	_____ 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 #: _____ Environmental Analysis #: _____
Original Permit #: _____ 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?

- 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.

Signature of Owner or Authorized Applicant/Agent

Brenden Schulte

Name Printed

Date

6/25/15
Executive Director

Title

DEED OF CONVEYANCE
 (PERSONAL PROPERTY)

Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation, GRANTOR, whose address is PO Box 4194, Jackson, WY 83001, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, has granted bargained, sold, transferred, and delivered and by these presents does bargain, sell, grant, transfer and deliver unto Meredith Silva, a married woman, GRANTEE, whose address is PO Box 1309, Jackson, Wyoming 83001, that certain personal property in the nature of building improvements affixed to and situated upon the following real property:

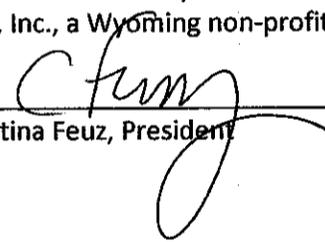
Lot 1 of the Daisy Bush Townhome Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 21, 2015 as Plat No. 1350.

PIDN # tmp005220

To have and to hold unto Grantee and their administrators, successors and assigns such personal property, subject to the terms of a Ground Lease, Declaration Of Covenants, Conditions, and Restrictions, and the Articles, Bylaws, Rules and Regulations of the Homeowner's Association, as the same may be amended from time to time. This conveyance is of personal property, in the form of building improvements only, and not a conveyance of the underlying real property described above, which is to be leased to Grantee under a separate Ground Lease.

WITNESS my hand this 26 day of May, 2015.

GRANTOR: HABITAT FOR HUMANITY OF THE GREATER*
 GRANTEE: SILVA, MEREDITH
 Doc 0882593 bk 896 pg 44-44 Filed At 09:43 ON 05/27/15
 Sherry L. Daigle Teton County Clerk fees: 12.00
 By Mary Smith Deputy

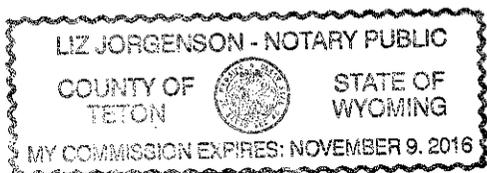
Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation:

 Christina Feuz, President

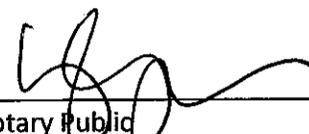
Released	<input type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Scanned	<input type="checkbox"/>

STATE OF WYOMING)
) ss.
 COUNTY OF TETON)

On this 26 day of May, 2015, before me, the undersigned Notary Public, personally appeared Christina Feuz for Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation, and known to me to be the President of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the corporation, by authority of Statute, its articles of incorporation or its corporate bylaws, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument on behalf of the corporation.

WITNESS my hand and official seal.




 Notary Public

LETTER OF AUTHORIZATION

MEREDITH SILVA, "Owner" whose address is: _____
890 WHEATLEIGH WAY, JACKSON WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: LOT 1 DAISY BUSH TOWNHOME
ADDITION TO THE TOWN OF JACKSON PLAT #1350

(If too lengthy, attach description)

HEREBY AUTHORIZES Habitat for Humanity of the Greater Teton Area 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: [Signature]

(SIGNATURE) (SIGNATURE OF CO-OWNER)

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

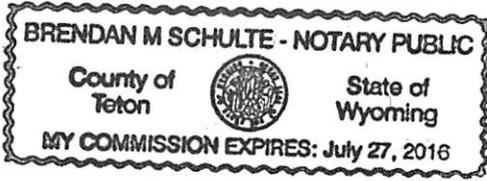
STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 2005.

WITNESS my hand and official seal.
[Signature]
(Notary Public)

My commission expires:

(Seal)



DEED OF CONVEYANCE
 (PERSONAL PROPERTY)

Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation, **GRANTOR**, whose address is PO Box 4194, Jackson, WY 83001, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, has granted bargained, sold, transferred, and delivered and by these presents does bargain, sell, grant, transfer and deliver unto Terri Lynn Evenson, a single woman, **GRANTEE**, whose address is P.O. Box 12592, Jackson, Wyoming 83002, that certain personal property in the nature of building improvements affixed to and situated upon the following real property:

Lot 2 of the Daisy Bush Townhome Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 21, 2015 as Plat No.1350.

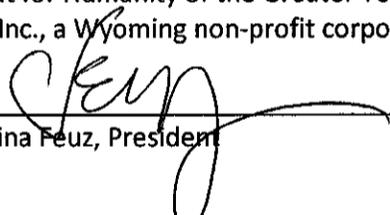
PIDN # tmp005221

To have and to hold unto Grantee and their administrators, successors and assigns such personal property, subject to the terms of a Ground Lease, Declaration Of Covenants, Conditions, and Restrictions, and the Articles, Bylaws, Rules and Regulations of the Homeowner's Association, as the same may be amended from time to time. This conveyance is of personal property, in the form of building improvements only, and not a conveyance of the underlying real property described above, which is to be leased to Grantee under a separate Ground Lease.

WITNESS my hand this 26 day of May, 2015.

GRANTOR: HABITAT FOR HUMANITY OF THE GREATER*
 GRANTEE: EVENSON, TERRI LYNN
 Doc 0882606 bk 896 pg 151-151 Filed At 09:57 ON 05/27/15
 Sherry L. Daigle Teton County Clerk fees: 12.00
 By Mary Smith Deputy

Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation:

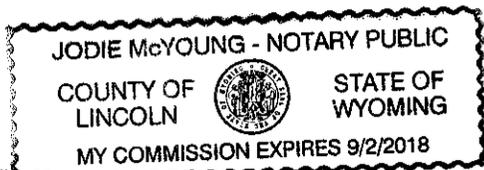

 Christina Feuz, President

Released	
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Scanned	

STATE OF WYOMING)
) ss.
 COUNTY OF TETON)

On this 26 day of May, 2015, before me, the undersigned Notary Public, personally appeared Christina Feuz for Habitat for Humanity of the Greater Teton Area, Inc., a Wyoming non-profit corporation, and known to me to be the President of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the corporation, by authority of Statute, its articles of incorporation or its corporate bylaws, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument on behalf of the corporation.

WITNESS my hand and official seal.




 Notary Public

LETTER OF AUTHORIZATION

Ray & Sonya Saito, "Owner" whose address is: _____
185 Nelson Drive, Jackson WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: LOT 3 Daisy Bush Town Home
Addition to the Town of Jackson Plat # 1358

(If too lengthy, attach description)
HEREBY AUTHORIZES Habitat for Humanity of the Greater Teton Area 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:
[Signature]
(SIGNATURE) (SIGNATURE OF CO-OWNER)

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 _____ this _____ day of
_____, 2015.

WITNESS my hand and official seal.
[Signature]

(Seal)

(Notary Public)
My commission expires:



LETTER OF AUTHORIZATION

JUAN JIMENEZ & ROSALBA VASQUEZ, "Owner" whose address is: 195 Nelson Drive, JACKSON, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property more specifically legally described as: LOT 4 DAISY BUSH TOWNHOME ADDITION TO THE TOWN OF JACKSON PLAT #1350

(If too lengthy, attach description)

HEREBY AUTHORIZES Habitat for Humanity of Greater Teton Area 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: Juan Jimenez Rosalba Vasquez de J.
(SIGNATURE) (SIGNATURE OF CO-OWNER)

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

STATE OF _____)
)SS.
COUNTY OF _____)

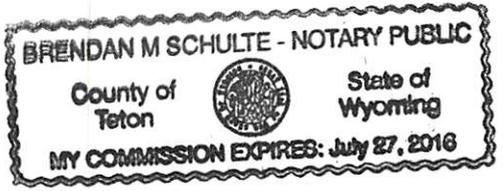
The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 2005.

WITNESS my hand and official seal.

[Signature]
(Notary Public)

(Seal)

My commission expires:



By: Jackson Hole Community Housing Trust, manager and member

By: James M. Moses
Name: J. MOSES
Title: BOARD CHAIR

By: SRO Hart
Name: R.D. HARTMAN
Title: Treasurer

STATE OF WYOMING)
) ss
COUNTY OF TETON)

This instrument was acknowledged before me September 17, 2010 by Jim Moses, as Board Chair of the Jackson Hole Community Housing Trust, the manager and co-member of Redmond Hansen, LLC.

SEAL:

JAN MARIE HOBART Wyoming Notary Public, County of Teton My Commission Expires January 08, 2011
--

Jan Marie Hobart
Notary Public

My Commission Expires: 1-8-2011

STATE OF WYOMING)
) ss
COUNTY OF TETON)

This instrument was acknowledged before me on September 16, 2010 by Robert Hartman, as Treasurer of the Jackson Hole Community Housing Trust, the manager and co-member of Redmond Hansen, LLC.

SEAL:

JAN MARIE HOBART Wyoming Notary Public, County of Teton My Commission Expires January 08, 2011
--

Jan Marie Hobart
Notary Public

My Commission Expires: 1-8-2011

Variance Application

Habitat for Humanity of the Greater Teton Area
Lots 1,2,3,4, & 5 Daisy Townhome Addition, Plat No. 1350,
And located within the NE1/4NE1/4 of Section 34,
T.41N., R.116W., 6th P.M.
Teton County, Wyoming

Submitted on: June 24, 2015

Submitted to: Town of Jackson, Planning Department



Applicant:

Habitat for Humanity of the Greater Teton Area
Attn: Brendan Schulte, Executive Director
P.O. Box 4194
Jackson, Wyoming 83001
307-734-0828
Brendan@tetonhabitat.org

Owners:

Meredith Silva
Terri Evenson
Ray and Sonya Saito
Juan & Rosalba Jimenez

CONTENTS

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- IV. VARIANCE REQUESTED – Page 4
- V. SURROUNDING USES – Page 4
- VI. FINDINGS NECESSARY TO APPROVE VARIANCES – Page 4

EXHIBITS

- Exhibit 1 - Existing Site plan
- Exhibit 2.1 - LSR Summary by Hershberger Design
- Exhibit 2.2 - LSR Summary if Variance is granted
- Exhibit 3 – Town of Jackson Zoning Map
- Exhibit 4 - LSR Acknowledgement

I. PROJECT BACKGROUND & HISTORY

Daisy Bush Subdivision (DBS) is a 28 unit Planned Unit Development (PUD) approved by the Town Council for the Town of Jackson (TOJ) on March 3, 2008 (P07-150). This project was approved as a Final (Major) Development Plan (FDP) that previously had a Sketch Plan Approval on December 7, 2007 (P07-108). In addition to the 7 conditions of approval for the FDP, 5 conditions of sketch plan approval also carried over. The PUD was created on the former Daisy Bush Property located in east Jackson between Rancher Street and Nelson Drive and was zoned both Suburban Residential (SR) and Auto-Urban Residential (AR). The PUD proposed to incorporate the blended dimensional limitations of the two zoning districts as well as a variety of residential unit types. The blended landscape surface ratio (LSR) requirement for the project across two zoning districts was a total of 93,875 SF (0.642). The original sketch plan approval proposed 95,611 (0.654) of LSR, a 2,072 SF surplus.

The PUD includes 8 single-family homes, 8 duplexes (each containing 2 units) and 4 townhomes contained within two duplexes which were previously designed to be one 4-plex. The staff report noted that the proposed 4-plex was not detailed whatsoever in the DBS FDP. Therefore condition #2 of this approval stated “The proposed townhome building on Lot 9 shall be subject to Final (Minor) Development Plan review.” The 4-plex was replatted on **Lot 19 DB 2nd Addition**. Habitat later amended the FDP to allow two duplexes on Lot 19. See Exhibit 1 for the existing site plan.

The LSR requirement was not being tracked accurately. Market lots were being sold and developed with less than the blended LSR requirement and the LSR requirement went unchecked. Consequently, a shortage of LSR was discovered after a majority of the Lots had been sold and developed. Several re-calculations of the project-wide LSR were completed and a solution was found by assigning a static LSR value per lot moving forward in order to maintain the overall LSR requirement for the subdivision to .642(**Exhibit 2-1**). This also involved allocating the some of the impervious surface overage from the market lots to the affordable housing lots, it was called “common impervious surface.” A rooftop garden or “green roof” was planned to help fulfill the above-described LSR requirement which still had a surplus according the staff report. Lot 19 was already burdened with the most impervious surface in the neighborhood since both Nelson Drive and Wheatleigh Way both

cross it. A Minor Deviation (09-083) was approved to change the approved LSR for all Lots in the Consent to LSR Changes (**Exhibit 4**),

According to the TOJ Land Development Regulations (LDRs), the purpose of LSR is to increase recreational and aesthetic space, and to help reduce storm water runoff and encourage infiltration into the groundwater. If the green roof were built it will be situated on a flat roof. Therefore it cannot address the recreational and aesthetic aspect of the LDR as residents cannot recreate on it, nor see it from ground level. With respect to storm water runoff, there are other less expensive alternatives to a green roof that Habitat has incorporated into the landscape plan finished as part of the Daisy Bush Project. These include drainage swales and dry wells throughout the site.

The green roof is specified to be 2,850 SF, and will cost approximately \$75,000 to construct after all structural adjustments and temporary irrigation are considered. This additional cost jeopardizes the financial viability of the project and directly affects Habitat's ability to create more affordable housing units without governmental subsidies. Habitat's bottom line, while not a direct concern of the Council, should be taken into account as every extra dollar required without a variance is an extra dollar which cannot be allocated to create another permanently deed restricted unit. More importantly, the operation and maintenance costs of this feature present an additional long term cost not present in other affordable housing projects. At this critical juncture in the Town's quest to create and maintain affordable housing, we feel this additional burden, created by greater impervious surface allocations to market units in DBS, should be subject to a variance. Obtaining this variance is essential for Habitat to continue its mission of building affordable homes to families in need while keeping an eye on the long-term affordability of the home.

II. LOCATION, AND DESCRIPTION OF PROPERTY

Lots 1,2,3,4, & 5 Daisy Townhome Addition, Plat No. 1350 (Former Lot 19 of said DB 2nd Addition) is located in East Jackson via Nelson Drive. The Lot is relatively flat except for a small portion that crosses Nelson Drive easterly toward the United States Forest Service(USFS) parcel as it extends up the hill slightly. The 0.58 acre lot has been voluntarily deed-restricted by Habitat for Category 1affordable housing and is accessed by both Nelson Drive and Wheatleigh way.

III. LOT SIZE, ZONING AND DIMENSIONAL LIMITATIONS

Zoning – Suburban Residential (SR)/Auto-Urban Residential (AR)

Development Quantities:

Lot Area = 0.58 acres
Net Site area = 0.25 acres
Max Floor Area = 4,466 SF
LSR=0.642

Setbacks as per CUP FDP:

Street = N/A
Side = N/A
Rear = N/A
Height = N/A

IV. VARIANCE REQUESTED

The applicants are seeking to vary Table 2400 – Schedule of Dimensional Limitations of the Town of Jackson Land Development Regulations (LDRs) to allow a variance of the LSR Requirement in the SR and AR Zoning Districts. A blended LSR limitation was used and approved for 0.642 for the DBS PUD. Habitat would like to reduce that LSR standard by .073 on former Lot 19 from .605 to .532. This would eliminate the need for the green roof and reduce the entire project LSR by 0.010 for a final project LSR of 0.632; changing the overall LSR of the project by 1%. See *Exhibit 2-2* for final calculations.

V. SURROUNDING USES

Most surrounding uses are residential with the exception of the US National Forest Service Parcel due east of former Lot 19. Starting from that parcel and headed clockwise each lot in the vicinity consists of residential uses. The first is the Buffalohead Townhomes due south of Lot 19. Then, due west is Lot 20 of said DB 2nd Addition. Further west is the rest of the DB Lots, some of which are affordable and some are market units. Finally to the north are Lots 17 and 18 of said DB 2nd Addition, owned by St. John's Medical Center. These lots are currently entitled to have 1 duplex on each lot.

VI. FINDINGS NECESSARY TO APPROVE VARIANCES

Section 5160 Variances. B. Standards:

1. Special Conditions and Circumstances exist. There are special circumstances or conditions, which are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood.

The special conditions and circumstances that exist on this property are numerous, and in aggregate, are singular to former Lot 19 and create the need for a variance. First are the existing **impervious surfaces** that service the entire neighborhood. Lot 19 has more of this “common” impervious than any other lot in the development. “Common” impervious surfaces include: the two access roads that cross Lot 19 (Wheatleigh Way and Nelson Drive) and through negotiations with TOJ, a portion of each of the market lot's excess impervious surface was allocated to all lots in the neighborhood compounding the problem of Lot 19's inability to meet the LSR requirement. The former is just an existing condition that is exacerbated by the lot layout and design of the neighborhood. The latter is an unusual tactic in resolving the problem that bequeaths further complexity to the LSR shortage. See *Exhibit 2-1* for quantities. In fact about 50% of the impervious surfaces which arose through negotiations with the developer and TOJ on former Lot 19 benefit the neighborhood, and was not available to Habitat for development of structures, driveways and pedestrian access. In short, the Habitat Lot is bearing the burden of the market unit's failure to provide the required LSR on the market lots. This special condition and circumstance drove costs up because Habitat had to build “up and down” and not “out.” No other lot in the neighborhood has this much constraint with regards to impervious surfaces and former Lot 19 shoulders more than its share of the burden of the neighborhood's impervious surfaces and required LSR.

Because this project crossed **two zoning districts** (SR and AR) a blended approach to dimensional limitations was implemented for the DBS PUD. This was done in a prorated fashion meaning that the zone with the larger area has more influence on the limitations. This approach was logical, but was flawed because it completely relied upon the zoning district map that was developed in 1994 (*See Exhibit 3*).

	Acres	LSR Standard	LSR (SF)
AR Zone	0.77	0.45	15,094
SR Zone	2.58	0.70	78,669
Blended	3.35	0.642	93,763

	Acres	LSR Standard	LSR (SF)
AR Zone	1.675	0.45	32,833
SR Zone	1.675	0.70	51,074
Blended	3.35	0.575	83,907

In this case it was the SR zone which has more constraining limitations on development like the higher required LSR requirement. Tables 1 & 2 demonstrate that if this development was planned differently by the developer, the required LSR could have been 9,856 feet less.

The most recently approved **Comprehensive Plan** lists the neighborhood in the May Park subarea and states “the future character of this subarea will maintain the existing medium to high density development pattern with a mix of small lot single family, duplex, tri-plex and multifamily structures.” The development constraints of the SR zone or any portion thereof cannot support this type of development as currently illustrated by this variance request. After a new zoning map is approved it is likely that new development will not have to adhere to this level of LSR requirement.

2. The special circumstances and conditions have not resulted from any willful modification of the land or building;

The decisions made by the developer were not Habitat’s decisions. Had Habitat owned this the DBS, we would have planned it in a way that a green-roof would not have been a solution to resolve an LSR shortage as it conflicts with our mission to keep the development affordable to build and maintain in perpetuity. A zone map amendment would have been considered to gain more flexibility from a larger portion of AR zoning being part of the blended zoning calculation of dimensional limitations.

Since all of the development decisions that include lot layout, allocation of impervious surfaces, and proposed LSR, as agreed to in the Consent to LSR Changes (**Exhibit 4**), were made by developer, and not Habitat, the above referenced special circumstances and conditions are not the result of the applicant.

3. The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community;

The reasonable use for Lot 19 is to build the four units to which it is entitled. Strict application of this standard puts an unnecessary hardship on our efforts to fulfill our mission to build affordable housing and deprives us of that reasonable use. The installation costs of a green roof are equivalent to the cost of a development unit that we purchased from the St. Johns Medical Center, approximately \$75,000.

The creation of a green roof, which will neither be enjoyed by the homeowners or visible by the public from the ground level will create a great hardship on habitat which is far greater than the protection afforded to the community by the installation of a green roof. Habitat’s development in Daisy Bus is solely funded by charitable donations and volunteer labor. The \$75,000 required to install the green roof and thousands of dollars to be borne by the homeowners in the future is a hardship on this non-profit and its homeowners and the

green roof does little, if anything, to maintain the protection afforded to the community by this requirement. Potentially to the surprise of many, \$75,000 is approximately one third of the cost of construction for a single dwelling unit built by Habitat. The imposition of this green roof will retard and jeopardize Habitat's next project to build more simple decent category 1 affordable housing for our community's most needy citizens. By contrast, the creation of a green roof will do nothing to fulfill the community's mission as stated in the Comprehensive Plan to address the affordable housing crisis and will realistically, do nothing to maintain vistas through the LSR. Consequently, the balancing test required by this finding errs so strongly in favor of alleviating the hardship on the applicant that we feel this condition variance should absolutely be granted. Habitat could have eliminated one unit from its development and strictly complied with the LSR, but we question if that is really in keeping with the desires of the community of the expressed wishes of this Council to create more category 1 affordable housing. We feel not.

Further, the operation and maintenance costs of the green roof are a burden the Habitat homeowners who are far below the median income in Teton County. This is an unreasonable additional burden to place on low-income homeowners. At Habitat we are committed to making our homes affordable in the long term by providing zero interest mortgages and building energy efficient healthy homes. Adding unnecessary operation and maintenance costs undercuts those efforts, undercuts the comprehensive plan objectives, undercuts this Council's stated intent to facilitate the creation of more category 1 affordable housing and is not reasonable.

Our goal at Habitat is to make the monthly payment, including HOA fees, to be as low as possible. These efforts to keep payments affordable have resulted in zero defaults on 31 mortgages we currently administer. We fear that adding any unnecessary monthly costs for maintenance could jeopardize our partner family's ability to stay in the homes they work so hard for.

Habitat asserts that the public benefit achieved by this variance to provide Category 1 affordable homes far outweighs the minimal benefit the public would get from a green roof that people can't see or recreate on.

4. Minimum Variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

The green roof was specified to be installed on a 4-plex building with a total area of 2,850 SF. The purpose was to make up the shortfall of LSR allowed on the remainder of the Lots in DBS and bring the entire DBS project into conformance at the 0.642 LSR blended dual zone standard. Habitat would like to reduce that standard by 0.010 for a final project LSR of 0.632. This changes the overall LSR of the project by 1% (***Exhibit 2.2***). We feel this is the minimum variance as we don't anticipate creating additional unnecessary impervious surface, only to relieve us from the requirement of the green-roof.

5. Not injurious to the neighborhood. The granting of the Variance will not be injurious to the neighborhood surrounding the land where the Variance is proposed, and is otherwise not detrimental to the public welfare.

The Daisy Bush neighborhood will not be injured by granting this variance. In fact we have received support from the HOA advocating for granting of this variance in a letter to be submitted under separate cover. The neighbors would not be recreate or enjoy the aesthetic value of the green roof as it would be on a flat roof and difficult to see. See item #7 – Section

1200.B. for any perceived environmental impacts to the neighborhood. In it's stead, Habitat has already installed 2x the plant units required for this project which we feel adds greater aesthetic and green value to the neighborhood which can more readily enjoy this landscape feature than a green roof which is hard to see or recreate on.

6. Harmony with the LDRs. The granting of the Variance is consistent with the general purposes and intent of these Land Development Regulations.

DIVISION 1200 PURPOSE: The purpose of these Land Development Regulations is to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the Town by:

Section 1200.A - Land Use Patterns and Community Character

Much of this standard has been addressed in the final development plan of the DBS CUP and granting this variance will not change the CUP as it related to this section. More specifically this variance request conforms because we are not asking to: vary the land use pattern, alter the existing residential use, or change the existing transition areas of different community character. Minimally varying the overall LSR requirement for the entire subdivision by 1%, by reducing the required LSR on Lot 19 will not have a perceived affect by the community since the green roof would not have been visible to the neighborhood from the ground level.

Section 1200.B - Natural Resources - The natural resource objectives are intended to preserve and protect the Town's natural resources, avoid or lessen the hazards of flooding, and storm water accumulation and runoff, avoid or lessen the hazards of soil erosion, preserve and protect natural habitats for wildlife, and control the density and intensity of development, open space, and land use so as to prevent ground and surface water contamination.

With regards to the possible environmental impact of additional storm water, Habitat has already used less expensive methods for reducing stormwater runoff from the roof to encourage groundwater infiltration. These methods are as follows: drainage swales, a dry well and, an infiltration box installed and integrated with the gutter system on each duplex. Additionally, we have already added [insert number of extra plant units] plant units of landscape material in the form of trees and shrubs.

Section 1200.C - Scenic, Cultural and Agricultural Resources - This objective is intended to protect scenic and cultural resources, and scenic vistas, control site design and building scale, promote western architectural design, and preserve agricultural design.

Granting this variance has no impact on scenic vistas or scenic and cultural resources, because if it was constructed, it would not be visible to the neighborhood on a flat roof. Flat roofs are stipulated as design feature for this neighborhood within the CCRs. Moreover, this neighborhood, which is residential use only, has purposely, selected a more modern take on architecture so it has no impact on the promotion of western architectural design or agricultural design.

Section 1200.D - Affordable Housing - Ensuring that an adequate supply of housing affordable to those employed in the Town is available. This objective is arguably the most important purpose as it relates to the proposed Variance.

Habitat has and will continue to provide more diversity to the overall housing mitigation to the neighborhood. Lot 19 was previously restricted as “employment based units” With no income or asset limitations. Instead, Habitat has built Category 1 units, the type of Units this community has shown the greatest need for and at the same time the greatest difficulty in creating.

Granting this variance will allow Habitat maintain the affordability of the 4 units and ensure that \$75,000 is not spent on a green roof that no one can see, no one can recreate on and whose effects on ground water permeability have already been addressed, rather the \$75,000 saved from not having to meet this onerous requirement will instead be spent on creating more category 1 affordable homes which this community so desperately needs. Green roofs have a long term maintenance obligation and cost that should not be placed on those moving to into affordable housing. It decreases the long-term affordability and adds pressure to the overall maintenance of the project. Additionally, the estimate to construct a green roof of the specified as roughly about the same cost of 1 of the 4 townhome units that Habitat is building. Without the variance Habitat will be able to build less units on its next lot, which would increase its per unit cost jeopardizing its future ability to continue to build category 1 affordable housing.

Section 1200.E - Infrastructure -In summary, this objective is intended to ensure existing infrastructure systems are safe, effective and efficient.

This variance represents zero increase in the intensity of use available to the property. The surrounding infrastructure is capable of handling any minimal change, based on its current scale, level of service, and the scale and intensity of use of the surrounding development. We have installed similar but less expensive features to handle any storm water runoff from the roofs of the two duplexes and planted additional plant units.

Section 1200.F - Preservation of Local Economy and Land Value - Most notably, this objective seeks to protect land values and minimize adverse impacts on landowners from incompatible neighboring development.

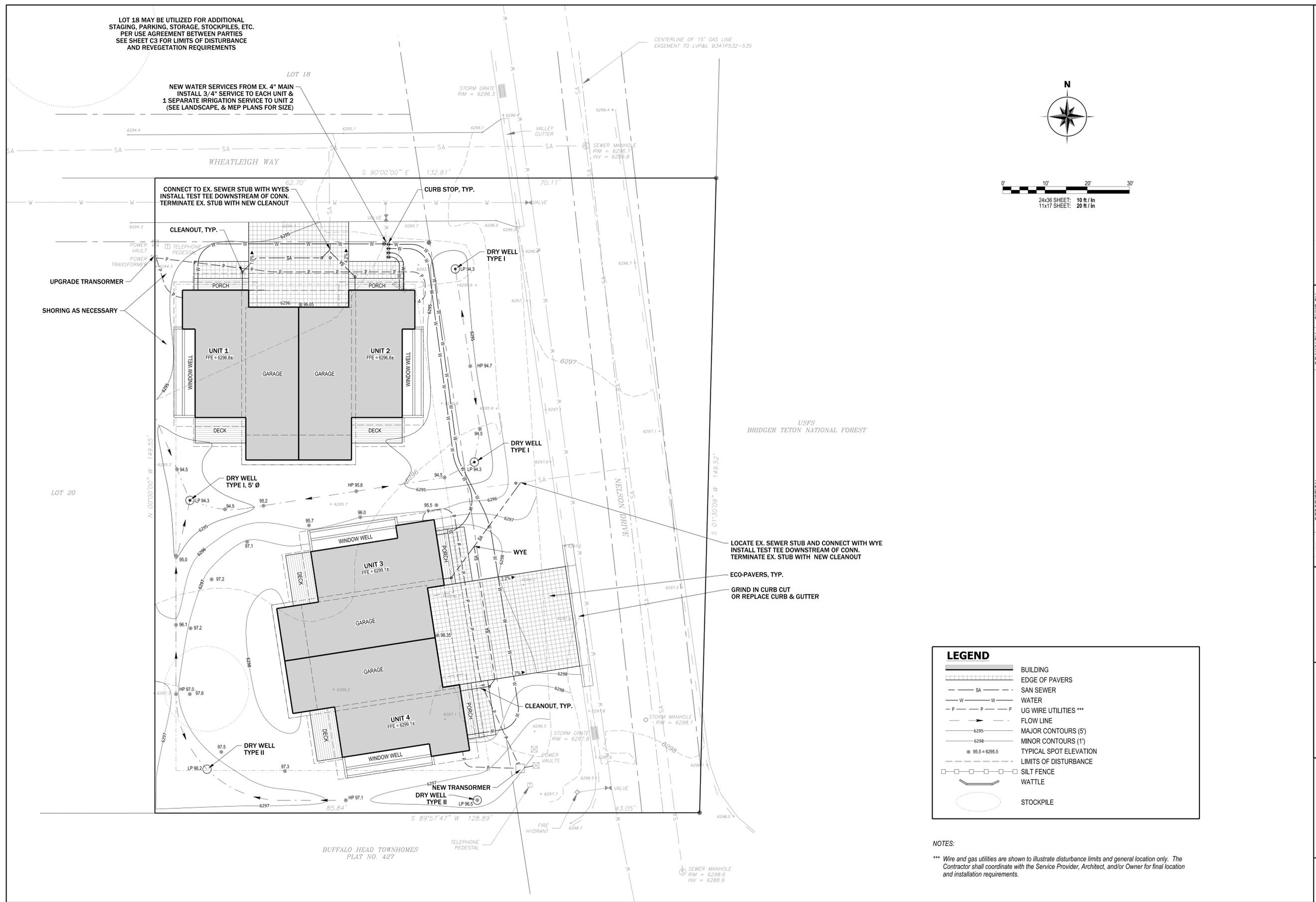
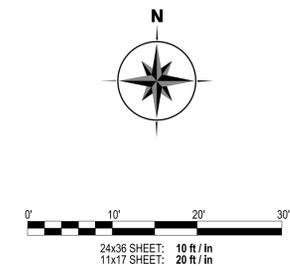
By granting the variance, the value of land adjacent to the subject’s property will not be negatively affected. Potentially, adjacent lot values could be stabilized, benefiting from the fact that the residents of former Lot 19 will be more equipped to provide maintenance and upkeep of their property without the burden of the annual operation and maintenance cost of a green roof added to their bottom-line. The lack of a green roof does not represent incompatible neighborhood development and therefore meets this standard.

In closing, Habitat is and continues to be dedicated to meeting the most pressing needs of this community by building 100% category 1 affordable housing. This housing is the most dire need in this community and we hope the Council, who has repeatedly stated its intent to support affordable housing will see that this variance is in the best interest of the community.

LOT 18 MAY BE UTILIZED FOR ADDITIONAL STAGING, PARKING, STORAGE, STOCKPILES, ETC. PER USE AGREEMENT BETWEEN PARTIES. SEE SHEET C3 FOR LIMITS OF DISTURBANCE AND REVEGETATION REQUIREMENTS

NEW WATER SERVICES FROM EX. 4" MAIN. INSTALL 3/4" SERVICE TO EACH UNIT & 1 SEPARATE IRRIGATION SERVICE TO UNIT 2 (SEE LANDSCAPE, & MEP PLANS FOR SIZE)

CENTERLINE OF 15" GAS LINE EASEMENT TO LVP&L B341P532-535



CONNECT TO EX. SEWER STUB WITH WYES. INSTALL TEST TEE DOWNSTREAM OF CONN. TERMINATE EX. STUB WITH NEW CLEANOUT

CURB STOP, TYP.

CLEANOUT, TYP.

DRY WELL TYPE I

UPGRADE TRANSFORMER

SHORING AS NECESSARY

USFS BRIDGER TETON NATIONAL FOREST

LOCATE EX. SEWER STUB AND CONNECT WITH WYE. INSTALL TEST TEE DOWNSTREAM OF CONN. TERMINATE EX. STUB WITH NEW CLEANOUT

ECO-PAVERS, TYP.

GRIND IN CURB CUT OR REPLACE CURB & GUTTER

LEGEND

- BUILDING
- EDGE OF PAVERS
- SAN SEWER
- WATER
- UG WIRE UTILITIES ***
- FLOW LINE
- MAJOR CONTOURS (5')
- MINOR CONTOURS (1')
- TYPICAL SPOT ELEVATION
- LIMITS OF DISTURBANCE
- SILT FENCE
- WATTLE
- STOCKPILE

NOTES:
 *** Wire and gas utilities are shown to illustrate disturbance limits and general location only. The Contractor shall coordinate with the Service Provider, Architect, and/or Owner for final location and installation requirements.

DATE:	DESCRIPTION:	CHKD BY:
1/29/2014	CHECK SET	JBR
PRINT SCALE: 10,000' / in.	FILE NAME: 13120_wwp_dfn.dgn	WVE PROJECT NO: 13120

LOCATION:
 Lot 18, Betsy Bush, 2nd Addition
 880 Wheatleigh Way
 Jackson, Wyoming

PREPARED FOR:
 Habitat For Humanity
 884 W Broadway
 P.O. Box 419
 Jackson, WY 83001

SHEET NAME:
SITE PLAN

SHEET NO:
C2

PROJECT:
HABITAT TOWNHOMES

Exhibit 2.1 - LSR Requirements For Daisy Bush Subdivision

IMPERVIOUS/LSR SUMMARY for Daisy Bush Subdivision	
Version: 1/8/2010; 5/25/2010	Affordable Housing Lots
Revised 5/25/2010 to address the filing of the 3rd Addition - Plat #1296 - Only changes made from 1/8/2010 are highlighted in yellow - This chart is to be filed against Lots 28, 29, 30, and 31.	
Using actual measured calculations from Dos Diablos SF unit design, RH LLC. duplex designs A and B and RH LLC. conceptual 4plex design. JHCHT & St. Johns owned Lots	

(M) - Market Home (HT) Housing Trust (S) - St Johns (HS) - Habitat/St. Johns	LOT NO.	ALLOWED BUILDING FOOTPRINT (a)	ALLOWED DRIVEWAY AREA (a)	ALLOWED IMPERVIOUS SURFACE (a)	ACTUAL DRIVEWAY AREA (b)	ACTUAL DRIVE @ 60% (i)	OTHER IMPERVIOUS - COMMON (h)	OTHER IMPERVIOUS (j)(k)	LSR REQUIRED @ (0.642)	LOT SF (g)	Roof Garden	LSR PROPOSED	LSR Percent (l)
M	15 - 2nd add'n Plat # 1265	1,000	400	1,400	360.00	216.0	563.6	31.8	4,497	7,005		5,194	0.741
M	16 - 2nd add'n Plat # 1265	1,000	400	1,400	360.00	216.0	548.7	31.8	4,374	6,813		5,016	0.736
S	17 - 2nd add'n Plat # 1265	1,800	440	2,240	319.58	191.7	939.0	181.9	4,659	7,257		4,144	0.571
S	18 - 2nd add'n Plat # 1265	1,800	440	2,240	319.51	191.7	3,340.2	181.9	8,748	13,627		8,113	0.595
HS	19 - 2nd add'n (4-plex) Plat # 1265	3,200	2,218	5,418	2,171.89	1,303.1	4,458.7	207.6	12,593	19,616	2,850	11,872	0.605
M	20 - 2nd add'n Plat # 1265	1,000	400	1,400	360.00	216.0	500.0	31.8	4,801	7,478		5,730	0.766
M	21 - 2nd add'n Plat # 1265	1,000	400	1,400	360.00	216.0	500.0	31.8	4,802	7,480		5,732	0.766
M	22 - 2nd add'n Plat # 1265	1,000	495	1,495	385.22	231.1	512.8	31.8	4,753	7,404		5,628	0.760
M	27 - 2nd add'n Plat # 1265	1,000	400	1,400	360.00	216.0	884.6	31.8	4,982	7,760		5,628	0.725
HT	28 - 3rd add'n Plat # 1296	1,000	522	1,522	432.82	259.7	988.5	31.8	4,662	7,262		4,982	0.686
HT	29 - 3rd add'n Plat # 1296	1,800	746	2,546	542.08	325.2	890.7	137.1	5,639	8,783		5,630	0.641
HT	30 - 3rd add'n Plat # 1296	1,000	488	1,488	422.89	253.7	977.8	31.8	4,599	7,164		4,901	0.684
HT	31 - 3rd add'n Plat # 1296	1,800	697	2,497	530.45	318.3	1,046.5	137.1	4,704	7,327		4,025	0.549
HT	32 & 33 - 4th add'n Plat # 1315	1,800	730	2,530	534.18	320.5	1,262.0	181.9	5,280	8,224		4,660	0.567
HT	34 & 35 - 4th add'n Plat # 1315	1,800	741	2,541	547.84	328.7	863.4	464.6	4,827	7,518		4,061	0.540
HT	36 & 37 - 4th add'n Plat # 1315	1,800	503	2,303	425.62	255.4	1,317.0	181.9	4,847	7,550		3,996	0.529
HT	38 & 39 - 4th add'n Plat # 1315	1,800	511	2,311	360.07	216.0	806.4	464.6	4,918	7,660		4,373	0.571
TOTAL		25,600	10,531	36,131	8,792.15	5,275.3	20,399.9	2,392.9	93,686	145,928		93,685	0.642

Notes:
(a) Per Recorded Plat
(b) Per designed driveways on JHCHT & St. Johns lots(JHCHT_SJ). 17'-9" long x 9'-0" wide on Lots 17, 18. No less than 20' long all other JHCHT_SJ owned lots. All Market owned lots are a minimum of 18' wide and 20' long. (if necessary to meet overall LSR on it's lots, JHCHT_SJ. reserves the right to reduce it's driveways to no less than 17'-9" long)
(c) Total of 'actual' driveway surface designed on Market lots plus 'actual' proposed for Housing Trust lots = 8526.48 x 0.60 (credit) = 5,275.3
(g) From Nelson Engineering. Total Lot 3.35 Acres
(h) Common impervious = Access Roads(Dylan+Wheatleigh), Nelson, Pathway, and Rancher Sidewalk
(i) Reflects 40% credit for grasscrete surface. Used ONLY for the formula to determine LSR percentage on the chart. Not double-counted in Summary Total below
(j) JHCHT & St. Johns Lots: assumes 74.63 sf eco paver entry walks on all units (44.78sf with 40% credit for eco paver), 137.1sf entry porch (per lot, A&B type), and 282.75 sf rear deck (per lot unit A type only) PLUS 90sf of eco paver walks for quad unit on Lot 19. (54sf)
(k)Market Lots: assumes gravel entry walks on all units (landscape area as per Town interp.), 53sf x 60% = 31.8sf of ecopaver at entry/terrace (Lots 28,30,15,16,20,21,22,27 only), and 137sf entry porch (Lots 29,31 only)
(l) Each building permit application will need to achieve this LSR percentage in order to achieve the overall minimum of .642. This column will be used by the Town of Jackson planning dept. to review an application's compliance with the overall LSR requirement of the project.
NOTE: This chart has been amended from the original 9/17/09 Minor Deviation Applications. All current lot owners authorize this amendment and consents are attached.

Exhibit 2.2 - LSR Requirements For Daisy Bush Subdivision with Variance

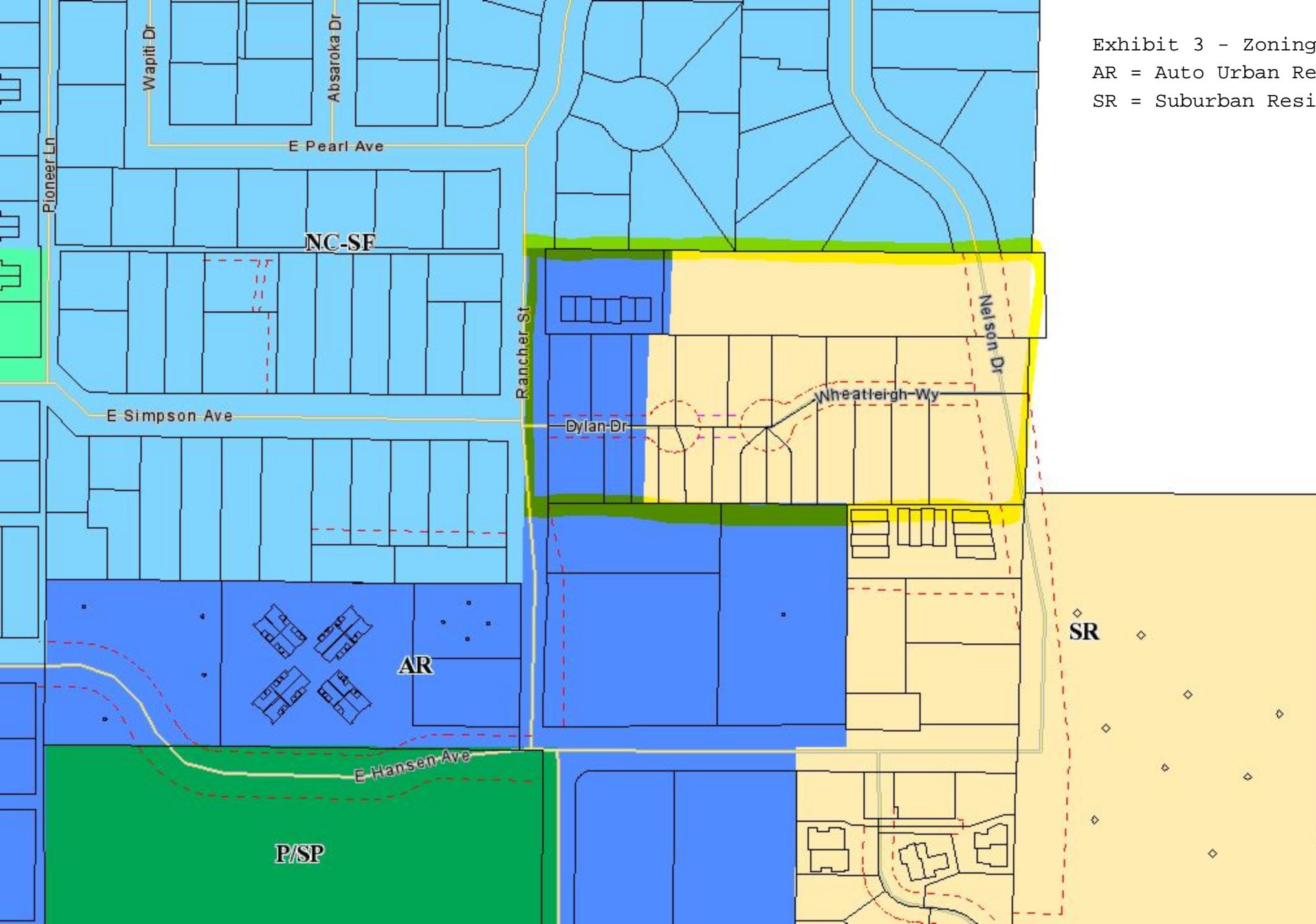
IMPERVIOUS/LSR SUMMARY for Daisy Bush Subdivision	
Version: 1/8/2010; 5/25/2010, 8/29/2013	Affordable Housing Lots
Revised 5/25/2010 to address the filing of the 3rd Addition - Plat #1296 - Only changes made from 1/8/2010 are highlighted in yellow - This chart is to be filed against Lots 28, 29, 30, and 31.	
Using actual measured calculations from Dos Diablos SF unit design, RH LLC. duplex designs A and B and RH LLC. conceptual 4plex design. JHCHT & St. Johns owned Lots	

(M) - Market Home (HT) Housing Trust (S) - St Johns (HS) - Habitat/St. Johns	LOT NO.	ALLOWED BUILDING FOOTPRINT (a)	ALLOWED DRIVEWAY AREA (a)	ALLOWED IMPERVIOUS SURFACE (a)	ACTUAL DRIVEWAY AREA (b)	ACTUAL DRIVE @ 60% (i)	OTHER IMPERVIOUS - COMMON (h)	OTHER IMPERVIOUS (j)(k)	LSR REQUIRED @ (0.642)	LOT SF (g)	Roof Garden	LSR PROPOSED	LSR Percent (l)
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S	17 - 2nd add'n Plat # 1265	1,800	440	2,240	320	192	939.0	181.9	4,659	7,257		4,144	0.571
S	18 - 2nd add'n Plat # 1265	1,800	440	2,240	320	192	3,340.2	181.9	8,748	13,627		8,113	0.595
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Notes:
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(g) From Nelson Engineering. Total Lot 3.35 Acres
(h) Common impervious = Access Roads(Dylan+Wheatleigh), Nelson, Pathway, and Rancher Sidewalk
(i) Reflects 40% credit for grasscrete surface. Used ONLY for the formula to determine LSR percentage on the chart. Not double-counted in Summary Total below
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(l) Each building permit application will need to achieve this LSR percentage in order to achieve the overall minimum of .642. This column will be used by the Town of Jackson planning dept. to review an application's compliance with the overall LSR requirement of the project.
NOTE: This chart has been amended from the original 9/17/09 Minor Deviation Applications. All current lot owners authorize this amendment and consents are attached.

difference 0.0726

Exhibit 3 - Zoning Map
AR = Auto Urban Residential
SR = Suburban Residential



RELEASED	
INDEXED	✓
ABSTRACTED	✓
SCANNED	

CONSENT

Lots 17, 18, 19, 23, 24, 25, and 26

IN WITNESS WHEREOF, the undersigned, being the Owner of Lots 17, 18, 19, 23, 25, and 26 of Daisy Bush Second Addition to the Town of Jackson according to that Plat recorded in the Office of the Clerk, Teton County, Wyoming on May 26, 2009 as Plat No 1265, hereby authorizes, consents and approves the Impervious/LSR Summary for Daisy Bush Subdivision, dated 1/8/10, to which this Consent is attached

Redmond Hansen, LLC,
A Wyoming limited liability company

By Teton County Hospital District d/b St John's Medical Center,
a Wyoming special hospital district, as a member of Redmond Hansen, LLC

Pam Mahers Date 5-13-10
PAM MAHER, Executive Director

By Jackson Hole Community Housing Trust,
a Wyoming non-profit corporation

By: Nancy Hughes Date 5.7.10
Nancy Hughes, Board Chairperson

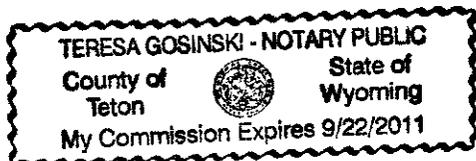
STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 7 day of May 2010,
by Nancy Hughes.

Witness my hand and official seal.
Teresa Gosinski
Notary Public

My Commission expires:

GRANTOR: REDMOND HANSEN LLC
GRANTEE: THE PUBLIC
Doc 0772280 bk 756 pg 598-600 Filed At 16:32 ON 05/13/10
Sherry L. Daigle Teton County Clerk fees: 14.00
By Michele Fairhurst Deputy



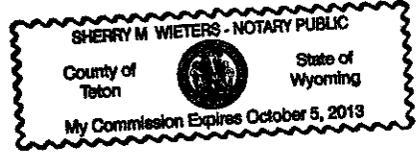
STATE OF WYOMING)
) SS
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 13th day of May, 2010,
by Pam Maher.

Witness my hand and official seal.


Notary Public

My Commission expires: 10-5-13



IMPERVIOUS/LSR SUMMARY for Daisy Bush Subdivision
1/8/2010

Using actual measured calculations from Dos Diablos SF unit design, RH LLC, duplex designs A and B and RH LLC, conceptual 4plex design.
(all other lots currently owned by Dos Diablos LLC.)

LOT NO.	ALLOWED BUILDING FOOTPRINT (a)	ALLOWED DRIVEWAY AREA (a)	ALLOWED IMPERVIOUS SURFACE (a)	ACTUAL DRIVEWAY AREA (b)	ACTUAL DRIVE @ 60% (f)	OTHER IMPERVIOUS COMMON (h) (j)(k)	OTHER IMPERVIOUS (j)(k)	LSR REQUIRED @ (0.642)	LOT SF (g)	Roof Garden	LSR PROPOSED	LSR Percent (l)
15 (1)	1,000	400	1,400	360.00	216.0	563.6	31.8	4,497.21	7,005		5,194	0.741
16 (2)	1,000	400	1,400	360.00	216.0	548.7	31.8	4,373.95	6,813		5,016	0.736
3 (unplatted)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19,604.11	30,536		N/A	
3 (future per FDP) (b)	1,000	522	1,522	432.82	259.7	988.5	31.8	4,662.20	7,262		4,982	0.686
4 (future per FDP) (b)	1,800	746	2,546	542.08	325.2	890.7	137.1	5,638.69	8,783		5,630	0.641
5 (future per FDP) (b)	1,000	488	1,488	422.89	253.7	977.8	31.8	4,599.29	7,164		4,901	0.684
6 (future per FDP) (b)	1,800	697	2,497	550.45	318.3	1,046.5	137.1	4,703.93	7,327		4,025	0.549
	1,800	440	2,240		191.7	939.0	181.9	4,658.99	7,257		4,144	
	1,800	440	2,240		191.7	3,340.2	181.9	8,748.47	13,627		8,113	
	3,200	2,218	5,418		1,303.1	4,458.7	207.6	12,593.47	19,616	2,850	11,872	
20 (10)	1,000	400	1,400	360.00	216.0	500.0	31.8	4,800.88	7,478		5,730	0.766
21 (11)	1,000	400	1,400	360.00	216.0	500.0	31.8	4,802.16	7,480		5,732	0.766
22 (12)	1,000	495	1,495	385.22	231.1	512.8	31.8	4,753.37	7,404		5,628	0.760
	1,800	730	2,530		320.5	1,262.0	181.9	5,279.81	8,224		4,660	
	1,800	741	2,541		328.7	863.4	181.9	4,826.56	7,518		4,061	
	1,800	503	2,303		255.4	1,317.0	181.9	4,847.10	7,550		3,996	
	1,800	511	2,311		216.0	806.4	181.9	4,917.72	7,660		4,373	
27 (17)	1,000	400	1,400	360.00	216.0	884.6	464.6	4,981.92	7,760		5,628	0.725
TOTAL	25,600	10,531	36,131	8,792.15	5,275.3	20,399.9	2,392.9	93,686	145,928		93,685	0.642
	14,000			4,678.69	2,807.2	12,986.7	1,864.3	45,872	71,452		41,219	

(a) Per Recorded Plat

(b) Per designed driveways on RH LLC lots. 17'-9" long x 9'-0" wide on Lots 17, 18. No less than 20' long all other Redmond Hansen LLC. owned lots. All Dos Diablos owned lots are a minimum of 18' wide and 20' long. (If necessary to meet overall LSR on it's lots, RH LLC. reserves the right to reduce it's driveways to no less than 17'-9" long)

(c) Total of 'actual' driveway surface designed on Dos Diablos lots plus 'actual' proposed for Housing Trust lots = 8526.48 x 0.60 (credit) = 5,275.3

(d) From Nelson Engineering. Total Lot 3.35 Acres

(e) Common Impervious = Access Roads(Dylan+Wheatleigh), Nelson, Pathway, and Rancher Sidewalk

(f) Reflects 40% credit for grasscrete surface. Used **ONLY** for the formula to determine LSR percentage on the chart. Not double-counted in Summary Total below

(g) RH LLC. Lots: assumes 74.63 sf eco paver entry walks on all units (44,78sf with 40% credit for eco paver), 137.1sf entry porch (per lot, A&B type), and 282.75 sf rear deck (per lot unit A type only) PLUS 90sf of eco paver walks for quad unit on Lot 19. (54sf)

(h) Prugh Lots: assumes gravel entry walks on all units (landscape area as per Town Interp.), 53sf of ecopaver at entry/terrace (Lots 3,5,15,16,20,21,22,27 only), and 137sf entry porch (Lots 4,6 only)

(i) Each building permit application will need to achieve this LSR percentage in order to achieve the overall minimum of .642. This column will be used by the Town of Jackson planning dept. to review an application's compliance with the overall LSR requirement of the project.

NOTE This chart has been amended from the original 9/17/09 Minor Deviation Applications All current lot owners authorize this amendment and consents are attached

IMPERVIOUS/LSR SUMMARY - W/4-Plex

1/8/2010

Using actual measured calculations from Prugh SF unit design, HT duplex designs A and B and HT 4plex design.

LOT NO.	ALLOWED BUILDING FOOTPRINT (a)	ALLOWED DRIVEWAY AREA (a)	ALLOWED IMPERVIOUS SURFACE (a)	ACTUAL DRIVEWAY AREA (b)	ACTUAL DRIVE @ 60% (i)	OTHER IMPERVIOUS - COMMON (h)	OTHER IMPERVIOUS (j)(k)	LSR REQUIRED @ (0.642)	LOT SF (g)	Roof Garden	LSR PROPOSED	LSR Percent
15 (1)	1,000	400	1,400	360.00	216.0	563.6	31.8	4,497.21	7,005		5,194	0.741
16 (2)	1,000	400	1,400	360.00	216.0	548.7	31.8	4,373.95	6,813		5,016	0.736
3 (unplatted)	N/A	N/A	N/A	N/A	N/A		N/A	19,604.11	30,536		N/A	
3 (future per FDP) (b)	1,000	522	1,522	379.50	227.7	988.5	31.8	4,662.20	7,262		5,014	0.690
4 (future per FDP) (b)	1,800	746	2,546	542.08	325.2	890.7	137.1	5,638.69	8,783		5,630	0.641
5 (future per FDP) (b)	1,000	488	1,488	370.25	222.2	977.8	31.8	4,599.29	7,164		4,932	0.688
6 (future per FDP) (b)	1,800	697	2,497	530.45	318.3	1,046.5	137.1	4,703.93	7,327		4,025	0.549
17 (7)	1,800	440	2,240	319.58	191.7	939.0	181.9	4,658.99	7,257		4,144	0.571
18 (8)	1,800	440	2,240	319.51	191.7	3,340.2	181.9	8,748.47	13,627		8,113	0.595
19 (9) 4-plex	3,200	2,218	5,418	2,171.89	1,303.1	4,458.7	367.0	12,593.47	19,616	2,850	11,712	0.597
20 (10)	1,000	400	1,400	360.00	216.0	500.0	31.8	4,800.88	7,478		5,730	0.766
21 (11)	1,000	400	1,400	360.00	216.0	500.0	31.8	4,802.16	7,480		5,732	0.766
22 (12)	1,000	495	1,495	380.56	228.3	512.8	31.8	4,753.37	7,404		5,631	0.761
23 (13)	1,800	730	2,530	495.51	297.3	1,262.0	181.9	5,279.81	8,224		4,683	0.569
24 (14)	1,800	741	2,541	508.74	305.2	863.4	464.6	4,826.56	7,518		4,085	0.543
25 (15)	1,800	503	2,303	388.86	233.3	1,317.0	181.9	4,847.10	7,550		4,018	0.532
26 (16)	1,800	511	2,311	319.54	191.7	806.4	464.6	4,917.72	7,660		4,397	0.574
27 (17)	1,000	400	1,400	360.00	216.0	884.6	31.8	4,981.92	7,760		5,628	0.725
TOTAL	25,600	10,531	36,131	8,526.47	5,115.9	20,399.9	2,552.3	93,686	145,928		93,685	0.642
TOTAL HT/Hosp. LOTS	14,000			4,523.63	2,714.2	12,986.7	2,023.7	45,872	71,452		41,152	0.576

Prugh is ok if the driveways are a minimum of 20'. He would prefer everyone have 20' driveways, but we can't do that on 17 and 18 and it doesn't make sense to make our drives any longer than what Tyler has approved, and what is functional.

Eco pave our front walks. This allows us to leave our A unit CDs and permit set unchanged structurally. This gives us 553.9 sf of cushion which we need since our 4-plex assumptions at this point are very conceptual. Once this chart is recorded, we can start designing.

I have applied this "cushion", which is 50% of the 625.9 or 312.95 sf of impervious to Lot 19's Other Impervious. I have updated the chart to show that Lot 19 needs to come in at .597 to meet the overall .642. (Regardless of how much roof garden we have etc, it has to come in at .597. The other impervious and Roof Garden are conceptual MAXIMUMS and can borrow from each other)

-Chad

(a) Per Recorded Plat

(b) Per designed driveways on HT lots. 17'-9" long x 9'-0" wide on Lots 17, 18, 26. No less than 17'-9" long all other Redmond Hansen LLC. owned lots. All Dos Diablos owned lots are a minimum of 18' wide and 20' long.

(c) Total of 'actual' driveway surface designed on Dos Diablos lots plus 'actual' proposed for Housing Trust lots = 8526.48 x 0.60 (credit) = 5,115.9

(g) From Nelson Engineering. Total Lot 3.35 Acres

(h) Common impervious = Access Roads(Dylan+Wheatleigh), Nelson, Pathway, and Rancher Sidewalk

(i) Reflects 40% credit for grasscrete surface. Used **ONLY** for the formula to determine LSR percentage on the chart. Not double-counted in Summary Total below

(j) Housing Trust Lots: assumes 74.63 sf eco paver entry walks on all units (44.78sf with 40% credit for eco paver), 137.1sf entry porch (per lot, A&B type), and 282.75 sf rear deck (per lot unit A type only)PLUS 90sf of eco paver walks for quad unit on Lot 19 (54sf with 40% eco paver credit)

(k)Prugh Lots: assumes gravel entry walks on all units (landscape area as per Town interp.), 53sf x 60% = 31.8sf of ecopaver at entry/terrace (Lots 3,5,15,16,20,21,22,27 only), and 137sf entry porch (Lots 4,6 only)