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: June 29, 2016

Item #: P16-024,025,026

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@ci.jackson.wy.us

Buyer:
Joe Openshaw
PO Box 9001
Jackson, WY 83002
801-824-8603
Scooters.wholesale@yahoo.com

Applicant:
Cornelius Kinsey, Kinsey, LLC
PO Box 12258
Jackson, WY 83002
307-203-2852
kinseycornelius@yahoo.com

REVISIONS TO ORIGINAL PROJECT:

The applicant is submitting a request for a Planned Unit Development, Sketch Plan and Hillside CUP for physical development for the property located at 310 East Kelly, legally known as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116.

Changes include:
1. Revised Site Plan
2. Revissed Elevations
3. Revised Floor Plans
4. Reduced Density

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

Please respond by: **July 13, 2016 (for Sufficiency)**
July 20, 2016 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
jcarruth@ci.jackson.wy.us

Tyler Sinclair
Town of Jackson Planning and Building
150 East Pearl Avenue
Jackson, WY 83001

24 June 2016

Dear Tyler,

We are submitting the requested information for a Sketch Plan review from the town council on the proposed project for 310 East Kelly Street in Jackson. It is proposed to have the property re-zoned as UR-PUD (currently AR); the lot is meets and bounds defined as .69 acres (per the county assessor's office) for a total square footage of 30,056.4 sq. ft. (qualifying it for a PUD). With a .65 FAR for the UC-PUD, subtracting out the slopes greater than 25% (base square footage of 24,826.4 sq. ft.) we would be able to develop 16,137.16 sq. ft. The habitable space for the project is now only 13,601 sq. ft. instead of the previous 19,364 sq. ft. We are not asking for the 25% bonus for employee housing, we do not need it now due to the reduction of units and square footage for the project. The site plan shows a LSR of 42.5% (11,728 sq. ft.) in keeping with the regulations and we will include a nice plaza on the second floor of the building with landscaping plus a small terrace on the third floor and a large open space between our building and Clarks Knoll project.

We believe that an UR-PUD will be a good choice for the location because all the properties to the east and south are zoned PR (Planned Resort) which allows three story buildings and higher density for Snow King Resort. Across the street on Vine are apartments owned by the town of Jackson for employee housing and across the street on Kelly is commercial office space. The third floor will only have a total of 3,293 sq. ft. of the second floor plan, which will be a partial third floor. We also believe that we could challenge some of the 25% slopes to be man-made but we decided to go for the UR-PUD rather than the AR-PUD to get the density to provide more employee housing.

The project will provide employee housing for many businesses around the valley. We are planning to build 20 units between 290-320 sq. ft. to houses the employees. The rest of the (14) 450 and larger sq. ft.one-bedroom units will be sold-off at market rate to help offset the cost of the building (total of 34 units). We will provide storage lockers (12 sq. ft.) in the basement for most units, most employee housing and market rate condominiums will get a storage unit with a hook in each one to hang a bike.

The project would provide 37 on-site parking spots (35 regular, 1 van and 1 handicap spots). We are planning on deed restricting one parking place for each of the market rate units with the rest to be guest parking and studio apartments. The propinquity to the buses stops (3 bus stops less than 1,100 ft.) and to work will allow the J-3's and seasonal employees to walk to the hotel bus stop (just up the street – 300 yards) or to the Town

24 June 2016

Tyler Sinclair
Town of Jackson Planning and Development
150 East Pearl Avenue
Jackson, WY 83001

Mr. Sinclair,

The applicant, Joe Openshaw, is requesting approval for the Sketch plan, Conditional Use Permit, Planned Unit Development, LDR Text Amendment, and Zoning Map Amendment for 310 Kelly. Please review the following findings for each of the sections

BACKGROUND:
The applicant/owner is Joe Openshaw. The applicant is in the process to purchase lot defined as PT SE1/4NW/14, SEC. 34, TWP. 41, RNG. 116, (commonly known as 310 East Kelly Avenue). The lot is zoned AR (Auto Urban – Residential). The lot currently has a residential dwelling, constructed in approximately 1930's. The site has been heavily disturbed over the years and no longer features native vegetation nor does it provide habitat to species of concern protected by Teton County. The lot is approximately .69 ac. The applicant proposes replacing the existing structures with one structure that will serve as an employee and local workforce housing.

SKETCH PLAN (8.3.1.C) FINDINGS:

1. The site is located in District 3, Town Residential Core, sub-area 3.2 (referred in the findings below as District 3.2) of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian mixed use, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily to create a mix of low to high density residential development. Our project fits into this district by being 3 stories (mostly 2-story) and condominiums/apartments. Our project is located 1,250 feet from three bus stops so it fits into the complete neighborhood that District 3 outlines in the Comp Plan. As per the recommendation of the Comp Plan, our building fronts on the streets and designed to promote workforce housing. Also, this project acts as a buffer from the high density and three stories of Planned Resort of Snow King to the adjacent residential areas.

2. This site is not located in either the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO). An Environmental Analysis was prepared by Rocky Mtn Ranch Management and concluded "Given the similarities between the existing and proposed re-development plan, similar existing development surrounding the property on all sides, and lack of native and/or natural wildlife habitat both on and surrounding the property there will be little to no impact, adverse or otherwise, on any wildlife as a result of the proposed re-development of this property."

3. This project does not have significantly impact on the transportation because the project is located within 1,250 feet of 3 existing START bus stops and connected to two existing streets with one being Kelly, one main artery from the core to East Jackson. Nelson Engineering has conducted a traffic study for the project to show that this project does not change the level of Service A at the Vine and Kelly and Willow and Kelly intersections and will have very little impact

on the existing transportation system. Nelson Engineering has issued an addendum based on the reduction of the number of the units. Water for the development will be provided from an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002. The water main is in the Town of Jackson's central zone. The static water pressure at the corner of Vine St. and Kelly Ave is 46-48 psi and the hydrant flow test at that location indicates fire flow capacity of 1065 gpm at 20 psi residual. The existing 10"sewer main in Vine Street flows into a 10" sewer main in the Alley between Kelly Ave and Karns Ave. that flow west to the Town,s sewer interceptor in Flat Creek Drive. The sewer main was increase in size in 1989 anticipating increased development in East Jackson and Snow King Resort.

As the Comp Plans states, this area should be pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary. The middle and high school has existing bus stops on Snow King that are about three blocks from this site. This project is designed for seasonal employee housing, the majority of the renters will not have children so as not to burden the existing school system.

The police, fire, and EMS stations are located within a half mile from 310 Kelly. Since Kelly is one of the main arteries to East Jackson, it is a typical route for police patrols and would not be a cause for any extra patrols. Since this building will be fire sprinklered, any small fire will be quickly extinguished through the sprinkler system. With the EMS station so close to this project, the response time for an emergency will be quick and for serious injuries a quick trip to the hospital 7 blocks away.

4. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Resort Housing project located on Powderhorn Lane. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. The project is not proposing altering any slopes above 25% or building into the slope.

5. This is the first application for the 310 Kelly; therefore there are no standards or conditions of any prior applicable permits or approvals. This application addresses the issues brought-up at the pre-application conference. A Neighborhood meeting was held on 14 Dec 2015 and 17 May 2016. Though this was a non- binding meeting, many suggestions from the neighbors were incorporated into the project, such as enclosed parking from Kelly and pitched roofs. There were only four people at the 17 May 2016 meeting and not much was accomplished.

Conditional Use Permit (8.4.2.C) FINDINGS:

1. The site is located in District 3.2, Town residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily occupied primarily by local workforce. Our project fits into this district by being 3 stories (partially 2-story) and mulit-family. As the Comp Plans states, this area should be pedestrian-oriented mixed use corridor comprised of

multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary.

2. The project is asking to change the existing zoning from AR to UR-PUD. Under the table in Division 6.1.1, an UR zoning will only require a "B" (Basic Use Permit) for apartment building and condominium building – single family attached.

3. During the Neighborhood meeting, many suggestions were made as to how to reduce the visual impacts that were incorporated into the project. The first being to hide the storage units so that they could not be seen from the street. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. Another suggestion was the neighbors did not want to see the parking or the parking lights from Kelly. The parking is enclosed on the Kelly side of the building by walls matching the exterior siding of the rest of the building. One of the last suggestions was to have pitched roofs rather than flat roofs, on top of this project all the roofs are pitched except for two. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. On the first floor, apartments have been placed to create a street wall on the corner of Vine and Kelly Streets. Since this building is only partially three stories, with the majority two stories, it does not block the view of the condominiums located above the project at Clarks Knoll. Also, because it is only partially three stories, the height as seen from Kelly Street reduces the scale On Vine Street, the one story apartments create a street wall but step 20' then are three stores to not overburden the pedestrian as they walk down the sidewalk. The dumpster is hidden under the building in a closed fence with doors.

4. An Environmental Analysis was prepared by Rocky Mtn Ranch Management and concluded "Given the similarities between the existing and proposed re-development plan, similar existing development surrounding the property on all sides, and lack of native and/or natural wildlife habitat both on and surrounding the property there will be little to no impact, adverse or otherwise, on any wildlife as a result of the proposed re-development of this property.

5. The project minimizes adverse impacts from nuisances, for example is light pollution from the garage parking. The garage parking beneath the building is enclosed on the Kelly Street side to block the light emitted from the fixtures. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. For this project, only owners (14 units) will be allow to have one pet, either a dog or a cat to reduce the number of animals allowed on the property. Part of the rental agreement for all rental agreement including homeowners that rent out their units will not allow pets. . The dumpster is hidden under the building in a closed fence with doors to reduce the birds trying to use the trash as a food source.

6. This project minimizes the impacts on public facilities such as the transportation because the project is located within 1,250 feet of 3 existing START bus stops and connected to two existing streets with one being Kelly, one main artery from the core to East Jackson. Nelson Engineering has conducted a traffic study for the project to show that this project has very little impact on

the existing transportation system. Water for the development will be provided from an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002. The water main is in the Town of Jackson's central zone. The static water pressure at the corner of Vine St. and Kelly Ave is 46-48 psi and the hydrant flow test at that location indicates fire flow capacity of 1065 gpm at 20 psi residual. The existing 10"sewer main in Vine Street flows into a 10" sewer main in the Alley between Kelly Ave and Karns Ave. that flow west to the Towns sewer interceptor in Flat Creek Drive. The sewer main was increase in size in 1989 anticipating increased development in East Jackson and Snow King Resort.

As the Comp Plans states, this area should be pedestrian-oriented corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks. This project would not put a strain on either because both parks would be within a quick five minute walk rather than driving. Both of these parks are anchors to the community and are equally distance from this project. The comp plan calls for complete neighborhoods to be within ½ mile from the residences and schools; this project is about a half a mile or seven blocks from Jackson Elementary. The middle and high school has existing bus stops on Snow King that are about three blocks from this site. This project is designed for seasonal employee housing, the majority of the renters will not have children so as not to burden the existing school system.

The police, fire, and EMS stations are located within a half mile from 310 Kelly. Since Kelly is one of the main arteries to East Jackson, it is a typical route for police patrols and would not cause any extra patrols. Since this building will be fire sprinklered, any small fire will be quickly extinguished through the sprinkler system. With the EMS station so close to this project, the response time for an emergency will be quick and for serious injuries a quick trip to the hospital seven blocks away.

7. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Resort Employee Housing project located on Powderhorn Lane. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. The project is not proposing altering any slopes above 25%.

8. This is the first application for the 310 Kelly; therefore there are no standards or conditions of any prior applicable permits or approvals. A Neighborhood meeting was held on 14 Dec 2015 and a second on 17 May 2016. Though this was a non- binding meeting, many suggestions from the neighbors were incorporated into the project, such as enclosed parking from Kelly and pitched roofs. There were only four people at the 17 May 2016 meeting and not much was accomplished.

Planned Unit Development (PUD) (8.7.3.D) FINDINGS:

1. Currently the zoning for this property is AR, which will not allow apartment or condominium buildings. The site is located in District 3.2, Town Residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. However the Comp Plan is recommending the future of this district to be 2-3 stories, vibrant pedestrian, street wall as the defined character, which is not allowed by AR. Furthermore, the variety of housing types for this district is described as duplex, tri-plex, and multifamily. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments for employee housing. Without the up zoning

to UR-PUD, the project could not achieve the goals of the Comp Plan. The Comp Plan states that a variety of housing types should be on Kelly as corridor to link amenities, such as parks. Since there is only a few duplexes and single family houses located on Kelly not any other apartments or condominiums building located near 310 Kelly this project is filling the recommendations of the Comp Plan with the variety that it describes. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street.

2. See section 4.4.2.E.2 findings below.

3. This project is not amending an existing PUD, if approved it will create a new PUD.

4. See section 8.7.1.C findings below.

5. See section 8.7.2.C findings below.

Planned Unit Development (PUD) (4.4.4.E.2) FINDINGS:

a. In the PUD-Schedule option table on p. 4-35, a PUD-TOJ is allowed with permit in AR-ToJ. The purpose of 310 Kelly is to provide employee housing for the community. Currently under the regular zoning guidelines for AR zoning this project as an apartment or condominium building could not be built in this location. Because of this site's propinquity to Snow King Hotel which requires a large labor force, this site is suitable for the extra density to supply the much needed housing. The variety of development types as described by the Comp Plan and in this case apartment buildings are recommended for this district. This project facilitates the efficient provision of the existing Kelly and Vine streets. Since Kelly is a main artery to and from East Jackson, the impacts on the street are minimal plus the fact that seventeen units will be deeded not to have automobiles. The parking for this project is similar to the standards that were used for another PUD project for the Jackson Hole Mountain Resort. This project will attach into the existing main sewer line running under Kelly and Vine. The water for this project will attach to an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002 and is in the Town of Jackson's central zone.

The site already has an existing sidewalk/ pathway on Kelly that will be slightly modified within ADA codes to accommodate the new development. A sidewalk will be constructed on Vine to continue the sidewalk to allow for occupant to have better access to Snow King. Per the Comp Plan, this site is supposed to be the corridor that link Cache and Snow King to Mike Yokel Park. This project becomes a buffer zone between to two different zonings, AR and PR. In the PR, Snow King was allowed extra density for lodging and development of townhomes. On the other side of the project is AR, which is for more single family or duplex housing however there are quite a few non-conforming properties that are commercial office. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street. This site was a single family house that was constructed in the 1930's by a family that has lived there since its construction. The house was not home to any famous person from that era and does not have any historical or cultural significance to the town of Jackson. The EA for this site shows that there is a not natural or scenic resource for this property.

By allowing a higher density for this project, other sites around the county will not have to be developed to provide the same amount of housing ensuring more open spaces in the county rather than developed. The design of this project is to respect the street wall on both Kelly and Vine streets and to provide adequate lighting to all units as well as access to balconies and decks. This project encourages the conservation of energy by its location to 3 bus stops within 1,250 feet and its easy access to parks and other amenities making it easier to walk rather than drive. Also, with common walls between units, the residual heat from one unit will help heat the units rather than having a wall to the outside, which will lose the heat to the outside. This project will provide housing for employees at a reasonable price to help alleviate the housing crunch in Jackson. The project will provide affordable housing as required by the Housing Authority for the 14 units that will be for sale.

b. This project meets all the applicable standards and criteria of Section 4 with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". The side setback is 10'-0" off of Vine, as described by this section as "front setbacks will tend to be smaller in urban areas." This site is an urban area of Jackson and across the street on another property a building directly on the property line. On the Kelly side, of the property, the front setback is 9'-0" because in addition to the setback there is 12-0" to the street. This setback will provide the required space for snow removal and room for the existing sidewalk. On the alley side or rear, the setback is 10'-0" however there is an existing easement for a sewer line from Clarks Knoll through the property that will require 20'-0" for about half of the property. The east setback is 20'-0" to allow for green/open space in the rear to separate this project from the Clarks Knoll Townhomes above and provide room for balconies for units on the rear of the building since the building is over 54' from the rear property line.

c. This project is in District 3.2 of the Comp Plan, which is recommending two and three story projects as well as a variety of housing types. The Comp Plan recommends that this district be enhanced by these types of buildings rather than preserve the existing character. This project will buffer the existing high density of the Snow King Resort and the stable lower-dense neighborhood across the street. The Comp plan goes on to talk about this district is designed to have a mix of low to high density residential development, this project takes the high density of Snow King Mountain Resort and is the mid-station to the lower density across the street. Clarks Knoll Townhomes to the east of this project are built on a hill above this project, this projects first floor elevation is 6,266' and the base of the Clarks Knoll is 6,286', nearly 20'-0" above. Clarks Knoll is 35'-0" and three stories which tower over this site. To the south, a two-story multi-family (four units with the ability to add one more unit) project that was allowed to build on the slope. Even though the property to the south is two-stores, it moves up the hill rather than digging into the hill. Across the street, there is a non-conforming AR lot that has a two-story commercial office. Not only does this project enhance the neighborhood, it creates a transition between the density of the PR and the AR zoning. This project is very similar to the Jackson Hole Mountain Resort Housing located on Powderhorn in scale however this project is also buried into the mountain side and not exposed.

d. A traffic analysis based on peak AM and PM traffic counts in February and adjusted for peak summer season traffic, shows that the Level of Service at the intersections of Vine and Kelly and Willow and Kelly will remain at LOS A after the development. The development will not have a

significant impact on adjacent roadways. Nelson has done an addendum to the traffic study for the reduction of the number of units.

e. This project will not overburden the schools because it is geared to seasonal employee housing to help with the labor force that supports Snow King. Typically seasonal employees do not bring or have families because they come for such a short period of time, three months. Plus the studio units that are designed for this project are not conducive for raising a family. This project is equally distant between Mike Yokel and Phil Baux Park by a quick walk. Phil Baux Park does get to its capacity during the summer with tour groups using it however Mike Yokel is typically underused even during the summer time. This project will attach into the existing sewer main in Vine Street. The water for this project will attach to an existing 10" ductile iron water main in Kelly Avenue that was constructed in 2002 and is in the Town of Jackson's central zone. There are three existing bus stops that are within 1,250 feet of this project.

f. The project minimizes adverse impacts from nuisances, for example is light pollution from the garage parking. The garage parking beneath the building is enclosed on the Kelly Street side to block the light emitted from the fixtures. The storage units for this project are located in the rear of the building in the basement, which will be underground and cannot be seen from the street. For this project, only owners (14 units) will be allow to have one pet, either a dog or a cat to reduce the number of animals allowed on the property. Part of the rental agreement for all rental agreement including homeowners that rent out their units will not allow pets. . The dumpster is hidden under the building in a closed fence with doors to reduce the birds trying to use the trash as a food source.

The streetscapes of this project are designed to mitigate the visual impacts on the street to create an attractive, inviting and safe feeling when walking by the project. On the first floor of this project, porches and decks are the entry points to most of the units. The rest of the first, second, and third floor units have a pedestrian circulation that is "Automobile Free" entrance to a courtyard to bring light to those units. On the second and third floors, balconies overlook the sidewalk below. The corner of the building is dominated by housing units rather than by parked vehicles or the garage entrance. There is a singular garage entry moving further away from the corner of Vine and Kelly.

LDR Text Amendment (8.7.1.C) FINDINGS:

1. This project is consistent with the purposes and origination of the LDRs with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". With the up-zoning from AR to UR, the project is consistent with the standards set by the LDRs. This project does not reduce any of the health, safety, or welfare issues for the occupant of this project or the surrounding neighbors.

2. This project improves the consistency of the LDRs because as the town zoning is currently set-up, PR (planned Resort) is adjacent to AR (which is the current zoning for this site). The PR allows for higher density right next to the AR that is one of the least dense zoning. By allowing this property to be up-zoned to UR an intermediate level of density, a transition is created between the PR and AR for a more gradual zoning change. This gradual zoning change is more indicative of the ways that towns and cities grow vernacularly over time rather than a drop from the highest density to the least dense.

3. The defined character of the building is to increase the density to allow for more employee housing while reducing the scale of the adjacent Snow King Planned Resort as a transition to the neighborhood across the street. This project uses standards that have been previously accept by the Town Council, such as the Jackson Hole Mountain Resort's Employee Housing project located on Powderhorn. This project proposes all the standards of the UR zoning.

4. This project is addressing changing conditions to the current dearth of employee housing in the valley. Over the years, Jackson has expanded many of the business that cater to tourist that come to enjoy the amenities that the valley has to offer however there are very few affordable options that seasonal employees. This project addresses this by adding 20 studio and 14 one-bedroom units into the housing pool. The town of Jackson has even had to change the ordinances to allow the workforce to sleep in their cars at night because of the lack of housing.

5. The site is located in District 3.2, Town Residential Core of the Comprehensive Plan (Comp Plan) for Jackson and Teton County. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Furthermore, the variety of housing types for this district is described as duplex, tri-plex and multifamily. Our project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments. The Comp Plan states that a variety of housing types should be on Kelly as corridor to link amenities, such as parks. Since there is only a few duplexes and single family houses located on Kelly not any other apartments or condominiums building located near 310 Kelly this project is filling the recommendations of the Comp Plan with the variety that it describes. As per the recommendation of the Comp Plan, our building fronts on the streets and the upper floors should provide residential uses, designed to promote workforce housing. As the Comp Plans states, this area should be pedestrian-oriented mixed use corridor comprised of mixed use and/or multifamily residential structures to connect public spaces such as Phil Baux and Mike Yokel Parks.

6. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Resort's Housing project located on Powderhorn Lane. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. The project is not proposing altering any slopes above 25%.

Zoning Map Amendment (8.7.2.C) FINDINGS:

1. This project is consistent with the purposes and origination of the LDRs with the up-zoning to an UR, the FAR of .65, LSR of .3, and maximum height of 35'-0". With the up-zoning from AR to UR, the project is consistent with the standards set by the LDRs.

2. The future character as defined in the Illustration of Our Vision chapter of the Comprehensive Plan for our site is Transitional Subarea. This is defined as subareas where most of the community would agree that redevelopment or a change in character would be beneficial and goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips. This project is in District 3.2 of the Comp Plan, which is recommending two and three story projects as well as a variety of housing types, including multi-family buildings. The Comp Plan recommends that this district be enhanced by these types of buildings rather than preserve the existing character. The future as described by the Comp Plan is 2-3 stories, vibrant pedestrian, street wall as the defined character. Further, the variety of housing types for this district is described as duplex, tri-plex, and multifamily. Our

project fits into this district by being 3 stories (partially 2-story) and condominiums/apartments. Our project is located 1,250 feet from three bus stops so it fits into the complete neighborhood that District 2 outlines in the Comp Plan. As per the recommendation of the Comp Plan, our building fronts on the streets and the upper floors should provide residential uses, designed to promote workforce housing.

3. This project is addressing changing conditions to the current dearth of employee housing in the valley. Over the years, Jackson has expanded many of the business that cater to tourist that come to enjoy the amenities that the valley has to offer however there are very few affordable options for seasonal employees. This project addresses this by adding 20 studio and 14 one-bedroom units into the housing pool. The town of Jackson has even had to change the ordinances to allow the workforce to sleep in their cars at night because of the lack of housing.

4. This sketch plan complies with all relevant standards of the LDRs for similar PUDs that have been approved by the Town of Jackson, such as the Jackson Hole Mountain Employee Housing project located on Powderhorn Lane. The existing topography of the site has 17% of the site with slopes in excess of the 25% maximum; please see drawing C2 – Slope Analysis. If the town were to allow more projects for multi-family units, the council could change back the ordinance about people sleeping in their cars overnight.

REQUEST:
The applicant respectfully requests based on the above findings that the planning department recommends the approval of this Sketch Plan, Planned Unit Development (PUD): LDR and Text Amendment, and Conditional Use Permit for 310 Kelly.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Best Regards,

Cornelius Kinsey, AIA NCARB

Shuttle to provide access to the rest of Town. We will also provide plenty of bike parking.

Sincerely,

Cornelius Kinsey, AIA NCARB

24 June 2016

Tyler Sinclair
Town of Jackson Planning and Development
150 East Pearl Avenue
Jackson, WY 83001

Mr. Sinclair,

The applicant, Joe Openshaw, is requesting approval for the Sketch plan, Conditional Use Permit, Planned Unit Development, LDR Text Amendment, and Zoning Map Amendment for 310 Kelly. Please review the following findings for each of the sections

BACKGROUND:
The applicant/owner is Joe Openshaw. The applicant is in the process to purchase lot defined as PT SE1/4NW/14, SEC. 34, TWP. 41, RNG. 116, (commonly known as 310 East Kelly Avenue). The lot is zoned AR (Auto Urban – Residential). The lot currently has a residential dwelling, constructed in approximately 1930's. The site has been heavily disturbed over the years and no longer features native vegetation nor does it provide habitat to species of concern protected by Teton County. The lot is approximately .69 ac. The applicant proposes replacing the existing structures with one structure that will serve as an employee and local workforce housing.

All below is a reference to the findings for this project

Section 4.4.2.E.1:

a. **Conformance with Comprehensive Plan**, please see Sketch plan, 8.3.1.C.1 (page 1), 8.3.1.C.3 (page 2), 8.4.2.C.1 (page 2), 8.4.2.C.3 (page 3), 8.4.2.C.6 (page 4), 8.7.3.D.1 (page 5), 4.4.4.E.2.a (page 5), 4.4.4.E.2.c (page 6), 8.7.1.C.5 (page 7), 8.7.2.C.2 (page 8)

b. **Conformance with applicable regulations**, please see Sketch plan, 8.3.1.C.4 (page 2), 8.3.1.C.5 (page 2), 8.4.2.C.2 (page 2), 8.4.2.C.7 (page 4), 8.4.2.C.8 (page 4), 4.4.4.E.2.a (page 5), 4.4.4.E.2.b (page 6), 8.7.1.C.1 (page 7), 8.7.1.C.6 (page 8), 8.7.2.C.1 (page 8), 8.7.2.C.4 (page 9)

c. **Density,** please see Sketch plan, 4.4.4.E.2.a (page 5), 4.4.4.E.2.c (page 6), 8.7.1.C.2 (page 7)

d. **Variety of Unit Types**, please see Sketch plan, 8.3.1.C.1 (page 1), 8.4.2.C.1 (page 2), 8.7.3.D.1 (page 4), 4.4.4.E.a (page 5), 4.4.4.E.c (page 6), 8.7.1.C.5 (page 7)

e. **Open Space**, please see Sketch plan, 4.4.4.E.2.a (page 5), 4.4.4.E.2.b (page 6), see drawings C3, L1

f. **Historical and Cultural Resources,** please see 4.4.4.E.2.a (page 5), furthermore, this house has not been placed on any list of Historical Places.

g. **Arrangement and Design,** please see drawings A2.1, A2.2, A2.3, A3.1, A5.1, A6.1, A6.2. The project was designed to have a street wall per the Comp Plan on both Kelly and Vine. 310 Kelly only has a partial 3 story to reduce the mass to be a transitional building from the taller three story buildings of Clarks Knoll and the two story buildings across Kelly in the AR.

h. **Access,** please see 8.3.1.C.3 (page 1), 8.4.2.C.6 (page 3), see drawing C3

i. **Circulation,** please see 4.4.4.E.2.f (page 7), see drawings C3, L1

j. **Emergency Access,** please see 8.3.1.C.3 (page 2), see drawing C3 (Nelson add a little bit)

k. **Streetscapes,** please see 8.4.2.C.1 (page 2), 8.4.2.C.3 (page 3), 4.4.4.E.2.f (page 7), see drawings A2.1, A2.2, A2.3

l. **Pedestrian System,** please see 8.3.1.C.3 (page 2), 8.4.2.C.1 (page 2), 8.4.2.C.6 (page 3), 4.4.4.E.2.a (page 5), 8.7.1.C.5 (page 8), see drawings C3, L1

REQUEST:
The applicant respectfully requests based on the above findings that the planning department recommends the approval of this Sketch Plan, Planned Unit Development (PUD): LDR and Text Amendment, and Conditional Use Permit for 310 Kelly.

Thank you for your assistance with this request. Please contact me should you have any questions or concerns regarding this request.

Best Regards,

Cornelius Kinsey, AIA NCARB

NELSON ENGINEERING *since 1964*
Professional Engineers & Land Surveyors
JACKSON, WY • BUFFALO, WY WWW.NELSONENGINEERING.NET

June 23, 2016 RN/15-220-03

Town of Jackson
Engineering Department
PO Box 1687
Jackson, WY 83001

RE: Addendum to Traffic Impact Analysis for 310 E. Kelly PUD

Dear Tyler Valentine,

This document serves as an addendum to the previously submitted and reviewed traffic impact analysis for the proposed development located at 310 E. Kelly Avenue.

The previous analysis assumed 39 of the 56 proposed units would have a parking space and generate traffic. The revised proposal contains 34 units, which will each have a parking space and generate traffic. Because the total number of traffic-generating units in the revised proposal is less than the number of traffic-generating units in the previous proposal, all of the conclusions about the project's impact on the level of service at each intersection remain valid. However, because with the revised proposal all the vehicles exit from the parking onto Vine Street there is a little more increase in the delay at the Vine St./Kelly Ave. intersection (1.16 sec/vehicle vs 0.97 sec/vehicle under the previous proposal), but still Level of Service A. Please feel free to contact me if you have any questions or need any further information.

Sincerely,

Robert R. Norton

Robert R. Norton, PE & PLS
Project Manager

Professional Engineer (Civil) & Land Surveyor
ROBERT R. NORTON
2910
Date 6/23/16
WYOMING

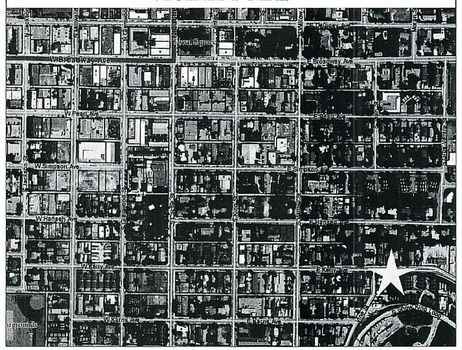
2 ELEVATION
SCALE: NTS

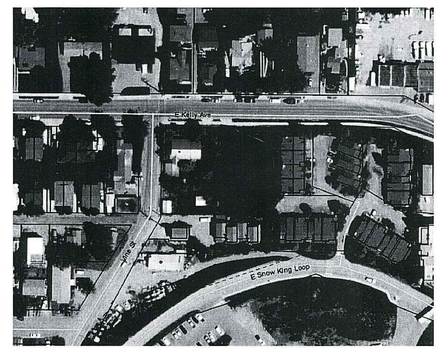
GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED BUILDING PERMITS AND AGENCY APPROVALS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING WORK IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL OTHER AGENCY REGULATORS.
3. THE CONTRACTOR MUST INSPECT THE SITE BEFORE BEGINNING WORK AND IDENTIFY CONFLICTS OR INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
4. THE GENERAL CONTRACTOR MUST VERIFY ALL EXISTING SITE DIMENSIONS AND CONDITIONS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS SCHEDULES, ETC. WITHIN THE SCOPE OF THE PROJECT, AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
6. THE GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER IMMEDIATELY OF CONDITIONS, WHICH REQUIRE DEVIATION FROM CONSTRUCTING THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
7. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE DIMENSIONS. WRITTEN DIMENSIONS GOVERN, AND LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DRAWINGS. WALLS AND PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD AS INDICATED. ALL COLUMNS ARE MEASURED FROM CENTERLINE. CONTRACTOR TO BE AWARE OF ALL N.I.S. (NOT TO SCALE) DIMENSIONS.
9. THE PRESENCE OF THE DESIGNER ON THE JOB SITE DOES NOT IMPLY APPROVAL OF THE WORK. THE GENERAL CONTRACTOR MUST CALL SPECIFIC ITEMS TO THE DESIGNER IF HE WISHES TO OBTAIN DESIGNER'S APPROVAL.
10. THE GENERAL CONTRACTOR MUST SUBMIT ALL PROPOSED SUBSTITUTIONS IN WRITING TO THE DESIGNER FOR APPROVAL WITH SUFFICENT INFORMATION. SAMPLES, AND DIFFERENCE IN COST FOR EVALUATION. IF A REVISION OR SUBSTITUTION IS MADE TO IN ANY WAY ALTER THE WORK SO THAT IT DOES NOT CONFORM WITH THE CONTRACT DOCUMENTS WITHOUT THE DESIGNER'S WRITTEN APPROVAL, SUCH ACTION WILL RELIEVE THE DESIGNER OF ANY LIABILITY FOR THE RESULTING AESTHETIC EFFECT, SUBSEQUENT FAILURE, PROPERTY DAMAGE OR PERSONAL INJURY.
11. THE GENERAL CONTRACTOR MUST PREFORM HIGH QUALITY PROFESSIONAL WORK. THE WORK OF EACH TRADE MUST MEET OR EXCEED ALL QUALITY STANDARDS PUBLISHED BY THAT TRADE.
12. THE GENERAL CONTRACTOR MUST ARRANGE TO ACCOMMODATE "NOTE IN CONTRACT" WORK AND MUST REQUEST INSTRUCTIONS FROM THE DESIGNER BEFORE PROCEEDING.
13. THE GENERAL CONTRACTOR MUST TAKE CARE TO PROTECT NEWLY INSTALLED MATERIALS, FINISHES AND ASSEMBLIES.
14. THE GENERAL CONTRACTOR MUST HALT THE WORK AFFECTED WHEN NOTIFIED OF A PROPOSED CHANGE AND PROCEED ONLY AFTER RECEIVING INSTRUCTIONS FROM THE DESIGNER.
15. THE GENERAL CONTRACTOR MUST SUBMIT A DETAILED PROJECT SCHEDULE AT THE BEGINNING OF THE PROJECT. ANY SIGNIFICANT CHANGES WHICH WOULD ALTER THAT INITIAL SCHEDULE MUST BE DOCUMENTED IN A REVISED SCHEDULE.
16. THE GENERAL CONTRACTOR MUST PROVIDE ADEQUATE AND PROPER DRY STORAGE AND HANDLING OF ALL BUILDING MATERIALS, SUPPLIES, AND FINISHES IN ACCORDANCE WITH PRODUCT MANUFACTURERS RECOMMENDATIONS.
17. THE GENERAL CONTRACTOR MUST DETERMINE THAT ALL EQUIPMENT SPECIFIED WILL FIT THROUGH EXISTING DOORWAYS AND CORRIDORS BEFORE EQUIPMENT IS PURCHASED OR SCHEDULE THE INSTALLATION SEQUENCE TO AVOID CONFLICTS.
18. THE GENERAL CONTRACTOR MUST COMPLY WITH THE RULES OF THE SUBDIVISION AND THE COUNTY AND THE DIRECTIONS OF THE OWNERS FOR CONSTRUCTION FACILITIES, USE OF PREMISES, ACCESS TO THE PROJECT SITE, AND TRASH REMOVAL.
19. ALL MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERING SERVICES AND SYSTEMS WILL BE SPECIFIED AND INSTALLED BY THE RESPECTIVE TRADES. ALL SYSTEMS SHALL BE DESIGNED WITH THE RESPECTIVE CODES.
20. EACH TRADE IS RESPONSIBLE FOR INSPECTION OF SERVICES AND TO ADVISE THE GENERAL CONTRACTOR, DESIGNER, AND OWNER AS TO CURRENT CONDITION, POSSIBLE PROBLEMS AND POTENTIAL SOLUTIONS WITH RESPECT TO THEIR TRADES.
21. THE CONTRACTOR SHALL VERIFY WITH THE DESIGNER THE SELECTION, FABRICATION, FINISH, AND INSTALLATION OF ALL INTERIOR FINISH ITEMS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

ALL INTERIOR RUNNING AND STAND TRIM
ALL INTERIOR CABINETS AND MILLWORK, INCLUDING COUNTERTOPS
ALL PLUMBING FIXTURES AND FITTINGS
ALL LIGHTING FIXTURES

VICINITY MAP





1 SITE PLAN
SCALE: NTS

DRAWING INDEX

A0.1	COVER PAGE, GENERAL NOTES
D1.1	DEMO PLAN
C1	EXISTING SITE
C2	SLOPE ANALYSIS
C3	SITE PLAN
C4	UTILITY PLAN
L1	LANDSCAPE PLAN
A2.1	SITE PLAN/ FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A3.1	ROOF PLAN
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A6.1	SECTIONS
A6.2	SECTIONS

ABBREVATIONS

AB	ANCHOR BOLTS	FLR.	FLOOR	P.S.F.	POUNDS PER SQ. FOOT
A.F.F.	ABOVE FINISHED FLOOR	FLUR.	FLUORESCENT	P.S.I.	POUNDS PER SQ. INCH
AC.	ACOUSTICAL	FTG.	FOOTING	P.T.	PRESSURE TREATED
ADJ.	ADJACENT	F.B.O.	FURNISHED BY OTHERS	R.	RADIUS
A/C	AIR CONDITIONING	GA.	GAUGE	REF.	REFERENCE
ALT.	ALTERNATE	G.C.	GENERAL CONTRACTOR	REQ'D	REQUIRED
ALUM.	ALUMINUM	GYP. BD.	GYPSUM BOARD	REINF.	REINFORCE (ING) (MENT)
APPD.	APPROVED	G.F.I.	GROUND FAULT INTERRUPTED	R.O.	ROUGH OPENING
B.O.	BOTTOM OF	HVAC	HEATING/ VENT/ AIR COND.	R.D.	ROOF DRAIN
BSMT.	BASEMENT	H.C.	HOLLOW CORE	RS	ROUGH SAWN
BRG.	BEARING	H.M.	HOLLOW METAL	SIM.	SIMILAR
BLK	BLOCK	HR.	HOUR	S.C.	SOLID CORE
BLKG.	BLOCKING	INCL.	INCLUDE (D) (ING)	SPEC.	SPECIFICATION (S)
BD.	BOARD	INSUL.	INSULATE (D) (ION)	SPKR.	SPEAKER
BLDG.	BUILDING	INT.	INTERIOR	SQ.	SQUARE
C.J.	CONTROL JOINT	JT.	JOINT	SYS.	SYSTEM
CLG.	CEILING	MFR.	MANUFACTURER	THK	THICK (NESS)
CLR.	CLEAR (ANCE)	MTL.	METAL	T&G	TONGUE & GROOVE
COL.	COLUMN	M.O.	MASONRY OPENING	T.O.S.	TOP OF STEEL
CONC.	CONCRETE	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	TPL	TRIPLE
CONST.	CONSTRUCTION	MED.	MEDIUM	TYP.	TYPICAL
DTL.	DETAIL	MM	MILLIMETER (S)	U.B.C.	UNIFORM BUILDING CODE
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
(E)	EXISTING	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	(N)	NEW	V.L.T.	VAULTED CEILING
E.F.	EACH FACE	NO.	NUMBER	V.T.R.	VENT THROUGH ROOF
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	V.B.	VAPOR BARRIER
ELEC.	ELECTRIC (AL)	N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
EQ.	EQUAL	O.C.	ON CENTER	W.P.	WATER PROOF (ING)
EXIST.	EXISTING	O.D.	OUTSIDE DIAMETER	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	PVMT.	PAVEMENT	W	WIDTH, WIDE
F.D.	FLOOR DRAIN	PL.	PLATE	W/	WITH
FIN.	FINISH	PLYWD.	PLYWOOD	W/O	WITHOUT
		PVC	POLY VINYL CHLORIDE		

LOT INFORMATION

ZONING DISTRICT: AR - REZONED TO LR - PUD
BUILDING OCCUPANCY: HOUSING (R-2)
LOT AREA: 30,364 SQ. FT. OR .69 ACRES
FAR: .65
DEDUCTION FOR SLOPES OVER 25% = 5,250 SQ. FT.
MAX SQUARE FOOTAGE DEVELOPMENT:
23,154 SQ. FT. * .65 = 16,337.1 SQ. FT.
PROPOSED SQUARE FOOTAGE: 13,601 SQ. FT.
SQUARE FOOTAGE OF EMPLOYEE HOUSING: ??
EMPLOYEE HOUSING UNITS = ?? UNITS OF 300 SQ. FT.
TYPE OF CONSTRUCTION: TYPE V
FIRE SPRINKLERS: YES
DESIGN CRITERIA UTILIZED:
SEISMIC ZONE: D
ROOF SNOW LOAD: 120 PSF
WIND LOAD: 90 MPH/ 3 SEC
PARKING SPACES: 37 (INCLUDING 3 ADA AND 1 ADA VAN)
HEIGHT: 35'-0"
VINE SETBACK: 10'
KELLY SETBACK: 9'
SIDE SETBACK: 10'
REAR SETBACK: 20'
STORIES: 3
UNITS: 34

SQUARE FOOTAGE INFORMATION

EXISTING FLOOR AREA	HABITABLE (FAR)	HABITABLE BELOW GRADE	UNHABITABLE	UNHABITABLE BELOW GRADE	TOTAL
FIRST FLOOR GARAGE/ STORAGE			741 SQ. FT.		741 SQ. FT.
FIRST FLOOR HOUSING	2,870 SQ. FT.				2,870 SQ. FT.
SECOND FLOOR HOUSING	7,458 SQ. FT.		188 SQ. FT.		7,623 SQ. FT.
THIRD FLOOR HOUSING	3,295 SQ. FT.		188 SQ. FT.		3,478 SQ. FT.
TOTAL	13,601 SQ. FT.		1,111 SQ. FT.		14,712 SQ. FT.

KINSEY, LLC.
P.O. BOX 122258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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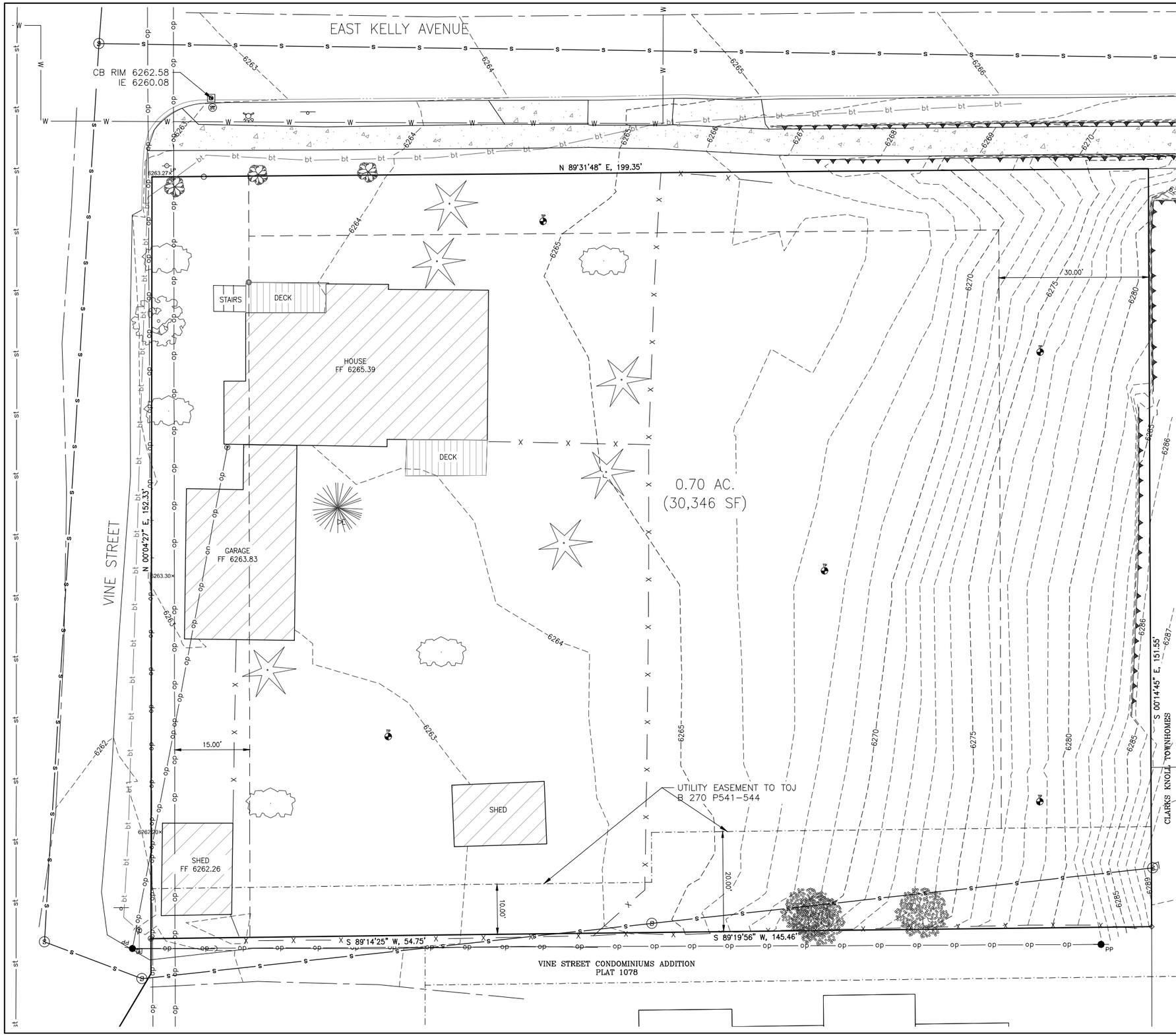
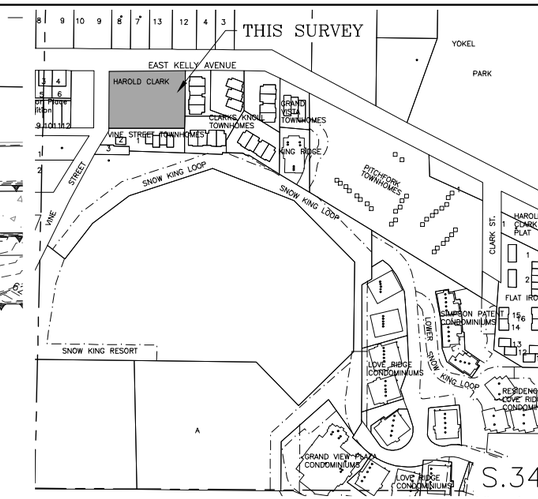
PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL
SKETCH PLAN (15 MARCH 2016)

SHEET NAME: COVER PAGE
SCALE: VARIES
DATE: 27 JUNE 2016
SHEET: A0.1





VICINITY MAP
SE 1/4 NW 1/4
SECTION 34
T41N R116W
TOWN OF JACKSON
TETON COUNTY, WY
SCALE 1" = 200'

LEGEND

- = PROPERTY BOUNDARY
- = EASEMENT LINE
- = RETAINING WALL
- = FENCE LINE
- = SETBACK LINE
- = SANITARY SEWER LINE
- = APPROXIMATE STORM SEWER LINE (FROM TOWN OF JACKSON GIS INFO.)
- = OVERHEAD POWER LINE
- = APPROXIMATE WATER LINE (FROM TOWN OF JACKSON GIS INFO.)
- = BURIED TELEPHONE LINE
- = CURB LINE
- = EDGE OF PAVEMENT
- = CONCRETE SIDEWALK
- = SANITARY SEWER MANHOLE
- = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = POWER POLE
- = GUY WIRE
- = LIGHT POLE
- = SIGN
- = FIRE HYDRANT
- = HOSE BIB
- = CATCH BASIN
- = TEST PIT
- = BUILDING COLUMN
- = POWER METER
- C12 = COTTONWOOD TREE WITH TREE DIAMETER
- S18 = SPRUCE TREE WITH TREE DIAMETER
- A8 = ASPEN TREE WITH TREE DIAMETER
- = BUSH
- = DECIDUOUS TREE
- = FOUND SPIKE
- = FOUND REBAR WITH CAP
- = FOUND NE REBAR WITH CAP

0 10 20

DATE	2/26/2016	REV.
SURVEYED	NE	
ENGINEERED		
DRAWN	SK	
CHECKED		
APPROVED	RN	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
Existing Site Plan

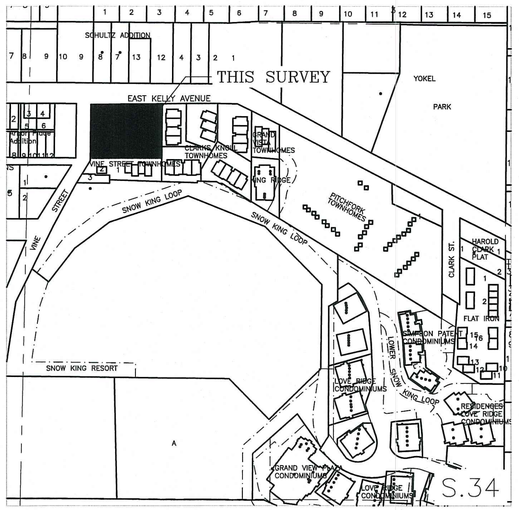
JOB TITLE
310 Kelly Avenue
Site and topographic survey

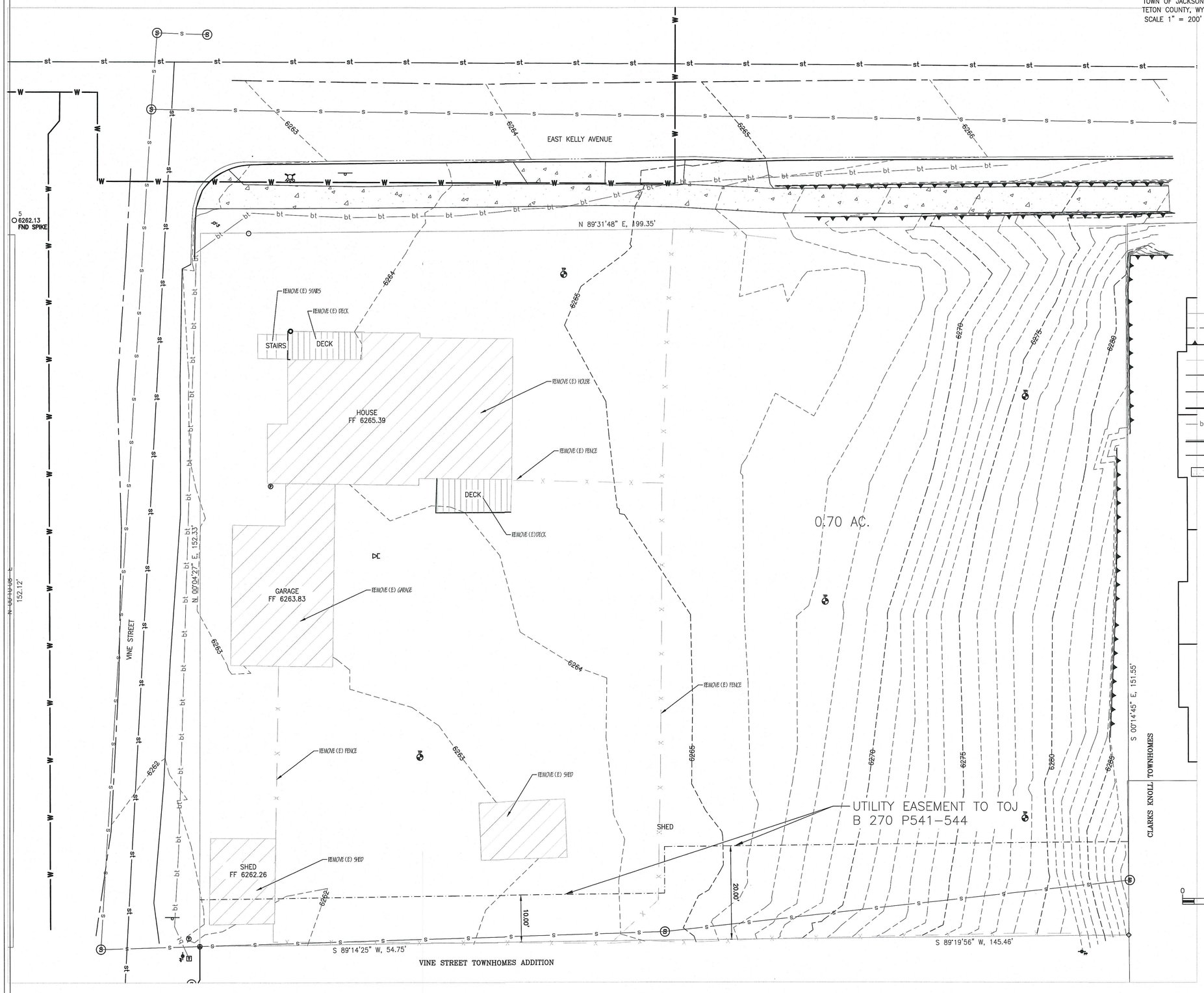
DRAWING NO C1

JOB NO 15-266-01

S:\Proj\2015\266-01 (310 East Kelly Avenue - Site Survey)\15266 E Kelly.dwg (C1) - Feb 26 2016 02:55:49 pm PLOTTED BY: karichner DWG FORMAT: 19.1

VICINITY MAP
SE 1/4 NW 1/4
SECTION 34
T41N R116W
TOWN OF JACKSON
TETON COUNTY, WY
SCALE 1" = 200'





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- = ASPEN TREE WITH TREE DIAMETER
- = BUSH
- = DECIDUOUS TREE
- = FOUND SPIKE
- = FOUND REBAR WITH CAP
- = FOUND NE REBAR WITH CAP

LICENSED ARCHITECT
ROY CORNELIUS KINSEY, IV
B-0238
DATE
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 122258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

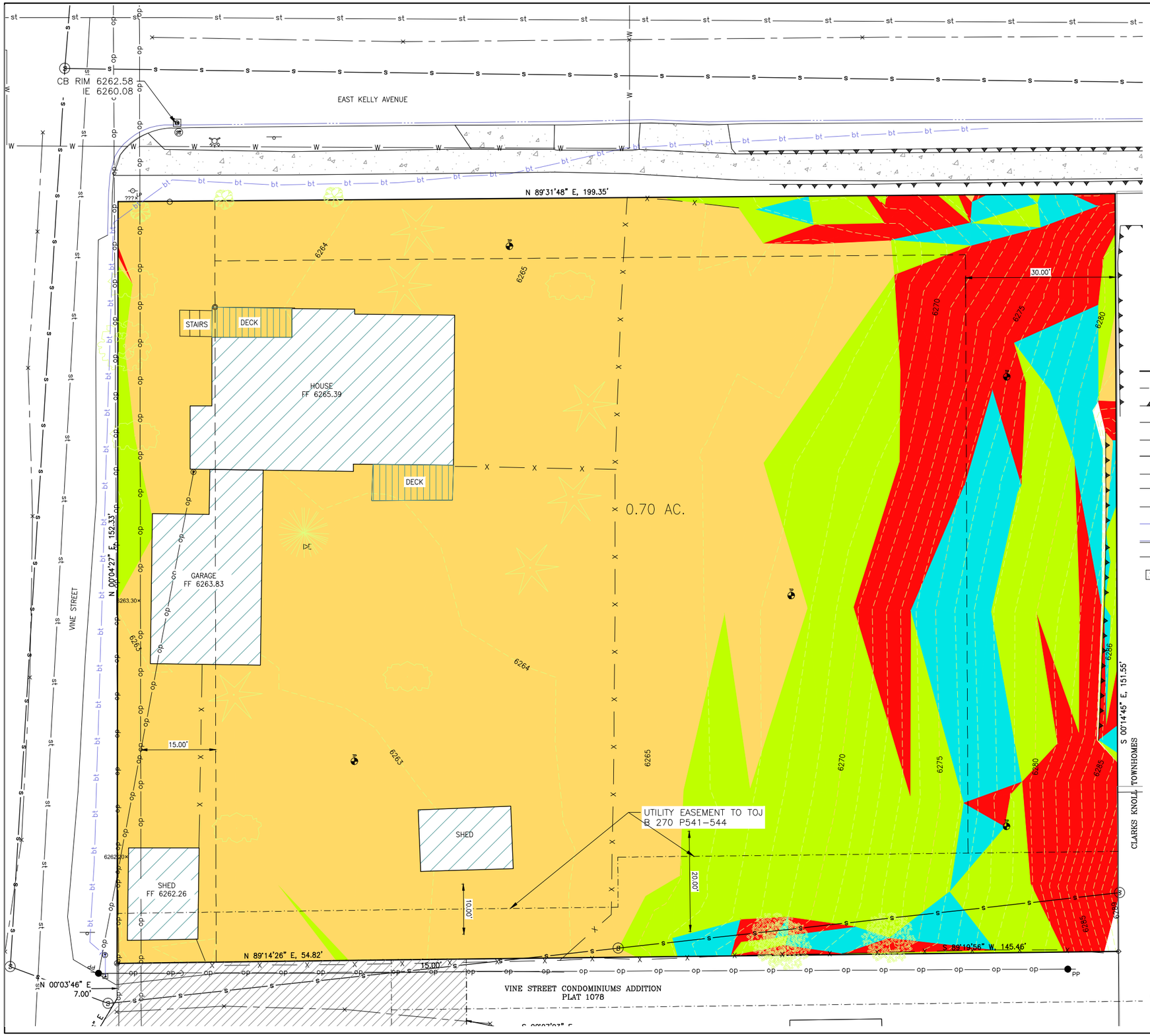
SKETCH PLAN (15 MARCH 2016)

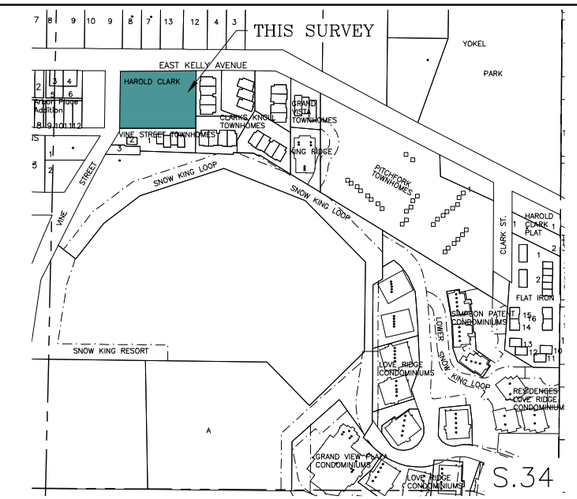
SHEET NAME
DEMOLITION PLAN

SCALE
1/4"=1'-0"

DATE
27 JUNE 2016

SHEET
D1.1





VICINITY MAP
SE 1/4 NW 1/4
SECTION 34
T41N R116W
TOWN OF JACKSON
TETON COUNTY, WY
SCALE 1" = 200'

LEGEND

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- = ASPEN TREE WITH TREE DIAMETER
- = BUSH
- = DECIDUOUS TREE
- = FOUND SPIKE
- = FOUND REBAR WITH CAP
- = FOUND NE REBAR WITH CAP

SLOPE TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	0.001%	10.000%		0.38 AC.
2	10.000%	25.000%		0.13 AC.
3	25.001%	30.000%		0.04 AC.
4	30.001%	70.000%		0.08 AC.

NOTE: Approximately .063 acres, 2725 sq. ft., not included in slope table, this area is under the buildings on the property, and should be treated as slopes under 10% for calculation purposes

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

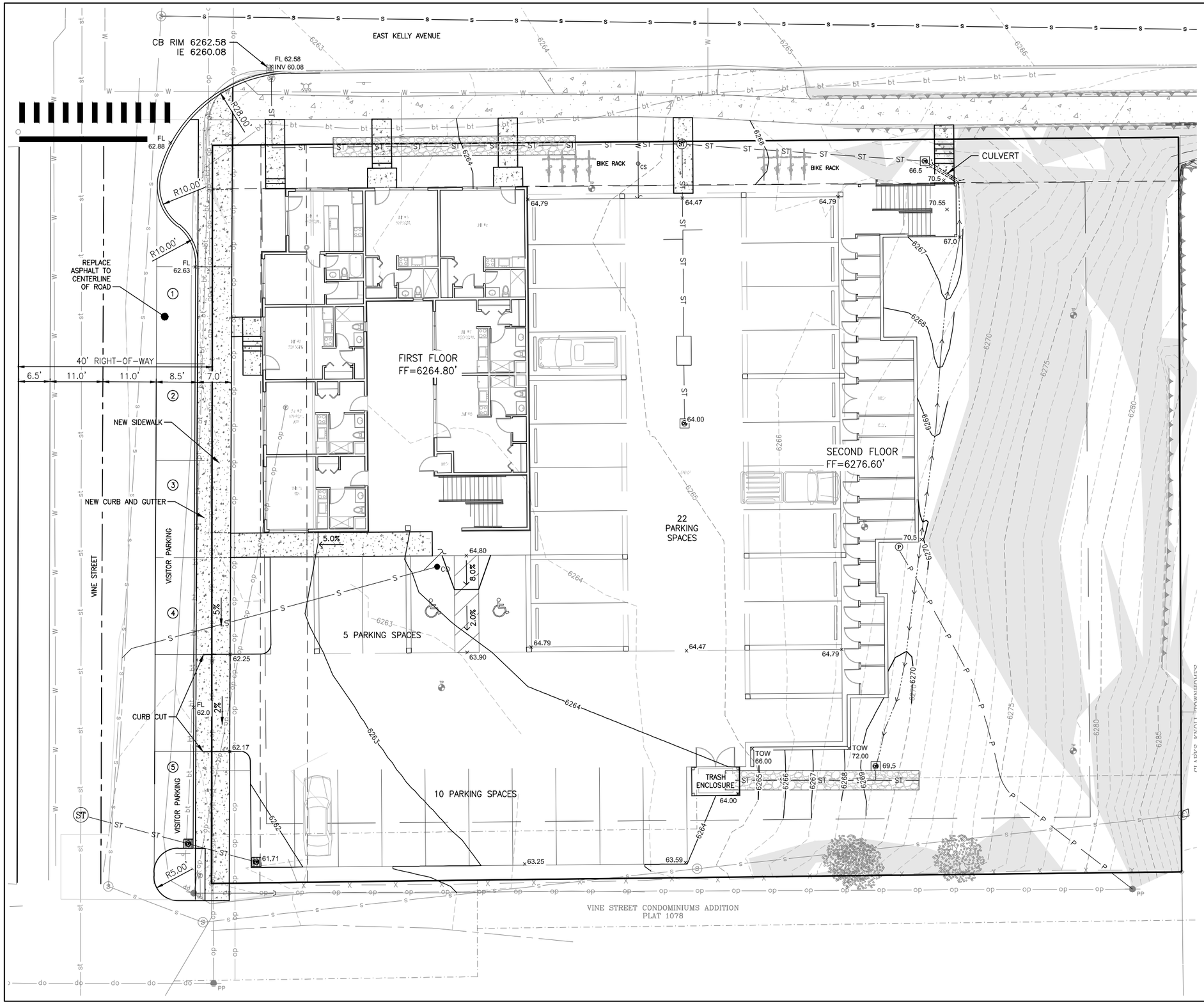
DATE	1/27/2016
SURVEYED	NE
ENGINEERED	
DRAWN	
CHECKED	
APPROVED	
REV.	

DRAWING TITLE
Existing Site
Slope analysis

JOB TITLE
310 Kelly Avenue
Site and topographic survey

DRAWING NO C2

JOB NO 15-266-01



PROPOSED LEGEND

= EXISTING CONTOUR

= FINISH CONTOUR

x76.2 = FINISH GRADE SPOT ELEVATION

TOTAL LOT AREA = 30,346 SF

BSA = 30,346 – 1/2 OVER 25% 2,769 SF = 27,577 SF

PROPOSED LSR = (11,728 SF) = 42.5% OF BSA

PROPOSED ZONE: UR–PUD

TOTAL PROPOSED UNITS: 34
14 ONE BEDROOM APARTMENTS
20 STUDIO APARTMENTS

PARKING PROPOSED:

14– ONE BEDROOM APT. –	14 SPACES
20– STUDIO APT. –	20 SPACES
ADDITIONAL PARKING –	3 SPACES
TOTAL PARKING –	37 SPACES REQUIRED
ON–SITE PARKING – COVERED PARKING	25 SPACES
– OUTSIDE PARKING	12 SPACES
TOTAL ON–SITE PARKING –	37 SPACES

N
E

0 10 20

REV.	DATE	
	6/23/2016	
	SURVEYED	NE
	ENGINEERED	
	DRAWN	FD/SK
	CHECKED	RN
	APPROVED	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

DRAWING TITLE
SKETCH PLAN (V2)
SITE AND GRADING PLAN

JOB TITLE
310 EAST KELLY AVENUE
JACKSON, WY

DRAWING NO C3

JOB NO 15–266–01

S:\Proj2015\266-03 C3D East Kelly Avenue -Civil Engineering\Drawings\Plan 8 Final Grading.dwg C3 SITE PLAN AND GRADING PLAN - Jun 23 2016 05:04:41 pm PLOTTED BY: green DWG FORMAT: 191

EAST KELLY AVENUE

EXISTING CB RIM 6262.58 IE 6260.08

REMOVE EXISTING WATER SERVICE

TAP INTO WATER MAIN

STORMWATER STORAGE AND SUB-SURFACE DISPOSAL, SEE DETAIL THIS SHEET

WATER SERVICE

GRATED CATCH BASIN

CONNECT ROOF DRAINS

CONNECT ROOF DRAINS

FIRST FLOOR FF=6264.80'

SAND/OIL SEPERATOR

CATCH BASIN

EXISTING 24"ø RCP

VINE STREET

5.0%

8.0%

2.0%

TAP TO EXISTING 10"ø SEWER

SANITARY SEWER SERVICE

ELECTRICAL SERVICE

GRATED CATCH BASIN

TRASH ENCLOSURE

NEW STORM SEWER MH

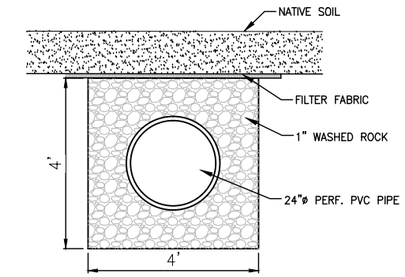
SAND\OIL SEPERATOR CATCH BASIN

NEW CATCH BASIN

STORMWATER STORAGE AND SUB-SURFACE DISPOSAL, SEE DETAIL THIS SHEET

CLARKS KNOLL TOWNHOMES

VINE STREET CONDOMINIUMS ADDITION PLAT 1078



STORMWATER STORAGE

SCALE: N.T.S.

PROPOSED LEGEND

—ST——ST—	= STORM SEWER LINE
——S——	= SANITARY SEWER LINE
——W——	= WATER SERVICE LINE
—P——P—	= BURIED POWER LINE
•CO	= SANITARY SEWER CLEANOUT
⊙CS	= WATER CURB STOP

N E

0 10 20

REV.	
DATE	3/04/16
SURVEYED	NE
ENGINEERED	
DRAWN	FD/SK
CHECKED	RN
APPROVED	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

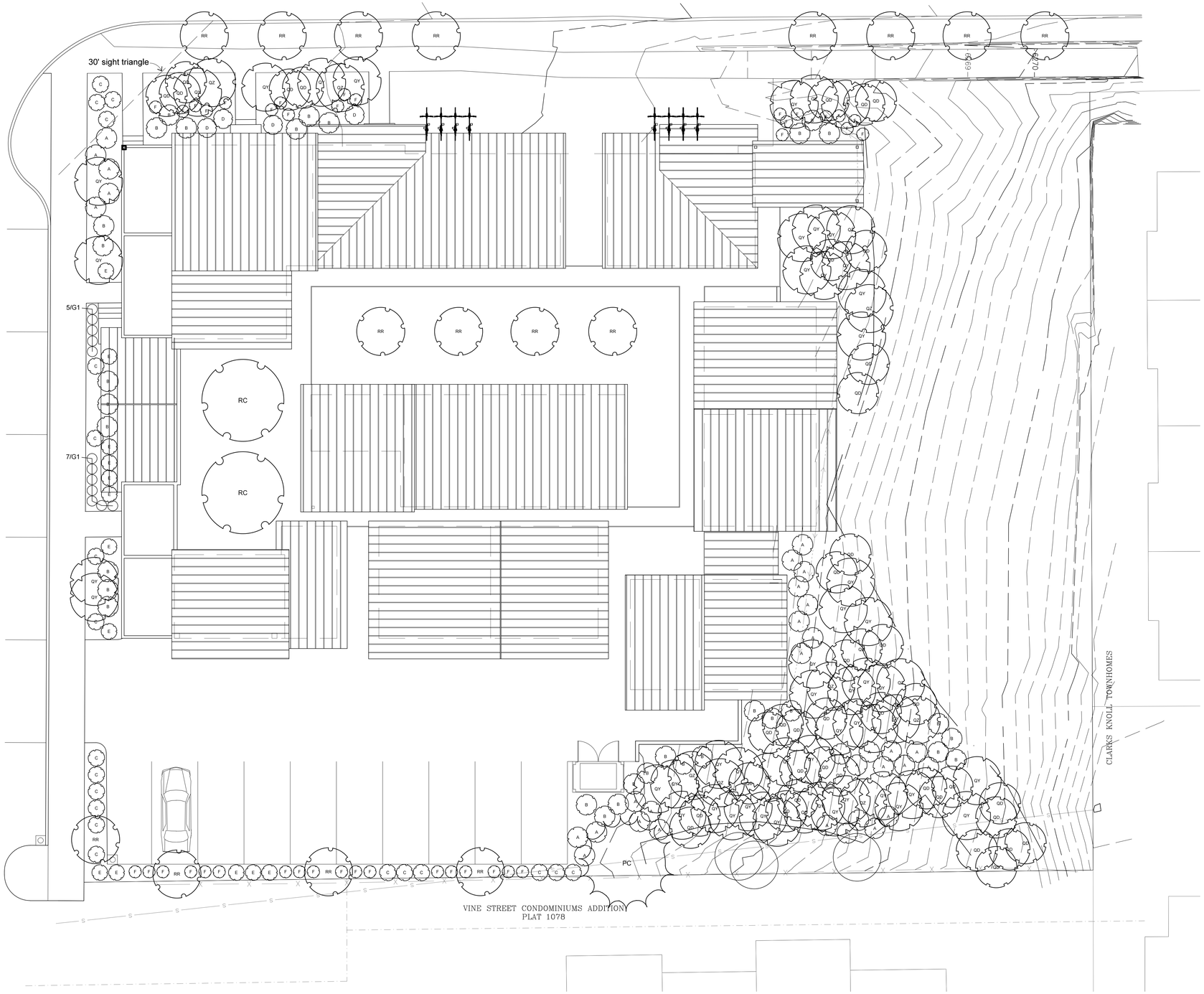
DRAWING TITLE
SKETCH PLAN (V2)
UTILITY PLAN

JOB TITLE
310 EAST KELLY AVENUE
JACKSON, WY

DRAWING NO C4

JOB NO 15-286-01

S:\Proj2015\266-03 (310 East Kelly Avenue -Civil Engineering)\Drawings\UTILITY.dwg UTILITY PLAN - Jun 17 2016 11:15:31 am PLOTTED BY green DWG FORMAT: 19.1



PRELIMINARY
LANDSCAPE PLANTING PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.
24"x36" sheet size
1' CONTOUR INTERVAL

N

PROGRESS SET
NOT FOR
CONSTRUCTION

PRELIMINARY

LICENSED LANDSCAPE ARCHITECT
DAVID V. WEAVER
LA-0011C
STATE OF WYOMING

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OF THE ARCHITECT. NO CONTRACTUAL OBLIGATION
IS ASSUMED BY WEAVER & ASSOCIATES PA FOR
THE BENEFIT OF ANY OTHER PERSON
INVOLVED IN THE PROJECT

PLANT UNIT INFORMATION

Plant Units Required
average value of Plant Unit = $2,600

cost for 3"-4" cal. aspen tree: $400	41 @ $400 =	$ 16,400
cost for 4"-5" cal. aspen tree: $600	51 @ $600 =	$ 30,600
cost for 5"-6" cal. aspen tree: $750	11 @ $750 =	$ 8,250
cost for 14'-16' spruce tree: $1,500	1@ $1,500 =	$ 1,500
cost for 3-3.5" cal. crabapple: $450	16 @ $450 =	$ 7,200
cost for 2.5" cal. canada red: $350	2 @ $350 =	$ 700
cost for 5'-6' shrub: $250	65 @ $250 =	$ 16,250
cost for 3' shrub: $175	75 @ $175 =	$ 13,125
cost for 6 unit bike rack: $550	2 @ $550 =	$ 1,100
cost for one bench: $550	4 @ $550 =	$ 2,200
public art sculpture		
	TOTAL	$ 97,325

PLANT LIST

Quant	Key	Botanical Name	Common Name	Size
		TREES		
16	RR	Malus 'Radiant'	Radiant Flowering Crab	3"-3.5" B&B
1	PC	Picea pungens	Colorado Spruce	14'-16' B&B
41	QD	Populus tremuloides	Quaking Aspen	3"-4" cal.
51	QY	Populus tremuloides	Quaking Aspen	4"-5" cal.
11	QZ	Populus tremuloides	Quaking Aspen	5"-6" cal.
2	RC	Prunus virginiana 'Shubert's'	Canada Red Cherry	2-1/2" B&B
		SHRUBS		
33	A	Amelanchier alnifolia	Western Serviceberry	6' B&B
32	B	Cornus sericea 'Sericea'	Red Osier Dogwood	6' B&B
20	C	Potentilla fruticosa	Native Cinquefoil	7 gal. 36"
4	D	Ribes aureum	Golden Currant	7 gal. 36"
13	E	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	7 gal. 36"
38	F	Symphoricarpos oreophilus	Mountain Snowberry	7 gal. 36"
		GROUNDCOVER		
12	G1	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.

WEAVER & ASSOCIATES PA
LANDSCAPE ARCHITECTURE - LAND PLANNING
1605 SOUTH WOODRUFF AVENUE
IDAHO FALLS, IDAHO 83404
(208) 529-9504

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

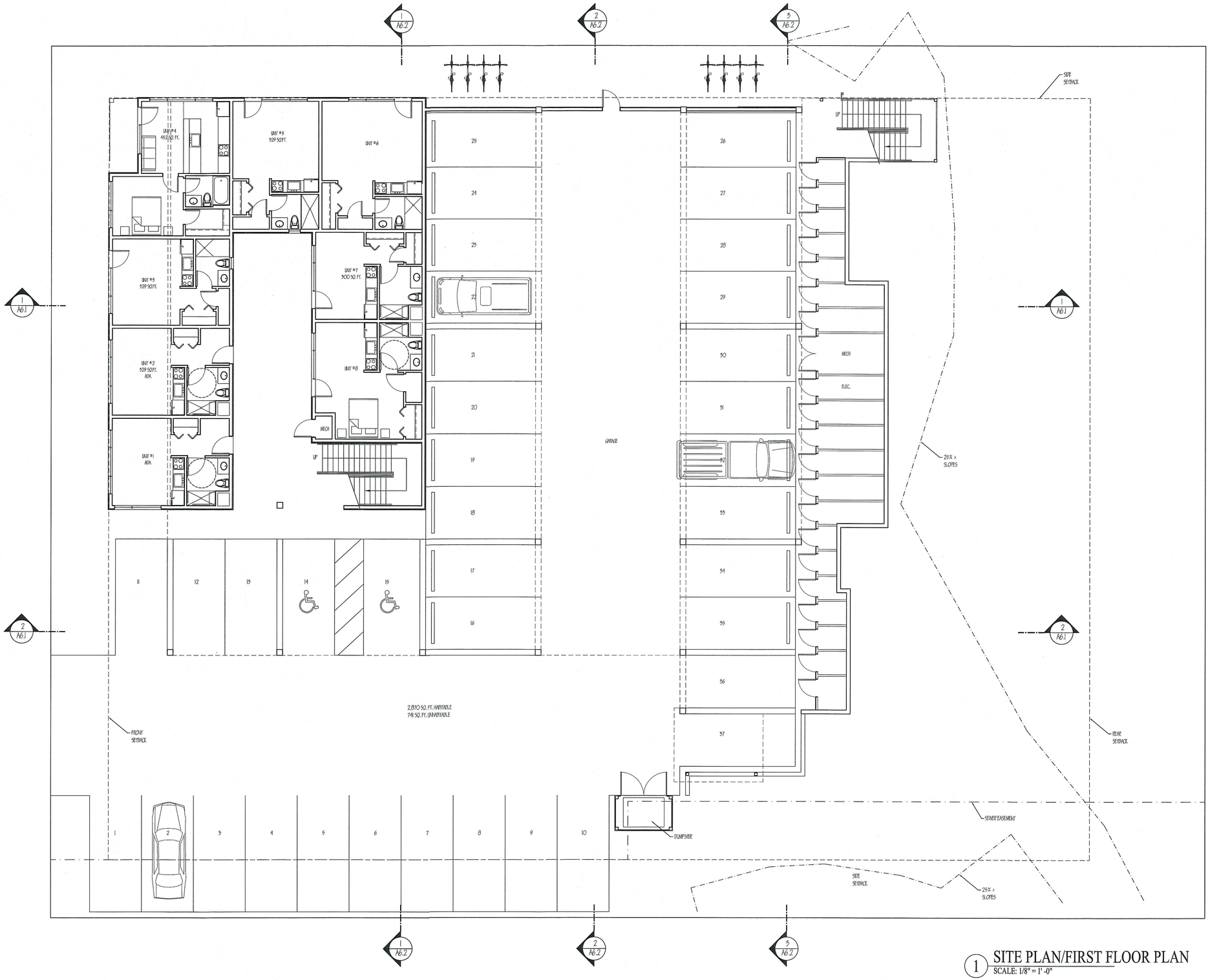
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
PRELIMINARY
LANDSCAPE PLANTING PLAN

SCALE

DATE
24 JUNE 2016

SHEET
L1



1 SITE PLAN/FIRST FLOOR PLAN
SCALE: 1/8" = 1' -0"

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

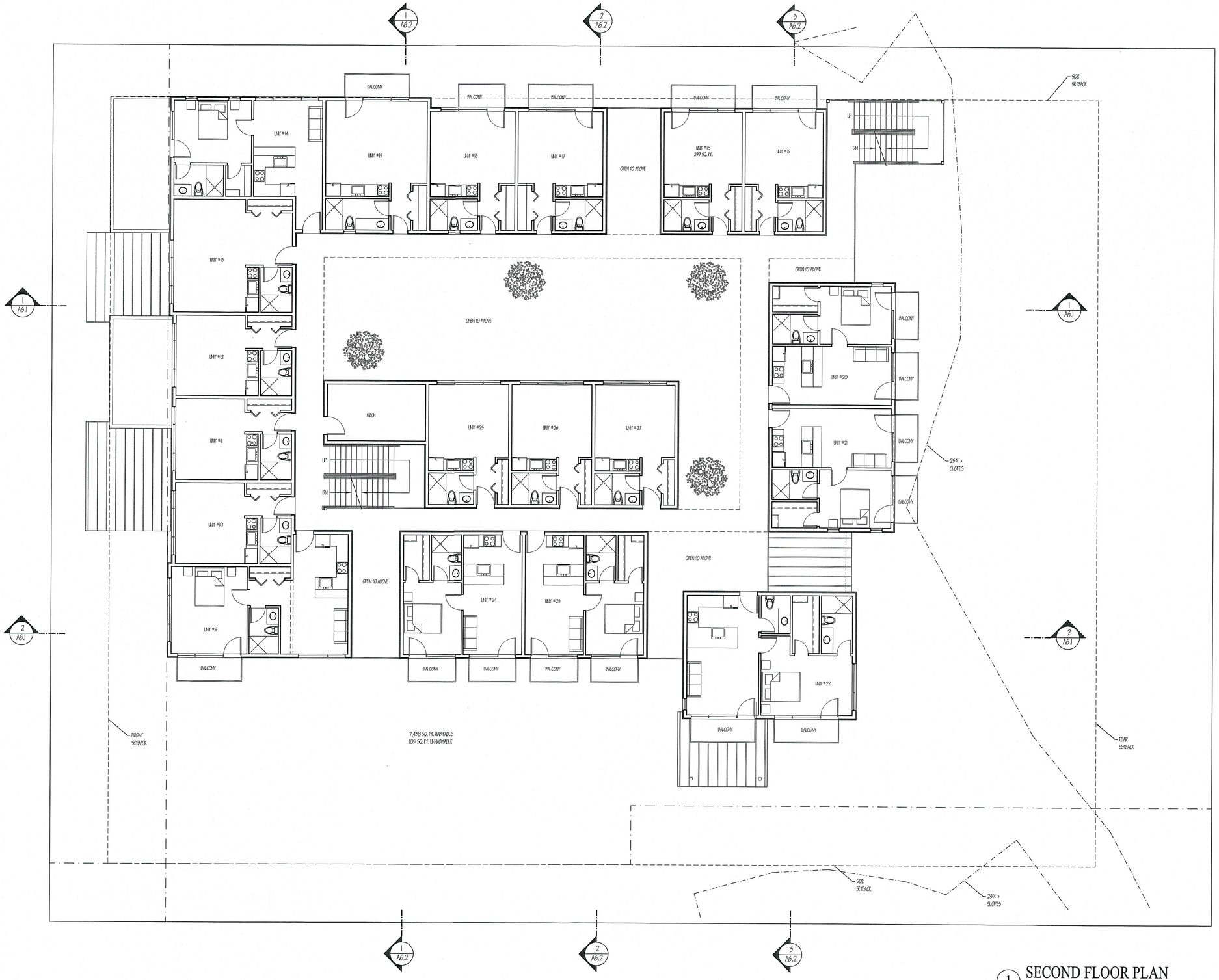
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
SITE PLAN/FIRST FLOOR PLAN

SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A2.1



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1' -0"

LICENSED ARCHITECT
CORNELIUS KINSEY IV
B-0238
WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

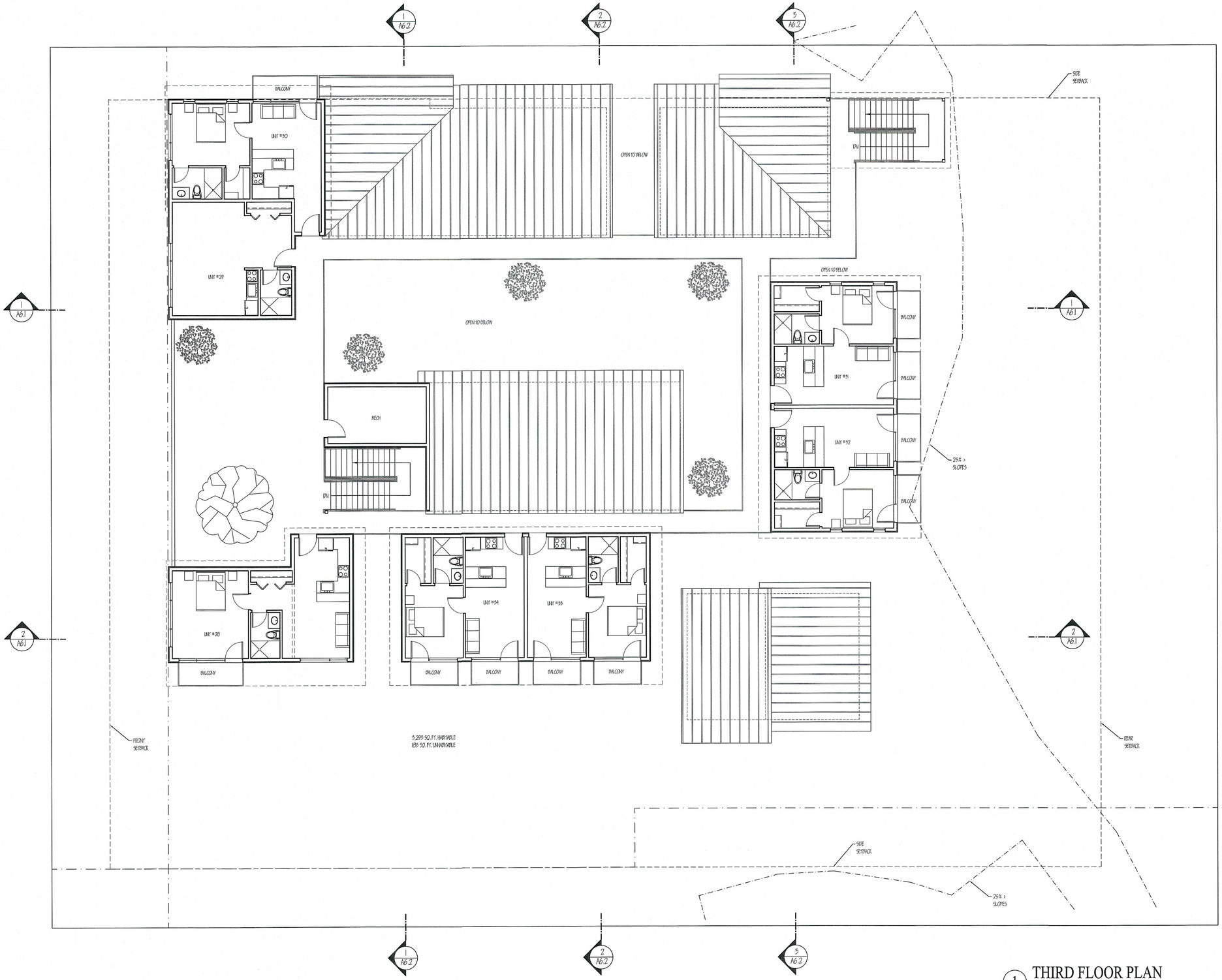
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
SECOND FLOOR PLAN

SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A2.2



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

LICENSED ARCHITECT
ROY CORNELIUS KINSEY
B-0238
DATE: 27 June 2016
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

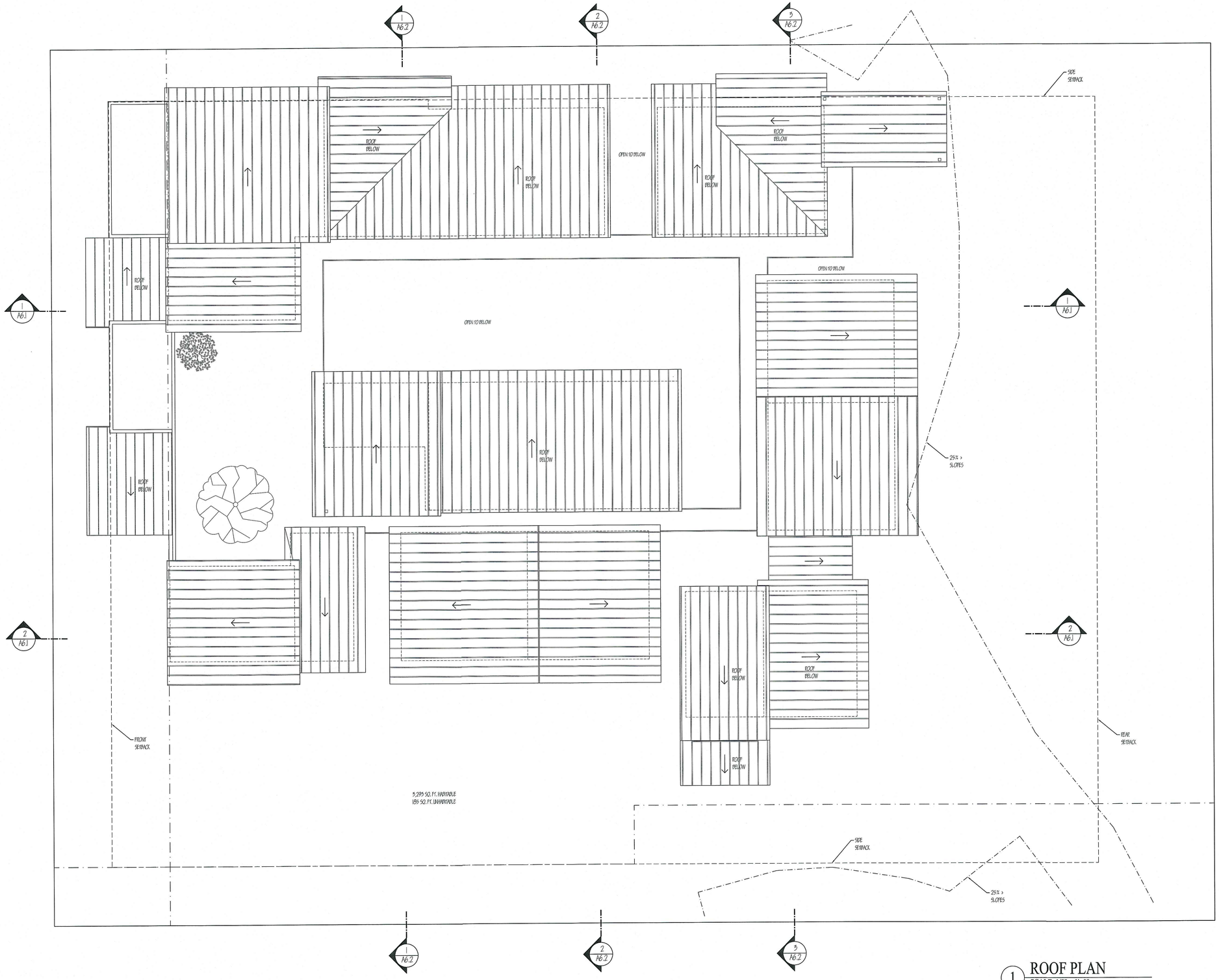
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
THIRD FLOOR PLAN

SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A2.3



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

LICENSED ARCHITECT
ROY CORNELIUS KINSEY, IV
B-0288
DATE 28 JUNE 2016
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

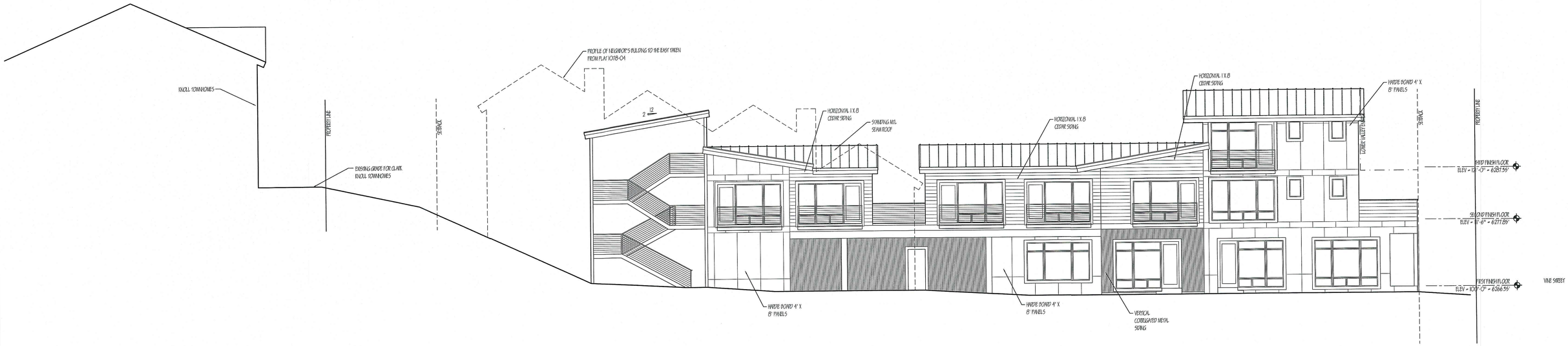
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
ROOF PLAN

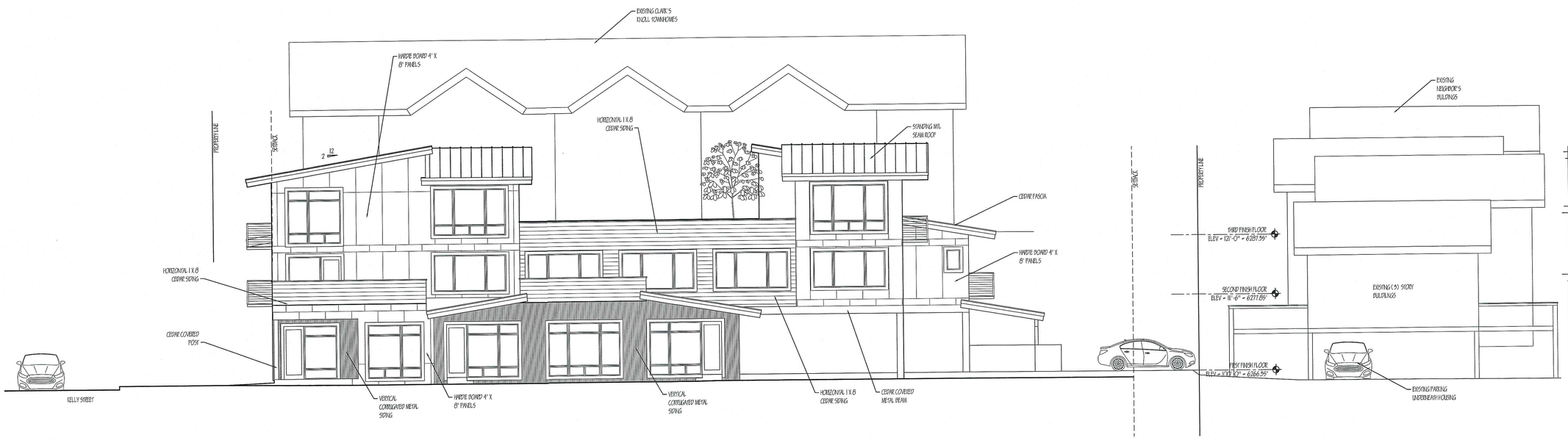
SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A3.1



1 KELLY STREET ELEVATION
SCALE: 1/8" = 1' -0"



2 VINE STREET ELEVATION
SCALE: 1/8" = 1' -0"

LICENSED ARCHITECT
ROY CORNELIUS KINSEY
B-0238
DATE: 28 June 2016
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

SKETCH PLAN (15 MARCH 2016)

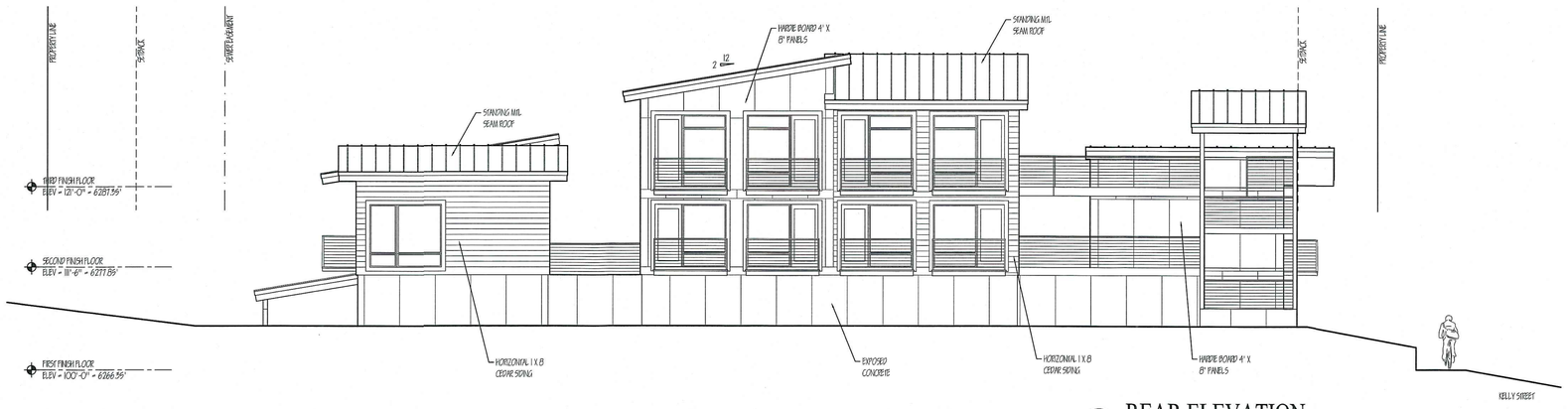
SHEET NAME
ELEVATIONS

SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A5.1

1 ALLEY ELEVATION
SCALE: 1/8" = 1' -0"



2 REAR ELEVATION
SCALE: 1/8" = 1' -0"

LICENSED ARCHITECT
ROY CORNELIUS KINSEY
B-0238
DATE:
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

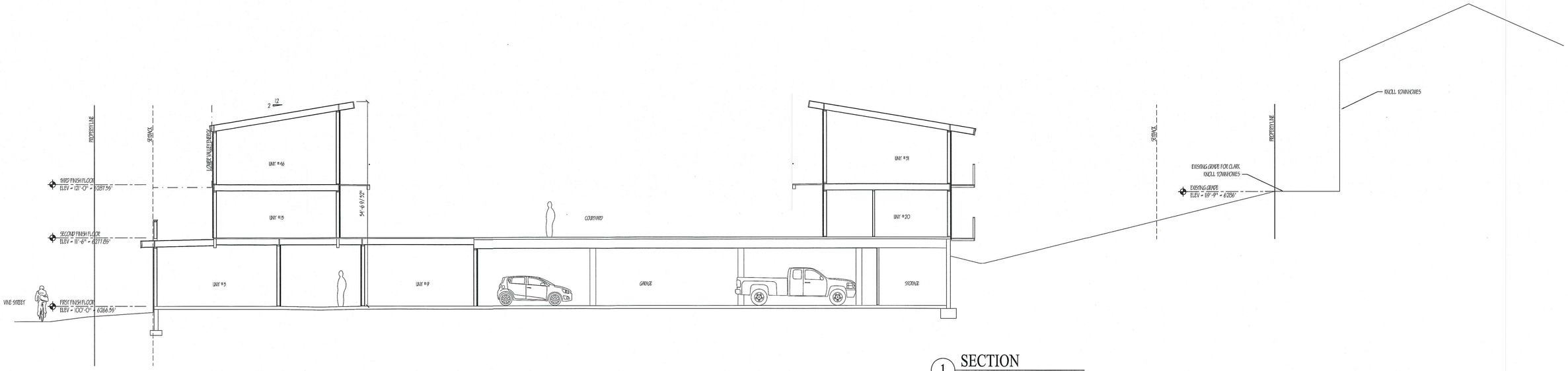
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
ELEVATIONS

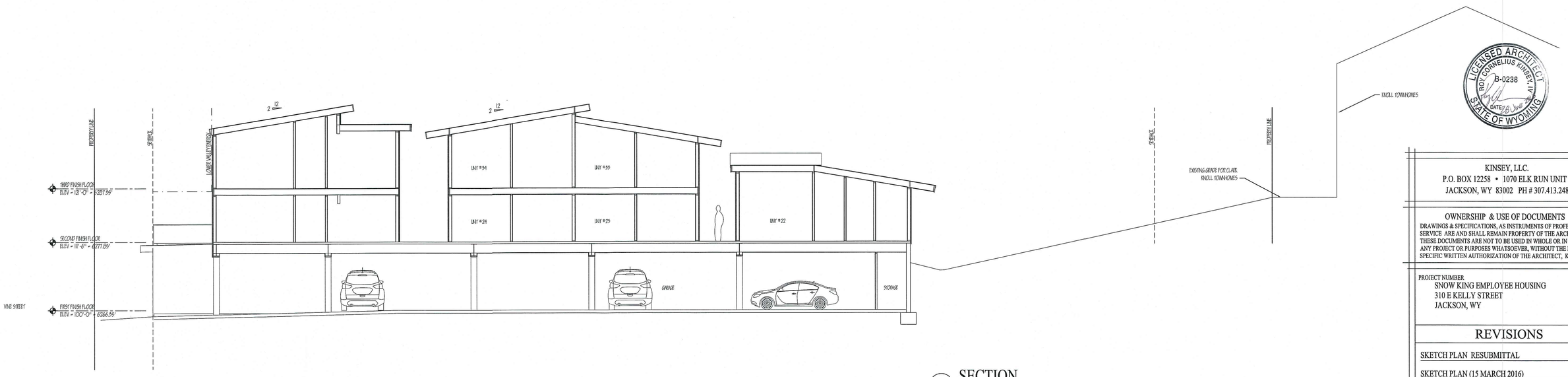
SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A5.2



1 SECTION
SCALE: 1/8" = 1' -0"



2 SECTION
SCALE: 1/8" = 1' -0"

LICENSED ARCHITECT
ROY CORNELIUS KINSEY, IV
B-0238
DATE
STATE OF WYOMING

KINSEY, LLC.
P.O. BOX 12258 • 1070 ELK RUN UNIT 60
JACKSON, WY 83002 PH # 307.413.2485

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

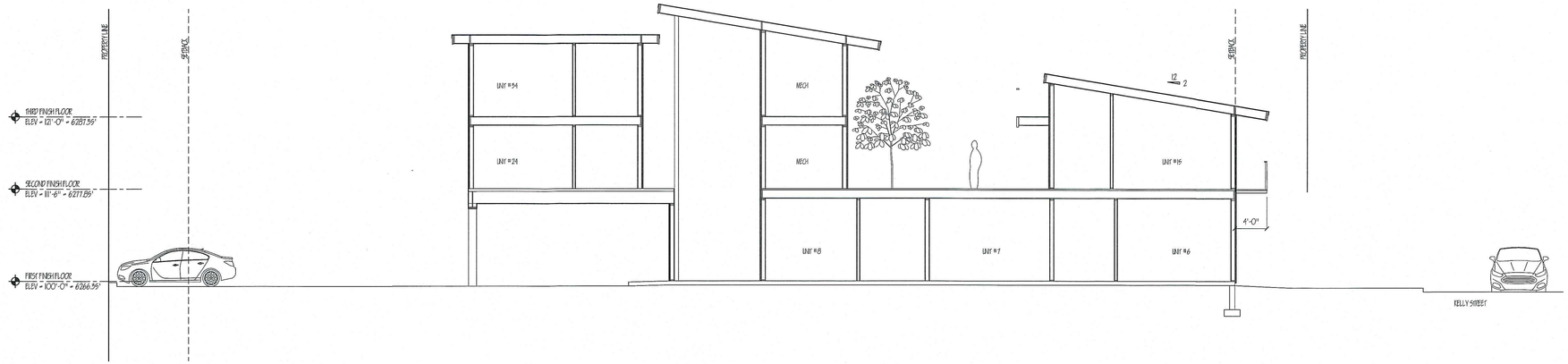
SKETCH PLAN (15 MARCH 2016)

SHEET NAME
SECTIONS

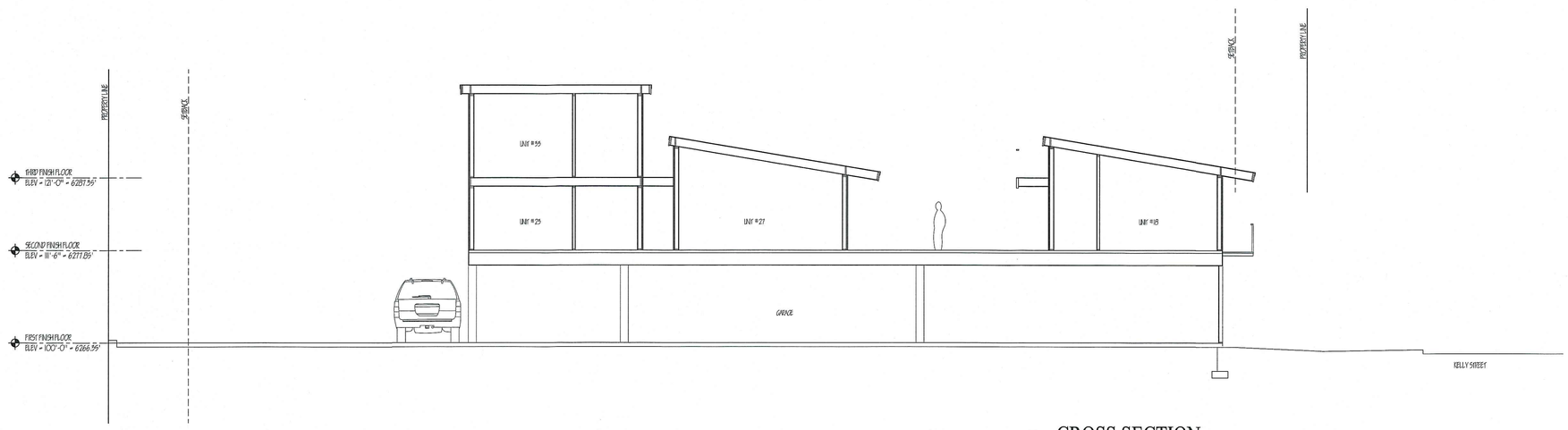
SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

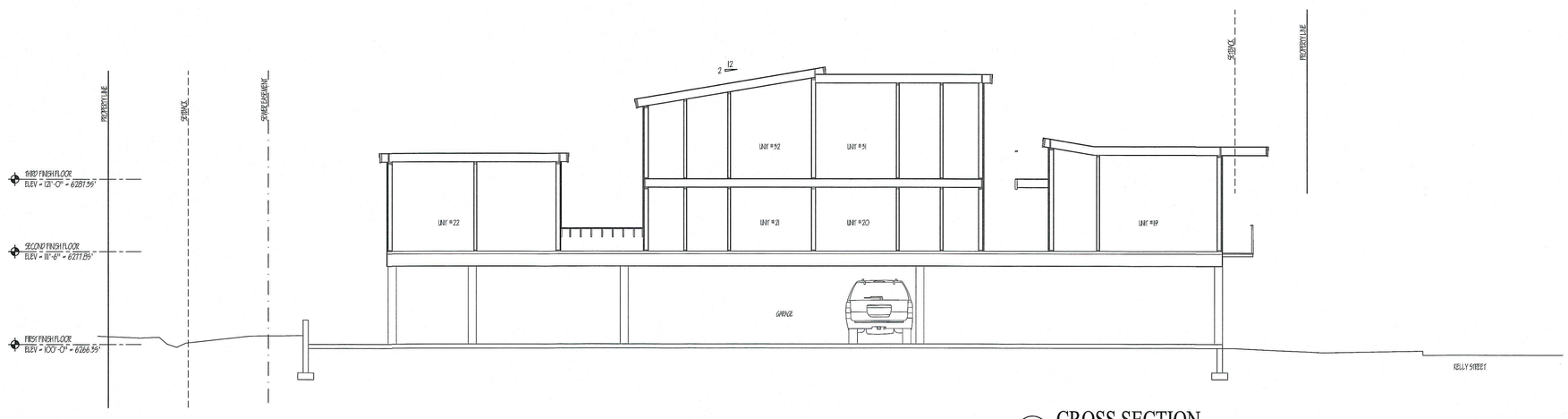
SHEET
A6.1



1 CROSS SECTION
SCALE: 1/8" = 1' -0"



2 CROSS SECTION
SCALE: 1/8" = 1' -0"



3 CROSS SECTION
SCALE: 1/8" = 1' -0"

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PROJECT NUMBER
SNOW KING EMPLOYEE HOUSING
310 E KELLY STREET
JACKSON, WY

REVISIONS

SKETCH PLAN RESUBMITTAL

SKETCH PLAN (15 MARCH 2016)

SHEET NAME
SECTIONS

SCALE
1/8"=1'-0"

DATE
27 JUNE 2016

SHEET
A6.2