



# TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

**PREPARATION DATE:** SEPTEMBER 21, 2016  
**MEETING DATE:** OCTOBER 3, 2016

**SUBMITTING DEPARTMENT:** PLANNING  
**DEPARTMENT DIRECTOR:** TYLER SINCLAIR  
**PRESENTER:** ALEX NORTON

**SUBJECT:** **ITEM P16-075:** REQUEST FOR A ZONING MAP AMENDMENT FROM AR (AUTO-URBAN RESIDENTIAL) TO UR (URBAN RESIDENTIAL) FOR 632, 640, 650 S. GLENWOOD STREET & 100 W. SNOW KING AVENUE LEGALLY KNOWN AS LOTS 1-7 BLOCK 4, KARNS ADDITION

**OWNER:** JERROLD T. LUNDQUIST & MILLER VENTURES

**APPLICANT:** PIERSON LAND WORKS (SCOTT PIERSON)

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## STATEMENT/PURPOSE

The applicant is requesting approval of a Zoning Map Amendment from AR (Auto-Urban Residential) to UR (Urban Residential) for 632, 640, 650 S. Glenwood Street & 100 W. Snow King Avenue legally known as Lots 1-7 Block 4, Karns Addition.

## APPLICABLE REGULATIONS

Section 2.3.4: Urban Residential (UR)  
Section 2.3.6: Auto-Urban Residential – Town (AR-ToJ)  
Section 8.7.2: Zoning Map Amendment (findings)

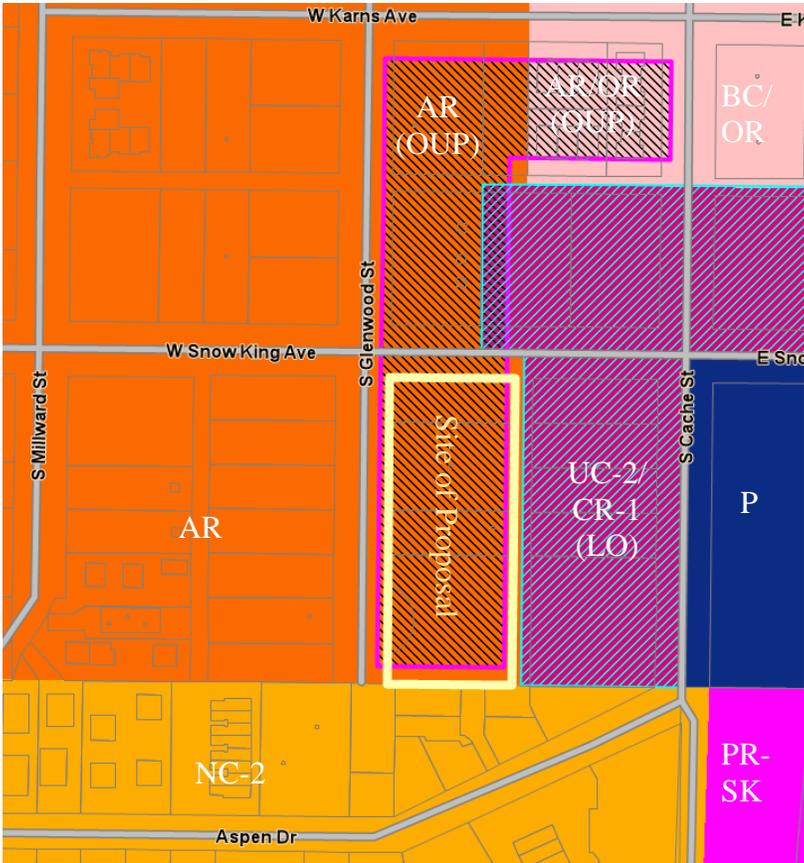
## LOCATION

The site is the eastern block of S. Glenwood, south of Snow King Ave.

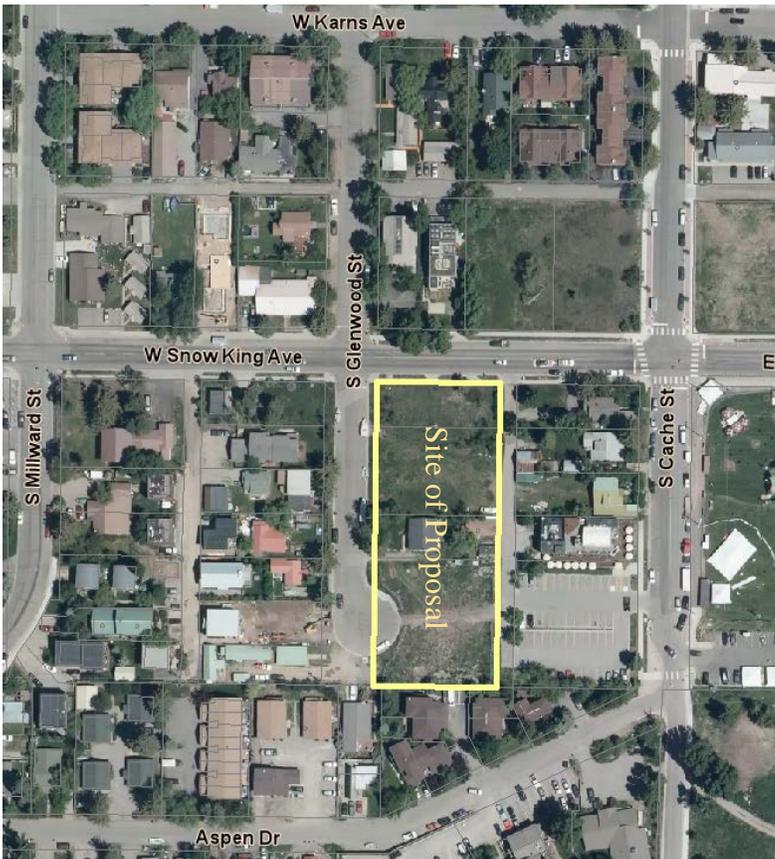
**Property Size:** 1.12 acres (Total)  
0.16 acres (Lot 1, 100 W. Snow King Ave.)  
0.32 acres (Lots 2-3, 632 S. Glenwood St.)  
0.16 acres (Lot 4, 640 S. Glenwood St.)  
0.48 acres (Lots 5-7, 650 S. Glenwood St.)

**Character District:** 3: Town Residential Core (bordering District 2: Town Commercial Core)  
**Subarea:** 3.2: Core Residential (bordering Subarea 2.2: Snow King & S. Cache Corridor)  
**Current Zone:** Auto-Urban Commercial (AR)  
**Proposed Zone:** Urban Residential (UR)  
**Overlay:** Office Overlay (OUP)

Current Zoning Map



2015 Conditions



**BACKGROUND/ALTERNATIVES**

The site is currently vacant except for a house and ARU located on 640 S. Glenwood. To the north, across Snow King Ave., are the office building and multi-unit residential building developed by Roger Strout in 1997 and 2007 respectively. To the east, across the alley, are two vacant lots, one single family home, and the Lift restaurant. To the south is the rear of the Aspen Shadow Townhomes accessed off of Aspen Dr., which represent a density similar to that allowed by the proposed UR zone. To the west, across Glenwood St., are lots developed with a single family home and one or two ARUs. There has been some recent redevelopment across Glenwood St. from the site, but the area is largely under-developed for its potential.

The Office Overlay on the site indicates the long-standing intent that the site is an opportunity to blend the residential character to the west with the commercial character to the east. The 2012 Comprehensive Plan affirms that vision calling for 2-3 story multifamily development in such areas, with a density and intensity greater than that of the adjacent residential development, but in line with the adjacent commercial character.

**PROJECT DESCRIPTION**

The applicant is seeking a rezone from AR to UR. The application does not include any proposed development or subdivision. Approval of the request would change the base zoning and any future development proposal would be reviewed under the standards of the UR zone. The application does not request that the Office Overlay be made available in the UR zone.

**STAFF ANALYSIS**

The applicant is not proposing any development at this time on the site, so there are no specific standards to apply. The table below compares the existing and proposed zones as well as the adjacent commercial zone in order to get a sense of the potential for achieving the neighborhood transition envisioned for the area. The table only briefly looks at the PUD options under each zone, because a PUD application would be separate and subsequent “rezone” request to be reviewed on its own merits for consistency with the desired future character of the neighborhood. A PUD approval is not by-right and therefore not assumed, however each landowner does have sufficient site area to apply for a PUD.

	AR (existing & adjacent to W)	UR (proposed)	UC-2/CR-1(LO) (adjacent to E)
FAR	0.35	0.45	0.65 (0.80)
LSR	0.45	0.30	0.20/0.10
Height	26’ (2 stories)	28’ (2 stories)	35’/46’ (3 stories)
Setbacks (street/side/rear)	20’/10’/20’	12’/5’/20’	0-10’/0’/10-20’
Use (By-right or BUP)	Detached Single Family ARU (x2) Office	Detached Single Family Attached Single Family Apartment	Attached Single Family Apartment Lodging Office Retail Service Restaurant/Bar Daycare/Education
Density	1 Primary, 2 ARUs per lot	n/a	n/a
PUD Option	0.40 FAR 35’ height	0.65 FAR 35’ height	n/a

## *Key Issues*

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### *KEY ISSUE 1: Should the site be individually rezoned now, or comprehensively with the rest of Town?*

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The proposed UR zone is the most appropriate tool in our current LDR toolbox to achieve the Comprehensive Plan vision for the site. The allowed building size and use blends the residential zoning to the west with the commercial zoning to the east. The issue is whether the Town might create an even better tool to achieve the Comprehensive Plan's vision in the upcoming zoning updates scheduled to be complete in the next year, and whether it makes sense to rezone this site now, only to reevaluate its zoning again in the near future.

One of the main tasks of the Town in its upcoming zoning update is locating areas for higher density zoning to encourage the creation of workforce housing. One of the key questions the Town will have to answer is whether that additional density is allowed as a base right or through a trade of additional floor area only for additional deed-restricted workforce housing. By granting this rezone now the Town's future options in answering that question on this site will be less because a certain amount of additional base rights will already have been granted. However, the community and Council have consistently stated through the Comprehensive Plan, Housing Action Plan, and other direction that creating housing opportunities is a priority. While there may be a better tool available in the future, the proposed UR zone is the only zone that allows multifamily housing as a basic use, and the UR-PUD is the tool that has yielded many of the workforce housing projects that have been built in the recent past. If no housing is built under the proposed UR zoning the community can reevaluate, but in the meantime the property owner will have the opportunity to propose the multifamily housing envisioned by the Comprehensive Plan and desired by the community. Staff finds that this opportunity to provide housing in the near term is more valuable than the benefits to the community of waiting to provide housing opportunities in a more comprehensive manner in the future.

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### *KEY ISSUE 2: How does the proposal affect the Office Overlay?*

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The site is currently located in the Office Overlay, which is not currently an option in the UR zone. In order to remedy this contradiction either the LDRs need to be amended to add office as an allowed use in the UR – Office Overlay, or the Office Overlay needs to be removed from the site. Adding office use to the UR zone would require an LDR text amendment, which has not been proposed. Staff has discussed this issue with the applicant and recommends a condition of approval that the Office Overlay be removed from the site so that the Zoning Map does not indicate a use that is not allowed in the zone.

## PLANNING COMMISSION REVIEW

On September 7, 2016, the Planning Commission recommend approval of the application to Town Council by a 4-1 vote with Commissioner Falcey opposed. The Commission was generally comfortable with the proposal because of its consistency with the Comprehensive Plan and the potential it provides for a transition from the commercial/lodging character to the east to the residential character to the west. There was some concern over compatibility of a potential future PUD with the surrounding neighborhood, to which staff responded that a future PUD will be reviewed against its own findings for compatibility with character through a public hearing.

## STAFF FINDINGS

Pursuant to Section 8.7.2.C the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

### *1. Is consistent with the purposes and organization of the LDRs;*

**Complies as Conditioned.** The application improves implementation of the Comprehensive Plan as found below, which is the primary purpose of the LDRs. The application proposes an existing zone, consistent

with the organization of the LDRs. However, the site is currently located in the Office Overlay, which is not currently allowed in the UR zone. In order for this application to be consistent with the current organization of the LDRs, approval must be conditioned, as recommended, that the Office Overlay be removed from the site so that the Zoning Map does not show an inoperative overlay.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;*

**Complies.** The site of this application is on the border of Subarea 3.2 and Subarea 2.2. In such a case staff would typically review the desired future character for each subarea; however, Subarea 3.2 specifically addresses how such sites should blend the adjacent commercial and residential character so only Subarea 3.2 is analyzed below.

*Subarea 3.2. Core Residential Character Defining Features:*

*This residential, TRANSITIONAL Subarea is currently made up of a variety of single family and multifamily residential types, with some existing larger residential developments and non-conforming commercial uses. Redevelopment, revitalization and reinvestment are highly desired in this subarea. Due to its central location in the core of Town near employment and Complete Neighborhood amenities, the future character of this subarea will include some increased density and larger buildings than in East Jackson (Subarea 3.1).*

*In addition, to the development pattern described for East Jackson (Subarea 3.1), multifamily residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Town Commercial Core (District 2) with the Town Residential Core (District 3). Multifamily structures will be predominantly found on larger residential lots and along mixed use corridors. The size and scale of multifamily structures will be predominantly two stories with three stories considered in specific cases with proper design. The density and intensity found in areas containing multifamily structures may be greater than what is generally allowable in other areas. For these larger structures, the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses.*

**Complies.** The UR zone better implements the vision for this area than the current AR zone. The UR zone allows an intensity of development that blends the residential character to the west with the commercial character to the east. The UR is the only zone currently in the Town LDRs that allows multifamily development as a Basic Use, and the AR does not allow the type of multifamily development envisioned for the site by the Comprehensive Plan. The proposal is for an entire block rather than individual lots creating a consistent transition for the entire block south of Snow King Ave. And, the site can handle the increased density proposed due to its alley access.

*Character District 3 Policy Objectives*

*4.1.b: Emphasize a variety of housing types, including deed-restricted housing.*

**Complies.** The application allows for a greater variety of housing types in the Character District by allowing multifamily development as a Basic Use.

*4.3.a: Preserve and enhance stable subareas.*

N/A. This policy objective is not applicable in this Transitional subarea.

*4.3.b: Create and develop transitional subareas.*

**Complies.** As discussed above the application removes barriers to the type of development envisioned for the site.

*4.4.d: Enhance natural features in the built environment.*

N/A. This policy objective is not applicable to this site, which is not on Flat Creek, Cache Creek, Karns Meadow, or in a hillside area.

*5.2.d: Encourage deed-restricted rental units.*

**Complies.** The greater density proposed will include more deed-restricted units, and the allowance of apartments as a basic use encourages rental units. However, because this application is not an actual development proposal, staff cannot evaluate at this time whether there are additional deed-restricted rental opportunities to be explored.

*5.3.b: Preserve existing workforce housing stock.*

N/A. This policy objective is not applicable at this time because no development is being proposed. While the site contains only two units, this objective will be relevant at the time the site is developed.

*7.1.c: Increase the capacity for use of alternative transportation modes.*

N/A. This policy objective is not applicable to this application. Any improvements to alternative transportation mode capacity will be evaluated at the time development is proposed on the site.

*3. Is necessary to address changing conditions or a public necessity; and*

**Complies.** Housing has been identified in the Comprehensive Plan and Housing Action Plan as a public necessity. The proposed UR zone allows for the type of housing that is envisioned by the Comprehensive Plan on this site. While additional solutions may be available in the future, the proposed UR zone is the best tool available to provide more housing opportunities right now, and this is the right location.

*4. Is consistent with the other adopted Town Ordinances.*

**Complies.** The proposed UR zoning is consistent with other Town Ordinances. The public comment related to the cul-de-sac has been resolved. The cul-de-sac is an easement to the public (granted in 1977), so it will not be removed if there is a development of the site. It is now accurately represented in the GIS as an easement, it had been previously depicted in error as a right-of-way, which caused the confusion.

**STAKEHOLDER ANALYSIS**

***Departmental Reviews***

This application was sent to the following departments for their review. All submitted reviews are attached.

- Building
- Fire
- Legal
- Parks and Recreation
- Pathways
- Police
- Public Works
- START
- Housing Department

***Public Comment***

The applicant mailed and posted notice of a neighborhood meeting held June 6 at the Lift Restaurant. Staff noticed the Planning Commission hearing in the August 17 News and Guide and mailed notice to the

neighborhood on August 16. Staff noticed this hearing in the September 14 News and Guide. Notice of this hearing has been posted on the site since September 12. The 3 comments that have been received are attached.

### ATTACHMENTS

Applicant Submittal  
Departmental Reviews  
Public Comment

### FISCAL IMPACT

None.

### STAFF IMPACT

Staff time to review this application was typical for a zoning map amendment.

### LEGAL REVIEW

Complete.

### RECOMMENDATION

Staff and the Planning Commission recommend **APPROVAL** of **P16-075**, a Zoning Map Amendment from AR (Auto-Urban Residential) to UR (Urban Residential) for 632, 640, 650 S. Glenwood Street & 100 W. Snow King Avenue, subject to the to the following condition, based on the findings of Section 8.7.2.C, stated above.

1. The Office Overlay shall be removed from the site concurrently with the rezone of the site.

### SUGGESTED MOTION

I move to **APPROVE P16-075**, a Zoning Map Amendment from AR (Auto-Urban Residential) to UR (Urban Residential) for 632, 640, 650 S. Glenwood Street & 100 W. Snow King Avenue, being able to make the findings for a Zoning Map Amendment as recommended by staff that the application 1) is consistent with the purposes and organization of the LDRs; 2) improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan; 3) is necessary to address changing conditions or a public necessity; and 4) is consistent with the other adopted Town Ordinances, subject to the following condition:

1. The Office Overlay shall be removed from the site concurrently with the rezone of the site.

July 5, 2016

we define, design & deliver  
the places where you play, live & work



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

Re: Zoning Map Amendment for 640, 650 & 632 S. Glenwood and 100 W. Snow King Avenue

Dear Planning Staff:

Please accept this letter and attachments as a formal application for a Zoning Map Amendment for 640, 650 & 632 S Glenwood Street and 100 W. Snow King Avenue. We are submitting this application on behalf of Jerrold T. Lundquist and Miller Ventures, LLC.

Enclosed please find (12) twelve copies the following:

- A complete Planning Permit Application
- Application fee in the amount of \$1,500.00
- Letter of Authorizations
- Application description and location
- One digital copy

Please contact me at your earliest convenience if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott R. Pierson', is written over a horizontal line.

Scott R. Pierson, PLS  
Pierson Land Works, LLC

Encl(S)



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

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

*For Office Use Only*

Fees Paid \_\_\_\_\_  
 Check # \_\_\_\_\_ Credit Card \_\_\_\_\_ Cash \_\_\_\_\_  
 Application #s \_\_\_\_\_

**PROJECT.**

Name/Description: Lundquist/Miller Venture - Zoning Map Amendment  
 Physical Address: 632, 640 and 650 S. Glenwood Street and 100 W. Snow King Avenue  
 Lot, Subdivision: Lots 1-7 Block 4, Karns Addition PIDN: 22.41.16.33.1.38.002, 003, 006 & 011

**OWNER.**

Name: See Attached List Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: See Attached List Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

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

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

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use		
<b>Relief from the LDRs</b>	<b>Development Option/Subdivision</b>	<b>Amendments to the LDRs</b>
_____ Administrative Adjustment	_____ Development Option Plan	_____ LDR Text Amendment
_____ Variance	_____ Subdivision Plat	<input checked="" type="checkbox"/> 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 #: P016-044 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.

Christen Hutton Holt  
Signature of Owner or Authorized Applicant/Agent  
**Christen Hutton Holt**  
Name Printed

7-5-16  
Date  
**Planner**  
Title

**LETTER OF AUTHORIZATION**

Longitude Ventures, LLC, "Owner" whose address is: 14 Cockenoe

Drive, Westport, Ct 06880

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jerrold Lundquist, as the owner of property

more specifically legally described as: Lots 11-14, Block 4, Karns 2nd Addition, Plat No. 128

and Lots 4-7, Block 4, Karns 2nd Addition, Plat No. 128

(If too lengthy, attach description)

HEREBY AUTHORIZES Pierson Land Works LLC 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: OWNER, MANAGER

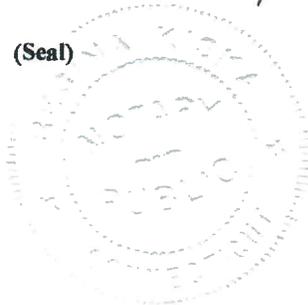
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF CT )  
 )SS.  
COUNTY OF FAIRFIELD )

The foregoing instrument was acknowledged before me by JERROLD LUNQUIST this 10 day of APRIL, 200 2016

WITNESS my hand and official seal.

[Signature]  
(Notary Public)  
My commission expires: 8/31/2016



## LETTER OF AUTHORIZATION

Miller Ventures L.P., a California limited partnership (“**Owner**”) whose address is P.O. Box 1830, Jackson WY 83001, as the owner of property 632 S. Glenwood St (Parcel No.: 22-41-16-33-1-38-003) and 100 W Snow King Avenue (Parcel No.: 22-41-16-33-1-38-002) (the “**Property**”) HEREBY AUTHORIZES Pierson Land Works, LLC, a Wyoming limited liability company (“**Agent**”) as agent to represent and act for Owner in applying for a rezone of the Property, and making related submittals, from Auto-Urban Residential to Urban-Residential with the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments.

This authorization shall not extend to any application other than an application for a rezoning of the Property and related submissions and is not an authorization to impose any burdens or restrictions on the Property other than those that may be inherent in the different zoning categories of Auto-Residential and Urban-Residential. This authorization does not permit the Agent to impose financial burdens on the Owner or obligate the Owner to perform any construction, building or other improvement activities of the Property, without the written consent of Owner.

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 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:

Miller Ventures L.P., a California limited partnership

By:  , TRUSTEE  
Its: general partner

[ACKNOWLEDGEMENT PAGE FOLLOWS]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
 ) SS:  
COUNTY OF SAN MATEO )

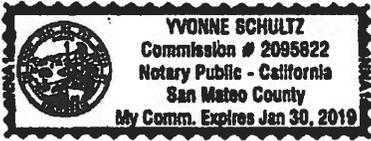
On 5/10/, 2016 before me, Yvonne Schultz, Notary Public,  
(insert name and title of the officer) personally  
appeared Chance V. Wise, who proved to me on the basis  
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Yvonne Schultz*

[Seal]



**Owners**

Jerrold Lunquist - Longitude Ventures, LLC  
14 Cockenoe Drive  
Westport, CT 06880

Miller Ventures LP  
PO Box 1830  
Jackson, WY 83001

**Agent**

Christen Hutton Holt, Pierson Land Works LLC  
PO Box 1143  
Jackson, WY 83001  
307.733.5429  
Email: [christen@plwllc.com](mailto:christen@plwllc.com)

# Application for a Zoning Map Amendment

Parcels: 22-41-16-33-1-38-011  
22-41-16-33-1-38-006  
22-41-16-33-1-38-003  
22-41-16-33-1-38-002  
Jackson, Wyoming

Applicant:

Pierson Land Works, LLC  
P.O. Box 1143  
180 S. Willow St.  
Jackson, WY 83001  
307.733.5429

Prepared By:

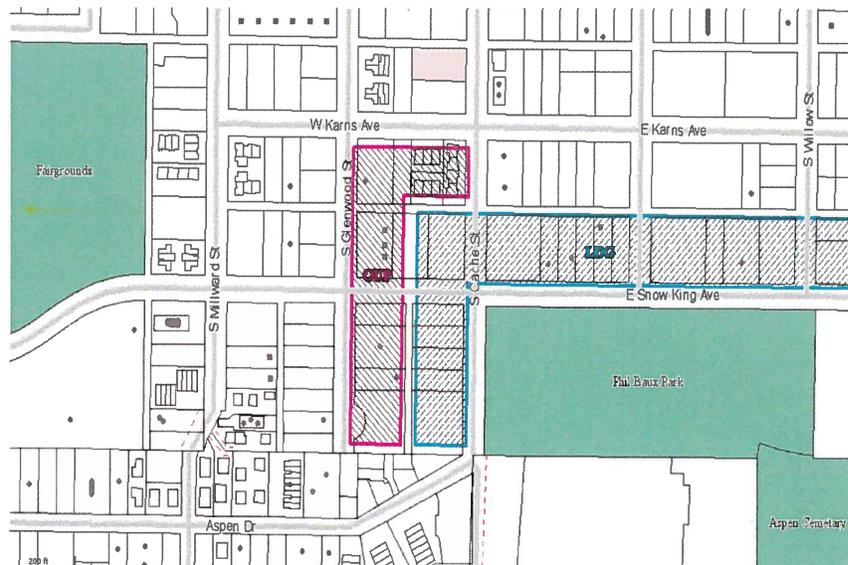


Pierson Land Works, LLC  
Attention: Christen Hutton Holt  
P.O. Box 1143  
180 S. Willow St.  
Jackson, WY 83001  
307.733.5429  
[christen@plwllc.com](mailto:christen@plwllc.com)

**A. Existing Use & Project Discussion**

The subject properties, which consist of six lots, are located off of South Glenwood St in the southern part of the Town as shown on the Context Map in Exhibit A. One of the six lots has an existing habitable structure on the property, whereas the other five lots are vacant with no habitable structures or accessory buildings. The total sum area of the six lots equals one acre. One lot measures 44' x 140', and the other five lots measure 50' x 150'. Each lot has access from both Glenwood St to the west and an alley immediately to the east, with one lot also accessible from Snow King Avenue.

Currently, the properties are zoned Auto Urban Residential (AR), shown on Exhibit B, which purpose is described “to maintain the character and cohesiveness of residential neighborhoods while allowing for a wide range of residential types...”. The maximum development potential on an AR lot is .35 FAR, a maximum height limit of 26', and permits a single family unit with up to two accessory dwelling units for a maximum total of three habitable units per lot. The zoning map on Exhibit B also demonstrates that the subject properties act as a buffer between the neighborhoods to the west and south, and commercial/resort uses to the immediate east. Additionally, as shown in the Town GIS map below, the subject properties are located within the small “Office Use Permitted” (OUP) zoning overlay boundary that permits office uses within the AR zoning district that would be otherwise prohibited outside the OUP overlay boundary.



Moreover, note that Lodging Overlay zoning (LO), a commercial short term residential use, is permitted immediately to the east across the alley. As illustrated in

Exhibit B, the LO zoned lots to the east also have a base zoning of Urban Commercial-2 (UC-2). Given the combined zoning of UC-2 and LO, the adjacent properties to the east across the alley are permitted to develop to one of the highest intensities permitted in the Town of Jackson at .80 FAR, a 35’ maximum height limit, and a variety of allowed (by right) commercial uses.

**B. Application Proposal**

This application seeks to propose Urban Residential (UR) zoning on the subject properties as identified in both Exhibits A and B. The purpose of UR zoning as stated in the Town of Jackson Land Development Regulations is “to provide for high density residential areas and promote affordable housing types as part of a full range of residential uses in a pedestrian-oriented environment”. UR zoning permits .45 FAR, a 28’ maximum height limit, and attached multi-family housing units. Essentially, the difference between AR and UR zoning is a .10 FAR increase, a 2’ height increase, and the allowance of attached single-family units. Currently, UR is the most effective zoning tool the Town of Jackson has available to develop both market and deed-restricted units. This Zoning Map Amendment serves as a unique opportunity for a variety of workforce housing types as the application proposes six contiguous lots, accessible from both east and west access easements, which will require minimal site preparation and demolition for redevelopment.

Moreover, the differences between what is permitted in AR versus UR zoning is minimal compared to the major differences between the existing adjacent zoning districts of UC2-LO and AR. Given the dramatic difference between what is permitted between AR and UC2-LO zoning, this application also serves as an opportunity to provide a more appropriate transitional buffer as illustrated on Exhibit C. Additionally, while the existing code allows up to three units per AR-zoned lot, it does not permit attached single-family unit uses in the form of townhomes or condominiums, nor does it permit multi-family uses such as apartments. Given the subject properties’ close proximity to mass transit, downtown employment opportunities, restaurants, and general services, permitting UR zoning which allows denser residential uses, is more appropriate. The table below further outlines the two zoning distinctions.

<b>Dimensional Limitations</b>	<b>UR Zoning</b>	<b>AR Zoning</b>
Maximum Floor Area Ratio (FAR)	.45 (max)	.30-.35
Minimum Landscape Surface Ratio (LSR)	.30 (min)	.45-.50
Maximum Lot Coverage	.40 (max)	.28-.32
Maximum Building Height	2 Stories (28’)	2 Stories (26’)
Street Setback	12’	20’
Side Setback	5’	10

Rear Setback	20'	20-30'
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**C. Consistency with Comprehensive Plan**

The subject properties are adjacent to some of the most intense mixed use development in the Town of Jackson with its close proximity to the buildings in the LO and UC-2 district. The lots are located in District 3 Town Residential Core, and 3.2 Core Residential Subarea. The core vision identified in the Comprehensive Plan for District 3 entails a variety of different residential densities and housing product types such as single family, duplexes, and multi-family unit development in an effort to meet the Community’s local workforce housing goals. Moreover, according to the Comprehensive Plan, Subarea 3.2 is a transitional subarea, and specifically notes the subarea is appropriate for increased density and larger buildings. Achieving the Comprehensive Plan’s local housing workforce goal of 65% will require some zoning changes in various locations throughout the Town of Jackson. This application’s proposal will provide the private market tools to assist in achieving the density needed to begin accommodating 65% Teton County’s local workforce.

**D. Findings**

The required findings in LDR Article 8.7.2.C. under Zoning Map Amendment are as follows:

*1. Is consistent with the purposes and organization of the LDRs.*

*Per LDR Division 1.3. Purpose and Intent:*

- This application is consistent with *LDR Section 1.3.1. Implement the Community Vision* by fostering development opportunities within the Town’s complete neighborhoods in District 3, inadvertently preserving habitat, rural character, and unique ecosystems environments.
- This application is consistent with *LDR Section 1.3.2. Implement the Common Values of Community Character*. By proposing increased density in close proximity to existing employment, activity, and service centers in downtown Jackson; it effectively decreases traffic demand, air pollution and sprawl development, resulting in less wildlife conflicts, minimizing habitat disturbance, and agriculture land preservation, subsequently fostering better *ecosystem stewardship*. Permitting the subject property to be rezoned to Urban Residential provides the private sector an opportunity to catalyze the *growth management* goal to “direct growth into a series of connected, Complete Neighborhoods...”. This application is a significant opportunity to improve *quality of life* by permitting density and zoning that can help achieve 65% local workforce.
- This application is consistent with *LDR Section 1.3.3. Implement the Illustration of Our Vision* through providing opportunities for workforce housing and desired residential multi-family form in Subarea 3.2.
- This application is consistent with *LDR Section 1.3.4. Predictable Regulations, Incentives, and Allowances* as it will require the opportunity for any future increase in allowable development to be reviewed in a public hearing.

- This application is consistent with *LDR Section 1.3.5. Coordination Between Jurisdictions.*

*2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

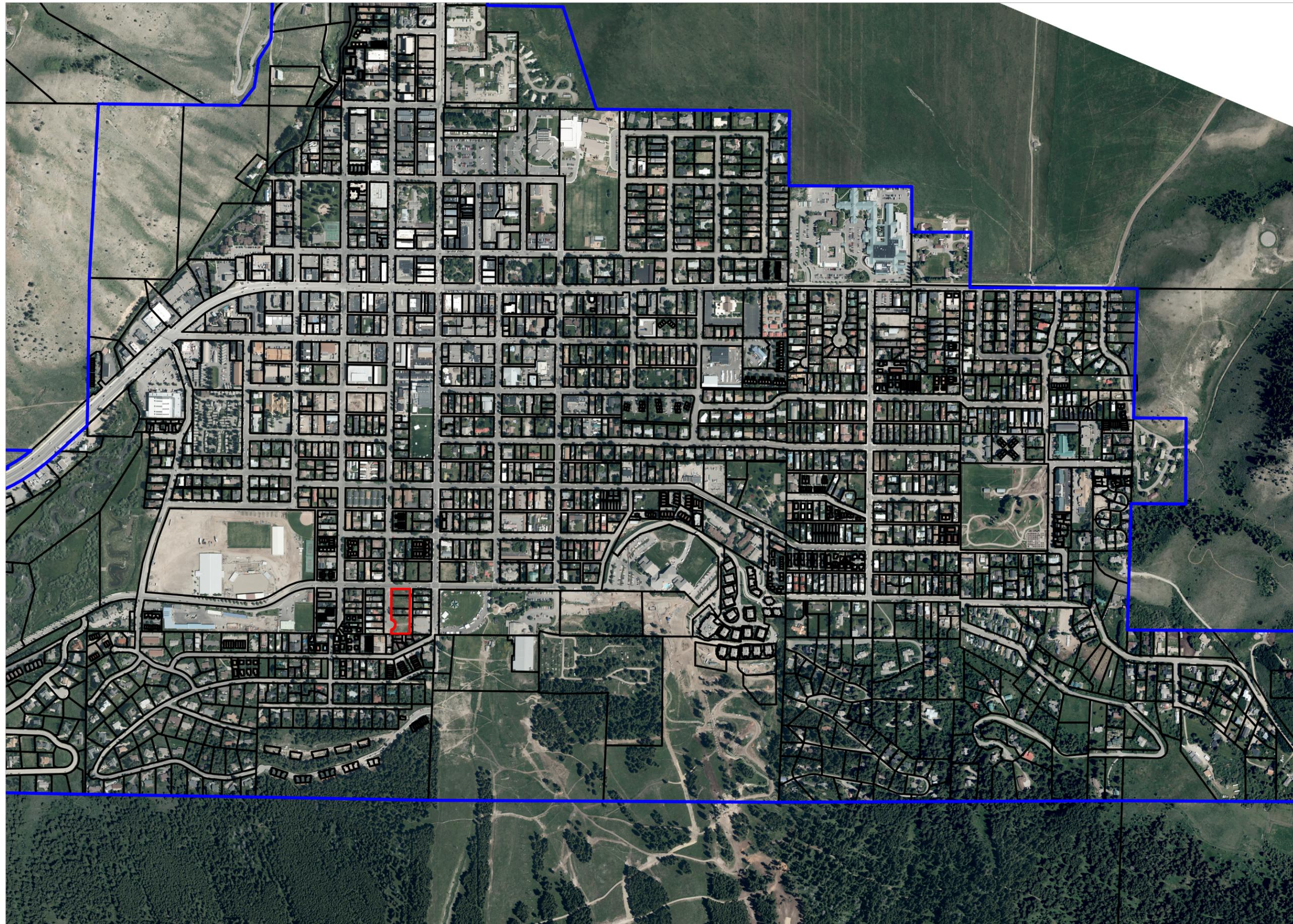
This Zoning Map Amendment provides a significant opportunity for workforce housing, and supports private sector efforts to implement desired residential multi-family form in Subarea 3.2. through redevelopment.

*3. Is necessary to address changing conditions or a public necessity.*

The proposed UR zoning is a significant opportunity to address our community's housing crisis, which arguably could be considered a public necessity.

*4. Is consistent with the other adopted Town Ordinances.*

This application is consistent with Town Ordinances.



Pierson Land Works LLC  
P.O. Box 1143  
Jackson, Wyoming 83001  
Tel 307.733.5429  
Fax 307.733.9669  
piersonlandworks.com

**Proposed Zoning Map Amendment  
Context Map**  
Town of Jackson, Wyoming

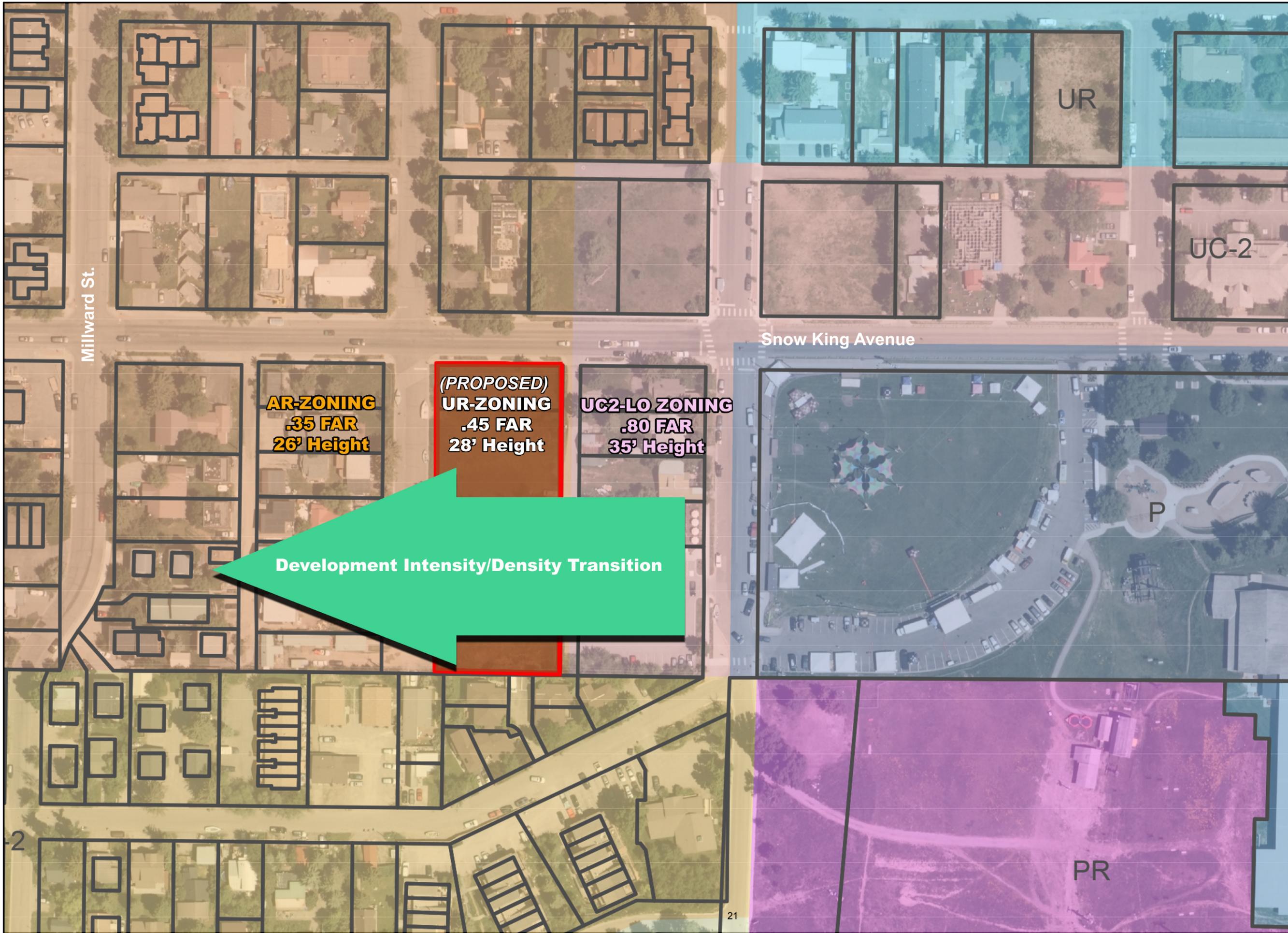
**Legend**

- 
-  Town Boundary
-  Proposed Zoning Map Amendment Parcels

**Scale**

•  
1 inch = 700 feet





Millward St.

**AR-ZONING**  
**.35 FAR**  
**26' Height**

**(PROPOSED)**  
**UR-ZONING**  
**.45 FAR**  
**28' Height**

**UC2-LO ZONING**  
**.80 FAR**  
**35' Height**

UR

UC-2

Snow King Avenue

**Development Intensity/Density Transition**

P

PR

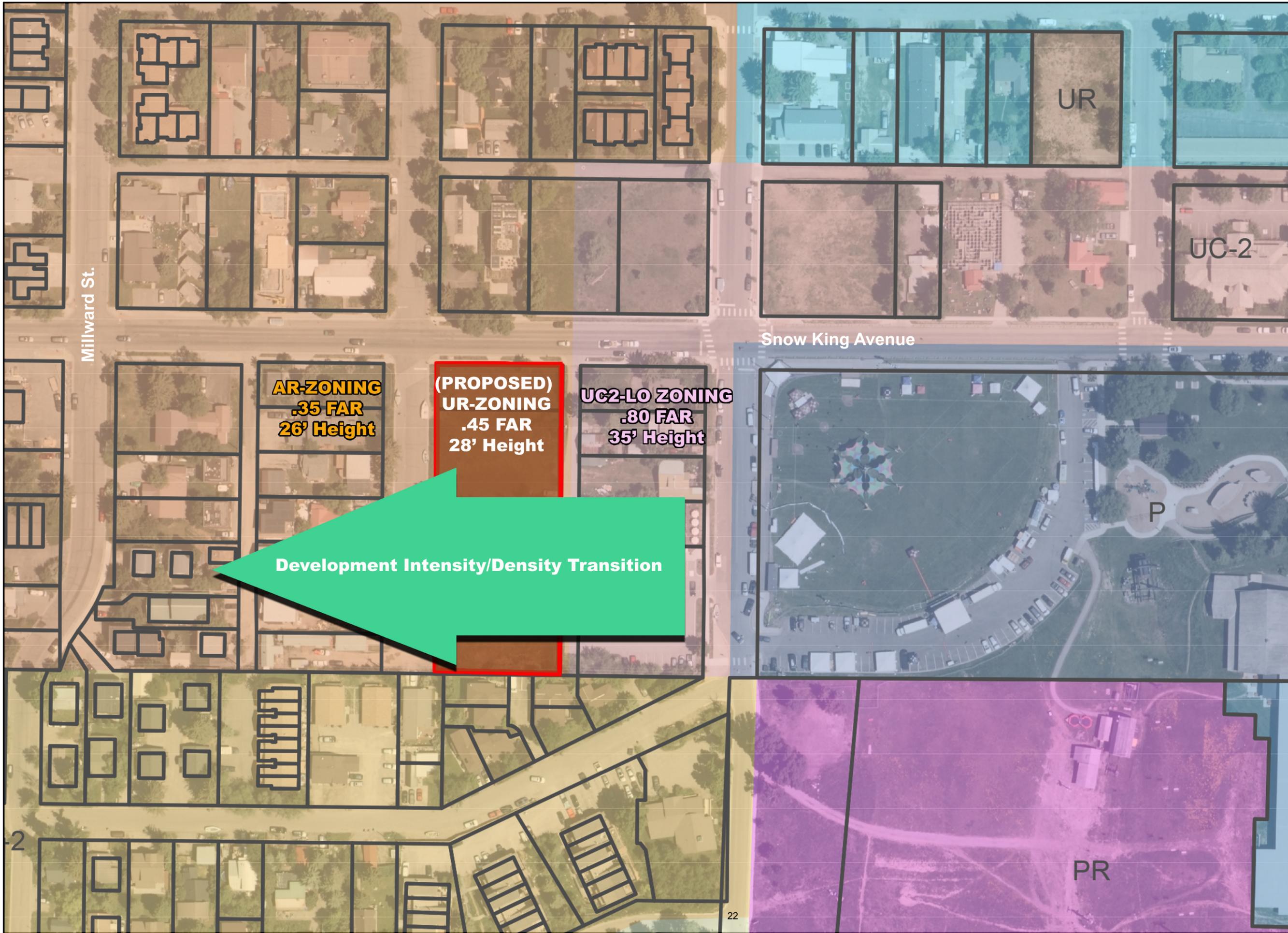
Pierson Land Works LLC  
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 Tel 307.733.5429  
 Fax 307.733.9669  
 piersonlandworks.com

**Proposed Zoning Map Amendment**

**Legend**

- 
- Zoning Amendment Boundary
- Town Parcels





Millward St.

Snow King Avenue

**AR-ZONING**  
**.35 FAR**  
**26' Height**

**(PROPOSED)**  
**UR-ZONING**  
**.45 FAR**  
**28' Height**

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**.80 FAR**  
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UR

UC-2

P

PR

**Development Intensity/Density Transition**

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**Proposed Zoning Map Amendment**

**Legend**

- 
- Zoning Amendment Boundary
- Town Parcels



**Project Number** P16-075 **Applied** 7/6/2016 **JC**  
**Project Name** Lundquist/Miller Amendment **Approved**  
**Type** ZONING MAP AMENDMENT **Closed**  
**Subtype** **Expired**  
**Status** STAFF REVIEW **Status**  
**Applicant** Pierson Land Works, LLC **Owner** MILLER VENTURES LP  
**Site Address** **City** **State** **Zip**  
 632 S GLENWOOD STREET JACKSON WY 83001  
**Subdivision** **Parcel No** **General Plan**  
 KARNs 2ND 22411633138003

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Building Steve Haines	APPROVED	7/6/2016	7/27/2016	7/25/2016	
Fire None		7/6/2016	7/27/2016		
Legal A Cohen-Davis	APPROVED	7/6/2016	7/27/2016	7/28/2016	
Parks and Rec None		7/6/2016	7/27/2016		
Pathways Brian Schilling Pathways has no comments on this application. Brian Schilling	APPROVED	7/6/2016	7/27/2016	7/13/2016	
Planning Tyler Sinclair		7/6/2016	7/27/2016		
Police None No concerns. Todd Smith	APPROVED	7/6/2016	7/27/2016	7/19/2016	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Public Works Contact Notes Jeremy Parker (7/15/2016 1:55 PM JP) Plan Review Comments - SUFFICIENT	APPROVED W/CONDITI	7/6/2016	7/27/2016	7/15/2016	

P16-075  
Zoning Map Amendment  
Pierson Landworks, LLC (Christen Holt)  
Owners: Miller Ventures & Longitude Ventures  
100 West Snow King Ave., 632, 640, 650 South Glenwood Street

July 15, 2016  
Jeremy Parker, 733-3079 x1412

Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.

START 7/6/2016 7/27/2016  
Janice Sowder

TC Housing Authority APPROVED W/CONDITI 7/6/2016 7/27/2016 8/1/2016  
None

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
MEMORANDUM					

To: Paul Anthony  
Principle Planner, Town of Jackson Planning and Building

From: Valerie Adams  
Housing Specialist, Teton County Housing Authority

Re: Zoning Map Amendment (P16-075)  
632, 640, 650 S. Glenwood Street & 100 W. Snow King Ave.

Date: August 1, 2016

The applicant is submitting a request for a Zoning Map Amendment for 632, 640, 650 S. Glenwood Street & 100 W. Snow King Avenue legally known as Lots 1-7 Block 4, Karns Addition. Jackson Teton County Affordable Housing Department (Housing Department) staff's review is based on Division 7.4 of the Town of Jackson Land Development Regulations (LDRs).

**TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REVIEW**

**AFFORDABLE HOUSING MITIGATION PLAN (DIVISION 7.4):** The applicant has indicated they would like to change the zoning of these properties from Auto-Urban Residential to Urban Residential. Zoning changes do not generate a housing requirement. Since no new developments are being proposed at this time, there will be no housing requirements for this application.

Urban Residential zoning would allow for a higher density development, which could translate to more workforce housing in the community.

Thank you for the opportunity to review this application. Please contact me with any questions.

## Alex Norton

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**From:** Jim Brungardt <jbrungardt@3creekbranchhoa.com>  
**Sent:** Friday, August 19, 2016 8:55 AM  
**To:** Alex Norton  
**Cc:** 'Jim Brungardt'  
**Subject:** Lundquist/Miller property on South Glenwood/Cache

Alex,  
Corie that lives down the street said you are the lead on the proposed zoning request in our neighborhood. Below are my comments on this request. Please include my comments in the packet you give to the Planning Department and Commissioners. Thanks.

### Alex NORTON AND JACKSON PLANNING COMMISSION

I am writing to voice serious concerns about the proposed zoning change to the Lundquist/Miller property on South Glenwood/Cache. I live directly across from this property. The proposal as it stands does not come with any plan for the future other than increased use. Without a plan it is impossible to know how this property may be developed and as a concerned neighbor I have no idea on how this zoning change may affect the neighborhood. It seems to me the request is only an attempt to increase the value of this property for future sale. The Master Plan (at least this neighborhood's portion of it) has not yet been finalized or approved and I feel it might make more sense to wait on these types of zoning changes until that happens. Thank you for your time.

Jim Brungardt  
Fishing Coordinator  
3 Creek Ranch  
307/200-6007

Buy your WY fishing license online  
<https://wgfd.wyo.gov/also/ELSOWelcome2.aspx>

## Alex Norton

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**From:** Jerry Douville <jerry@newwestbc.com>  
**Sent:** Friday, August 19, 2016 2:07 PM  
**To:** Alex Norton; Tyler Sinclair  
**Subject:** proposed zoning change to the Lundquist/Miller property on South Glenwood/Cache

Alex / Tylor

This is Jerry Douville I live at 663 South Glenwood and will be out of town during the review meeting for the proposed zoning change to the Lundquist/Miller property on South Glenwood/Cache. My concern is that after our neighborhood meeting with Lundgqst and Pierson we learned that they own the east portion of the cul-de-sac and intend to reclaim it for their site. As the last wide paved driveway on the road i'm very concerned that my driveway will become the default turnaround when the road narrows down to a dead end. And with any increase in traffic & parked cars an up zone could lead to it would only get worse than current zoning. Loosing both the current zoning limits and the cul-de-sac would totally change the character of this street. If the city intends to give an up zone to Lundquest or a future developer ( I hope you would wait to see a proposed plan) an up zone which is understandable considering the current housing shortage, it would be in the interest of the city to negotiate & maintain the cul-de-sac as part of an up zone approval.

thank you for your time.

Jerry Douville  
new west building company  
C: 307.413.1493

[jerry@newwestbc.com](mailto:jerry@newwestbc.com)  
[newwestbc.com](http://newwestbc.com)

265 West Broadway  
Jackson, Wyoming 83001

PO Box 13308  
Jackson, Wyoming 83002

[Facebook](#) | [Houzz](#)

## Alex Norton

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**From:** Corie <crybak@wyoming.com>  
**Sent:** Saturday, August 27, 2016 9:35 PM  
**To:** Alex Norton  
**Subject:** Item P16-075

Alex & The Town of Jackson Planning Commission:

As a neighboring property owner, I have received notice of the above-referenced planning item, and met with Alex Norton to review the request. It was disappointing to find that the application is for an upzone under current regulations from AR to UR. There is no proposal for how the land might be utilized, no development plan for neighbors to review, no way to envision the impact it might have on existing residential properties. Therefore I respectfully request that you deny this request. Many hours and much sweat and tears have gone into developing a comprehensive plan that - while taking much longer than anticipated - is getting closer and closer to completion. Spot re-zoning at this point in time can derail the long range vision for the area. Over the last few years many individual properties on South Glenwood have been upgraded, redeveloped and improved, and the block is developing a community feel. Allowing the requested upzone, without a plan, could seriously and negatively impact our little neighborhood. Please leave the zoning as it is, and allow the comprehensive long range plan to have a chance at success.

Sincerely,  
Corie Rybak

Sent from my iPad