



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**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

<p>Date: June 21, 2022</p> <p>Item #: P22-158</p> <hr/> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a></p> <hr/> <p><b>Owner:</b> Town of Jackson PO Box 1687 Jackson, WY 83001</p> <p><b>Applicant:</b> Jackson/Teton Co. Housing Dept PO BOX 714 Jackson, WY 83001</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Zoning Map Amendment from P/SP to NH-1 for the Flat Creek Apartments located at 400 W Snow King Ave. legally known as PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.), PIDN: 22-41-16-33-1-00-027</p> <p>For questions, please call Katelyn Page at 307-733-0440, x1302 or email to the address shown to the left. Thank you.</p>
<p><b>Please respond by: July 12, 2022 (with Comments)</b></p>	

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



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

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

**For Office Use Only**

Fees Paid \_\_\_\_\_ Date & Time Received \_\_\_\_\_  
Application #s \_\_\_\_\_

**Please note:** Applications received after 3 PM will be processed the next business day.

**PROJECT.**

Name/Description: Flat Creek Apartments  
Physical Address: 400 W Snow King Avenue  
Lot, Subdivision: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.) PIDN: 22-41-16-33-1-00-027

**PROPERTY OWNER.**

Name: Town Of Jackson Phone: 307-733-3932  
Mailing Address: 150 E Pearl Avenue/PO Box 1687 Jackson, WY ZIP: 83001  
E-mail: Larry Pardee <lpardee@jacksonwy.gov>

**APPLICANT/AGENT.**

Name: Jackson/Teton County Housing Dept. Phone: 307-732-0867  
Mailing Address: PO Box 714, Jackson, WY ZIP: 83001  
E-mail: Kristi Malone <kristi.malone@tetoncountywy.gov>

**DESIGNATED PRIMARY CONTACT.**

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

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

<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	_____ Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	<input checked="" type="checkbox"/> Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	<b>Miscellaneous</b>
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P22-060 Environmental Analysis #: n/a  
Original Permit #: n/a Date of Neighborhood Meeting: 6/13/22

**SUBMITTAL REQUIREMENTS.** 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. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

n/a **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

X **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. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**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.

Kristi Malone  
Signature of Property Owner or Authorized Applicant/Agent  
Kristi Malone  
Name Printed

6/17/22  
Date  
Housing Dept.  
Title



Town of Jackson  
 150 E Pearl Avenue  
 PO Box 1687, Jackson, WY 83001  
 P: (307)733-3932 F: (307)739-0919  
 www.jacksonwy.gov

Date:

**LETTER OF AUTHORIZATION**  
**NAMING APPLICANT AS OWNER'S AGENT**

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 400 W SNOW KING AVENUE

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jackson/Teton County Housing Dept (c/o April Norton or Kristi Malone)

Mailing address of Applicant/agent: P.O. Box 714 Jackson, WY 83001

Email address of Applicant/agent: ahnorton@tetoncountywy.gov, kristi.malone@tetoncountywy.gov

Phone Number of Applicant/agent: 732-0867

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

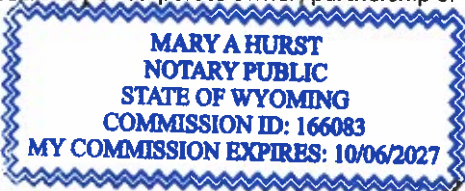
- Development/Subdivision Plat Permit Application       Building Permit Application
- Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application
- Demolition Permit                       Other (describe) Pre-app requests, Use Permit Apps

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.

Larry Pardee  
 Property Owner Signature

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

STATE OF Wyoming )  
 ) SS.  
 COUNTY OF Teton )



The foregoing instrument was acknowledged before me by Larry Pardee this 28<sup>th</sup> day of March, 2022. WITNESS my hand and official seal.

Mary A Hurst  
 Notary Public

My commission expires: 10/06/2027



Town of Jackson  
 150 E Pearl Avenue  
 PO Box 1687, Jackson, WY 83001  
 P: (307)733-3932 F: (307)739-0919  
 www.jacksonwy.gov

Date:

**LETTER OF AUTHORIZATION**  
**NAMING APPLICANT AS OWNER'S AGENT**

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Larry Pardee, Town Manager of Town of Jackson, a municipal corporation of the State of Wyoming

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 400 W SNOW KING AVENUE

Legal Description: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57 (FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)  
 Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: FLAT CREEK APARTMENTS, LLC c/o Tyler Davis

Mailing address of Applicant/agent: P.O. Box 8352 Jackson, WY 83002

Email address of Applicant/agent: tylerdavis34@gmail.com

Phone Number of Applicant/agent: 1-407-952-1735

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

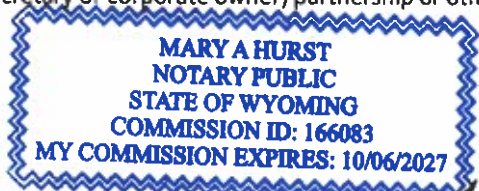
- Development/Subdivision Plat Permit Application       Building Permit Application
- Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application
- Demolition Permit                       Other (describe) Pre-app requests, Use Permit Apps

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.

Larry Pardee  
 Property Owner Signature  
Town Manager

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

STATE OF Wyoming )  
 ) SS.  
 COUNTY OF Teton )



The foregoing instrument was acknowledged before me by Larry Pardee this 22<sup>nd</sup> day of March, 2022. WITNESS my hand and official seal.

Mary A Hurst  
 Notary Public

My commission expires: 10/06/2027

## DESCRIPTION OF REQUEST

This application requests a Town of Jackson Zoning Map Amendment for an approximately 1-acre portion of the property located at 400 W Snow King Avenue. This site is currently zoned Public/Semi-Public and requires a rezone to Neighborhood High Density-1 to facilitate construction and use of a planned affordable housing development. Currently, the site contains an undeveloped grassy lawn, a Teton County Parks and Recreation shop building, and an Exhibit Hall managed by the Teton County Fairgrounds.

A survey of the site requested to be rezoned is attached to this application.

Prior to making this application, the project was presented in the following meetings:

May 3, 2021: Council Meeting to consider Request for Proposals for project at this site

July 19, 2021: Council Meeting to consider project award

September 20, October 18, and November 15, 2021: Council Meetings to consider applications for Low-Income Housing Tax Credits, HOME, National Housing Trust Fund, and Community Development Block Grant funding

April 13, May 11 and June 8, 2022: Town Design Review Committee (P22-070)

April 22, 2022: Pre-Application Meeting with Planning Staff, Parks & Rec Staff, and Public Works Staff (P22-060)

June 13, 2022: Neighborhood Meeting for rezone request

## FINDINGS FOR APPROVAL

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

**Complies.** The requested zone for this site is NH-1, which is an existing Complete Neighborhood Character Zone consistent with the organization of the current Town of Jackson Land Development Regulations. This request is also consistent with the LDRs' purpose to implement the Jackson/Teton County Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the community, as described below.

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

**Complies.** The site subject to this rezone request is within District 3 Residential Core as defined in the Illustration of Our Vision chapter of the Comprehensive Plan. This site is at the confluence of Subareas 3.2 and 3.3 so compliance with the attributes of both are examined in this application. The following analysis explains how rezoning of the site to NH-1 coupled with attributes inherent to the site improves implementation of the desired future character for this area.

*District 3: Town Residential Core**Complete Neighborhood + Rural Area Characteristics:*

- *Defined Character/High Quality Design: 2-3 stories, variety of residential forms*  
The NH-1 zone standards restrict building height to a maximum of 3 stories and allow for all residential uses except Mobile Home as defined in Section 6.1.4 of the LDRs.
- *Public Utilities: Water, sewer, storm sewer*  
The NH-1 zone standards require connection to public sewer and water.
- *Quality Public Space: Mike Yokel Park, May Park, Rodeo Grounds*  
The subject site is within walking distance of recreational space at the rodeo grounds north of Snow King Avenue.
- *Variety of Housing Types: Single family, duplex, tri-plex and multifamily*  
The NH-1 zone standards allow for detached and attached single family housing as well as apartments, dorms and group homes.
- *Walkable Schools, Commercial + Recreation: START, limited convenience commercial, schools, parks, pathways*  
Existing START bus stops service the subject site and protected bike pathways run in both directions from the site.
- *Connection by Complete Streets: Alternative transportation a priority*  
Existing START bus stops service the subject site and protected bike pathways run in both directions from the site.
- *Viable Wildlife Habitat + Connectivity: Flat Creek and Cache Creek enhancement*  
The subject site is not adjacent to Flat Creek or Cache Creek but all zoning districts require appropriate stormwater management to protect water quality.
- *Minimal Nonresidential Development: Limited convenience commercial*  
The NH-1 zone standards limit nonresidential uses to assembly, utility facility, wireless communication, and accessory home businesses and home daycares.

*Future Desired Characteristics:*

*The district is envisioned to contain a variety of residential densities, a variety of residential types (such as single family, duplex, tri-plex and multifamily), and a variety of building sizes to maintain and meet our community's Growth Management and workforce housing goals. The consolidation of multiple lots to create larger single family homes is inconsistent with the district's existing and desired character. An important goal within the district will be to reestablish a strong sense of ownership by this district's residents.*

The physical development parameters and range of allowed residential uses in the NH-1 zone support a variety of residential densities, types and building sizes. Allowed use of the Workforce Housing Incentive Program in the NH-1 zone supports Growth Management through infill and affordable workforce housing. As a site within a larger single parcel, consolidation of lots is not possible at this site.

*The gridded transportation system, including areas with and without alleys, provides great connectivity for all modes and should be maintained and enhanced whenever possible. Complete street amenities, including continued and expanded START service, are appropriate and should be added at every opportunity in keeping with the existing residential character. These amenities should be developed to link residents to key community features found in the district, including parks, schools, and local convenience commercial. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved to support regional transportation goals.*

This site has connectivity directly to Snow King Avenue and to an adjacent existing alley. A START bus station services the site and complete street amenities like bike lanes are also available.

*The district is well-served by a majority of Complete Neighborhood amenities that should be maintained and enhanced in the future. Limited local convenience commercial and mixed use office development is currently found in the district and should continue in the future to achieve the Complete Neighborhood and economic sustainability goals of the Plan. A full-service grocery store in the eastern part of the district would limit trips across town. The district is in need of redevelopment and reinvestment to ensure it is a desirable residential neighborhood with a strong sense of community ownership into the future.*

In the NH-1 zone, non-residential uses are limited to those supporting complete neighborhood characteristics like essential utilities and infrastructure, places of gathering, and business that are operated out of homes. This rezone request will facilitate redevelopment and reinvestment in this underutilized site.

*Policy Objectives:*

- *Growth Management*
  - 4.1.b: Emphasize a variety of housing types, including deed-restricted housing*
  - 4.3.a: Preserve and enhance Stable Subareas*
  - 4.3.b: Develop Transitional Subareas*
  - 4.4.d: Enhance natural features in the built environment*
- *Quality Of Life*
  - 5.2.a: Provide a variety of housing options*
  - 5.3.b: Preserve existing workforce housing stock*
  - 7.1.a: Increase the capacity for walking, biking, carpooling and riding transit*

The NH-1 zone allowances for detached and attached homes as well as apartments, dorms and group homes create opportunity for a variety of housing types. This rezone request will allow for a planned Affordable deed-restricted housing to proceed with the development process.



### *Subarea 3.2 Core Residential*

*Transitional Subarea = Subareas where most of the community would agree that development/redevelopment or a change in character would be beneficial. Subareas that would benefit from reinvestment and revitalization. Goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips*

*Village Form = General development pattern and intensity is*

- *2-3 story buildings*
- *residential, local convenience commercial and civic uses*
- *special considerations for variety of housing types, complete streets, workforce housing*

*Defining Features = Workforce Housing, START service, Local Convenience Commercial*

*This residential, TRANSITIONAL Subarea is currently made up of a variety of single family and multifamily residential types, with some 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 to replace 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 have historically existed, 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.*

A rezone of this site to NH-1 will facilitate redevelopment of an underutilized area and will also allow for community investment in and improved access to affordable workforce housing. The proximity to existing Complete Neighborhood amenities in Town makes this location appropriate for higher density housing while reducing reliance on single-occupancy car trips for goods, services, and employment. Physical development and use standards for the NH-1 zone are consistent with the Village Form envisioned for this subarea: building heights are limited to three stories, a variety of residential uses are permitted while nonresidential uses are limited and development options are in place to incentivize workforce housing. This rezone will bring opportunity for revitalization that is consistent with higher density and larger buildings that support multifamily housing within an existing mixed-use corridor. From a physical development and site design perspective, all large residential proposals must be reviewed by the Town Design Review Committee to emphasize proper design.

*Subarea 3.3: Rodeo Grounds Institutional Area*

*Stable Subarea = Subareas in which no change to the existing character is necessary. Development will be infill that maintains the existing identity or vitality. The subarea may benefit from strategic infill or development of non-existing Complete Neighborhood amenities.*

*Resort/Civic Form = General development pattern and intensity is:*

- *Resort and civic uses*
- *special considerations for Master Planned, more intense development, public, semi-public facilities*

*Defining Features: START service*

*This STABLE Subarea is characterized by its two institutional land uses - the rodeo grounds and the Town Public Works facility. The Town Public Works facility is an essential facility that should be maintained in its current, central location consistent with the sustainability and community services policies of the Plan. Similarly, the location and use of the Rodeo Grounds supports the Town as Heart of Region policies of this Plan and should be allowed to remain in its current location, unless an alternate location is identified. The future use of this subarea will be determined through a neighborhood planning process (referenced in Strategy 3.3.S.6). The neighborhood planning process is intended to identify the appropriate future location of the Teton County Fair and the best location for additional housing opportunities that enhances all three Common Values of Community Character. Any future neighborhood planning processes of this subarea will include consultation with Teton County.*

The subject site is adjacent to continuing institutional uses and redevelopment will result in relocation of some existing institutional facilities to other locations within this subarea. The institutional character defined by the rodeo grounds and Town Public Works facility will be retained via continuation of these primary uses. The requested rezone will not impact continued full-scale operation of these primary uses, even if some of the specific facilities are relocated or consolidated. Redevelopment of this underutilized site can be characterized as strategic infill between existing development in which vitality of the primary institutional uses are retained.

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

**Complies.** The proposed rezone is necessary to address both changing conditions and a public necessity. The Town Council is empowered to promote the health, safety, and general welfare of the present and future inhabitants of the community. Access to attainable housing is a public necessity directly linked to the individual and collective health, safety and welfare of people working and residing locally. The condition of housing stability continues to decline rapidly as the recently completed Teton Region Housing Needs Assessment identifies significant gaps in access to affordable workforce housing and even more dire projections for future need.

Application of NH-1 zoning standards to the subject site will create an opportunity for the development and long-term use of higher density housing and incentivizes the production of units restricted for workforce occupancy at affordable rates.

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

**Complies.** Many adopted Town Ordinances are not applicable to land use decisions and those that support the legislative discretion of the Jackson Town Council to administer and amend the Official Zoning Map.

#### NEIGHBORHOOD MEETING SUMMARY

**Time & Duration:** Monday June 13, 2022 from 5:30pm -7:30pm

**Place:** At project site (Teton County Exhibit Hall)

**Meeting Agenda/Content:** This meeting was structured as an open house with application information displayed on posters (attached).

**Attendance:**

Project team/meeting facilitators: April Norton (Jackson/Teton County Housing Department Director), Kristi Malone (Jackson/Teton County Housing Department Staff), Emy Farrow (Jackson/Teton County Housing Department Intern), Tyler Davis (Developer, Flat Creek LLC), Chris Lee (Design Associates Architects)

Public and neighbors: See attached sign-in sheet

**Summary of Comments:** Most attendees joined for information gathering purposes, reviewing the informational posters, and asking basic questions of the project team. Critical comments included traffic concerns and the need for traffic mitigation in the adjacent alley, strict parking management, and increased multi-modal options. Neighboring property owners to the east requested that the primary building setback from the existing alley be increased from 10 feet to 20 feet. Received written comment is attached.

#### NEIGHBORHOOD MEETING NOTICE

**Mailed Notice:** See attached letter and mailing address list of landowners within 200 ft of the subject parcel. Mailed June 3, 2022.

**Posted Notice:** Posted on-site June 3, 2022



## ATTACHMENTS

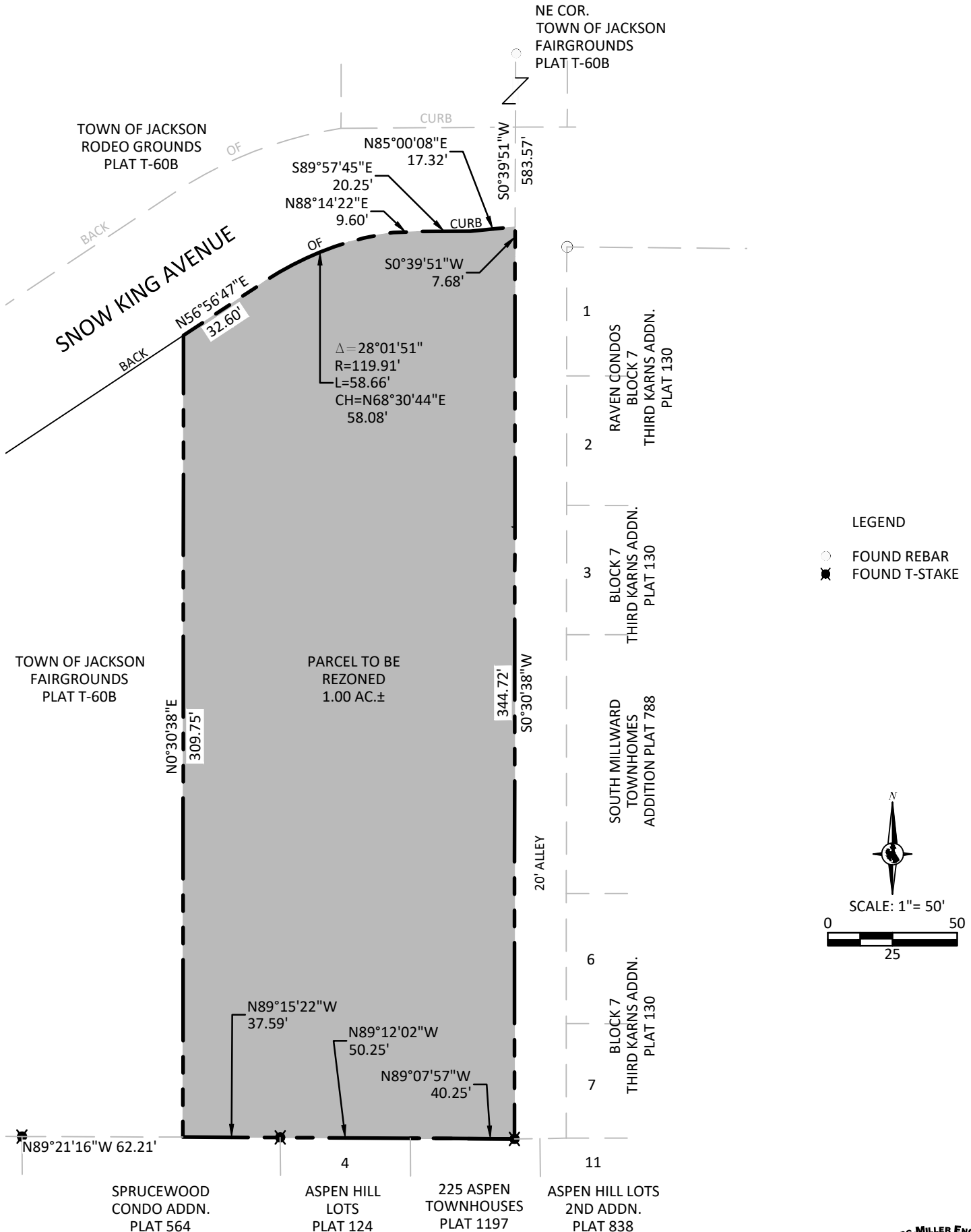
1. Site Survey
2. Neighborhood Meeting information posters
3. Neighborhood Meeting Sign-in sheet and comments
4. Neighborhood Meeting notice letter and address list

# REZONING EXHIBIT

CLIENT: BLUELINE DEVELOPMENT

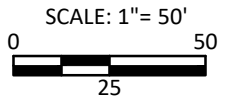
22628 RE  
JUNE 8, 2022

A parcel of land being a portion of Plat T-60B, filed in the office of the Teton County Clerk and Records in Jackson, Wyoming, depicting the Town of Jackson Fairgrounds including the Rodeo Grounds and Public Works Department land located within the NE¼ and SE¼ of Section 33, T.41N., R.116W., 6<sup>th</sup> P.M., Teton County, Wyoming, said parcel being more particularly described as follows: Commence at the Northeast corner of said Plat T-60B being a found rebar monument; thence S0°39'51"W along the east line of said Plat T-60B, 583.57 feet to the **POINT OF BEGINNING** of this parcel description; thence from said Point of Beginning continue S0°39'51"W along said east line, 7.68 feet; thence S0°30'38"W along said east line, 344.72 feet to the southeast corner of said Plat T-60B; thence along the south line of said Plat T-60B the following three courses: thence N89°07'57"W being coincident with the north line of Plat 1197, filed in said Clerk and Records office, 40.25 feet; thence N89°12'02"W being coincident with the north line of Plat 124, filed in said Clerk and Records office, 50.25 feet; thence N89°15'22"W being coincident with the north line of Plat 564, filed in said Clerk and Records office, 37.59 feet; thence N0°30'38"E parallel with said east line, 309.75 feet to intersect the southerly back of curb line of Snow King Avenue; thence easterly along said back of curb line the following five courses: thence N56°56'47"E, 32.60 feet; thence along the arc of a non-tangent curve to the right 58.66 feet, said curve having a radius of 119.91 feet, a central angle of 28°01'51" and chord bearing N68°30'44"E, 58.08 feet; thence N88°14'22"E, 9.61 feet; thence S89°57'45"E, 20.25 feet; thence N85°00'08"E, 17.32 feet to the point of beginning of this parcel description containing 1.00 acres, more or less, and subject to all easements, rights-of-way and restrictions of record.



**LEGEND**

- FOUND REBAR
- ⊠ FOUND T-STAKE



Any use, reuse, or CADD adaptation of this drawing other than for the specific purpose intended, by anyone, without written authorization from the engineer, will be at the Client's risk and full legal responsibility. DO NOT SCALE DRAWING.

<b>INBERG-MILLER ENGINEERS</b>					SCALE	HORZ 1" = 50'	VERT	
124 East Main Street Riverton, WY 82501 307-856-8136	1120 East C Street Casper, WY 82601 307-577-0806	350 Parsley Boulevard Cheyenne, WY 82007 307-635-6827	193 West Flaming Gorge Way Green River, WY 82935 307-875-4394	804 E Richards St Douglas, WY 82633 307-359-7000	1300 East US Hwy 14-16 Gillette, WY 82716 307-682-5000	DRN. RSS	BK: ---	JOB NO. 22628 RE
						CHK. BLB	PAGE: ---	DATE: 6-8-22



# What is this neighborhood meeting for?

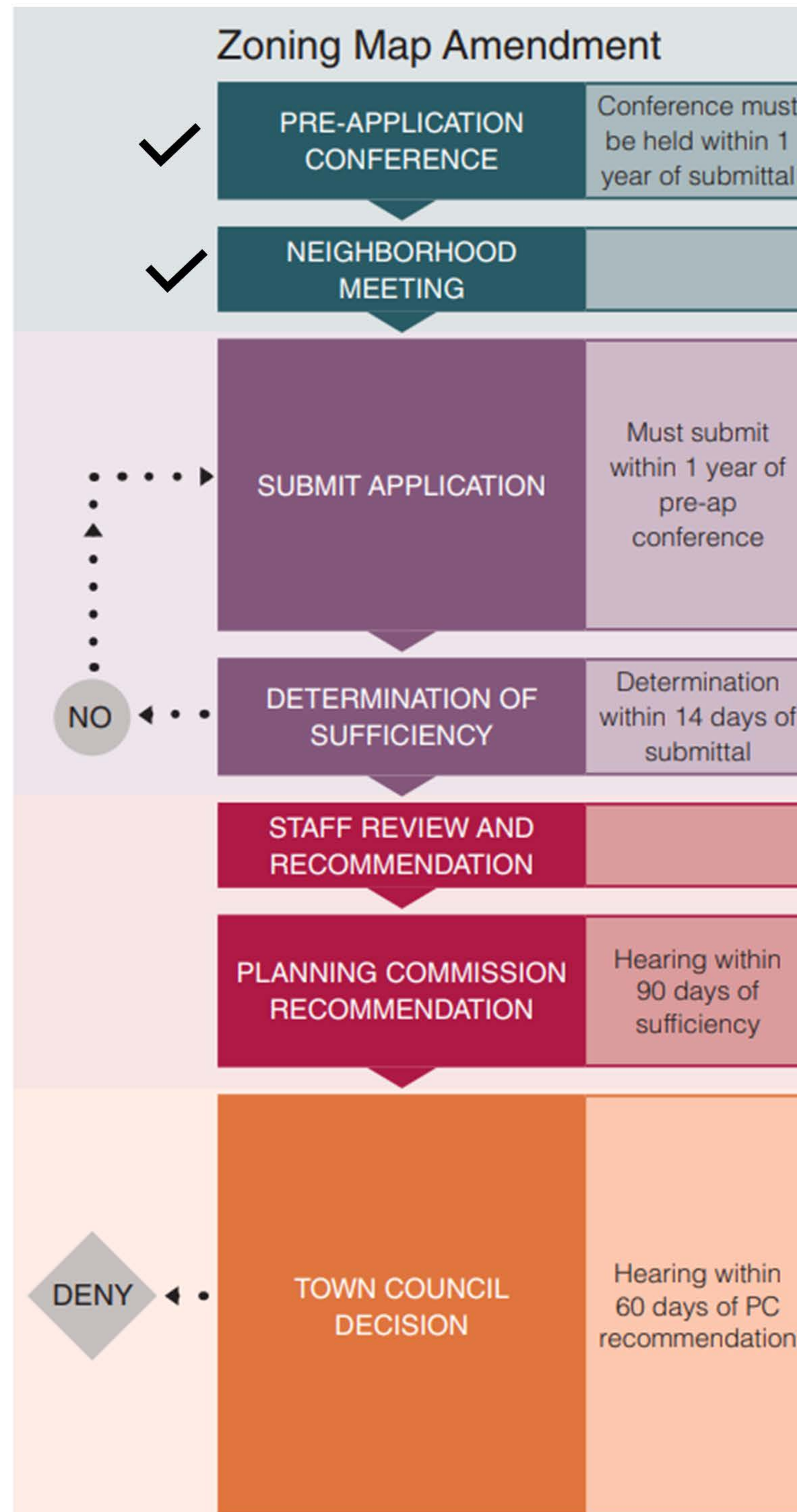
*To inform interested parties about an upcoming application from the Jackson/Teton County Housing Department to rezone approximately 1-acre of Town land from Public/Semi-Public to Neighborhood High Density 1*

The **purpose of zoning map amendment** is to publicly review a change to the Official Zoning Map to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan or addresses other health, safety, or welfare issues in the community.

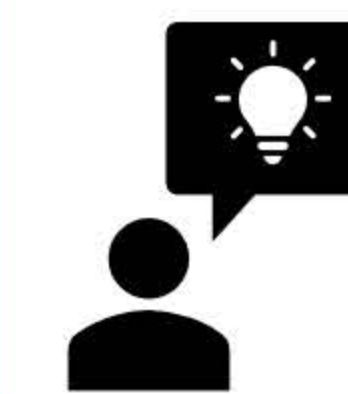
A **zoning map amendment** application is required for any proposal to change the zoning classification of a property, and therefore the applicable land development regulations (LDRs).



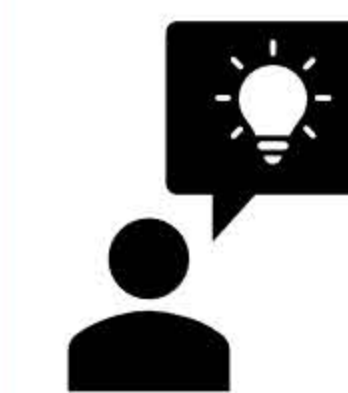
What is the review process for a rezone request?



Share your thoughts with applicant before they apply



Share your thoughts with PC before they make a recommendation



Share your thoughts with Council before they make a decision



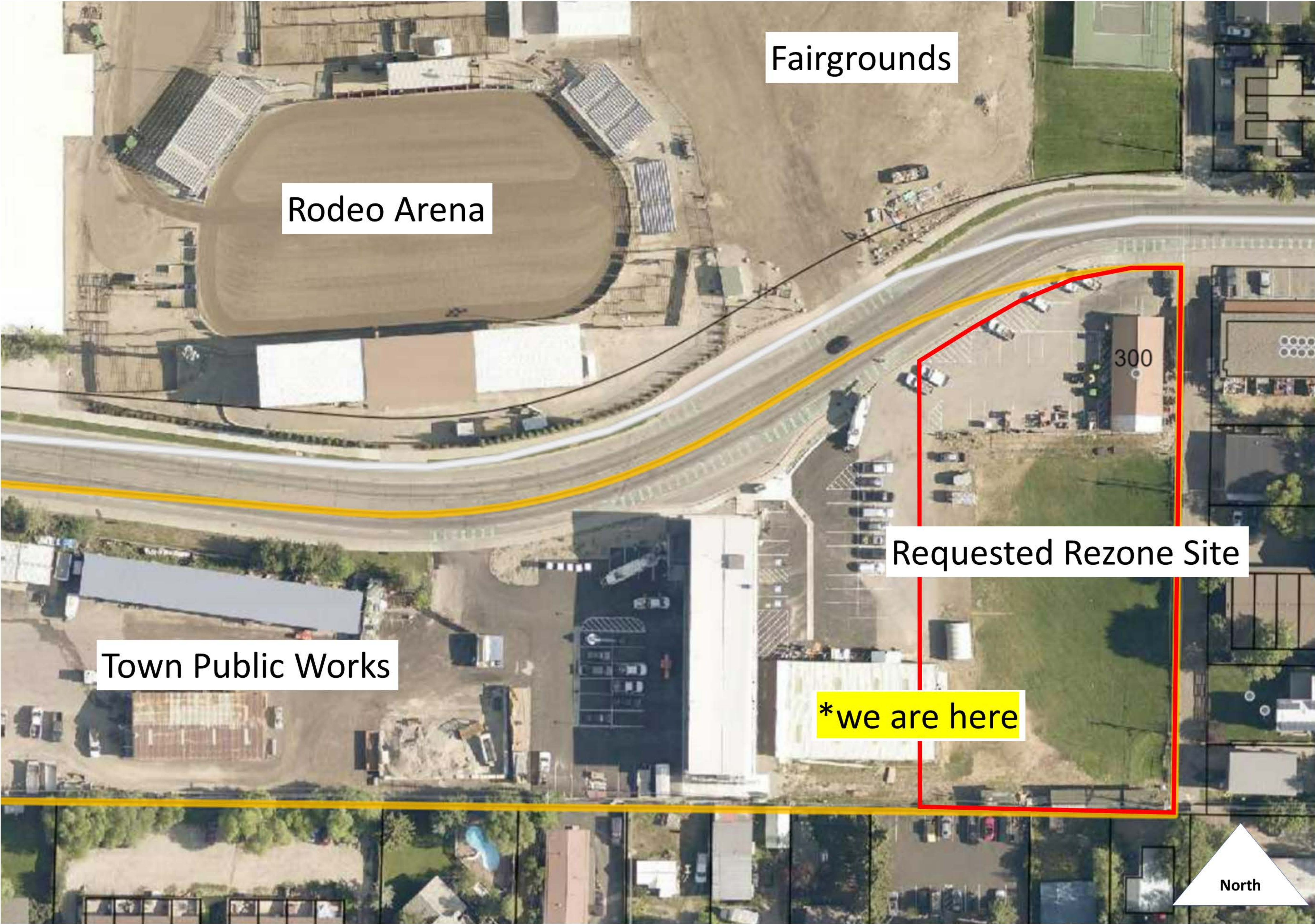
# What will be considered by Town Council?

the extent to which the proposed zone...

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.



# Where does this rezone request apply?





# What are the big differences between zones?

	<b>P/SP (Existing)</b>	<b>NH-1 (Proposed)</b>
Building Location	No standards	Minimum 20' from front and rear, 10' from sides
Building Height	No limit	Maximum 35' and 3 stories
Site Development Location	No standards	Minimum 20' from front/streets, 5' from side/rear
Landscaping	None required	Minimum of 9,148 sf must be vegetated and include 14 plant units
Allowed Residential Uses	Dorms, Group Homes, Accessory Residential Units	Detached or Attached Single Units, Apartments, Dorms, Group Homes
Allowed Commercial Uses	Open space, Commercial, Recreation, Institutional, Industrial, or Infrastructure use by governmental entities	Institutional or Infrastructure use
Land Division	No minimum lot size	7,500 sf minimum lot size



## NEIGHBORHOOD MEETING COMMENT

<b>Project:</b>	400 W Snow King Rezone Request	<b>Meeting Date:</b>	June 13, 2022
<b>Facilitator:</b>	Jackson/Teton County Housing Dept.	<b>Place/Room:</b>	Exhibit Hall

Name	Physical Address	Phone	E-Mail
Lee Sarno	P.O. Box 3635	978 758 8280	Leed Sar 2124@aol.com
<b>Comment:</b>			

- The Price off rentals is questionable  
It would be nice if we could have the setback from the  
Alley @ 20 feet. And if the road (Alley was not to  
be used as a thru way and only Emergency  
Vehicle Access.



June 2, 2022

Dear Property Owner or Resident:

This letter is being sent to inform you of an upcoming neighborhood meeting on an application that will be made to request a Zoning Map Amendment for a portion of the property at 400 W Snow King Avenue. The meeting will begin with a brief presentation by the applicant team followed by an opportunity for attendees to ask questions about the forthcoming rezone proposal. Please join us Monday June 13, 2022 at 5:30pm at the Teton County Fairgrounds Exhibit Hall if you are interested in learning more.

This application will be for a Zoning Map Amendment for approximately one-acre of the easternmost portion of the property at 400 W Snow King Avenue. Please see the Vicinity Map on the back of this page for more information on location. Currently the site is zoned Public/Semi-Public and will be requested to be rezoned to Neighborhood High Density 1.

This neighborhood meeting is hosted by the applicant team which includes the Jackson/Teton County Affordable Housing Department. Planning Department Staff may attend to provide advice about the applicable provisions of the Land Development Regulations, but staff will not facilitate or become involved in discussions about the advantages or disadvantages of the proposal.

If you are unable to attend, but would like to provide input or ask questions, please contact Kristi Malone at 307-732-0867 or [kristi.malone@tetoncountywy.gov](mailto:kristi.malone@tetoncountywy.gov). We look forward to seeing you soon.

Sincerely,

Kristi Malone  
Housing Supply Specialist  
Jackson/Teton County Affordable Housing Department

#### **MEETING TIME AND LOCATION**

Monday June 13, 2022 at 5:30pm in the Teton County Fairgrounds Exhibit Hall

#### **PROPOSAL LOCATION**

400 W Snow King Avenue (easternmost approximate 1-acre of parcel)

#### **ZONING INFORMATION**

Current zoning: P/SP  
Requested zoning: NH-1

#### **PROPOSAL DESCRIPTION**

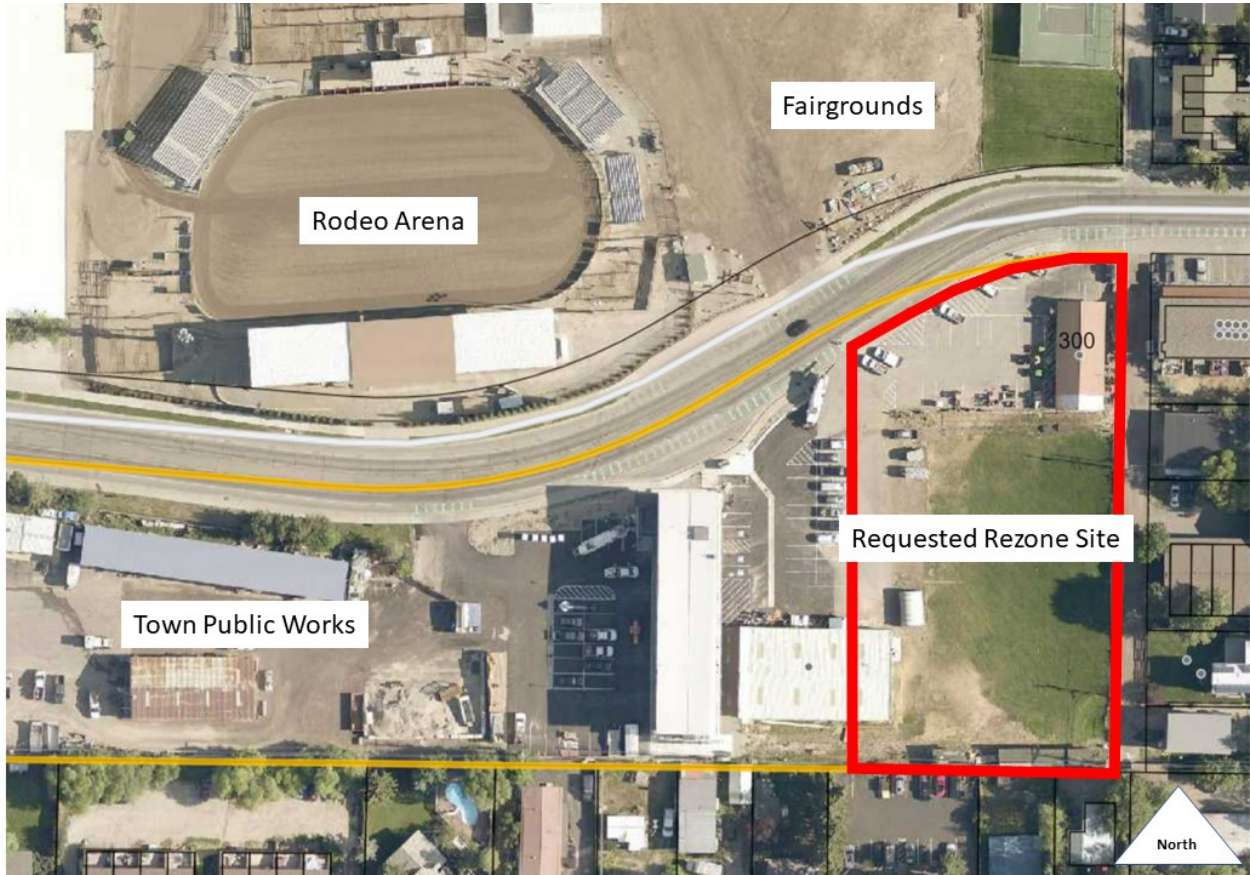
Rezone to NH-1 t

#### **HELPFUL RESOURCES**

- Jackson/Teton County Comprehensive Plan: [jacksontetonplan.com/270/Comprehensive-Plan](http://jacksontetonplan.com/270/Comprehensive-Plan)
- Jackson Land Development Regulations: [jacksonwy.gov/231/Land-Development-Regulations](http://jacksonwy.gov/231/Land-Development-Regulations)
- Project Info: [jhaffordablehousing.org/2383/Flat-Creek-Apartments-at-400-West-Snow-K](http://jhaffordablehousing.org/2383/Flat-Creek-Apartments-at-400-West-Snow-K)



## Vicinity Map



<b>Location:</b>	400 W Snow King Avenue
<b>Legal Description:</b>	PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 MAP T-57
<b>Description:</b>	(FAIR GROUNDS, INCLUDES PUBLIC WORKS DEPT.)
<b>PIDN:</b>	22-41-16-33-1-00-027
<b>Zoning:</b>	Public/Semi-Public
<b>Overlay:</b>	None

PIEDISCALZI, NICHOLAS JOSEPH LIVING TRUST	10 GRETCHEN PL	GREENBRAE, CA 94904-2494
BIGHORN RIVER CO., LLC	112 W JEFFERSON BLVD STE 200	SOUTH BEND, IN 46601-1936
SANDY, MEGAN M. LIVING TRUST	1195 N PINECREST CANYON RD	SALT LAKE CITY, UT 84108-1796
BROCK-UTNE, JENNIFER	12506 KINGSRIDE LN	HOUSTON, TX 77024-4120
TAYLOR, JOHN A. & MIDORI M.	1310 MOUNTAIN VIEW AVE	SOUTH PASADENA, CA 91030-3608
BELLAMY, JOHN HARRISON & ROBIN CORTON TRUSTEES	1641 HIGHLAND PKWY	SAINT PAUL, MN 55116-2104
WILD GOOSE WEST, LLC	3125 W KING EIDER RD	JACKSON, WY 83001-9128
656 FCD, LLC	3220 S BEAVERSLIDE DR	JACKSON, WY 83001-9229
SOUTH PARK RENTALS, INC.	325 FRONT ST APT 441	EVANSTON, WY 82930-3633
CLARY, WILLIAM ADAM	3550 MOORE CT	WHEAT RIDGE, CO 80033-5546
ROBINSON RENTALS, LLC.	3695 N LAKE CREEK DR	WILSON, WY 83014-9690
DOYLE, MICHAEL J.	3770 SCHOONER RDG	ALPHARETTA, GA 30005-4269
AHRENSBERG, DANA M. TRUSTEE	430 E SAGEBRUSH DR UNIT B	JACKSON, WY 83001-9059
JACKSON KARNS HILLSIDE ASSOCIATES	430 E STATE ST STE 100	EAGLE, ID 83616-5901
JACKSON KARNS HILLSIDE ASSOCIATES ATTN: NICHOLE SENTON	430 E STATE ST STE 100	EAGLE, ID 83616-5901
WOODFIN, BLANE JR. & RICE, ELLIE	448 N COTTONWOOD RD	BOZEMAN, MT 59718-6748
COCHRAN, LORI L.	550 MOREHOUSE ROAD	EASTON, CT 06612-1337
PAR TERRE LLC	6545 N VISTA LN	JACKSON, WY 83001-9087
Name	Address 1	Address 2
CHRISTEL, MARIA TAMISON LIVING TRUST & HUFF, JOHN P. JR.,	PMB 262 PO BOX 30000	JACKSON, WY 83002
HELEAN, ROBERT A. & LOWE, MANDY J.	PMB 431 PO BOX 30000	JACKSON, WY 83002-0600
KARNS REVOCABLE TRUST	PO BOX 10	JACKSON, WY 83001-0010
LITTLE APARTMENTS, INC.	PO BOX 10	JACKSON, WY 83001-0010
DRECHSEL, ALEXANDRA A.	PO BOX 10304	JACKSON, WY 83002-0304
DRECHSEL, ALEXANDRA ANNE ET AL	PO BOX 10304	JACKSON, WY 83002
MORGAN, STANFORD L. & ADRIANA M.	PO BOX 10801	JACKSON, WY 83002-0801
TSURUMI, KEN & TSURUMI, HIROKI & KATHLEEN TRUST	PO BOX 10933	JACKSON, WY 83002-0933
SHUSS, HOLLY & SILLIMAN, JEFF	PO BOX 11763	JACKSON, WY 83002-1763
KELLEHER, ELIZABETH FITZ-HUGH	PO BOX 12002	JACKSON, WY 83002-2002
KARMA CAPITAL LLC	PO BOX 12109	JACKSON, WY 83002-2109
KAMPAI RE HOLDINGS II, LLC	PO BOX 12136	JACKSON, WY 83002-2136
WOLF GULCH LLC	PO BOX 1214	JACKSON, WY 83001-1214
AUSTEN, GARRETT	PO BOX 12266	JACKSON, WY 83002-2266
SHIELD, KATHERINE M.	PO BOX 12822	JACKSON, WY 83002-2822
LAPRADE, ALAN & PAINTER, KRISTIN	PO BOX 1329	JACKSON, WY 83001-1329
635 S. MILLWARD UNIT C, LLC	PO BOX 1349	JACKSON, WY 83001-1349
DANIELS, CRAIG S.	PO BOX 13611	JACKSON, WY 83002-3611
WINES, SARAH C.	PO BOX 1383	JACKSON, WY 83001-1383
NLB HOLDINGS LLC	PO BOX 13991	JACKSON, WY 83002-3991
ASHBURN, RICHARD H. L. TRUST	PO BOX 1437	JACKSON, WY 83001-1437
TOME, DENIS WILLIAM & DOREEN	PO BOX 1441	JACKSON, WY 83001-1441
SPRUCEWOOD CONDO 6, LLC	PO BOX 1508	JACKSON, WY 83001-1508
STAGE STOP INC.	PO BOX 1677	JACKSON, WY 83001-1677
STAGE STOP, INC.	PO BOX 1677	JACKSON, WY 83001-1677
TOWN OF JACKSON	PO BOX 1687	JACKSON, WY 83001-1687
AUGE, JAMES G. & AUGER, DAVID E.	PO BOX 1824	JACKSON, WY 83001-1824
HAYSE, BRUCE & STURGES, SARAH	PO BOX 1884	JACKSON, WY 83001-1884
EVANS, CAROLINE & MANLEY, STEVE	PO BOX 2031	JACKSON, WY 83001-2031
SNOW KING VILLAGE TOWNHOMES OWNERS ASSOCIATION	PO BOX 2228	JACKSON, WY 83001-2228
RAVER, ALLEN EXEMPT TRUST	PO BOX 2315	JACKSON, WY 83001-2315
RAVER, TIMOTHY JOHN LIVING TRUST & JAR-MJR TRUST	PO BOX 2315	JACKSON, WY 83001-2315
KING, JASON E. & FULLERTON, KAYLAN V.	PO BOX 2441	JACKSON, WY 83001-2441
TORRES, ESTELA LIVING TRUST	PO BOX 2831	JACKSON, WY 83001
WEBB, ADAM C. & WATTS, SUZANNE M.	PO BOX 2833	JACKSON, WY 83001-2833
GAMBLE, NEILSON J.	PO BOX 2944	JACKSON, WY 83001-2944
HILLS, BRETT E. & MICHELLE L.	PO BOX 3093	JACKSON, WY 83001-3093
MILES, GREGORY R.	PO BOX 3166	JACKSON, WY 83001-3166
ZOCK, MARGARET T. TRUSTEE	PO BOX 3242	JACKSON, WY 83001-3242
CROWLEY, JAMES A.	PO BOX 334	JACKSON, WY 83001-0334
LORI, MEGHAN BELL	PO BOX 3518	JACKSON, WY 83001-3518
MELCH, AMANDA S. & SARNO, LEE	PO BOX 3635	JACKSON, WY 83001-3635
GILLAM, WAYLON J.	PO BOX 3645	ALPINE, WY 83128-0645
MAY, CURTIS & ANN LIVING TRUST	PO BOX 3841	JACKSON, WY 83001
ESTES, MICHAEL & MARY E.	PO BOX 3852	JACKSON, WY 83001-3852

ROBERTS, WESLEY	PO BOX 4234	JACKSON, WY 83001-4234
CARR, RANI M. & BRIAN A.	PO BOX 4263	JACKSON, WY 83001-4263
STUCK, RICHARD A. & KATHLEEN H	PO BOX 4335	JACKSON, WY 83001-4335
CARLOSS, CHRISTOPHER	PO BOX 457	BINGEN, WA 98605-0457
MCGEE, JOHN SCOTT & WARDNER, DIANE MARIE	PO BOX 468	JACKSON, WY 83001-0468
HANNON, MARK F. & SAMANTHA B.	PO BOX 4695	JACKSON, WY 83001-4695
HANNON, MARK F. ET AL	PO BOX 4695	JACKSON, WY 83001-4695
DILUCENTE, QUINN PATRICK & ROTHBARD, REBECCA	PO BOX 4700	JACKSON, WY 83001
ASPEN RENTAL PROPERTIES, LLC	PO BOX 5294	ETNA, WY 83118-0294
HUDSON, NATHANIEL F. & EMAN	PO BOX 555	JACKSON, WY 83001-0555
SIREK, GREGORY & ALEXANDRA EPPLE-	PO BOX 643	NEVADA CITY, CA 95959-0643
COX, DAVID	PO BOX 6782	JACKSON, WY 83002-6782
BENEDICTION HOUR LLC	PO BOX 7302	JACKSON, WY 83002-7302
NO ME DIGAS LLC	PO BOX 7302	JACKSON, WY 83002-7302
JENNINGS, CORINNE O.	PO BOX 7567	JACKSON, WY 83002-7567
GREEN MOUNTAIN TOWNHOMES OWNER'S ASSOCIATION	PO BOX 766	JACKSON, WY 83001-0766
SCOTT, VONONA E. TRUSTEE	PO BOX 768	JACKSON, WY 83001-0768
KUJAWSKI, BRYAN MARK	PO BOX 7818	JACKSON, WY 83002-7818
KUJAWSKI, BRYAN MARK ET AL	PO BOX 7818	JACKSON, WY 83002-7818
DELGADO, LINDA	PO BOX 7824	JACKSON, WY 83002-7824
FINLAY, LUCRETIA D.	PO BOX 7835	JACKSON, WY 83002-7835
RAB, LLC	PO BOX 7960	JACKSON, WY 83002-7960
TITRE, MARC TRAVIS & WADE, KIRSTIN PAIGE	PO BOX 807	WILSON, WY 83014-0807
BROOKS, HERBERT E. III & AMY W	PO BOX 872	JACKSON, WY 83001-0872
BROOKS, HERBERT EUCLID III & AMY R.	PO BOX 872	JACKSON, WY 83001-0872
VILLALOBOS, CHARLES BRIAN & MARLYS	PO BOX 9144	JACKSON, WY 83002-9144