



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
- Joint Housing Dept

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

Date: June 29, 2023	REQUESTS:
Item #: P23-114	The applicant is submitting an administrative adjustment to reduce building frontage for the property located at 105 E Broadway Ave., legally known as PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner Foam Capital, LLC PO Box 6368 Jackson, WY 83002	
Applicant Peter Pillman, IBI Group 10 Exchange Place STE 112 SLC, UT 84111	
Please respond by: July 20, 2023 (with Comments)	

Foam Capital, LLC
PO Box 6368
Jackson, WY 83002

Peter Pillman, IBI Group
10 Exchange Place STE 112
SLC, UT 84111

The applicant is submitting an administrative adjustment to reduce building frontage for the property located at 105 E Broadway Ave., legally known as PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

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

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



Arcadis, a California Partnership

10 Exchange Place, Suite 100 | Salt Lake City UT | 84111 | USA

June 28, 2023

Paul Anthony
Planning Director
Town of Jackson
P.O. Box 1687
Jackson, WY 83001

PROJECT: "KING OF BROADWAY" at 105 E Broadway, Jackson, WY

Dear Mr. Anthony,

Please accept this application for Administrative Adjustment for the property "KING of Broadway" located at 105 East Broadway, Jackson, WY 83001.

Lot PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116
PIDN: 22-41-16-27-3-00-012

Application is to get relief and reduce the 13'-6" pedestrian frontage to 10' under LDR Section 8.8.2.B.12.

Included in this application are the following items:

- Application
- Letter of Authorization
- Site Plan

We are looking forward to your review and seek your approval.

Sincerely,

A handwritten signature in blue ink that reads "Peter Pillman".

Peter Pillman, AIA
Project Director



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | 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: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to 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 #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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 and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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>.

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 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.



Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

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: Jeff Neishabouri Title: President

Being duly sworn, deposes and says that Jeff Neishabouri (Foam Capital LLC) is the owner in fee of the premises located at:

Name of legal property owner as listed on deed

Address of Premises: 105E Broadway Jackson, WY 83001

Legal Description: Lot PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Peter Pillman

Mailing address of Applicant/agent: 10 Exchange Place, Suite 100; Salt Lake City UT 84111 United States

Email address of Applicant/agent: peter.pillman@arcadis.com

Phone Number of Applicant/agent: 435-640-6500

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 in 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 Home Occupation Other (describe) _____

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.

Property Owner Signature

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.

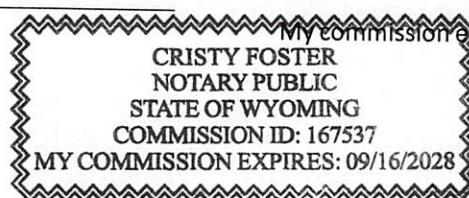
COUNTY OF Teton)

)

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 16th day of May, 2023. WITNESS my hand and official seal.

Christy Foster
Notary Public

9/16/2028



PARKING REQUIREMENTS FOR PROPOSED 105W BROADWAY.

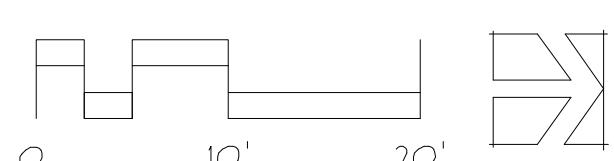
PARKING REQUIREMENTS FOR PROPOSED 105W BROADWAY.

USE	NUMBER OF UNITS	REQUIRED PARKING
SHORT TERM RENTAL	2 BR.	2
LONG TERM RENTAL	2 BR.	1
SHORT TERM RENTAL	3 BR.	1
WORKFORCE DEED REST.	1 BR.	1

TOTAL PARKING REQUIREMENTS
SHORT TERM RENTAL/WORKFORCE UNITS 1.5 STALLS REQUIRED

RETAIL 2.25 SPOTS / 1000 SF
GENERATES 1.11 SPOTS
RETAIL OFFSET BY EXISTING 15 CREDITS

TANDEM PARKING REQUIRES 20 + 22 FT



105 East, Broadway, Jackson, WY 83001

SITE PLAN
June 16, 2023
SCALE 1"=10'

Arcadis, a California Partnership
10 Exchange Place – Suite 112
Salt Lake City UT 84111 USA
tel 801 532 4233 fax 801 532 4231
www.arcadis.com