



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountwy.gov
Jackson, WY 83001 | permits@tetoncountwy.gov

For Office Use Only

Fees Paid \$ 100

Check # 1811

Credit Card _____

Cash _____

Application #s BUP2022-0085

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 201 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

☐ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

☐ Conditional Use

☐ Special Use

Physical Development

☐ Sketch Plan

☐ Development Plan

Interpretations

☐ Formal Interpretation

☐ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

☐ Administrative Adjustment

☐ Variance

☐ Beneficial Use Determination

☐ Appeal of an Admin. Decision

Development Option/Subdivision

☐ Development Option Plan

☐ Subdivision Plat

☐ Boundary Adjustment (replat)

☐ Boundary Adjustment (no plat)

Amendments to the LDRs

☐ LDR Text Amendment

☐ Zoning Map Amendment

☐ Planned Unit Development

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 #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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.

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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.

Hal Hutchinson
Signature of Owner or Applicant/ Authorized Agent
Hal Hutchinson
Name Printed

9/29/2022
Date
Agent
Title/Role



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Fees Paid \$100

Check # 1811 Credit Card _____ Cash _____

Application #s BUP 2022-0086 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 202 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____

Mailing Address: PO Box 1677 ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014

E-mail: hal@hhlandstrategies.com

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Use Permit

☒ Basic Use

____ Conditional Use

____ Special Use

Physical Development

____ Sketch Plan

____ Development Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment

____ Zoning Map Amendment

____ Planned Unit Development

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Pre-application Conference #:	<u>n/a</u>	Environmental Analysis #:	<u>n/a</u>
Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson
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Title/Role



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Check #	1811	Credit Card _____ Cash _____
Application #s	BUP2022-0087	

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 203 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

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Pre-application Conference #:	<u>n/a</u>	Environmental Analysis #:	<u>n/a</u>
Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Fees Paid \$ <u>100</u>		
Check # <u>1811</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0088</u>	_____	_____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 204 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

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Original Permit #: n/a Date of Neighborhood Meeting: n/a

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Fees Paid	\$100	
Check #	1811	Credit Card _____ Cash _____
Application #s	BVP2022-0089	

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 206 - Studio Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

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<input checked="" type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification (No LOA Required)
<input type="checkbox"/> Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	

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Original Permit #: n/a Date of Neighborhood Meeting: n/a

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Hal Hutchinson

Signature of Owner or Applicant/ Authorized Agent

Hal Hutchinson

Name Printed

9/29/2022

Date

Agent

Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountywy.gov
Jackson, WY 83001 | permits@tetoncountywy.gov

For Office Use Only

Fees Paid \$ 100

Check # 1811

Credit Card _____

Cash _____

Application #s BUP2022-0091

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 208 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner

☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

____ Conditional Use

____ Special Use

Physical Development

____ Sketch Plan

____ Development Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment

____ Zoning Map Amendment

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Pre-application Conference #:	<u>n/a</u>	Environmental Analysis #:	<u>n/a</u>
Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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For Office Use Only		
Fees Paid <u>\$100</u>		
Check # <u>1811</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0092</u>		

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 209 - 2 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Jackson, WY 83001 | permits@tetoncountwy.gov

For Office Use Only

Fees Paid \$100

Check # 1811 Credit Card _____ Cash _____

Application #s BUP2022-0093 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 210 - 2 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____

Mailing Address: PO Box 1677 ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265

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DESIGNATED PRIMARY CONTACT

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
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Pre-application Conference #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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For Office Use Only		
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Check # <u>1811</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0094</u>		

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 211 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

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DESIGNATED PRIMARY CONTACT

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit <input checked="" type="checkbox"/> Basic Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Use	Physical Development <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Development Plan	Interpretations <input type="checkbox"/> Formal Interpretation <input type="checkbox"/> Zoning Compliance Verification (No LOA Required)
Relief from the LDRs <input type="checkbox"/> Administrative Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Beneficial Use Determination <input type="checkbox"/> Appeal of an Admin. Decision	Development Option/Subdivision <input type="checkbox"/> Development Option Plan <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Boundary Adjustment (replat) <input type="checkbox"/> Boundary Adjustment (no plat)	Amendments to the LDRs <input type="checkbox"/> LDR Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Planned Unit Development

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Application #s BUP2022-0095 _____

PROJECT

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Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
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Application #s BUP2022-0096 _____

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____ Formal Interpretation
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Amendments to the LDRs

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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson
Signature of Owner or Applicant/ Authorized Agent
Hal Hutchinson
Name Printed

9/29/2022
Date
Agent
Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountwy.gov
Jackson, WY 83001 | permits@tetoncountwy.gov

Fees Paid \$ 100
Check # 1811 **Credit Card** _____ **Cash** _____
Application #s BUP2022-0097

For Office Use Only

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 214 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD **PIDN:** 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. **Phone:** _____
Mailing Address: PO Box 1677 **ZIP:** 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson **Phone:** 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 **ZIP:** 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ X **Applicant/Agent (Letter of Authorization required)**

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> <u>X</u> Basic Use	____ <u>Sketch Plan</u>	____ <u>Formal Interpretation</u>
____ <u>Conditional Use</u>	____ <u>Development Plan</u>	____ <u>Zoning Compliance Verification</u>
____ <u>Special Use</u>		____ <u>(No LOA Required)</u>
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ <u>Administrative Adjustment</u>	____ <u>Development Option Plan</u>	____ <u>LDR Text Amendment</u>
____ <u>Variance</u>	____ <u>Subdivision Plat</u>	____ <u>Zoning Map Amendment</u>
____ <u>Beneficial Use Determination</u>	____ <u>Boundary Adjustment (replat)</u>	____ <u>Planned Unit Development</u>
____ <u>Appeal of an Admin. Decision</u>	____ <u>Boundary Adjustment (no plat)</u>	

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Hal Hutchinson
Signature of Owner or Applicant/ Authorized Agent
Hal Hutchinson
Name Printed

9/29/2022
Date
Agent
Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

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P.O. Box 1727 | www.tetoncountyywy.gov
Jackson, WY 83001 | permits@tetoncountyywy.gov

Fees Paid \$ 100

For Office Use Only

Check # 1811

Credit Card _____

Cash _____

Application #s BUP 2022-0048

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 215 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

☐ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

☐ Conditional Use

☐ Special Use

Physical Development

☐ Sketch Plan

☐ Development Plan

Interpretations

☐ Formal Interpretation

☐ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

☐ Administrative Adjustment

☐ Variance

☐ Beneficial Use Determination

☐ Appeal of an Admin. Decision

Development Option/Subdivision

☐ Development Option Plan

☐ Subdivision Plat

☐ Boundary Adjustment (replat)

☐ Boundary Adjustment (no plat)

Amendments to the LDRs

☐ LDR Text Amendment

☐ Zoning Map Amendment

☐ Planned Unit Development

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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Signature of Owner or Applicant/ Authorized Agent

Hal Hutchinson

Name Printed

9/29/2022

Date

Agent

Title/Role



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Planning Division

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Jackson, WY 83001 | permits@tetoncountwy.gov

For Office Use Only

Fees Paid \$100

Check # 1811

Credit Card _____

Cash _____

Application #s BVP2022-0099

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 216 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

____ Conditional Use

____ Special Use

Physical Development

____ Sketch Plan

____ Development Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment

____ Zoning Map Amendment

____ Planned Unit Development

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Agent

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For Office Use Only

Fees Paid \$100

Check # 1811

Credit Card _____

Cash _____

Application #s BUP2022-0100

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 217 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

☐ Conditional Use

☐ Special Use

Physical Development

☐ Sketch Plan

☐ Development Plan

Interpretations

☐ Formal Interpretation

☐ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

☐ Administrative Adjustment

☐ Variance

☐ Beneficial Use Determination

☐ Appeal of an Admin. Decision

Development Option/Subdivision

☐ Development Option Plan

☐ Subdivision Plat

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Jackson, WY 83001 | permits@tetoncountyywy.gov

For Office Use Only
Fees Paid \$ 100
Check # 1611 Credit Card _____ Cash _____
Application #s BUP2022-0101 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 218 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
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DESIGNATED PRIMARY CONTACT

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

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<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
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Check # 1811 Credit Card _____ Cash _____
Application #s BUP2022-0102 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 219 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

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Pre-application Conference #:	<u>n/a</u>	Environmental Analysis #:	<u>n/a</u>
Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson
Signature of Owner or Applicant/ Authorized Agent
Hal Hutchinson
Name Printed

9/29/2022
Date
Agent
Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountyywy.gov
Jackson, WY 83001 | permits@tetoncountyywy.gov

<i>For Office Use Only</i>		
Fees Paid <u>\$100</u>		
Check # <u>1811</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0103</u>	_____	_____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 220 - Studio Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
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DESIGNATED PRIMARY CONTACT

_____ Owner ☒ X _____ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION *Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.*

Use Permit <input checked="" type="checkbox"/> <u>X</u> _____ Basic Use _____ Conditional Use _____ Special Use	Physical Development _____ Sketch Plan _____ Development Plan	Interpretations _____ Formal Interpretation _____ Zoning Compliance Verification _____ (No LOA Required)
Relief from the LDRs _____ Administrative Adjustment _____ Variance _____ Beneficial Use Determination _____ Appeal of an Admin. Decision	Development Option/Subdivision _____ Development Option Plan _____ Subdivision Plat _____ Boundary Adjustment (replat) _____ Boundary Adjustment (no plat)	Amendments to the LDRs _____ LDR Text Amendment _____ Zoning Map Amendment _____ Planned Unit Development

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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson
Signature of Owner or Applicant/ Authorized Agent
Hal Hutchinson
Name Printed

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Date
Agent
Title/Role



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Planning & Building Services Department
Planning Division

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Jackson, WY 83001 | permits@tetoncountyywy.gov

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Fees Paid \$100

Check # 1811 Credit Card _____ Cash _____

Application #s BUP 2022-0104 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 222 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____

Mailing Address: PO Box 1677 ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014

E-mail: hal@hhlandstrategies.com

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson

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Name Printed

9/29/2022

Date

Agent

Title/Role



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Planning Division

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Jackson, WY 83001 | permits@tetoncountwy.gov

For Office Use Only

Fees Paid \$100
Check # 1811 Credit Card _____ Cash _____
Application #s BUP2022-0105 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 223 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
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DESIGNATED PRIMARY CONTACT

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TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
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Pre-application Conference #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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Planning Division

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Jackson, WY 83001 | permits@tetoncountywy.gov

For Office Use Only

Fees Paid \$100
Check # 1811 Credit Card _____ Cash _____
Application #s BUP2022-0106

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 224 - 2 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

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DESIGNATED PRIMARY CONTACT

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Use Permit

☒ Basic Use
____ Conditional Use
____ Special Use

Physical Development

____ Sketch Plan
____ Development Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

____ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan
____ Subdivision Plat
____ Boundary Adjustment (replat)
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Amendments to the LDRs

____ LDR Text Amendment
____ Zoning Map Amendment
____ Planned Unit Development

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Original Permit #: n/a Date of Neighborhood Meeting: n/a

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Fees Paid \$ 100
Check # 1811 Credit Card _____ Cash _____
Application #s BUP2022-0107 _____

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 225 - 2 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
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Use Permit

☒ Basic Use
____ Conditional Use
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Physical Development

____ Sketch Plan
____ Development Plan

Interpretations

____ Formal Interpretation
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Relief from the LDRs

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For Office Use Only		
Fees Paid \$ <u>100</u>		
Check # <u>1811</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0108</u>		

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 226 - 1 Bedroom Unit
Physical Address: 3000 W Big Trail Drive
Lot, Subdivision: Lot 333 Rafter J Ranch PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____
Mailing Address: PO Box 1677 ZIP: 83001
E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY 83014 ZIP: 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	____ Development Plan	____ Zoning Compliance Verification (No LOA Required)
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

PRE-SUBMITTAL STEPS Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #:	<u>n/a</u>	Environmental Analysis #:	<u>n/a</u>
Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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.

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- ☒ **Corporations and Partnerships** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
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FORMAT

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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.

Hal Hutchinson

Signature of Owner or Applicant/ Authorized Agent

Hal Hutchinson

Name Printed

9/29/2022

Date

Agent

Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountywy.gov
Jackson, WY 83001 | permits@tetoncountywy.gov

For Office Use Only

Fees Paid \$160

Check # 1811

Credit Card _____

Cash _____

Application #s BUP2022-0109

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 227 - 1 Bedroom Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

____ Owner ☒ Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

Use Permit

☒ Basic Use

____ Conditional Use

____ Special Use

Physical Development

____ Sketch Plan

____ Development Plan

Interpretations

____ Formal Interpretation

____ Zoning Compliance Verification
(No LOA Required)

Relief from the LDRs

____ Administrative Adjustment

____ Variance

____ Beneficial Use Determination

____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan

____ Subdivision Plat

____ Boundary Adjustment (replat)

____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment

____ Zoning Map Amendment

____ Planned Unit Development

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Original Permit #:	<u>n/a</u>	Date of Neighborhood Meeting:	<u>n/a</u>

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Hal Hutchinson

Signature of Owner or Applicant/ Authorized Agent

Hal Hutchinson

Name Printed

9/29/2022

Date

Agent

Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | www.tetoncountwy.gov
Jackson, WY 83001 | permits@tetoncountwy.gov

For Office Use Only

Fees Paid \$ 100

Check # 1811

Credit Card _____

Cash _____

Application #s BUP2022-0110

PROJECT

Name/Description: Legacy Lodge ARU BUP Unit # 228 - Studio Unit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333 Rafter J Ranch PUD

PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc.

Phone: _____

Mailing Address: PO Box 1677

ZIP: 83001

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson

Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY 83014

ZIP: 83014

E-mail: hal@hhlandstrategies.com

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____ Conditional Use

____ Special Use

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____ Sketch Plan

____ Development Plan

Interpretations

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____ Zoning Compliance Verification
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Pre-application Conference #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

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Hal Hutchinson

Signature of Owner or Applicant/ Authorized Agent

Hal Hutchinson

Name Printed

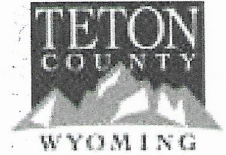
9/29/2022

Date

Agent

Title/Role

Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: Stage Stop, Inc
Physical Address of Property: 3000W Big Trail Drive
Mailing Address: PO Box 1677, Jackson, WY
Zip code: 83001 Phone: _____
Email: _____

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: Hal Hutchinson, HH Land Strategies, LLC
Mailing Address: PO Box 1902, Wilson, WY
Zip code: 83014 Phone: 307-699-0265
Email: Hal@hhlandstrategies.com

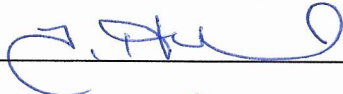
Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as Lot 333, Rafter J Ranch

hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will 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, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

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, CO-OWNER, CORPORATE OWNER:

Print Name: JAAFAR DARWICHE

Signature: 

Title: Treasurer of the Stage Stoppie

STATE OF Wyoming

SS.

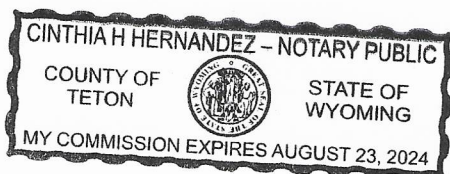
COUNTY OF Teton

Subscribed and sworn to before me by Jaafar H Darwiche this
12th day of May, 2021.

WITNESS my hand and official seal.


Notary Public

My commission expires: August 23rd 2024



WARRANTY DEED

River Rock Assisted Living, LLC, a Delaware limited liability company,
GRANTOR(S), of 3000 West Big Trail Drive, Jackson, WY 83001, for Ten Dollars
(\$10.00) and other good and valuable consideration in hand paid, receipt of which is
hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Stage Stop Inc., a
Wyoming corporation, GRANTEE(S), whose address is PO Box 1677, Jackson, WY
83001, the following described real estate, situated in the County of Teton, State of
Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead
exemption laws of the State of Wyoming, to-wit:

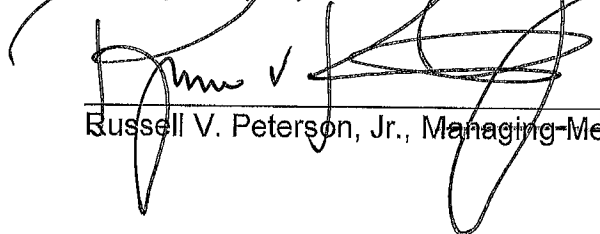
Lot 333 of Rafter J Ranch Subdivision, Teton County, Wyoming,
according to that plat recorded in the Office of the Teton County
Clerk on January 6, 1978 as Plat No. 330.

PIDN: 22-40-16-17-2-03-001

Together and including all improvements thereon, and all appurtenances and
hereditaments thereunto belonging. Subject to general taxes for the year of closing,
local improvement districts, guaranteed revenues to utility companies, building and
zoning regulations, city, county and state subdivision and zoning laws, easements,
restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 30th
day of April, 2021.

River Rock Assisted Living, LLC, a Delaware limited
liability company

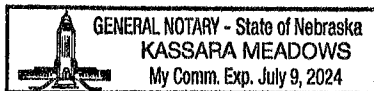


Russell V. Peterson, Jr., Managing Member Manager (B)

STATE OF Nebraska)
COUNTY OF Dodge) ss.
)

The foregoing instrument was acknowledged before me by Russell V. Peterson,
Jr., ~~Managing Member~~ of River Rock Assisted Living, LLC, a Delaware limited liability
company this 30 day of April, 2021.
Manager (B)

WITNESS my hand and official seal.



[S E A L]

Kassara Meadows

Notary Public

My commission expires: 7/9/2024

HH LAND STRATEGIES, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 – HAL@HHLANDSTRATEGIES.COM

October 14, 2022

Chandler Windom
Teton County Planning Division
Teton County Administration Building, 2nd Floor
200 S Willow Street
Jackson, WY 83001
- Via email: cwindom@tetoncountywy.gov

RE: Response to Sufficiency Determination for Legacy Lodge BUP2022-0076 and BUP2022-0077.

Dear Chandler,

Thank you for your sufficiency review of the applications Basic Use Permits for Miscellaneous Professional Office use (BUP2022-0077) and Accessory Residential Unit use (BUP2022-0076) at the Legacy Lodge property, 3000 Big Trail Drive. Your sufficiency determination found both applications to be insufficient for reasons outlined in your letter dated September 9, 2022.

Please accept this letter as a formal response to the insufficiencies as outlined in your determination letter. Below is a list of each of the insufficiencies for each of the applications that you indicated in your determination letter followed by our response for each.

Miscellaneous Professional Office use (BUP2022-0077)

“1. Narrative description of use does not identify the type of professional office being proposed. Miscellaneous Professional Office in not a sufficient description for staff to determine compliance.”

The term “Miscellaneous Professional Office in the BUP2022-0077 application is intended to encompass all professional office uses as described in the 11th printing of the 1978 Teton County LUDRs, specifically, “medical, dental, legal, engineering and other types of professional office”. “Other types of professional office” as stated in the 11th printing of the 1978 LUDRs and proposed within this application are intended to include those “professional service” office uses that are included under the International Building Code under Occupancy Classification B, including “professional services such as architects, attorneys, dentists, physicians, engineers, etc.”. Based on the above, the originally proposed “Miscellaneous Office Use” can be more appropriately described as “Professional Service Office” use.

“2. Please expand on why kitchenette areas and bathrooms are not part of the office use in each unit.”

The existing Legacy Lodge building was constructed to provide private individual living quarters for assisted living occupants. As such, each of the individual units within the existing building that are proposed to contain “professional service office” contain spaces for food preparation and bathroom facilities that are dedicated to each individual unit. The building also contains common bathroom facilities that can be used by the individual “professional service office” use occupants.

The number of bathrooms provided within the portion of the building proposed for professional service office use far exceeds any bathroom requirements for a professional service office use under the International Building Code. This makes the existing bathroom spaces functionally redundant. Furthermore, bathrooms within the building will reasonably and functionally not be occupied by a professional service office use. Therefore, these redundant and functionally superfluous bathroom spaces that exceed any bathroom provision requirements under building codes or planning regulatory requirements will not be used as office space and are not included in the floor area calculations for office use.

Similarly, the existing kitchenette spaces within each of the individual unit collectively far exceed “break room” or kitchenette space requirements for a typical professional service office use. In addition, these kitchenette spaces are located at the entrance to individual office units making them functionally unsuitable to contain an office use.

Finally, having a number of bathrooms and kitchenette spaces within the existing building far in excess of what would otherwise be required by a professional service office use does not increase the number of office spaces or number of professional service office occupants within the building. Considering that the purpose of calculating overall floor area of a particular use is intended to apply development standards that ensuring adequate facilities are provided to support the proposed intensity of use, and the intensity of use will not increase because of these excessive and redundant bathroom and kitchenette facilities, the floor area dedicated to these facilities has not been included in the proposed professional service office use.

“3. Floor area plans provided only illustrate a residential use and do not sufficiency describe occupation of the existing space by an office use.”

In an effort to provide you with a detailed response to this comment, we have done a thorough and specific review of each of the three-unit types within the first floor of the Legacy Lodge building. This detailed review included an analysis of the architectural plans for the building and revealed that within the south wing specifically, there is some variation in the floor plan/layout of the studio units. Attached as “Exhibit A – Office Use Floor Plans” are the as built floor plans for each unit type and these show the variation in floor plans. To be specific, there are five different studio unit floor plans. We have shaded in blue the areas

that we propose as office space it each of the unit types on the attached exhibit. The resulting floor area is as follows:

First Floor North Wing

9 x A	292 Sqft	2628
2 x B	398 Sqft	796
2 x C	216 Sqft	432
13 Units	Total	3,856

First Floor South Wing

4 x A	292 Sqft	1168
7 x C	216 Sqft	1512
1 x C-2	257 Sqft	257
1 x C-3	185 Sqft	185
1 x C-4	236 Sqft	236
1 x C-5	204 Sqft	204
15 units	Total	3,562

First Floor Total

28 Units	Total	7,418 Sqft
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Based on the above, the total floor area of the proposed Professional Service Office use under this Basic Use Permit application is 7,418 sqft rather than the previously reported 7,015 sqft.

This results in a change to the proposed affordable housing mitigation requirement discussed below. This increase in Professional Service Office use from 7,015 sqft to 7,418 sqft does not change the parking requirement of 36 spaces for this use as described in the original Professional Service Office Use application (BUP2022-0077)

“4. Application does not mention any Building Code/Permit requirements for changes of occupancy code from assisted living to office. Would recommend reviewing this to ensure Basic Use Permit application encompasses all potential changes to the space.”

According to the International Existing Building Code (IEBC), which is included by reference in the Teton County Building Code Resolution, a change of use is required to meet the requirements of the IEBC under various circumstances. Specifically, this applies if the change of use constitutes a change in the occupancy classifications as described in the IEBC. The use under which the Legacy Lodge building was permitted and constructed is “I-1”. The proposed office use is classified as “B” and the ARU use is classified as “R-2” in the IEBC. Both of the proposed uses within Legacy Lodge have an occupancy classification, under the IEBC, that is equal to or less restrictive than the occupancy classification of the assisted living use under which the building was constructed.

Based on this, no changes to the building under the building code is anticipated. If it is determined by the Teton County Building Official that changes to the existing building to accommodate the proposed professional service office use is required, the applicant will undertake the required changes and/or building code revisions/upgrades prior to professional service use occupancy.

Accessory Residential Unit use (BUP2022-0076)

“1. A Basic Use Permit application is required for each Accessory Residential Unit. This application proposes on BUP application for 27 individual units.”

A Basic Use Permit for each of the proposed 27 individual Accessory Residential Units within the Legacy Lodge building, as described in the original application (BUP2022-0076) is included with this response to the sufficiency determination response.

Please note that all proposed 27 ARU application associated with the original BUP application are addressed or otherwise described in the original application. The narrative description for all 27 units is included in the original BUP2022-0076 application. For the sake of clarity, all 27 ARU BUP application forms submitted as part of this sufficiency determination response includes a reference to individual unit numbers as assigned and labeled within the existing building. Each application form also includes a reference to the unit type (number of bedrooms) for each of the individual units as defined by unit numbers. (Please note that while the unit numbers are sequential, two units - unit 205 and 221 - are dedicated as mechanical spaces on the building permit floor plans and are excluded from the proposed ARU units included within this application.)

A separate application for to the Planning Director for a fee waiver request based on duplication of staff efforts is also be submitted under separate cover.

“2. Several references are made to R-2 zoning which is inaccurate.”

The existing zoning for the property is correctly identified as Planned Unit Development, Rural 3 (PUD R-3) and was incorrectly identified in the original applications as being zoned PUD R-2). Under current R-2 and R-3 zoning there is no regulatory difference where the proposed ARU use is concerned. This distinction between PUD R-2 and PUD R-3 zoning does not change the justification for the proposed use found within the original application.

“3. The application BUP2022-0076 makes reference to housing requirements being met by the Accessory Residential Units and that the details would be “more fully described below in the associated ARU Basic Use Permit application. However, upon review of BUP2022-0078 [sic] the application makes no reference to how ARUs may provide affordable housing mitigation (i.e. no reference to affordable deed restrictions). Would recommend using the Housing Mitigation Plan Checklist provided by the Jackson/Teton County Affordable Housing Department to remedy this insufficiency:...”

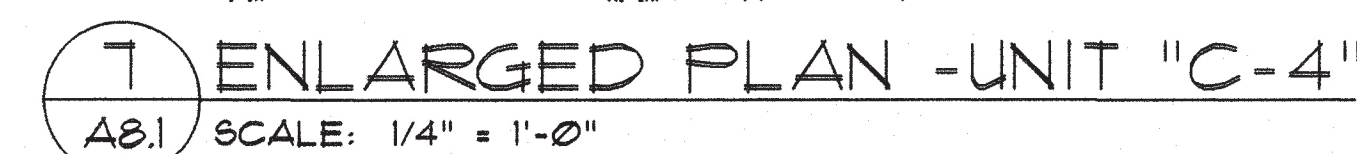
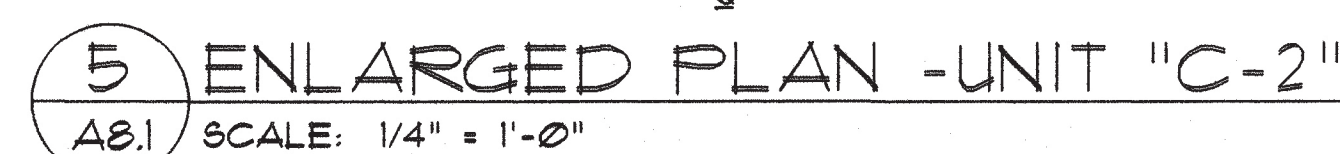
As requested, a completed Housing Mitigation Plan Checklist is included with this insufficiency response as “Exhibit B - Housing Mitigation Plan Checklist”. In addition to the Housing Mitigation Plan Checklist, the following is a narrative description of the housing mitigation plan requirement and our proposal for meeting the affordable housing requirement generated by the proposed Professional Service Office use.

The proposed Professional Service Office use comprises of 7,418 s.f. of office space. The floor area dedicated to this Professional Service Office use is more fully described above under the insufficiency response for BUP2022-0077 and in “Exhibit A – Office Use Floor Plans” included below. This office space generates an affordable housing requirement of 1.597 units. This translates to a total number of persons housed of 2.875 persons. This requirement can be met by deed restricting a single 2-bedroom unit at 120% AMI and providing a fee in lieu for the remaining .597 units.

As an alternative, we propose deed restricting one 1-bedroom/studio unit and one 2-bedroom unit as rental units at 120% AMI. This will result in a total number of persons housed of 3.45 thereby exceeding the number of persons housed under the mitigation requirement.

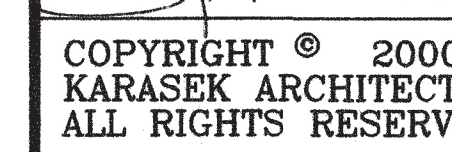
Furthermore, due to the uniqueness of the existing building and the potential in the future to change the use of the building, we request that the proposed deed restriction of these units be linked directly to the Professional Service Office use under BUP2022-0077. Should the use of the building change in the future, the affordable housing mitigation required by the new use will be met at the time the change of use occurs and may or may not include the units proposed to be deed restricted herein.

Exhibit A – Office Use Floor Plans

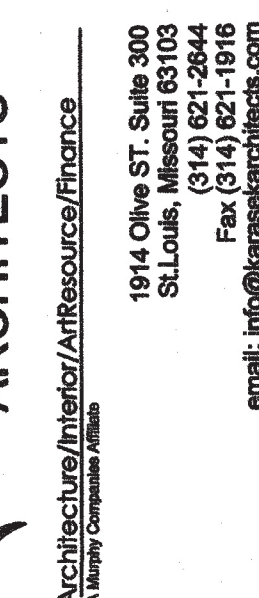


- REFER TO FLOOR PLANS FOR PARTITION TYPES OF CORRIDOR PARTITIONS AND LIVING UNIT PERIMETER PARTITIONS.

1. PROVIDE AND INSTALL NEW INSIDE MOUNTED MINI-BLINDS AT ALL LIVING UNIT EXTERIOR WINDOWS.



JACKSON HOLE ASSISTED LIVING, L.L.C.
AN AMERICAN HEALTHCARE MANAGEMENT COMMUNITY
RAFTER "J" SUBDIVISION LOT 333
JACKSON HOLE, WYOMING



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**LANDSCAPE ARCHITECTS
WIRTH DESIGN ASSOCIATES
172 N. CENTER STREET
JACKSON, WYOMING 83001**

DRAWN BY: JKC

DATE: 06-30-00

SHEET TITLE:	ENLARGED FLOOR PLANS		REVISIONS:		
			DATE:		DESCRIPTION:
		SHEET NO:			
		A8.1			
		42 OF 124			
		98169A81			
COMM. NO.		98169			

Exhibit B - Housing Mitigation Plan Checklist



Jackson/Teton County Affordable/Workforce Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☐ No ☒
If yes, explain and refer to LDR Section 6.3.2.c _____

2. Are there credits associated with your development? Yes ☐ No ☒ If yes, explain where the existing credits came from, provide the calculation, and refer to LDR Section 6.3.5.D.3. _____

Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (see LDR section 6.3.3.B)? Yes ☐ No ☒

If yes, provide the calculation according to LDR Section 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

☐ I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

Housing Mitigation Requirements Calculator. If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. A link to the Town of Jackson download can be found here: www.jacksonwy.gov/200/Planning. A link to the Teton County Calculator can be found (TBD). Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

☒ I have attached the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

Type of Affordable Housing Provided – Standard Restrictions. (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom			1 1		
2-bedroom			1		
3-bedroom					

Special Restriction. The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or from their website .

www.jhaffordablehousing.org/1856/Deed-Restriction-Templates

☐ I have attached a draft of the Standard Restrictions for each unit.

Livability Standards (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found on the Housing Department's website.

www.jhaffordablehousing.org/1790/Housing-Department-Rules-Regulations

☒ I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

Method for Providing Required Housing (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

☒ I have attached a detailed explanation of my proposed method of providing Required Housing.

Phasing Plan (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

☒ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.