

AGENDA

Planning and Zoning Commission

May 15, 2019 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of June 5, 2019 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. April 17, 2019
 - II. May 1, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. **Item P19-047:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A NEW CAR WASH LOCATED AT 660 WEST BROADWAY AVENUE
 - II. **ITEM P19-059:** AMENDMENT TO SNAKE RIVER CANYON RANCH MASTER PLAN, SUB AREA III
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
APRIL 17, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 4/17/19, in the Town Hall Council Chambers.

ROLL CALL:

 x Anne Schuler, David Vandenberg, x Katie Wilson, x Abby Petri, x Chris Beaulieu,
 x William Gale, Thomas Smits

STAFF:

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

1. March 7, 2019 Joint Meeting

A motion was made by: Anne Schuler seconded by: William Gale

Motion approved by a 5 to 0 vote

2. March 20, 2019

A motion was made by: Anne Schuler seconded by: Abby Petri

Motion approved by a 5 to 0 vote

3. March 20, 2019 Joint Meeting – NO VOTE

A motion was made by: _____ seconded by:

Motion approved or denied by a to vote

4. April 3, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P19-041:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE TOWN PARKING GARAGE LOCATED AT 160 SOUTH MILLWARD STREET.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: N/A

PUBLIC COMMENT: N/A

PC DISCUSSION: N/A

MOTION:

I move to **continue** these items to the Planning Commission meeting scheduled for May 1, 2019.

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a _5_ to _0_ vote

2. **ITEM P19-039:** DEVELOPMENT PLAN FOR A LAND DIVISION AT 170 REDMOND STREET IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 (NM-1) ZONE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Scott Shepard

PUBLIC COMMENT: None

PC DISCUSSION:

- Like new zoning with 0' lot line
- Better to get 2 units then 1

- Surprised that you can have that much on lot

MOTION:

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-039, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend approval to Town Council of an attached single family development (duplex) at 170 Redmond Street, subject to the department reviews attached hereto and the following two conditions of approval:

1. The applicant shall remove the existing detached single family home from the property prior to recording a plat with the County Clerk.
2. The applicant shall repair and reclaim the sidewalk frontage to match the existing sidewalk frontage where the existing curb cut is located as a result of relocating the two proposed curb cuts for the new development.

A motion was made by: Chris Beaulieu seconded by: Anne Schuler
Motion approved by a 5 to 0 vote

NEW BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

5G Cell Towers will not be presented at the Planning Commission because the towers can go in the Public Right of Way and Zoning does not include the Public Right of Way.

Hillside will be coming in the next couple of months.

A planner will present the Downtown Parking Study to the Planning Commission at an upcoming meeting.

Hog Island Comp Plan Amendment is still being discussed.

Police need some jurisdiction in the county.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Chris Beaulieu

Motion approved by a _5_ to _0_ vote

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MAY 1, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 5/1/19, in the Town Hall Council Chambers.

ROLL CALL:

☐ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☐ Chris Beaulieu, ☒ William Gale, ☒ Thomas Smits

STAFF: Brendan Conboy, Paul Anthony, Floren Poliseo

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

April 17, 2019 Joint Meeting

A motion was made by: Katie Wilson seconded by: William Gale

Motion **denied** by a 4 to 0 vote –

continued to the next PC meeting because the minutes were not included in the packet.

March 20, 2019

A motion was made by: Katie Wilson seconded by: Abby Petri

Motion **approved** by a 4 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P18-365:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A SURFACE PARKING LOT CONTAINING 24 SPACES AT 630 EAST BROADWAY FOR THE TETON COUNTY HOSPITAL DISTRICT.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Brett Bennett

PUBLIC COMMENT: None

PC DISCUSSION: Question about how people will cross Broadway to get to hospital? Will there be a mid-block crosswalk? The Planning Commission is generally OK with people walking to the corner of Redmond Street to cross the street.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for item P18-356, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals and recommend **approval** to Town Council of a Conditional Use Permit for a surface parking lot for the property addressed at 630 East Broadway subject to the departmental reviews attached hereto and the following four conditions of approval:

1. Prior to issuance of a Grading Permit, the applicant shall provide a bond in the amount of 125% of the cost of all landscaping.
2. The applicant shall replace the existing and now abandoned curb cut to Town standards to match the grade of existing sidewalk.
3. The applicant shall submit lighting plans with Grading Permit submittal that demonstrate compliance with Sec. 5.3.1 Exterior Lighting of the LDRs that demonstrates compliance with light trespass, controls, total allowable lighting on site, and required lighting reduction times.
4. The applicant shall develop a comprehensive Parking Management and Alternative Mobility Plan to be reviewed and approved by Planning Staff and to be submitted in conjunction with any future applications related to the Senior Living Center or additional surface parking.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion **approved** by a 4 to 0 vote

2. **ITEM P19-041:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE TOWN PARKING GARAGE LOCATED AT 160 SOUTH MILLWARD STREET.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Tamara Shiveley

PUBLIC COMMENT: None

PC DISCUSSION: None

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P19-041, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to recommend **approval** to Town Council of locating a wireless communications facility within an existing stealth structure on the roof of the Town Parking Garage and associated equipment as described in the lease to be executed with the Town within the Town Parking Garage located at 160 South Millward Street, subject to the department reviews attached hereto and the following condition of approval:

1. The applicant shall sign a lease with the Town prior to approval of a Building Permit for the facility.

A motion was made by: William Gale seconded by: Abby Petri
Motion **approved** by a 4 to 0 vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

- District 1 / Historic Preservation Update
- Growth Management Plan
- Downtown Parking Study

ADJOURN: 6:13 PM

A motion was made by: Thomas Smits seconded by: William Gale
Motion **approved** by a 4 to 0 vote



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 10, 2019
MEETING DATE: MAY 15, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P19-047:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A NEW CAR WASH LOCATED AT 660 WEST BROADWAY AVENUE.

APPLICANT: Y2 CONSULTANTS – ROBERT INFANGER

OWNER: DAVID TIBBETTS

REQUESTED ACTION

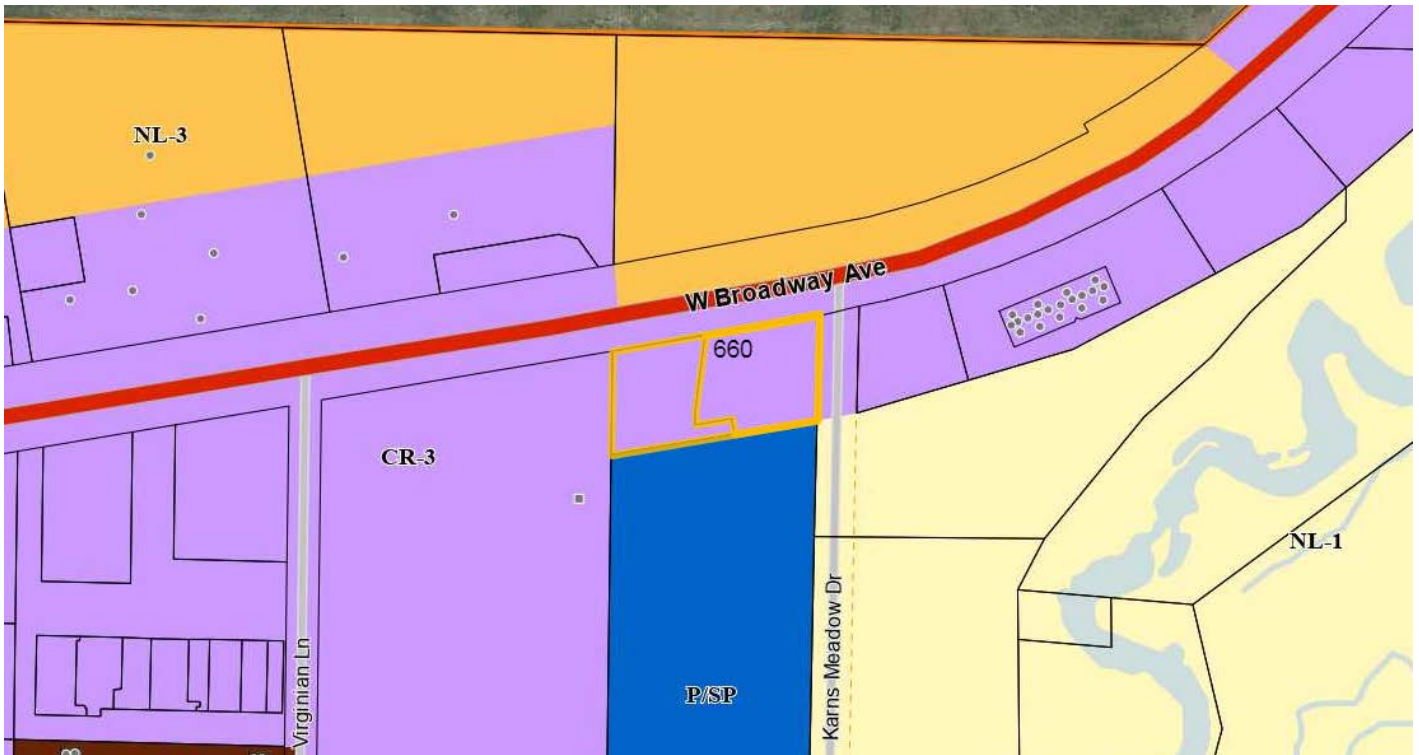
The applicant is requesting approval of a Conditional Use Permit (CUP) for a new car wash (Heavy Retail/Service use), located on Lot 2 (eastern lot) at 660 W. Broadway Avenue.

APPLICABLE REGULATIONS

Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 660 W. Broadway Avenue and legally described as Lot 2, Tibbets Addition to the Town of Jackson. An aerial photo and zoning map are shown on the following page showing the general location of the proposed site (please see the applicant submission for a detailed site plan):



BACKGROUND/ALTERNATIVES

The subject site was rezoned from Auto-Urban Commercial (AC) to Commercial Residential-3 (CR-3) in July 2018. Zoning to the north across West Broadway Avenue is Neighborhood Low Density-3 (NL-3), to the east and west is CR-3 and to the south is Public/Semi-Public (P/SP). Recently in 2019 the site was subdivided from a 1.14 acre (49,658 sf) parcel to two lots: Lot 1 (western lot) at 0.52 acres and Lot 2 (east) at 0.64 acres). Currently there are two curb cuts on Karns Meadow Drive that provide vehicular access to the site. Pedestrian improvements exist on Broadway with an attached bike path and 6' wide detached sidewalk and

on Karns Meadows Drive with a 6' wide attached sidewalk. Starting from the east and moving west, the elevation over both lots drop from 6,192 feet to 6,178 feet for a total elevation change of approximately 14 feet. A Hillside CUP is not required because the average cross slopes are less than 10%. The applicant worked with Staff in providing a slope analysis prior to this CUP application.

The property owner has been pursuing the idea of building and operating a car wash at 660 W Broadway since they completed a pre-application in August 2016. The applicant also received approval by the Design Review Committee (DRC), and was approved for an Environmental Analysis (EA) and Development Plan (lot split) under AC zoning. Car wash is an allowed use under the AC zoning under Heavy Retail/Service provided a Conditional Use Permit (CUP) is approved. Although the zoning for this area has changed to CR-3 effective July 18, 2018, this CUP application is considered vested under AC zoning according to Land Development Regulation (LDR) section 1.8.1. Applicable LDRs for Review Determined at Sufficiency. More specifically, the EA and Development Plan approved under AC was specific to the car wash vesting review under AC zoning.

Below are the past approvals related to this CUP:

- Pre-application (P16-086): Reviewed under the AC zoning and completed on 9/31/2016
- Design Review Committee (DRC) (P17-239): Approved by the DRC on 12/13/2017
- EA (P18-034): Approved by Staff with the following conditions on 3/9/2018
 1. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a landscape plan prepared and stamped by a Wyoming Landscape Architect that shows vegetation types that are not palatable to mule deer. In addition, the applicant shall provide a landscape plan that is conducive to wildlife movement through the site.
 2. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall remove the existing fencing along the southern property line and replace it with compliant fencing along the southern areas of the site with retaining walls 6' or higher.
 3. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a Habitat Enhancement/Mitigation plan which provides either on-site or off-site mitigation at a 2:1 ratio for the areas of the site, specifically the areas with Cottonwood trees, which were willfully disturbed. The 2:1 will be based upon the area of the trees shown in the 1999 aerial photo.
- Development Plan for lot split (P17-122): Approved by Town Council on 5/7/2018
- Subdivision Plat (P18-245): Approved by Town Council on 10/1/2018

Project Description

The applicant is requesting approval of a CUP for a new car wash (Heavy Retail/Service use) at 660 W Broadway (Lot 2). The entire lot will be re-developed to support a 3,500 sf single-story car wash oriented east to west and located along the northern portion of the lot up against the 20' front setback along Broadway. The building at its highest point (the cupola) is 35' but the majority of the building is an average of 26 feet. The building design seeks to emulate a barn with vertical reclaimed wood siding, a gable roof made of standing seam metal, large windows facing the highway, and a stone base wrapping the entire building. The floor plan consists primarily of the wash tunnel but also includes an equipment room, electrical room, office

and customer service area with bathroom.

The car wash is a self-serving, drive-through, conveyance system that will be open seven (7) days a week from 8am-8pm. The applicant anticipates the car wash servicing 10-15 vehicles per hour with the capability of servicing more. The average wash time once on the conveyance system is about 4 minutes with an additional 5 minutes for vacuuming/detailing within the 9 oversized parking spaces. Minimal staff is needed with 1-2 employees on-site at any given time.

Vehicular access will be taken off Karns Meadow Drive through a 20' wide shared access drive located in the southeastern corner of the subject lot. The queuing lane can accommodate 8 vehicles at the payment kiosk and another two vehicles beyond the kiosk before entering the wash tunnel. One vehicle is washed at a time. The applicant is proposing to keep the existing northern curb cut along Karns Meadow Drive to serve as a bailout exit in the event a customer in the queuing lane no longer can/wants to get a car wash or in the event the car wash itself is experiencing unexpected mechanical/technical issues during operating hours. The purpose of the bailout exit is to avoid vehicles reversing back through the queuing lane causing a traffic jam. The proposed use of the bailout exist is anticipated by the applicant to be minimal. The site currently has access by foot and bike on West Broadway via a bike path and detached sidewalk and on Karns Meadow Drive via a 6' wide attached sidewalk.

Trash, snow storage, bicycle racks, and landscaping have been identified on the site plan. No signage is proposed at this application. Based on a previous EA, the applicant is proposing off-site mitigation (18 new Willow shrubs/trees) on Karns Meadow to offset the impact of the several on-site Cottonwood trees that were removed over time.

Compliance Summary: The applicable dimensional limitations for the project are shown below.

STANDARD	AUTO-URBAN COMMERCIAL (AC)	PROPOSED	COMPLIES?
FAR	27,878 sf x 0.25 = 6,970 sf	3,583 sf	Yes
LSR	27,878 sf x 0.20 = 5,576 sf	5,864 sf	Yes
Plant Units	1 per 12 new parking spaces + 1 per 1,000 sf of LSR = 7 plant units	7 plant units	Yes
Maximum Lot Coverage	N/A	N/A	Yes
Minimum Lot Size	7,500 SF	27,878 sf	Yes
Building Height	35'	35' (at highest point for cupola)	Yes
Density	No limit	No Limit	Yes
Parking	2 per 1,000 sf + 3 per repair bay + 1 per wash bay = 9 spaces required	10 (9 + 1 ADA)	Yes
Parking Back-Out Distance	24'	24'	Yes
Queuing Requirement	3 vehicle minimum	8 vehicles	Yes
Trash	On-site enclosure required	Provided in southwestern	Yes

STANDARD	AUTO-URBAN COMMERCIAL (AC)	PROPOSED	COMPLIES?
		corner of lot	
Snow Storage	2.5% of paved areas	+/-5%	Yes
Bicycle Parking	1 per 10 new parking space required = 2	2	Yes
Max Curb Cut	40% of lot width = 64' max	+/-55'	Yes
Highway Setback	First 20' must be landscaped	20' landscape with plant units	Yes
Street Yard Setback	Broadway: 20' Karns Meadow: 20'	Broadway: 20' Karns Meadow: +35'	Yes
Rear Yard Setback	South: 20'	South: +70'	Yes
Side Yard Setback	West: 10'	West: +35'	Yes
Number of Stories	2	1	Yes

Staff Review

Because car washes are unique and range in their scale and services provided, the LDRs require a CUP to conduct an in-depth review of the use on a case-by-case basis to determine compliance with the LDRs and to understand its impacts on parking, access, visual & noise impacts, hours of operation and more.

Staff has reviewed the proposed use for the subject property and as conditioned have found it to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. Staff finds the location to be suitable for the proposed car wash because the highway generally serves uses that are more auto-orientated, including all of the existing car washes, and where pedestrian activity is limited compared to sites located along streets of lower classification which serve pedestrians better. Although the proposal will bring a different level of traffic to the site, the overall improvements to the property far outweigh the existing conditions which are unsightly and unpredictable. The proposed plan will formalize the eastern lot and provide aesthetic upgrades while maintaining one primary vehicular access point.

Parking / Vehicular Access

The project's biggest regulatory issues revolve around vehicular access, circulation and parking due to the nature of a car wash.

Curb Cuts: No curb cuts can be made off West Broadway for this lot due to WYDOT spacing requirements, thus vehicular access will remain off Karns Meadow Drive through a 30' shared access easement with 20' wide driveway serving both the car wash (Lot 2) and the future use of Lot 1 (west). The proposed shared access is located approximately in the same location as the current curb cut along the southeastern corner of the lot. The applicant is currently showing a second curb cut to the north adjacent to the payment kiosk to be used as a bailout exit in the event unexpected maintenance on the car washes is needed during regular business hours. Although this second curb cut currently exists, Staff has been working with the applicant to relocate the bailout so that vehicles in the queuing lane would exit onto the shared access driveway and not Karns Meadow Drive. A condition of approval has been added to this effect and the applicant plans on providing a revised site plan prior to Town Council review. Ultimately the proposed access plan will be a significant improvement compared to the current situation.

Circulation & Queuing: The internal circulation as proposed does not pose any significant concerns. The proposed circulation is essentially a single vehicle lane which circles the lot counterclockwise with parking in the middle. The queuing lane can accommodate 9-10 vehicles within their property outside of the access easement. Based upon the anticipated hourly use, Staff finds there to be ample room to accommodate the

anticipated traffic. Staff has added a condition of approval that the shared access easement shall not be used for queuing of vehicles.

Parking: The applicant is providing 10 on-site spaces which complies with the 9 space requirement. One concern is that the designated employee space in the southwestern corner of the property is not practical or functional so Staff has added a condition of approval to remove or relocate it. Staff does however support the idea of having a designated employee space and has been working with the applicant to relocate that space. Since 8 of the 9 vacuum spaces are oversized measuring 14' wide, the applicant could slightly reduce the width of those spaces to accommodate an additional 9' wide employee space, likely on the western side.

Pedestrian/Bike Access

The site is currently accessible by foot and bike along West Broadway via the bike path and 6' detached sidewalk and by foot along Karns Meadow Drive via the 6' wide attached sidewalk. One concern Staff has relates to pedestrian connectivity from the Karns Meadow Drive sidewalk to the building itself, primarily for employees who will be working during operating hours. This site will be primarily accessed by vehicle due to the nature of a drive-thru car wash, however the applicant will need to revise the site plan to include a sidewalk or pedestrian crossing that connects from the Karns Meadow sidewalk to the building. The best location appears to be near the proposed bail-out exit lane. A condition of approval has been added requiring the applicant to address this access concern at the time of Building Permit submittal.

In addition to the above concern, the northeast corner appears to show landscaping to the property corner which appears to encroach into the 6' wide sidewalk at the corner of West Broadway and Karns Meadow Drive. The applicant is aware of this and plans to modify the site plan accordingly. A condition of approval has been added requiring that the site plan be revised prior to Building Permit submittal to round out that corner to ensure the sidewalk has a continual 6 feet of width at that corner.

Landscaping

As stated above in the compliance table the applicant is slightly exceeding the minimum LSR requirement and providing the minimum plant unit requirement. The majority of the larger trees and shrubs are located along the highway to screen the building and parking and serve as a landing area for mule deer crossing from the butte to the north. One concern Staff has is related to the northeast corner where evergreen trees are proposed and once fully mature may cause sight issues for vehicles and pedestrians. Staff has added a condition that the applicant work with Staff prior to Building Permit submittal to revise the landscape plan to ensure that sight viability concerns in the northeast corner are addressed. Overall the applicant has complied with the landscape standards and the EA which prohibited palatable plantings. The applicant will be required to provide a cost breakdown for the landscaping at the time of Building Permit submittal and provide a bond at the time of Building Permit issuance

Environmental Analysis (EA) & Habitat Mitigation

The subject property is located within the Natural Resource Overlay (NRO) and an EA (attached) was submitted and approved with three conditions that are listed above under Background/Alternatives. To satisfy Condition #1 the applicant has provided a landscape plan with non-palatable plant species and a site layout that allows wildlife movement along the edges of the site. To satisfy Condition #2 the applicant is proposing to remove the fencing along the southern property line and install new fencing along the 6' tall retaining wall to prevent animals from injuring themselves. Wall design and materials have not been provided but a condition has been added requiring the applicant to work the Town on designing a decorative wall that will be visible from Karns Meadow and the START facility. Finally, to satisfy Condition #3 the applicant has provided a 2:1 habitat mitigation plan that proposes planting 18 new Willows in Karns Meadow. However, since an EA is currently underway for Karns Meadow to determine the future uses, if any, Parks and

Recreation has provided feedback on the applicant's proposal stating that no new plantings should occur in Karns Meadow until the EA is concluded. The applicant is aware of this and is currently looking for alternative sites but is still interested in Karns Meadow because the site is close to the applicant's site and that a major environmental asset (Karns Meadow) would benefit from enhancement. Because these EA conditions are tied to a physical development permit (i.e. grading permit or building permit), Staff has added a condition of approval addressing these concerns.

Lighting

The Town of Jackson light regulations (Section 5.3.1) are applicable to this request and all proposed lighting must comply with these standards. At this time a lighting plan has not been prepared nor is it required at this time. All proposed lighting will be reviewed with the Building Permit and Staff has added a condition of approval requiring a lighting plan at the time of Building Permit submittal. In addition, one aspect of the EA was about how landscaping and lighting will be installed to encourage wildlife passage through the site along the east and west ends of the site. Staff has added a condition of approval that the car wash shall have a lighting reduction/dimming system or complete shut-off at night due to the EA and close proximity to Karns Meadow.

Signage

At this time no signs have been presented but the applicant has mentioned providing signage. All signs shall be approved separately through the submittal of a Sign Permit and be subject to the Town's sign standards found in Section 5.6.1. However, because car washes often need additional directional signage based on the auto-dependent nature of the use, Staff has added a condition of approval that at the time of Building Permit submittal the applicant provide a preliminary signage plan to be reviewed with the Building Permit.

Snow Storage / Trash / Bicycle Parking

The applicant has proposed a couple locations on site for snow storage that are compliant with the minimum standards of the LDRs (please see the attached site plan). The applicant has provided +/-5% of storage areas where 2.5% is required. In addition, the paved areas for access, parking and drive aisles are proposed to incorporate heating elements for snow melt. The applicant will work with Public Works to ensure storm water and drainage requirements are met and such requirements will be discussed with the required grading pre-application which will occur prior to submittal of a Building Permit. A trash enclosure will be provided in the southwestern corner of the site and be screened with a wood fence to match the existing building. Although the primary use of the site is essentially a drive-thru car wash, employees of the business will be provided bicycle parking along the western side of the building for 2 bikes which meets the minimum requirements of the LDRs.

Noise

Staff finds that there will not be any significant noise impacts and the applicant states the operation will comply with the 65 decibel requirement in the Municipal Code. In addition, operations will be from sun-up to sun-down with no late night activities proposed. Finally, the location is adjacent to West Broadway thus most noise will be generated from roadway traffic.

Affordable / Employee Housing

As stated above under Background/Alternatives, this applicant is being reviewed under the previous AC zoning and previous employee housing regulations. Based on the proposed square footage (3,583 sf), Heavy Retail/Service requires the provision of 16 sf of employee housing for every 1,000 sf which comes to a total requirement of 57.3 sf. At a rate of \$150.40 per sf, the applicant is proposing to pay a fee-in-lieu which

comes to \$8,617.92. Staff has added a condition of approval that the fee be paid prior to issuance of a Building Permit.

Design Review Committee (DRC)

The applicant went before the DRC on December 13, 2017 and the proposal was unanimously supported as presented. Staff has not found any significant site or design changes since the DRC meeting and finds the proposal to be consistent with the past approval.

Lot 1 – Uses Associated with Jackson Hole Whitewater

Both Lot 1 & 2 are vacant and the use of these lot has been a gradual increase of storage/parking (i.e. vans, boats, busses, trailers, etc.) associated with the Jackson Hole Whitewater business located directly across Karns Meadow Drive. Jackson Hole Whitewater has been in operation prior to the 1994 LDRs and is considered a nonconforming use because it does not have a CUP as required by the LDRs. The use of these lots for vehicle storage associated with Jackson Hole Whitewater began in the mid-late 1990s with a few vehicles and expanded significantly in 2007-2009. At this time Staff has not yet determined whether this use is legally nonconforming or illegal, but it is likely that when Lot 2 is developed the storage associated with Jackson Hole Whitewater will shift onto Lot 1.

Because no use is approved for Lot 1, the property owner of Lot 1 has two options as it relates to continued storage associated with Jackson Hole Whitewater: 1) The owner may apply for a Zoning Compliance Verification (ZCV) and provide documentation to the Planning Department as to date and intensity of the storage so that the Town can establish the appropriate intensity of storage on the western Lot 1, or 2) The owner may apply for a CUP for a new Outfitter/Tour Operator related to Jackson Hole Whitewater which would bring the use into conformance with the current regulations. Regardless which application the owner pursues, no physical development permits for Lot 1 will be issued until one of the two options above are pursued to completion.

Town Staff will be sending the property owner a letter notifying them that they will be allowed to continue to use Lot 1 for storage associated with Jackson Hole Whitewater for the remainder of the 2019 season, but within one (1) year of approval of the car wash CUP the owner of Lot 1 shall apply for one of the two applications mentioned in the staff report (ZCV or CUP). Failure to make an application to bring Lot 1 into compliance will result in enforcement on all uses associated with Jackson Hole Whitewater on Lot 1.

Staff Findings

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

The proposed development is located within District 4 Midtown - Subarea 4.1 Midtown Highway Corridor of the 2012 Comprehensive Plan which states:

This mixed use, TRANSITIONAL Subarea is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed use buildings with adequate setbacks and screening proportional to these busy highway corridors and intersections. Along the north side of West Broadway four stories buildings will be allowed when they are built into and used to screen the adjacent hillside. All building designs should incorporate techniques to mitigate height such as stepping back upper floors

from the streetscape. Parking areas should be predominantly in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses including retail, service and office uses catering to locals, while residential uses should be located predominantly on the upper levels of mixed use buildings or to the rear of a site and away from the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. It will be important to successfully integrate the land uses and patterns in this area with adjacent subareas.

A goal of the subarea will be to implement complete street amenities, balancing the needs of vehicle and alternative transportation users. Pedestrian connectivity across West Broadway Avenue will be needed to ensure access to the neighborhood amenities located in the southern portion of the district. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

Staff finds the proposed project meets the intent and vision for this subarea. Subarea 4.1 is a transitional area and is desired to have a mixture of uses with primarily commercial uses on the ground level which the proposal provides. Parking is predominantly screened to the rear and the site is providing shared vehicle connectivity with the adjacent lot to the west which is encouraged. The proposal is a single auto-orientated use which is consistent with the above vision that speaks to needing some single-use and auto-orientated uses. In addition, the site has adequate pedestrian connectivity on both West Broadway and Karns Meadow Drive. Finally, the project accommodates wildlife by providing a 20' landscape planting area for wildlife to safely cross over into before continuing on to Karns Meadow. The site is also mostly a flat paved area versus a large expansive structure which is better for wildlife movement. Also, no palatable plant units are proposed on-site that would otherwise attract wildlife and all existing non-wildlife friendly fencing will be removed.

In addition, Staff has analyzed this application for consistency with the Policy Objectives for District 4 Midtown as follows:

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. As stated in the approved EA, the project accommodates wildlife by providing a 20' landscape planting area for wildlife to safely cross over into before continuing on to Karns Meadow. In addition, the site is also mostly a flat paved area versus a large expansive structure which is better for wildlife movement. Finally, no palatable plant units are proposed on-site that would otherwise attract wildlife.

Common Value 2: Growth Management

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

Complies. Although the proposal does not generate the need to provide deed restricted housing, the applicant will be paying an affordable housing fee-in-lieu.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project is located within Town limits and provides a car wash service to residents and visitors.

Policy 4.2.c: Create vibrant walkable mixed-use subareas

Complies. The site currently has sidewalks on both street frontages and a bike path along West Broadway. Although the site is primarily oriented for automobile use, the site will essentially maintain the same pedestrian connectivity.

Policy 4.3.a: Preserve and enhance stable areas

Not applicable to this proposal.

Policy 4.3.b: Create and develop transitional areas

Complies. The proposal includes new development and site improvements on a vacant site which is encouraged within transitional areas.

Policy 4.4.b: Enhance Jackson gateways

Not applicable to this proposal.

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

Not applicable to this proposal.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. The applicant is required to pay an affordable housing fee as part of their proposal.

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable to this proposal.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Not applicable to this proposal.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. The proposed car wash is a local operation and meet the above objective.

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

Not applicable to this proposal.

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity

Not applicable to this proposal.

Policy 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Complies. Because an environmental analysis for visual impacts was not required, Staff finds that as conditioned the proposed use is consistent with the above policy. The applicant was required to do an EA which was approved and the applicant will comply with the conditions of that approval.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. As conditioned, Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Heavy Retail/Service use is an allowed use within the Auto Urban Commercial – (AC) zoning district with the approval of a Conditional Use Permit.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. As conditioned, Staff finds that the proposed design and operation minimizes visual impacts on adjacent lands. Access and circulation will be formalized providing predictability whereas currently the site is used as a dirt parking lot with two entrance/exits. The building design and landscaping will also provide enhanced aesthetics along the highway. In addition, the DRC reviewed this project and unanimously supported the building design, site layout and landscaping plan. Finally, a condition of approval has been added requiring the 6' retaining wall visible from Karns Meadow and the START facility to be designed as a decorative wall to address visual impacts.

4. ***Minimizes adverse environmental impact.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. As conditioned, Staff finds that the proposed use will not have an adverse environmental impact. The EA will ensure that significant wildlife impacts are mitigated. In addition, the applicant is proposing to use a PurWater Reclaim System which will re-use water used in previous washes which is an effort to reduce waste. Finally, the applicant will be required to meet the Town's sanitary sewer and wastewater runoff standards.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. As conditioned, Staff finds that the proposed use minimizes adverse impacts from nuisances by formalizing the site's use, circulation and parking. Staff does not find that noise will be an issue as this use does not operate late at night and does not include use of heavy equipment. The noises resulting from this use will be typical to others located along the busy highway.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. As conditioned, Staff finds that the proposal will have no significant adverse impact on public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. As conditioned, Staff finds that the proposed use and development complies with the provisions of the LDRs. The proposed development meets all other applicable regulations such as

Setbacks, FAR, Lot Coverage, LSR, etc. In addition the proposed use and development complies with all other Town Ordinances.

8. ***Previous Approvals.*** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Complies. As conditioned, Staff finds the proposed request to be in substantial conformance with the previously approved permits, specifically the DRC, EA and Development Plan. The remaining compliance needed is related to the required mitigation that resulted from the EA and the applicant will comply with mitigation at a 2:1 ratio for the disturbed Cottonwood trees at Building Permit submittal.

ATTACHMENTS

Applicant Submittal
Department Reviews

STAKEHOLDER ANALYSIS

The primary stakeholders are the general public.

PUBLIC COMMENT

Public comment was received from Carrie Geraci (attached), Director at JH Public Art. Carrie shared information about the existing ArtSpot located on the subject property which serves as a rotating art venue for the public. As a result of the car wash development, the venue will need to be moved. However, JH Public Art will continue to work with the property owner to determine whether the venue will go back on Lot 2 after development is complete or move it over to Lot 1. Public art is permitted on private property and Staff supports public art on private property with the coordination of the owner.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to Staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of Conditional Use Permit (P19-047) for a new Heavy Retail/Service use (car wash) located at 660 W. Broadway Avenue (Lot 2), subject to the departmental reviews and the following conditions of approval:

1. Prior to issuance of a Building Permit, the applicant shall pay the affordable housing fee in the amount of \$8,422.40.

2. At the time of Building Permit submittal that applicant shall provide a cost breakdown for the proposed landscaping. In addition, prior to issuance of a Building Permit a bond for 125% of the cost of landscaping shall be provided.
3. At the time of Building Permit submittal the applicant shall provide a cost breakdown for the 18 willows for purposes of bonding. Additionally the applicant shall provide the final off-site location for the 2:1 mitigation.
4. At the time of Building Permit submittal the applicant shall demonstrate compliance with the second condition of approval in the EA related to fencing.
5. Prior to submittal of a Building Permit the applicant shall revise site plan to include pedestrian connectivity from Karns Meadow Drive to the building, preferably to the immediate north of the kiosk.
6. Prior to submittal of a Building Permit the applicant shall revise the site plan to either remove the bail-out exit or relocate it so that no vehicles exit onto Karns Meadow beyond the shared access drive.
7. Prior to submittal of a Building Permit the applicant shall revise the site plan to remove the guest space adjacent to the trash enclosure.
8. Prior to submittal of a Building Permit the applicant shall revise the site plan to round out the northeast corner of landscaping to maintain a 6' wide sidewalk.
9. At the time of Building Permit submittal the applicant shall provide a lighting plan for the site that complies with the Town's lighting standards.
10. At the time of Building Permit submittal the applicant shall provide a preliminary signage plan to be reviewed with the Building Permit which includes directional signage.
11. The applicant shall work with the Town on providing a decorative wall material for the 6' retaining wall along the southern property line.
12. The shared access shall not be used as a queuing lane for the car wash.
13. The applicant work with Staff prior to Building Permit submittal to revise the landscape plan to ensure that sight viability concerns in the northeast corner are addressed.
14. All exterior and interior lighting shall be reduced/dimmed or complete shut-off at night due to the EA and close proximity to Karns Meadow.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P19-047, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommends **approval** to the Town Council for a new Heavy Retail/Service use (car wash) located at 660 W. Broadway Avenue (Lot 2), subject to the department reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit, the applicant shall pay the affordable housing fee in the amount of \$8,422.40.
2. At the time of Building Permit submittal that applicant shall provide a cost breakdown for the proposed landscaping. In addition, prior to issuance of a Building Permit a bond for 125% of the cost of landscaping shall be provided.
3. At the time of Building Permit submittal the applicant shall provide a cost breakdown for the 18 willows for purposes of bonding. Additionally the applicant shall provide the final off-site location for the 2:1 mitigation.
4. At the time of Building Permit submittal the applicant shall demonstrate compliance with the second condition of approval in the EA related to fencing.

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14. All exterior and interior lighting shall be reduced/dimmed or complete shut-off at night due to the EA and close proximity to Karns Meadow.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

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

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: 660 West Broadway Car Wash
Physical Address: 660 W. Broadway Ave., Jackson, WY 83001
Lot, Subdivision: Tibbitts Subdivision, Lot 2 PIDN: 22-41-16-33-1-00-020

OWNER.

Name: Huffman-Tibbitts, LLC Phone: 214.538.9322
Mailing Address: PO Box 4864 Jackson, WY ZIP: 83001
E-mail: john@360investtx.com

APPLICANT/AGENT.

Name: Y2 Consultants, LLC Attn: Robert Infanger Phone: 307.733.2999
Mailing Address: PO Box 2870 Jackson, WY ZIP: 83001
E-mail: robert@y2consultants.com

DESIGNATED PRIMARY CONTACT.

☒ Owner ☒ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
☒ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ 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>P16-086</u>	Environmental Analysis #:	<u>P18-034</u>
Original Permit #:	<u>N/A</u>	Date of Neighborhood Meeting:	<u>N/A</u>

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Owner or Authorized Applicant/Agent

Robert Infanger, Y2 Consultants

Name Printed

~~02-08-2019~~ 02/28/2019

Date

Project Manager

Title

LETTER OF AUTHORIZATION

HUFFMAN-TIBBITTS LLC

LOT 2, TIBBITTS SUBDIVISION; 660 WEST BROADWAY AVE.

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

HUFFMAN-TIBBITTS, LLC c/o JOHN HUFFMAN

, as the owner of property more specifically legally described as: LOT 2, TIBBITTS SUBDIVISION; 660 WEST BROADWAY AVE.

TOWN OF JACKSON, WYOMING

(If too lengthy, attach description)

HEREBY AUTHORIZES

Y2 CONSULTANTS, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

MEMBER

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

STATE OF

TEXAS

COUNTY OF

Dallas

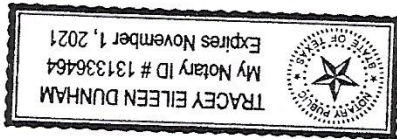
)
(SS.)

The foregoing instrument was acknowledged before me by John Huffman this 8th day of February, 2009.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/1/2021





y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES



CONDITIONAL USE PERMIT

HEAVY RETAIL USE-CAR WASH
LOT 2, TIBBITTS SUBDIVISION

Prepared by:

Y2 Consultants, LLC
Robert Infanger, PLA
PO Box 2870
Jackson, WY 83001

Prepared for:

Huffman-Tibbitts, LLC
PO Box 4864
Jackson, WY 83001

March 4, 2019

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INTRODUCTION

LOT OWNER

David Tibbitts
PO Box 3695
Jackson, WY 83001

APPLICANT

Tibbitts/Huffman, LLC
PO Box 4864
Jackson, WY 83001

AGENT

Y2 Consulting, LLC
PO Box 2870
Jackson, WY 83001

ARCHITECT

Ikemire Architects
Attn: Jamie Hulse

ENGINEER

Y2 Consultants, LLC
Attn: Katie Creasey
PO Box 2870
Jackson, WY 83001

David Tibbitts is a long-time resident of Jackson Hole. He has owned and operated the Jackson Hole Whitewater business for nearly 34 years. The co-applicant, John Huffman, is a 17-year resident in East Jackson and has dual residency in Dallas, Texas. John owns and manages high-quality businesses nationwide. Both David and John are active participants in the Jackson community and are grateful to present this application to the Town.

The Broadway Avenue commercial corridor is heavily utilized by visitors and residents alike. Out-of-date, relic services for the vehicle-maintenance/car-washing industry are not meeting the demand of increased vehicles and fleet services existing in Jackson today. The proposed development allows for local residents, as well as local businesses (including customer shuttling services, vehicle rentals, and/or related transportation and tourism industries) an opportunity to maintain vehicles with the highest quality equipment of today.

A partnership was formed in 2016, Huffman-Tibbitts, LLC, to respond to the need for higher-performance vehicular maintenance. The applicant has hired Y2 Consultants, LLC as agent to submit the following narrative and design drawings to the Town of Jackson per requirements for review and approval of a Conditional Use Permit (CUP).

PROPERTY BACKGROUND

The Subject Lot is 0.64 acres (27,749 sf), located in the Auto-Urban Commercial (AC-TOJ) zone, and within Character District 4.1, Midtown Highway Corridor of the Comprehensive Plan. Neighboring uses include Broadway Avenue/Highway 89/Highway 191 (Broadway Ave.); Jackson Hole Whitewater separated by a Karns Meadow Drive; Start Bus Barn; and vacant Commercial Lot 1 of Tibbitts Subdivision and the Virginian Restaurant, Lodge, and Saloon.

David Tibbitts purchased 660 W. Broadway Ave. in 2015. The previous landowner, Peter Karns, permitted JHWW's use of the property for seasonal overflow parking, as needed.

The Subdivision does not contain any surface water rights. Existing conditions and easements are shown on the Existing Conditions Plan, Appendix A, attached with this application. An Environmental Analysis (EA) was performed in the fall of 2017 as a preliminary process step prior to a Subdivision Plat application and this Conditional Use Permit application. The EA was deemed sufficient by the Town of Jackson Planning Department on March 9th, 2018 and thoroughly describes the existing, physical conditions of the subject property. This document is attached as Appendix A.

PROJECT PROPOSAL

A proposed, state-of-the-art car washing facility is proposed on Lot 2 of the Tibbitts Subdivision at 660 W. Broadway. The proposed facility compliments local character and meets expectations of its zoning district's goals. The development provides washing equipment and complimentary vacuuming options at an affordable price, all while meeting standards, regulations, and requirements of the Auto-Urban Commercial (AC) zone and character district. Use and development standards for this proposed project are elaborated upon in the following sections.

The 3,500 square foot washing facility features a self-service, drive-through, conveyance system. Upon entry and correct alignment, the customer is notified to place their vehicle in neutral gear. A conveyance system pulls the vehicle through the facility at a set pace. Washing, waxing, tire shining, and drying are services purchased at a Point of Sale kiosk. Complimentary vacuums are included with every washing purchase; customers have the option to use the complimentary vacuums located in designated parking spaces or to exit the site following their wash. A Site Plan including circulation routing has been provided as Appendix C to better aide this description. The remaining building program consists of a small lobby/waiting area, restrooms, storage and mechanical rooms.

The car wash is proposed to be open Monday to Sunday, 8am-8pm. The applicant anticipates 1-2 employees on site during operating hours and up to a 5-person staff total. Employees shall receive a competitive hourly wage depending on experience, responsibility, and credentials.

It is anticipated that the car wash will service approximately 10-15 vehicles per hour, although the facility's capacity allows much higher numbers. Each vehicle washing takes approximately 4 minutes and vacuuming averages 5 minutes. Powerful suction and easily maneuverable hoses provide an efficient self-service vacuuming operation. Trash receptacles are conveniently located near vacuuming stalls for refuse control.

LOT 1 TIBBITTS SUBDIVISION: CONTINUED USE

There is no proposed change of use for Lot 1. Affordable housing or employee housing mitigation is not required for Lot 1's continued use.

A future Grading Permit for Lot 2's physical development will include layout and details for minor improvements on Lot 1 associated with shared solutions for both lots including landscape screening, stormwater management, access and pedestrian connections.

LOT 2 TIBBITTS SUBDIVISION: PROPOSED HEAVY RETAIL/SERVICE USE

Current zoning indicates that "commercial development oriented to the street that is easily accessible by automobiles with adequate parking and pedestrian connections to adjoining developments are appropriate within the Auto-Urban Commercial (AC) zone. The proposed car wash facility is categorized as Heavy Retail/Service Use and is allowed in this zone pursuant to a Conditional Use Permit (CUP). This CUP application proposes development meeting the criteria of the AC-zone and proposes a similar use to neighboring vehicle-oriented developments.

DESIGN REVIEW COMMITTEE

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with Lot 1, Lot 2 and the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017. The approval letter, dated December 19, 2017, is attached as Appendix E for reference. At the time, review by the DRC was not required, but the applicant desired to ensure that all design standards were being met.

TIBBITTS SUBDIVISION DEVELOPMENT PLAN (APPROVED MAY 7, 2018)

David Tibbitts is the sole owner of 660 W. Broadway Avenue. A Development Plan was submitted on June 23, 2017 to subdivide the property into two (2) lots, "Lot 1" and "Lot 2." The application was approved by the Jackson Town Council on May 7, 2018. Pursuant to subdivision standards, public notification was provided on April 30, 2018. Please note, this application refers to Lot 2 as the subject lot for the car wash project.

Lot 1 of Tibbitts Subdivision retains access via a 30' road easement along the southern property boundary line of Lot 2. This easement is shown on the Subdivision Plat (S/D18-245) and is attached as Appendix D. The Subdivision Plat for Lots 1 and 2 of the Tibbitts Subdivision was submitted on August 13, 2018, approved on October 1, 2018 and is scheduled to be filed in February 2019.

SUBSECTION B. PHYSICAL DEVELOPMENT

PROPOSED DEVELOPMENT PROGRAM & DEVELOPMENT CALCULATIONS

Table 1. Proposed Development Program

Proposed Development Program		Lot 2 Tibbitts Subdivision - 660 W. Broadway Ave.		
Area Calculations				
Gross Site Area	0.64 -acres or 27,878 sq.ft.			
	Base Site Area (sq.ft.)	Adjusted Site Area (sq.ft.)		
Land within road easements and right-of-way	0	0		
Land within existing vehicular access easements	4,311	4,311		
Land between levees or banks of rivers and streams	0	0		
Lakes or Ponds > 1 Acre	0	0		
Land previously committed as open space in accordance with these or prior LDRs	0	0		
50% of lands with slopes > 20%	0	0		
Calculated totals (sq.ft.):	27,878	23,567		
Development Calculations (Use - Heavy Retail/Service)				
Gross Site Area	0.64 -acres or 27,878 sq.ft.			
	AC-Zone Standard	Existing	Proposed	Gross
Number of units or density	N/A	0	(see note*)	5
Floor area (habitable)		0	1,560	1,560
Floor area (non-habitable)		0	2,023	2,023
FAR or maximum floor area Gross	6,969.5 sq.ft. (0.25*BSA)	0	3,583	3,583
Site Development	N/A	17,690 sq.ft. *(see note)	21,543 sq.ft.	21,543 sq.ft.
Landscape Surface Ratio	5,575.6 sq.ft. (0.20*BSA) min.	10,188 sq.ft. *(see note)	5,864 sq.ft.	5,864 sq.ft. (or 0.21)
Setbacks				
Front or Street Yard	20'			
Rear Yard	20'			
Side Yard	10'			
Height	35'			

Note*: The existing site has been utilized as a parking and storage area for Jackson Hole White Water (JHWW) operations and consists of a centralized gravel parking lot with one-way accesses to Karns Meadow Drive. The gravel parking lot covers most of the site area and any area that is not gravel consists of overgrown vegetation naturally occurring on fringes of the parking lot. 2017 Aerial Imagery was used to approximate the existing site area that is comprised of gravel and or driving surface material. The inverse of the driving surface material and gravel is calculated as existing "Landscape Surface Ratio."

STRUCTURE LOCATION AND MASS

The subject property's location is situated at the corner of Broadway Avenue and Karns Meadow Drive, specifically on the southern side of Broadway Avenue and western side of Karns Meadow Drive. The LDR required setbacks for the AC zone are depicted in the Proposed Development Program & Development Calculations Table 1 on the previous sheet of this document. The structure proposed as part of this application has been situated to meet the Town of Jackson's highway corridor design goals. It is the applicant's understanding that the intent of the highway corridor,

or “street,” setback is to purposefully situate buildings to be separated from the highway as to provide a continuous and consistent buffer for structures and to provide landscape buffers to create an attractive green street edge in this area of Town. This application proposes that the structure be located 20-feet from the north property (same as highway right-of-way) line to meet these identified criteria. All other structural setbacks including rear and side setbacks are to be met and are shown on Sheet L2.0 CUP Site Plan Appendix C. Existing curb cuts are proposed to be utilized and no new interruptions to existing pedestrian and bike path infrastructure is proposed as a result. Proposals for landscape requirements are elaborated upon in further sections of this document.

The building is designed to be a 3,583 square-foot, one-story, barn-style structure with a 29'-6" ft high gable (with 37.5% roof pitch totals 33'-0") fronting both Broadway Avenue and Karns Meadow Drive. The height of the proposed structure does not exceed maximum height allowances for the AC zone.

MAXIMUM SCALE OF DEVELOPMENT

The proposed car wash structure is 3,583 square feet in size. Gross floor areas for single buildings in the AC zone may not exceed 15,000 square feet.

BUILDING DESIGN

The proposed development site design meets applicable standards in the TOJ Design Guidelines and TOJ LDRs. The building is oriented parallel to the highway, thus minimizing views into the washing facility. A 20' Highway Frontage setback is proposed and is to be landscaped with a mix of native vegetation. This landscape buffer is also proposed to effectively collect the Town of Jackson's sidewalk and Teton County Pathway's bike path stormwater run-off. The proposed building location was also designed to visually screen a proposed parking and vacuuming area, located immediately south of the building.

The building is designed with a gable fronting both Broadway Ave and Karns Meadow Drive. The barn-style architectural design was sought by the applicant to maintain desired future character of Broadway Avenue as it pertains to the greater Town character. Reclaimed barnwood is proposed as the primary exterior building material and treatments are consistently applied to all building facades facing both Broadway Avenue and Karns Meadow Drive. Preliminary Building elevations approved by the DRC are attached as Appendix G.

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with Lot 1, Lot 2 and the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017. The approval letter, dated December 19, 2017, is attached as Appendix E for reference.

SITE DEVELOPMENT

Site development is not being proposed in the front/street yard as part of this application. Landscaping is proposed in the 20-foot front/street yard as a visual screening mechanism to buffer the proposed development along the highway corridor. Access, parking and drive aisles are proposed for the remainder of the lot along with a concrete pad for a trash/refuse receptacle that will be present along the western property boundary of Lot 2. This concrete pad is to be enclosed by fencing. Side yard setbacks for site development in the AC zone are 5-feet and this application does not propose any new encroachment into the side yards. A one-way vehicular access point exists on the eastern property line along Karns Meadow Drive. It is proposed that this access point remain as an egress for “bail-out” customers who need to exit the car wash facility prior to the tunnel-entry services. Minor development is proposed to this existing curb-cut and the applicant only anticipates a connection of the proposed drive aisle to the egress point.

Users of the car wash facility on Lot 2 will access the site from Karns Meadow Drive via a 20' wide access road located 4-feet, 2-inches from the rear lot-line. A retaining wall will also be necessary along the southern property boundary to meet access driveway standards. This access road is also the sole ingress and egress for Lot 1, via a 30-foot wide access easement previously approved as a portion of the (S/D18-245) Subdivision Plat application. The owner proposed to utilize Karns Meadow Drive as the point of access for both Lots 1 & 2 as part of the previous subdivision due to WYDOT regulations and standards for proposed curb-cuts not allowing for Lots 1 or 2 to be accessed via Broadway Avenue. The applicant understands that the AC zone requires a 5-foot site development setback. The applicant is requesting consideration from the planning director to allow a 20% adjustment for this setback. Minimum design standards for turning radii, essential access lane widths, drive aisle widths, parking space dimensions (for vacuuming/detailing services), pedestrian accesses and building program dimensions were strategically utilized to respect Town of Jackson zoning standards for all setbacks on this lot.

FENCING

Fencing along the side or rear lot line may be located zero feet (0') from the lot line but may not exceed 6' in height. Non-wildlife friendly fencing, installed in 2007 along the north lot line of the property and internally within the existing parking lot, will be removed as part of the proposed development. Fencing is proposed around the trash enclosure for screening and security purposes and is shown on Sheet L2.0 CUP Site Plan Appendix C. A retaining wall proposed along the south property line necessary for the proposed access road is anticipated to require a guardrail for safety purposes. Currently, steep grade changes in this area do not have safety mechanisms to prevent wildlife from falling or hazardous jumping. An effort to provide a physical barrier for safety as "guardrail fencing" is proposed to discourage wildlife from being subject to abrupt grade changes in this area. Reclaimed barnwood fencing material is proposed for the trash enclosure and guardrail fencing to be consistent with the proposed structure's building material.

DIVISION 5.2 - ENVIRONMENTAL STANDARDS

ENVIRONMENTAL ANALYSIS

An Environmental Analysis (EA) was performed by Y2 Consultants and found that Lot 1 and 2 of the Tibbitts Subdivision have significant existing man-made disturbance relating to grading for parking and temporarily stockpiling. According to the EA "over 1 acre of the parcel has been altered by extensive berming and stockpiling of material," and "disturbed/developed area make up the remaining 1.09 acres (94%) of the property". Historical photos on the Teton County GIS (TC GIS) show disturbance in 2003, prior to current ownership, when a dirt road was constructed as access road for the Town of Jackson-owned parcel which now contains the START Bus facility; this resulted in the removal of trees and vegetation in the southwest corner of the lot.

Aerial photography shows the site being used for parking/storage of vehicles starting in 2003. By 2005, approximately half of the parcel had been stripped of vegetation while the other half maintained myriad vehicle/storage trailers. Grading efforts in 2007 provided two tiers of parking areas, the eastern side being raised, and the western side being used for rock/gravel storage as well as parking. As a result, all mature willows and cottonwoods were removed from the site. In 2015, a large landslide occurred at the Bencor/Walgreen's property at 905 W. Broadway Avenue, and David Tibbitts aided the Town of Jackson by allowing the temporary storage of gravel, dirt, and debris on the western portion of his property, as shown in the Town of Jackson's 2015 aerial photography. The additional storage of gravel, dirt, and debris caused further disturbance on the property and existing, established groundcover was eradicated at this time.

The entirety of this lot lies within the Natural Resource Overlay (NRO); however, no high value wildlife habitat was identified on the property. Mule deer migration corridors and mule deer crucial winter range exist within a half mile of the property. Non-wildlife friendly fencing, installed in 2007 along the center and front of the property, will be removed as part of the proposed development. Landscaping is designed with a mixture of trees and shrubs to encourage wildlife movement through Lots 1 and 2 to promote wildlife permeability. Shrubs and lighting will be strategically placed to further encourage wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. As stated in the EA:

“these locations will give wildlife crossing from the Gros Ventre Butte cover, and good visual clearance for both the wildlife and the vehicular traffic. The purpose is to move the animals through the danger area near the roadway to the destinations either at Karns Meadow or the winter range on the butte north of the highway.”

The EA concluded that habitat on this site was irreversibly altered prior to 2005, well before the applicant purchased the property, therefore, there would be no loss of additional wildlife habitat and only minor negative impacts to animal species protected under Town of Jackson LDR Section 5.2.1. Overall, wildlife would have more beneficial cover-type with the proposed development due to carefully designed landscaping.

HABITAT MITIGATION

It has been identified by the Town of Jackson Planning Department that disturbances by the previous property owner occurring from the early 2000's - 2015 involving removal of habitat vegetation on the subject property will be require mitigation. With the subject property being located within the NRO, the Town Planning Department has required the new property owner (purchaser in 2015) to mitigate for the previous property owner's actions. The applicant has proceeded with this direction and proposes the following mitigation efforts.

As it is impossible to calculate the number of shrubs/trees removed by the previous owner over 10 years ago, the applicant has agreed to work with the Town of Jackson Planning Department to calculate necessary mitigation effort with aerial-based calculations.

Utilizing 2017 Teton County GIS aerial photography, an average, mature willow canopy is measured to cover ~350 sq.ft. of space in the immediately-adjacent Karns Meadow property. The adjacent Karns Meadow property was chosen for the measurement of aerial-based willow area due to the visual clarity of stand-alone, single, mature species of the same variety under scrutiny. The applicant proposes that the measurement of species on this parcel act as the baseline example of a mature willow shrub/tree for the purpose of this aerial based mitigation calculation.

2005 Teton County GIS aerial photography (the last aerial imagery in the Teton County GIS data-base depicting mature willow vegetation along Hwy. 89/Broadway Ave. on the subject property) shows ~3,096 sq.ft. of existing willow vegetation on the north lot-line of the property. An exhibit has been provided as Sheet L3.2 of Appendix F showing this vegetation area. Using the ~350 sq.ft. baseline for a mature willow, mentioned above, it is approximated that 8.85 (or 9) mature willows were removed by the previous property owner.

Vegetation shown on the 1999 Teton County GIS aerial photography relative to the relic irrigation ditch that once flowed from the western property boundary of Lot 1 to the southeastern corner/southwestern corner of Lot 1/Lot 2 is believed to have deteriorated due to the ditch's water supply being cut-off in between 1999 and 2002. The 2003 Teton County GIS aerial photograph depicts the vegetation's deteriorating health. The dying, and or diseased, vegetation (shown on Sheet L3.1 of Appendix F) was removed by the previous property owner for aesthetic and general

maintenance purposes. Therefore, this vegetation should not be considered for habitat mitigation as the vegetation had expired prior to its removal.

The applicant proposes to mitigate vegetative impacts from the previous property owner off-site as allowed under Section 5.2.1-E.2 of the TOJ LDRs. At a 2:1 mitigation rate, the applicant desires to locate 18 willow shrubs/trees (9 willow shrubs/trees at a multiplier of two) in an appropriate location agreeable to the Town of Jackson in Karns Meadow. The applicant sees this as the most appropriate off-site location for mitigation as it is directly adjacent to this subject property. As Lots 1 & 2 were utilized as staging areas for the Town of Jackson during construction efforts in 2015 and the EA Process identifying that plants palatable to mule deer on-site are inappropriate, the applicant offers to work with the Town of Jackson to identify the most suitable mitigation area in Karns Meadow. The applicant has expressed interest to Teton County Parks & Recreation Director, Steve Ashworth, and is amicable to an agreement for these 18 willow shrubs/trees to be implemented and monitored on this site.

DIVISION 5.3 – SCENIC STANDARDS

5.3.1 EXTERIOR LIGHTING STANDARDS

Exterior Lights proposed on the car wash structure and within the parking lot and landscape will comply with all Town of Jackson lighting standards. Exterior Lighting will be further reviewed at the Building Permit level.

5.3.2 SCENIC RESOURCE OVERLAY (SRO) STANDARDS

Not Applicable. The property is not within the SRO.

DIVISION 5.5 – LANDSCAPING STANDARDS

A Landscape Plan has been provided as Sheet L2.1 Appendix H and accompanies this application submittal. Plans have been prepared in accordance with the Town of Jackson's requirements for a Landscape Plan (LDR 5.5.2) and Required Plant Units (LDR 5.5.3).

5.5.2 LANDSCAPE PLAN

The EA was unable to identify any high value wildlife habitat on the property but did however determine that mule deer migration corridors and mule deer crucial winter range exist within a half mile of the property. Because migration routes were identified within a half-mile of the property, current fencing (not wildlife friendly) along the north property line will be removed to enable wildlife permeability. Landscaping will be created along the highway corridor and within the front/street yard with a mixture of trees and shrubs to encourage wildlife movement through the property and provide wildlife permeability. Tree, shrub and landscape lighting locations will be designed to prompt wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. Landscaping in these areas will provide cover for wildlife that cross from Gros Ventre Butte into Karns Meadow and will improve visibility for wildlife and vehicle traffic.

A minimum Landscape Surface Ratio of 20% (or .20) is required for the Heavy Retail/Surface use. Highway 89/191 Streetscape Standards also require that the first 20 feet adjacent to the right-of-way be "landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections."

5.5.3 REQUIRED PLANT UNITS

5,864 square feet of Landscape Surface Area is proposed as part of this application. The AC zone requires that non-residential uses provide 1 Plant Unit (PU) per 1,000 square feet and 1 PU per 12 parking spaces. Six (6) PU's are proposed for this CUP application and are depicted on Sheet L2.0 CUP Site Plan Appendix C.

With an emphasis on screening as previously described, the following plant units are proposed:

Table 2. Proposed Plant Units

Unit Quantity	Unit Alternative	Plant Type	Plant Type Quantity	Total Plants
3	A	3" Caliper Canopy Tree	1	3
		6-foot Large Shrub	6	18
		5-gallon Container Shrub	4	12
2	B	3" Caliper Canopy Tree	2	4
		6-foot Large Shrub	2	4
		8-foot Evergreen Tree	3	6
1	C	6-foot Large Shrub	3	3
		8-foot Evergreen Tree	3	3
		5-gallon Container Shrub	2	2

5.5.4 GENERAL LANDSCAPING STANDARDS

All areas disturbed during construction – including stockpiles, staging, construction, and grading areas – not otherwise slated to receive structures, hardscape, or turf grass, will be reclaimed in a native grass reclamation seed mix, comprised of species specifically occurring on the site. Native topsoil shall be removed prior to construction and stockpiled for use on-site in reclamation activities.

All plants and seed shall be certified as weed free and open space or reclamation area plantings shall be listed on "Teton County, Wyoming's LDR Native Plant Species List" (www.tetonconservation.org/native-plants). Open Space Plantings will be woody plants used for windbreaks and visual screening along the property boundaries. Erosion control measures are required under County review of Grading and Erosion Control, where "site specific seed mixtures shall be used to revegetate all disturbed areas with the exception of lawn and landscaped areas" (LDR 5.7.2.B.2).

5.5.5 INSTALLATION AND MAINTENANCE

Plants shall be selected for their hardiness. Xeriscape principles, or water-wise landscaping, shall be applied throughout. The principles of "xeriscape" emphasize "the right plant in the right place". As such, even water-intensive plants may be appropriate if they are located carefully.

Regardless of drought-tolerant qualities of plants, supplemental irrigation will be necessary to all plants throughout their establishment period. In addition, irrigation will be necessary throughout the lifetime of the project for turf grass areas. A combination of delivery systems will be specified to serve the mixed plantings: low-volume drip irrigation for trees, shrubs, plants; above-surface spray irrigation for smaller turf areas; above-surface large-scale rotor irrigation for large turf areas, and to provide supplemental irrigation to establish native grass reclamation where specified.

DIVISION 5.6 – SIGN STANDARDS

Signage proposed for the car wash entrance will be designed to meet the required standards of this division. A sign permit will be submitted as required.

DIVISION 5.7 GRADING, EROSION CONTROL & STORMWATER MANAGEMENT

5.7.2 GRADING STANDARDS

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. All proposed elements will adhere to standards outlined in Section 5.7.2 of the Town of Jackson LDR's.

5.7.3 EROSION CONTROL STANDARDS

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. Erosion associated with these grading activities shall be controlled at all times during construction and after.

5.7.4 STORMWATER MANAGEMENT STANDARDS

The proposed development will capture, filter, and discharge storm water on-site and in conjunction with Lot 1 as anticipated in the previously approved Subdivision Plat process. This is in accordance with engineering standards defined for the proposed use.

The proposed development will also utilize a "Pur-Water Water Recovery System" to minimize water use and required maintenance. Refer to March 8, 2016 letter from New Wave Industries for specifics on system operation attached as Appendix F.

A Grading & Erosion Control Permit application will be submitted to the Town of Jackson Engineering Department in association with all proposed physical development outlined in this CUP application including driveways, retaining walls, parking, pedestrian walkways, structures, utilities, stormwater management, etc. All proposed elements will adhere to standards outlined in Section 5.7.4 of the Town of Jackson LDR's.

SUBSECTION C. ALLOWABLE USES

DIVISION 6.1 – ALLOWED USES

Section 6.1.6.F of the Town LDRs classifies the Heavy Retail/Service use as "retail or service uses that are of a greater intensity and impact than other retail or service uses [including] retail sales of fuels, including gasoline service stations [and] motorized vehicle rental, sales, service, and repair." This use has been identified as the most appropriate use for this car wash facility by the Town of Jackson Planning Department during the Pre-Application Conference process. This commercial use is allowed in the AC zone subject to this Conditional Use Permit application submittal and approval. Minimum Base Site Area and Maximum Density do not exist for this use. The following sections elaborate upon the requirements of this use in the AC zone.

DIVISION 6.2 – PARKING AND LOADING STANDARDS

Table 3. Parking Requirements

Parking Type	TOJ AC Zone Standard	Proposed
Parking (min)	2 per 1,000 SF + 3 per repair bay + 1 per wash bay	8 spaces + 1 employee space + 1 ADA space <u>(10 Total)</u>
ADA Parking	1 per 25 spaces	1
Bike Parking	1 per 10 spaces	2
Queuing Spaces	2 per wash bay	4

The site plan proposes a total of ten (10) parking spaces: Eight (8) oversized (14' x 21') parking spaces for customer vacuuming and cleanout, 1 employee parking space, and 1 ADA parking space.

One vehicular parking space and two additional bike-parking spaces are provided for employees on-site.

6.2.3 LOCATION OF REQUIRED PARKING

All parking is provided off-street and has been designed specifically for the function of the car wash operation. One employee parking space and two employee, bike-parking spaces are proposed on-site, off-street, and are shown on Sheet L2.0 CUP Site Plan, Appendix C.

6.2.4 MAINTENANCE OF OFF-STREET PARKING AND LOADING

All parking spaces are proposed to be maintained regularly as the proposed parking on-site is essential to the business/operations plan of the car wash development. Asphalt surfaces are proposed to drain towards a landscaped area designed for storm water retention. These areas are shown on the site plan, attached as Appendix C.

6.2.5 OFF-STREET PARKING AND LOADING DESIGN STANDARDS

All parking spaces shall be paved and clearly marked. Spaces will be 14 feet by 22 feet. Parking spaces are oversized to provide ease of access for vacuuming and personal car detailing. Vacuuming facilities are located at the front of each parking space. The ADA space is dimensioned to meet ADA standards.

SNOW STORAGE

The proposed development includes paved access, parking, and drive aisles that are to be heated. The inclusion of an asphalt heating system in the site design is solely for the purpose of reducing the presence of snow accumulation on the property during large snow storm events. However, sufficiently-sized landscaped areas are intended to receive plowed snow, as shown on the site plan, Appendix C. These areas provide a total of 501 square feet (equal to ~5% of total paved area).

DIVISION 6.3 – AFFORDABLE WORKFORCE HOUSING STANDARDS

The required affordable housing to be provided for 3,583 sf of heavy retail/service development in the AC zone is 57.3 square feet. The applicant is proposing to utilize the fee-in-lieu mitigation method to fulfill this Affordable Workforce Housing requirement. This approach for mitigation of the required floor area is acceptable under Section 6.3.1-E.2b *Payment of In-Lieu Fees*. (See Table Next Page)

Table 4. Affordable Workforce Housing Fee In-Lieu Calculation

3,585 square feet of Heavy Retail/Service Use Proposed
(TOJ AC Zone Standard) – 16 sq.ft. Aff. Workforce Housing Required per 1,000 sq.ft. of proposed floor area
$16 \text{ sq.ft.} / (3,583 \text{ sq.ft.} \times .001)$
Total Aff Workforce Housing Required: 56 sq.ft.
Fee In-Lieu per TOJ Planning Department: \$150.40 per sq.ft.
$\$150.40 \times 56 = \underline{\underline{\$8,422.40}}$

This fully automated car wash is designed to operate with minimal employees. The car wash anticipates a total of two (2) employees during operational hours.

DIVISION 6.4 OPERATIONAL STANDARDS

6.4.1 OUTSIDE STORAGE

Outdoor storage is prohibited in the AC zone; therefore, no outside storage is proposed for Lot 2 of the Tibbitts Subdivision. All mechanical equipment proposed for the operation of the car wash will be located in the Equipment Room of the proposed car wash structure.

6.4.2 REFUSE AND RECYCLING

Nine (9) small refuse containers are proposed for the vacuuming/detailing parking area each associated with individual vacuuming/detailing parking spaces. One large collective dumpster-style refuse container is located in the southwest corner of the parcel. All trash and recycling receptacles in the form of dumpsters require enclosures in the AC zone if used for non-residential use. A fence enclosure is proposed around the trash receptacle's concrete pad located along the western property line and is shown on Sheet L2.0 CUP Site Plan Appendix C.

6.4.3 NOISE

Division 6.4.3 *Noise*, mandates that all noise not exceed 65 DBA as measured at the property line. The car wash shall comply with this standard and noise levels will not exceed 65 DBA, however, due to the nature of the use, persons inside the car wash may experience noise levels above 65 decibels due to the washing machinery and water recovery system. Landscaping within the street setback is designed to act as a noise buffer to minimize impacts on commuters, pedestrians and the neighboring community.

6.4.4 VIBRATION

Vibration displacement will conform with the regulations in Section 6.4.4 *Vibration*, as measured at the property line. The proposed development will comply with these standards, however, due to the nature of the use, persons inside the car wash facility may feel vibrations along with loud noises from the washing machinery and water recovery system.

6.4.5 ELECTRICAL DISTURBANCES

Electrical Disturbances are prohibited in this zone and are therefore not proposed with this development.

6.4.6 FIRE AND EXPLOSIVE HAZARDS

There are no fire or explosive hazards associated with the car wash development.

SUBSECTION D. DEVELOPMENT OPTION AND SUBDIVISION STANDARDS

DIVISION 7.2 SUBDIVISION STANDARDS

7.2.2 STANDARDS APPLICABLE TO ALL SUBDIVISIONS

A Subdivision Plat Application for this subject lot (S/D18-245) was submitted and approved on October 1, 2018. No further subdivisions are anticipated as part of this application.

7.2.3 LAND DIVISION STANDARDS

A Subdivision Plat Application for this subject lot (S/D18-245) was submitted and approved on October 1, 2018. No further subdivisions are anticipated as part of this application.

7.2.4 CONDOMINIUM AND TOWNHOUSE SUBDIVISIONS

Not Applicable.

DIVISION 7.4 AFFORDABLE HOUSING STANDARDS

See Division 6.3 section of this document.

DIVISION 7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 ACCESS TO ROADS, STREETS, AND HIGHWAYS

The previously approved Subdivision Plat Application (S/D18-245) proposed an access easement along the south property line to reduce an existing, 2-way, curb-cut access to a one-lane, exit-only egress for “bailout” customers and relocate/consolidate property ingress/egress for both Lots 1 & 2 of the Tibbitts Subdivision via a 20-foot, 2-way access driveway approximately 135 feet from the Broadway Avenue and Karns Meadow Drive intersection where a curb cut at the southeast corner of Lot 2 previously exists. See Site Plan, Appendix C, for dimensions and layout of the proposed access improvements.

7.6.3 STREETS, ALLEYS, AND EASEMENTS

No streets or alleys are proposed with this application. An access easement for a driveway benefitting of Lot 1 across Lot 2 was approved in the previous Subdivision Plat process.

DIVISION 7.7 REQUIRED UTILITIES

7.7.2 POTABLE WATER SUPPLY

The public water main has been abandoned from the center of the site and relocated along Karns Meadow Drive, per conversations with Town Engineering Department. The proposed development intends to connect to the 6” water main near the east property line with a 2” line. A Subdivision Improvements Agreement (SIA) was submitted and approved as a portion of the Subdivision Plat Application process that ensured potable water supply connection from the Town of Jackson main lines. Pressure boosters will be provided on site to ensure adequate pressure for the washing facility. See Site Plan, Appendix C, for dimensions and layout of the proposed infrastructure improvements.

7.7.3 SANITARY SEWER SYSTEMS

Public sewer infrastructure exists in the form of an 8” sanitary sewer main in Karns Meadow Drive. An existing sewer manhole approximately 160 feet south of the Broadway Avenue/Karns Meadow Drive intersection has been identified by the Town of Jackson Engineering Department as the best location for public sewer infrastructure tie ins proposed

for Lot 1 & 2 of the Tibbitts Subdivision. A Subdivision Improvements Agreement (SIA) was submitted and approved as a portion of the Subdivision Plat Application process that ensured sanitary sewer connections to the Town of Jackson main lines. See Site Plan, Appendix C, for dimensions and layout of the proposed infrastructure improvements.

SUBSECTION E. CUP FINDINGS

1. IS COMPATIBLE WITH THE DESIRED FUTURE CHARACTER OF THE AREA

Complies. The proposed site is categorized as a disturbed area and is located in the Comprehensive Plan Sub-area 4.1 Midtown Highway Corridor. Sub-area 4.1 is characterized as a transitional sub-area that aims to implement complete street amenities. The Comprehensive Plan recognizes that “some single-use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible. . . a key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.” Though the proposed structure is designed as a single-story, its gabled roof design provides the appropriate corridor frontage desired for the future character of the area while accommodating the functional program necessary for the operation. Currently, West Broadway Avenue consists primarily of vehicle-oriented commercial development. The proposed car washing facility is categorized as Heavy Retail/Service use and therefore blends with the desired future character of the Midtown Highway Corridor as anticipated by the Comprehensive Plan. The proposed car wash also includes landscaping designed to promote wildlife permeability and provide additional beneficial cover-type for wildlife crossing Broadway Ave.

The car wash is defined as “Heavy Retail/Service” due to the higher intensity of land use compared to traditional retail and service. This land use is compatible with the surrounding car repair/service shops, car dealership, and multiple gas stations, all classified as “Heavy Retail/Service” uses, as well as future light industrial and other vehicle-focused developments. The car wash will blend in with future development as well as current development, thus meeting Comprehensive Plan Policy Objective 6.2.d *Promote light industry* and 4.1.d: *Maintain Jackson as the economic center of the region*. The automated car wash utilizes an already disturbed lot and provides a needed service to the community, therefore meeting Comprehensive Plan Policy Objectives 4.3.b: *Create and develop transitional subareas* and 4.4.b *Enhance Jackson Gateways*.

Tibbitts/Huffman, LLC, the applicant, was created by two long-time Jackson residents to respond to the need for vehicular maintenance needs in Jackson. The car wash will be locally owned and managed, employing local workers, to ensure that this development and its new workers do not exacerbate economic issues in Jackson. The car wash therefore also meets Policy Objectives 6.2.b: *Support businesses located in the community because of our lifestyle* and 6.2.c: *Encourage local entrepreneurial opportunities*, as outlined in the Comprehensive Plan.

2. COMPLIES WITH THE USE SPECIFIC STANDARDS OF DIVISION 6.1: ALLOWED USES AND THE ZONE

Complies. The proposed car washing facility is categorized as Heavy Retail/Service use within the Commercial Use category. Section 6.1.6.F defines Heavy Retail/Service “as retail or service uses that are of a greater intensity and impact than other retail or service uses,” such as motorized vehicle rental, sales, service, and repair. The car wash falls easily into the category of motorized vehicle service as it is fully automated for customers in vehicles with complimentary vacuums/personal detailing area available.

Section 2.3.5-C.1 allows for Heavy Retail/Service pursuant to a Conditional Use Permit. Section 2.3.5-C.2 requires 9 parking spaces and 57,328 square feet of Affordable Workforce Housing. This application proposes 10 parking spaces (8 customer parking spaces, 1 employee parking space, and 1 ADA customer parking space) and a fee in-lieu payment

for the required housing.

3. MINIMIZES ADVERSE VISUAL IMPACTS

Complies. Extensive on-site grading and stockpiling of material from various Town projects since 2003, have contributed to the significant disturbed nature of the property prior to and during David Tibbitts' current ownership. Included in the plans for this car wash are landscaping plans designed to minimize visual impacts of the site from Broadway Avenue and from Karns Meadow Drive. Landscaping will also serve to encourage wildlife movement through the property by providing permeability corridors and discouraging foraging by specifying non-palatable plant species for landscaping. Landscape areas will be designed using a mixture of trees and shrubs to screen the development. The building is designed with a gable fronting both Broadway Ave and Karns Meadow Drive. The barn-style architectural design was sought by the applicant to maintain desired future character of Broadway Avenue as it pertains to the greater Town character.

Pursuant to Division 5.8.3. the building design, site plan and landscaping plan associated with the subject car wash project were unanimously approved by the Design Review Committee (DRC) on December 13, 2017.

4. MINIMIZES ADVERSE ENVIRONMENTAL IMPACTS

Complies. Extensive on-site grading and stockpiling of material from various Town projects since 2003, have contributed to the significant disturbed nature of the property prior to and during David Tibbitts' current ownership. The site plan aims to redevelop this disturbed site and prompt wildlife to move safely through the site. Buck rail fencing will be removed along Broadway Avenue to enable wildlife permeability and proposed landscaping will promote wildlife movement through the lot to maintain wildlife thoroughfares. Shrubs and lighting locations will further prompt wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. Off-site habitat mitigation will contribute to the health of the Karns Meadow ecosystem.

5. MINIMIZES ADVERSE IMPACTS FROM NUISANCES

Complies. The proposed car wash revitalizes an existing vacant lot into a vibrant commercial use with hardscape and landscape improvements. Landscaping and building design will serve to blend the development in with the neighboring buildings and create an attractive functional building, rather than an empty gravel parking lot. The proposed development satisfies all division 6.4 standards and regulations for this zone including noise and vibration standards.

6. MINIMIZES IMPACTS ON PUBLIC FACILITIES

Complies. The applicant has worked directly with the Town of Jackson Engineering Department to identify the best and most appropriate connections to existing Town of Jackson utility infrastructure during the Subdivision Plat application process. The car wash development also proposes best management practices for water conservation methods for modern-day car wash facilities. A "PurWater Water Recovery System" is being proposed to minimize the amount of water used by the car wash.

7. COMPLIES WITH ALL OTHER RELEVANT STANDARDS OF THESE LDRS AND ALL OTHER TOWN ORDINANCES

Complies.

8. IS IN SUBSTANTIAL CONFORMANCE WITH ALL STANDARDS OR CONDITIONS OF ANY PRIOR APPLICABLE PERMITS OR APPROVALS

Complies. The property is currently vacant of any structures and does not hold any Town of Jackson permits outside of the recent Development Plan approved by the Town of Jackson in association with the Subdivision Plat application

(S/D18-245) and directly correlated to this application.



PLANNING & BUILDING DEPARTMENT

March 9, 2018

Y2 Consultants
Attn: Robert Infanger
PO Box 2870
Jackson, WY 83001

RE: Follow-up Letter for the Environmental Analysis for 660 W. Broadway Avenue
Item P18-034

Dear Mr. Infanger:

This letter is to serve as a follow-up to the Environmental Analysis (EA) submitted on January 30, 2018. The EA was required according to Land Development Regulation Section 8.2.2.B as a result of submittal of a Development Plan to subdivide the existing lot into two lots. In addition, the EA contemplated the future intended use (car wash) of one of the proposed new lots which will require a Conditional Use Permit (CUP) subsequent to the subdivision being approved. The following narrative reflects the result of the EA:

An EA pre-application meeting was held on November 7, 2017 determining the need for an EA. Subsequently, an alternatives design meeting was held on January 11, 2018 and a site plan was provided showing the proposed lot split and the proposed future use of the eastern lot, a car wash. The western lot was not discussed as the applicant was not proposing to purchase or develop that lot.

Summary of Alternatives Design meeting:

After reviewing the site plan for the eastern lot, it was determined that no alternative location for the car wash could be identified without creating new design/circulation and safety challenges. Specifically, the length of the building could not be changed to run north and south based on its 100' length and the existing lot depth. This design would create problems with access and queuing; not allowing enough space for vehicles to stack and limiting the turning radius for vehicles to safely pull straight into the wash bay.

Staff also discussed keeping the same east-west building orientation, but shifting the building south up against the 30' vehicular easement line. This also was found

to be a flawed design because it would create circulation issues with vehicles coming and going from the parking/vacuum area. There was simply not enough space for adequate vehicular lane width and safe egress. The site plan as proposed seemed to be the only option that would allow the site to function properly and safely.

The discussion turned to options for landscaping and lighting, since landscaping along the roadside was identified as a potential safety issue, where it could lure ungulates to feed and/or seek cover along West Broadway. It was agreed upon that any landscape vegetation that invites wildlife near to the roadside for feeding purposes should be avoided (i.e. certain favored shrubs). There was discussion about using plants that provide cover to encourage wildlife to move toward Karns Meadow, around the car wash, while using lighting in certain areas to deter wildlife from certain areas of the property. Finally, staff discussed the retaining wall to the south that abuts the START facility property. The applicant relayed that a guardrail would be added for the portions of the retaining wall that appeared to be as tall as 6'. It should also be noted, although not discussed, that areas where the retaining wall is not as tall or does not exist, efforts should be made to facilitate wildlife permeability through the property, so as to not trap ungulates on the access road.

Summary of EA:

The purpose of the EA as stated in the Land Development Regulations is to ensure that proposed subdivision and development minimizes impacts on areas protected (e.g. crucial migration routes, crucial winter range, nesting areas). This site has been identified as being located in Spring/Summer/Fall range for mule deer with crucial mule deer winter range areas located to the north across Highway 89. Although the site itself has low-use movement, it is considered a high use crossing location for mule deer moving from the butte to the north to Karns Meadow. Since an alternative design could not be identified to compliment the high movement patterns, staff has placed a recommendation that at the time of Building Permit, the applicant should avoid installing landscape vegetation that invites wildlife near to the roadside for feeding purposes (i.e. certain favored shrubs). The landscape plan will be reviewed both during the CUP process and at the time of Building Permit submittal. In addition, the applicant shall follow through on their plans to install landscaping to encourage wildlife movement through the lot.

Additionally, installation of new fencing is also recommended in areas with tall retaining walls to decrease potential wildlife impacts. As stated in the EA, the applicant already plans to remove some existing fencing along the southern property line and replace with new fencing adjacent to a 6' tall retaining wall which is in line with staff's recommendation.

Finally, as stated in the EA and shown in the aerial photos, the subject site has been significantly disturbed beginning sometime before 2005 resulting in a low value rating for vegetative cover types. This was a direct result from the property owner and was done well after the 1994 Land Development Regulations without

proposing any on-site or off-site mitigation. Section 5.2.1.E.2 Habitat Enhancement requires that the applicant mitigate at a 2:1 ratio for development impacts related to crucial migration routes, crucial winter range nesting areas, etc. In this case, since the applicant willfully removed the cottonwood trees several years after the 1994 LDRs without proposing a mitigation plan, the applicant will be required to mitigate through an on-site or off-site enhancement plan.

The Planning Director makes the following recommendations regarding the Development Plan for a lot split and future CUP for a car wash:

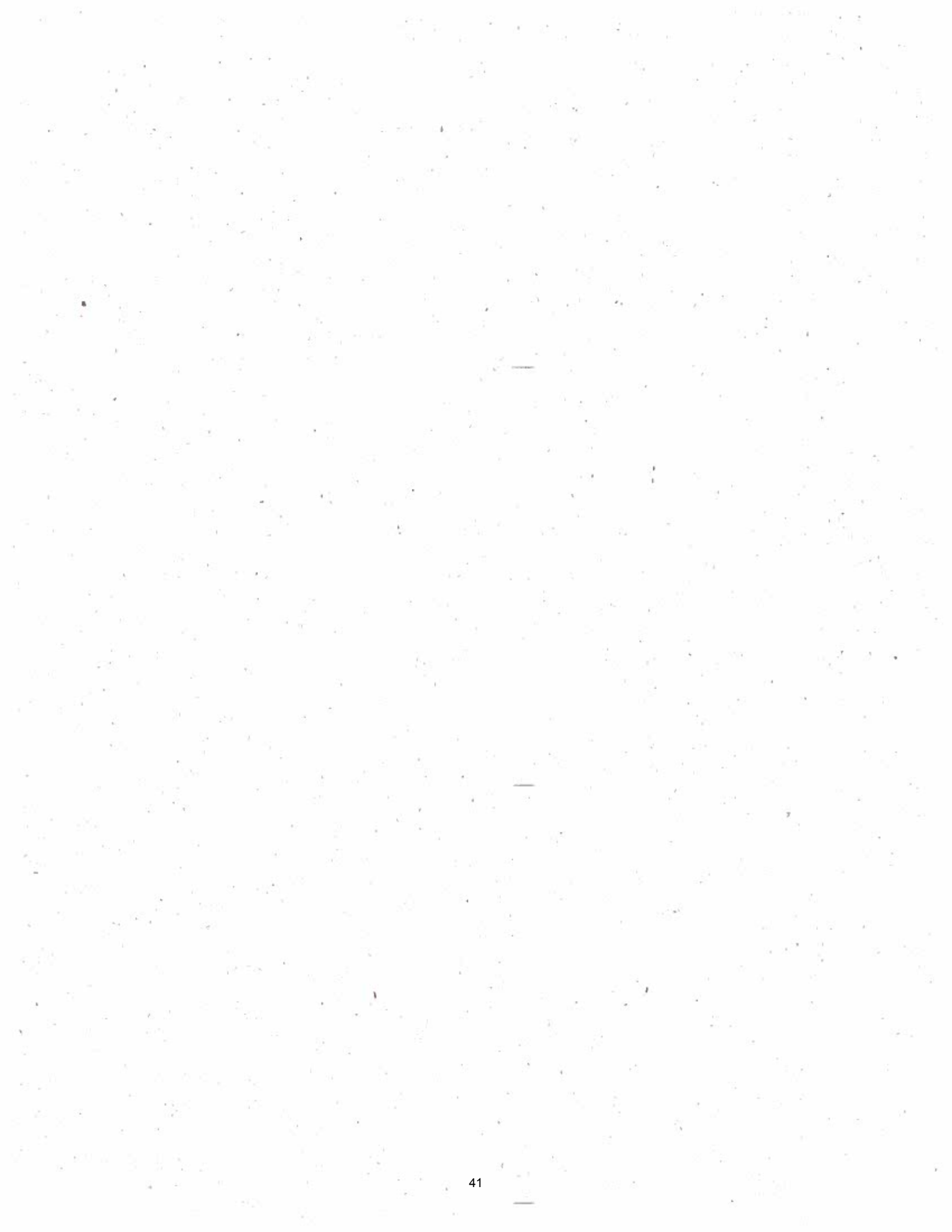
1. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a landscape plan prepared and stamped by a Wyoming Landscape Architect that shows vegetation types that are not palatable to mule deer. In addition, the applicant shall provide a landscape plan that is conducive to wildlife movement through the site.
2. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall remove the existing fencing along the southern property line and replace it with compliant fencing along the southern areas of the site with retaining walls 6' or higher.
3. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a Habitat Enhancement/Mitigation plan which provides either on-site or off-site mitigation at a 2:1 ratio for the areas of the site, specifically the areas with Cottonwood trees, which were willfully disturbed. The 2:1 will be based upon the area of the trees shown in the 1999 aerial photo.

If you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305.

Sincerely,



Tyler Valentine
Senior Planner





ENVIRONMENTAL ASSESSMENT

TIBBITT SUBDIVISION, LOTS 1 AND 2

Prepared by:

Y2 Consultants, LLC
Brenda Ashworth

Prepared for:

David Tibbitts
PO Box 3695
Jackson, WY 83001

January 24, 2018

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INTRODUCTION

Y2 Consultants, LLC. was hired by David Tibbitt's to prepare an Environmental Analysis for the property located at 660 W. Broadway, in Jackson, Wyoming. A site visit was conducted on August 17, 2017 to verify cover types and review resources on the parcel.

The purpose of this Environmental Analysis (EA) is to coordinate the application of natural resource protection standards, developed by the Town of Jackson, to potential future development through initial identification of the natural resources on a site (Town of Jackson Planning Department, 2017). The probable effects of development on identified natural resources were analyzed in this study and recommendations for development are provided herein to aid in planning efforts.

LOCATION

This parcel (PIDN 22-41-16-33-1-00-020) consists of 1.16 acres located on the south side of West Broadway. It is adjacent to Karns Meadow Park/Drive to the east, the START bus facility to the south, and the Virginian Lodge, Restaurant and Saloon to the west. The west and north property boundaries form the edge of the Natural Resources Overlay (NRO) (Appendix A – Figure 1). It is zoned AC (Auto-Urban Commercial), as are the properties to the east and west. The START bus facility to the south is zoned as Public/Semi-Public and had an Environmental Analysis completed in 2011.

GENERAL SITE CONDITIONS

The site was relatively undisturbed until 2003, when a dirt access road was created to access the Town of Jackson parcel that now houses the START Bus facility; this resulted in the removal of vegetation in the southwest corner of the lot. Aerial photography shows the site was being used for parking/storage of vehicles. By 2005 approximately 50% of the parcel had been denuded of vegetation and the other half had numerous vehicles and storage trailers on the parcel. By 2017, the parcel was extensively graded with a raised gravel parking lot created on the east half and the west half used for gravel/rock storage and parking. A berm created as part of the START Bus facility encroaches on the parcel on the south boundary (Appendix A – Figure 2).

TOPOGRAPHY

Surface topography of the site is gently sloped toward the southwest. Elevations range from approximately 6,178 ft. above sea level at the southwest corner of the property to 6,192 ft. above sea level, at the northeast corner of the property.

SOILS

The following soils information is provided by the Natural Resources Conservation Service (NRCS) Soil Survey of the Town of Jackson, Wyoming, Grand Teton National Park Area 1975. The property is comprised of two soil types, the Greyback-Thayne complex 20 to 30 percent slopes and the Tineman gravelly loams, wet.

The dominant soil type is the Tineman gravelly loam comprising 66.6% of the property. Tineman soils are formed in gravelly alluvium at elevations between 6,000 and 7,000 feet. Greyback-Thayne complex soils form on alluvial fans and colluvial foot slopes at elevations between 6,000 and 7,000 feet (Appendix A – Figure 3).

Table 1. Soil Map Unit Summary for 660 W. Broadway, Jackson, Wyoming.

Map Unit	Map Unit Name	Acreage	% of Tract
20	Greyback-Thayne Complex, 20 to 30 percent slopes	0.4	33.4%
60	Tineman gravelly loam, wet	0.8	66.6%
		1.2	

NATURAL RESOURCE OVERLAY

The property is located entirely within the Natural Resources Overlay (NRO) (Town of Jackson Planning Department, 2017).

The purpose of the NRO is to provide protection to important and sensitive natural areas throughout the Town of Jackson that provide critical winter habitat and migration routes. Habitat and migration routes are essential for the survival of elk, mule deer, moose, and trumpeter swans; nesting habitat is essential to the survival of the bald eagle and trumpeter swan; spawning areas are essential to the survival of the cutthroat trout and the other natural resources and bio-diversity that support wildlife populations (Town of Jackson Land Development Regulations, Section 5.2.1).

Developments that fall within the NRO are required to be located outside crucial wildlife habitat areas and/or minimize impacts to wildlife and their habitats, to the most practicable extent (Town of Jackson Land Development Regulations, Section 5.2.1).

SCENIC RESOURCE OVERLAY

The property is not located within the Town of Jackson Scenic Resource Overlay (SRO).

EASEMENTS

No easements are contained within the property boundary. The Jackson Hole Land Trust Karns Meadow easement is located to the southeast of the property.

HABITAT INVENTORY

VEGETATIVE COVER TYPES

The purpose of cover type standards is to establish a mechanism for protecting critical vegetative cover types. cover types are divided into several subcategories and are protected according to their importance to wildlife and its survival. Y2 used the cover standards developed by Teton County, Wyoming for this evaluation (Teton County Land Development Regulations, Section 5.2.1.F.1, 2017). Teton County has ranked the relative values of cover types by assigning each an ordinal value ranging from 1 (lowest value) to 10 (highest value) (Teton County Land Development Regulations, Section 5.2.1.F.4.a, 2017).

For this study, cover types are categorized based on the publicly available on the Teton County GIS shapefile layer and the cover type categories and descriptions dictated within the Teton County Land Development Regulations (Teton County Land Development Regulations, Section 5.2.1.F.4.a, 2017) cover types were reviewed for species composition, cover, and age classes, then assigned to the community type most closely described in the Teton County Development Regulations (2017).

Site verification, conducted on August 17, 2017, of the vegetation mapping revealed the Teton County GIS polygons on the parcel were captured incorrectly in terms of species and density cover. Vegetative cover on the lot is identified by the Teton County Vegetation Layer (Cogan 2013) as Mixed Planted and Introduced Herbaceous Grasslands, transitional areas and disturbed impervious surface. The visit showed that over 1 acre of the parcel has been altered by extensive berming and stockpiling of material. A small area in the southwest corner of the parcel remains vegetated with introduced grasses. The vegetation map in this report has been updated to reflect the correct cover types and acreage (Appendix A -Figure 4).

Acreages, percent occurrence, and relative habitat value according to rank, of each cover type are summarized in Table 2.

Table 2. Acreages, percent occurrence, and ordinal ranking of vegetative cover types within 660 W. Broadway, Jackson, Wyoming.

COVER TYPE	ACREAGE	% OF TRACT	TOWN OF JACKSON RANKING
Disturbed Impervious Cover	1.09	94%	0
Mixed Planted and Introduced Herbaceous Grasslands	.07	6%	1
	1.16		

MIXED PLANTED AND INTRODUCED HERBACOUS GRASSLAND

The Mixed Planted and Introduced Herbaceous Grasslands planted makes up 0.07 acres (6%) of the property. Vegetative species within this cover type include non-native grass, mostly bromes and bluegrass.

DISTURBED/DEVELOPED

Disturbed/Developed areas make up the remaining 1.09 acres (94%) of the property. The disturbed areas consist of gravel parking areas and berms.

WETLANDS/ WATERBODIES AND TEN-YEAR FLOODPLAINS

No wetlands or surface water is present on the parcel and the parcel is outside the floodplain zone.

WILDLIFE HABITATS PROTECTED BY THE NATURAL RESOURCE OVERLAY

The Town of Jackson is internationally known for the abundant wildlife that results from the County's location in the Greater Yellowstone Ecosystem and its proximity to Grand Teton National Park, Yellowstone National Park, and the Bridger-Teton National Forest (Town of Jackson Planning Department, 2017). Although all wildlife species are important, premier species with significant biological, ecological, economic, educational and aesthetic values to Town of Jackson include: elk, mule deer, moose, bald eagles, trumpeter swans, and cutthroat trout (Town of Jackson Planning Department, 2017). These species and their respective habitats are protected through the Town of Jackson and Teton County Land Development Regulations to assure their continued survival in Town of Jackson (Town of Jackson Land Development Regulations, Section 5.2.1, 2017).

Vegetative communities found in the vicinity of (within ½ mile) the project area represent habitat for a variety of birds and mammals, some of which have been classified as these premier species in the Town of Jackson Land Development Regulations.

In addition, neotropical migratory birds and amphibians are addressed in this section because they are considered sensitive species and are often used as ecological indicators by various land management agencies. Each species of concern is addressed below.

A listing of protected habitat types and presence of the type within ½ mile of the project area are identified in Table 3.

Table 3. Habitat Types Protected by the NRO and Presence within 1/2 mile of 660 W. Broadway, Jackson, WY.

HABITAT TYPE	PRESENCE ON PROPERTY	PRESENCE WITHIN ONE-HALF MILE OF TRACT
Bald Eagle Nesting Habitat	No	No
Bald Eagle Crucial Winter Habitat	No	No
Mule Deer Migration Corridors	Not designated but potentially used	Yes
Mule Deer Crucial Winter Range	No	Yes
Moose Crucial Winter Habitat	No	Not designated but potentially used
Elk Migration Corridors	No	No
Elk Crucial Winter Range	No	No
Trumpeter Swan Nesting Habitat	No	No
Trumpeter Swan Crucial Winter Habitat	No	No
Snake River Cutthroat Trout Spawning Areas	No	Not designated but potentially used

BALD EAGLE NESTING HABITAT AND CRUCIAL WINTER HABITAT

The bald eagle was removed from the Endangered Species list in 2007. It continues to be monitored by the U.S. Fish and Wildlife Service (FWS), and is still protected by the Bald and Golden Eagle Protection Act, the Migratory Bird

Treaty Act and the Lacey Act. The bald eagle population in the Greater Yellowstone area is considered “significant” by the FWS.

The Town of Jackson Land Development Regulations protect nesting bald eagles by prohibiting development within 660 feet of standing/occupied, active, or inactive nests, and protects known perch and roost trees regarded as crucial winter habitat (Sec 5.2.1.F.6, Town of Jackson Land Development Regulations, 2017).

NESTING

No bald eagle nests are within 660 feet of the project area. Occupied bald eagle nests, documented as active by the Wyoming Game and Fish Department (personal correspondence, Susan Patla, 2015), are over a mile away from the property (Appendix A- Figure 5).

CRUCIAL WINTER HABITAT

Aquatic features provide the majority of foraging opportunities to bald eagles in Jackson Hole. The property is within half a mile of the riparian area of Flat Creek. Bald Eagles may use the Flat Creek habitat year-round, but they are likely impacted by existing human activities.

MULE DEER

The mule deer is a large ungulate species native to Teton County. Teton County supports a relatively small population of mule deer in comparison to elk, but these animals are particularly obvious during the winter on south facing slopes (Teton County Planning Department, 2017).

MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE

This parcel is located in Spring/Summer/Fall range for mule deer (Appendix A – Figure 6). Crucial mule deer winter range is located to the north across Highway 89. A mule deer movement report prepared by the Conservation Research Center of Teton Science Schools (2013) identifies this property as a low-use movement area and a high use crossing location. The crossing use is presumably tied to the development configuration of the adjacent parcels in relation to the habitat provided by Karns Meadow.

MOOSE

Crucial moose winter habitat is essential to the survival of the moose, and these habitats are protected under the Town of Jackson LDRs (Town of Jackson Land Development Regulations, Section 5.2.1.F.3, 2017). The immediate study area has been classified as winter/year-long range by the Wyoming Game and Fish Department (Appendix A – Figure 7).

CRUCIAL WINTER HABITAT

The property is located in Winter/Year Long habitat, however, no ‘Crucial’ moose winter habitat is identified on the property. The given the lack of palustrine vegetation desired by moose, it is unlikely that the parcel provides even transitional habitat for the species. No moose sign was found on the property during the August site visit.

The property is adjacent to Karns Meadow, which serves as winter habitat for moose. Moose can be expected to move through the project area both seasonally and year-round.

ELK

The elk, or “wapiti,” is a large ungulate and a member of the deer family. Teton County and areas adjacent to the Town supports one of the largest elk herds in North America. Crucial winter ranges and elk migration routes are essential to the survival of these animals and hence are protected under the Town of Jackson Land Development Regulations (Town of Jackson Land Development Regulations, Section 5.2.1.F.1, 2017).

MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE

The immediate study area has been classified as Spring, Summer, Fall range by the Wyoming Game and Fish Department (Appendix A- Figure 8).

Elk migration routes were not identified on the property or surrounding area. Individual or small groups of elk can be expected to move through the project area both seasonally and year-round. The property has no designated ‘crucial’ winter elk habitat. Elk sign was not observed during the August site visit.

TRUMPETER SWAN

NESTING HABITAT AND CRUCIAL WINTER RANGE

The Wyoming Game and Fish Department presently classifies trumpeter swans as a “Priority 1 non-game management species,” a designation given to species which are vulnerable to extirpation or significant population declines in Wyoming. Jackson and Teton County, part of the largest breeding area in the contiguous U.S. and includes the Greater Yellowstone Ecosystem, is home for the tri-state subpopulation of trumpeter swans. Because the trumpeter swan does not migrate from the area during winter, as waterfowl normally do, maintenance of its winter habitat is crucial to its survival and are protected under the Town of Jackson Land Development Regulations (Town of Jackson Land Development Regulations, Section 5.2.1.F.4, 2017). This property lacks riparian areas; therefore, no suitable trumpeter swan habitat is present on the property.

Occupied Trumpeter swan nests, documented as active by the Wyoming Game and Fish Department (personal correspondence, Susan Patla, 2015), are over a mile away from the property (Appendix A-Figure 9).

SNAKE RIVER CUTTHROAT TROUT

SPAWNING AREAS

The Snake River fine-spotted cutthroat trout is indigenous to Teton County. It only inhabits the upper reaches of the Snake River in Wyoming and extreme eastern Idaho, Jackson Lake, and the Palisades Reservoir. Critical spawning areas are protected in Town of Jackson to maintain a viable population of cutthroat trout (Town of Jackson Land Development Regulations, Section 5.2.1.F.5, 2017). No surface waters exist within the project areas; therefore, no suitable cutthroat trout habitat is present on the property. However, Flat Creek, a crucial stream corridor, is located approximately 450 feet southeast of the property (Appendix A – Figure 10).

NEOTROPICAL MIGRATORY BIRDS

Migratory birds include raptors, passerines, and shorebirds that breed in North America but migrate to Mexico, and Central and South America for the winter. In Wyoming, 162 bird species are considered neotropical migrants (Nicholoff, 2003) with peak migration periods occurring from May through June and again in late August through early October. Nesting is typically initiated in May and June and potential nesting habitat includes native

grasslands, shrublands, and aspen and coniferous forest stands. Due to the lack of vegetation available on the property, it is unlikely migratory bird or raptors will make use of the property's current resources.

AMPHIBIANS

Amphibian species such as the western chorus frogs, boreal toads, and tiger salamanders are of special concern in Town of Jackson to many land management agencies. Generally, these species are found within riparian zones which have the presence of coarse woody debris (fallen logs left on the ground) and stagnant backwaters. Given the location of the project area, the absence of water, and lack of vegetation, no suitable amphibian habitat is present on the property.

THREATENED AND ENDANGERED SPECIES

In addition to species of special concern identified in the Town of Jackson's LDRs, the regulations require that all animals and plants listed under the Endangered Species Act as threatened or endangered be analyzed as part of an Environmental Analysis.

Each species and its likelihood of occurrence, that have been documented in Town of Jackson and could potentially occur within the project area are provided in Table 4 below. Four listed plant species occur in Wyoming, these plants (Ute Ladies'-tresses, Colorado butterfly plant, blowout penstemon, and desert yellowhead) have ranges outside of the Town of Jackson.

Table 4. Summary of Threatened & Endangered Species Likely to Occur in Town of Jackson, WY (USFWS, 2017).

ANIMAL SPECIES & CRITICAL HABITAT	STATUS	LIKELIHOOD OF OCCURRENCE
<i>URSUS ARCTOS HORRIBILIS</i> - GRIZZLY BEAR	Threatened	UNLIKELY (NO HABITAT)
<i>LYNX CANADENSIS</i> – CANADA LYNX	Threatened	UNLIKELY (NO HABITAT)
<i>LYNX CANADENSIS</i> – CANADA LYNX CRITICAL HABITAT	NA	UNLIKELY (NO HABITAT)
<i>CANIS LUPUS</i> - GRAY WOLF	Experimental Population	UNLIKELY (NO HABITAT)
<i>PINUS ALBICAULIS</i> – WHITEBARK PINE	Candidate	UNLIKELY (NO HABITAT)
<i>COCCYZUS AMERICANUS</i> - YELLOW-BILLED CUCKOO	Threatened	UNLIKELY (NO HABITAT)

GRIZZLY BEAR

Grizzly bears have a range that extends out of Yellowstone National Park, South into the Wyoming Mountain Range and East into the Wind River Mountain Range. The Town of Jackson is surrounded by grizzly and black bear habitat therefore all areas carry some risk of conflict. The parcel is not located in a Bear Conflict Priority Area. Bear sign was not observed during site visits.

CANADA LYNX

Both Canada Lynx and Canada Lynx Critical Habitat are listed for Teton County, Wyoming. Lynx habitat consists of spruce-fir forests with dense understory vegetation that provides food and cover; denning habitat generally consists

of log piles, windfalls, or dense vegetation that provide security for kittens (USFWS, 2017). Given that no forest habitat is on the parcel, it is unlikely that Lynx will utilize the parcel.

GRAY WOLF

Since reintroduction into Yellowstone National Park, gray wolves have spread across nearby western states. Wolves are found in nearby mountain ranges and in the surrounding areas. Wolves have also been identified on the nearby ranch lands and are known to pass through this vicinity. Due to lack of prey, high levels of human disturbance and presence, it is unlikely that gray wolves would frequent the property.

YELLOW-BILLED CUCKOO

This bird relies on Cottonwood trees and riparian systems for breeding and is considered critically Imperiled in Wyoming. This property does not contain any riparian areas, and as the cover requirements for the bird are not met, it is unlikely this species would utilize the property.

DEVELOPMENT IMPACT ASSESSMENT

METHODOLOGY

To evaluate the habitat on-site, several actions were taken. First, aerial images from 1999 to 2017 were reviewed to get an understanding of the plant community over time (Appendix A – Figure 2). A site visit occurred on the property on August 17th of 2017. The purpose of the visit was to confirm and identify the existing plant community, identify wildlife use, identify potential appropriate developable areas, and identify any potential associated natural resource concerns and/or mitigation requirements.

PROPOSED DEVELOPMENT

The proposed Development Plan (P17-029) shall subdivide the 660 W. Broadway Avenue into (2) parcels – Lot 1 and Lot 2 – known as the Tibbitts Subdivision, as indicated on the Conceptual Site Plan attached. Lot 1 is ±0.52 acres, whereas Lot 2 is ±0.64 acres. The Subdivision provides a minimal impact to neighboring property owners and a limited demand on Town public roads and utilities.

Following the Subdivision, each lot will be used independently. Each lot is in the AC zoning district that allows for site development and controls the building size location and other parameters that are allowed in the AC District.

Table 5. AC Zoning Allowed Standards

	Regulation	Lot 1	Lot 2
Lot size s.f.	7,500	22,580	27,735
Lot Coverage	N/A	N/A	N/A
LSR	20-25 %	20-25%	20-25%
Floor area	.40	9,032	11,094
Setbacks	20 ft. - 10 ft. - 20 ft.	20 – 10 – 20	20 – 10 – 20
Building height	35 ft.	N/A	N/A

There are additional regulations that effect the design and placement as well as the appearance of the building and site design, which will be addressed later in the review of the specific proposals for each lot.

Lot 1 shall continue to be used for non-conforming seasonal parking and storage uses associated with Jackson Hole Whitewater.

Lot 2 is applying for a Conditional Use Permit (CUP) for Heavy Service/Retail for a Car Wash. There is a conceptual site plan attached defining the proposed development (Appendix A – Figure 11). The site meets the allowed use of the property and will not require any variances of the regulatory standards.

The Conceptual Site Plan demonstrates improvements associated with the development and Conditional Use Permit to include significant landscaping to encourage wildlife movement through both lots along the Broadway commercial corridor. Each lot will independently install a mixture of trees and shrubs to maintain permeability on the landscape for wildlife. The placement of the shrubs and lighting will be such that it will encourage the wildlife to use passageways at the east end of Lot 2 and the west end of Lot 1. These locations will give wildlife crossing from the Gros Ventre Butte cover and good visual clearance for both the wildlife and the vehicular traffic. The purpose is to move the animals through the danger area near the roadway to the destinations either at Karns Meadow or the winter range on the butte north of the highway. Additionally, vegetation towards the rear of the sites will provide cover for wildlife movement toward Karns Meadow.

An existing boundary fence that is not wildlife friendly will be removed from the south boundary. Fencing will be replaced along approximately 40-feet of the southeast corner of Lot 2 to decrease the potential of wildlife impacts from a 6-foot retaining wall; the balance of the parcel will remain unfenced.

STANDARDS & SETBACKS/BUFFERS

Town of Jackson, Wyoming has designated standards and setbacks/buffers to protect any negative impact on waterbodies, floodplains, wetlands and crucial wildlife habitat (Town of Jackson Planning Department, 2017). The proposed development location and entire property complies with known applicable standards and setbacks as illustrated in Table 6 below.

Table 6. Summary of Applicable Town of Jackson, Wyoming Setbacks and Standards, associated with 660 W. Broadway, Jackson, Wyoming.

A-C, RURAL AREA LEGACY ZONES (SEC. 3.2.3)	
NATURAL RESOURCE OVERLAY STANDARDS (NRO) (SEC. 5.2.1)	
<i>Crucial Habitat Protection Standards</i> <i>Mule Deer</i>	STANDARD/SETBACK DISTANCE No physical development, use, development option, or subdivision shall occur within crucial mule deer migration routes, unless the applicant can demonstrate that if can be located within the mule deer migration route in such a way that it will not detrimentally affect the ability of mule deer to migrate from their summer ranges to their crucial winter ranges. Additionally, no physical development, use, development option, or subdivision shall occur on crucial mule deer winter range, unless the applicant can demonstrate that it can be located within the mule deer crucial winter range in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the mule deer, or detrimentally affect the potential for survival of the mule deer using the crucial winter range.

<i>Moose</i>	No physical development, use, development option, or subdivision shall occur within crucial moose winter habitat, unless the applicant can demonstrate that it can be located within the moose crucial winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter habitat to the moose, or detrimentally affect the potential for survival of the moose using the crucial winter habitat.
<i>Elk</i>	No physical development, use, development option, or subdivision shall occur within crucial elk migration routes, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the ability of elk to migrate from their summer ranges to their crucial winter ranges. Further, no physical development, use, development option, or subdivision shall occur on crucial elk winter range, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the elk, or detrimentally affect the potential for survival of the elk using the crucial winter range.
<i>Bald Eagle Nest Areas</i>	Buffer distance of 660 ft.
<i>Trumpeter Swans</i>	Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within a radius of 300 feet of a trumpeter swan nest. Additionally, no physical development, use, development option, or subdivision shall occur within trumpeter swan winter habitat, unless the applicant can demonstrate that it can be located within the trumpeter swan winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the winter habitat to the trumpeter swan, or detrimentally affect the potential for survival of the trumpeter swan using the trumpeter swan winter habitat.
<i>Snake River Cutthroat Trout</i>	Notwithstanding the boundaries of the NRO, no physical development, use, development option, or subdivision shall occur within 150 feet of cutthroat trout spawning areas, unless the applicant can demonstrate that it will cause no run-off into the stream and have no detrimental effect on the water quality of the stream where the cutthroat trout spawning area is located, and cause no disturbance which would have a detrimental impact on the spawning, incubation, hatching, or rearing of cutthroat trout.

The entire parcel falls within the mule deer and elk spring, summer fall range as established by Wyoming Game and Fish. The entire parcel falls within the moose winter and year-long range as established by Wyoming Game and Fish. No crucial range exists on the parcel for any species. The cover types on the property is mixed planted and introduced grasses and disturbed impervious (parking lots). Teton County assigns an ordinal ranking of 1 to the mixed planted and introduced grasses. While the property does not contain identified mule deer migration corridors, it's likely that mule deer use the property to move between winter range and meadow habitat.

SHORT-TERM IMPACTS

During construction, short-term impacts may include a loss of the limited vegetation in the southwest corner of the property, soil disturbance, and episodic noise from construction equipment. There may be an associated increase in weeds due to additional ground disturbance. These impacts are expected to be approximately two years in duration and will be focused in the summer months and outside the crucial winter season for mule deer.

The risk of wildlife mortality is negligible since the site is already extensively disturbed. Human-caused impacts may be amplified during construction and prior to re-vegetation activities.

LONG-TERM IMPACTS

The primary long-term impact from development on this site, the loss of habitat and fragmenting wildlife habitat, occurred between 2003 and 2015. Additional habitat loss is not expected. The landscape plan associated with this development includes installing a variety of vegetation including native trees, grasses and shrubs. The addition of

native vegetation to the property will be an improvement to the property. The vegetation layout on the property is designed to encourage mule deer and moose to cross the property to access Karns Meadow or nearby winter range. Therefore, the open layout of the proposed development provides the least disturbance to mule deer and their travel corridors between habitat.

HABITAT SUMMARY

The majority of the property, 94%, is comprised of gravel parking lots. The 0.07 acre of mixed planted and introduced grasses within the parcel has a low ordinal ranking (1). The property has no habitat value at this time. The proposed development and associated landscape plan includes planting native grasses and trees on the property. The grasses and trees are designed to aid wildlife crossing the parcel by providing vegetative cover and will have the least possible impact to mule deer transitional movements and will likely improve the mule deer movements.

SITE DESIGN ANALYSIS

VICINITY IMPACT STATEMENT

Given the surrounding commercial development, natural resources in the vicinity and proposed habitat improvements to the property, it is likely that wildlife, specifically mule deer, will continue to use the parcel to access Karns Meadow and crucial winter range. It is anticipated that other large ungulates (moose and elk), as well as neotropical migrants may access the property and adapt to the native vegetation provided in the proposed development and changes to the associated human uses.

Wetlands or waterbodies will not be impacted by this development.

ALTERNATIVE SITE DESIGN ANALYSIS

According to Auto-Commercial Standards (Section 2.3.5.D Town of Jackson LDRs,) the minimum land division lot size is 7,500 s.f. per lot. This total property size allows for up to 6 individual lots on the project site. This alternative to the proposed 2 lot Development Plan allows six (6) lots that could be configured as (5) equal 7,800 lots and (1) 11,200 sf lot. Along the highway each lot would average 54 feet of frontage.

An Alternatives Analysis Design Meeting was held on January 11, 2018. In attendance was Scott Pierson and Robert Infanger with Y2 Consultants, Susan Johnson with Teton County Planning and Tyler Valentine with the Town of Jackson Planning. Staff discussed alternative location for the Car Wash, however design problems existed with each alternative that created safety problems. It was determined that no alternative location for the Car Wash was feasible on the property.

HABITAT ENHANCEMENT PLAN

Mitigation for cover types on this parcel is not required due to the low ordinal ranking of the existing vegetation on the parcel. The site has essentially been a gravel lot with limited vegetation cover since 2005. As noted by the Conservation Research Center, the most likely use of the parcel by wildlife is to move from the forage resources on the butte to the water and cover found in Karns Meadow. Wildlife access will be unimpeded on the west side of the parcel. Access on the east side may be altered by the car wash building.

Landscaping and vegetation plantings were discussed in the Alternate Design Meeting held on January 11, 2018. Landscaping will be used to help guide ungulates through the property to Karns Meadow.

Deer have preferences for certain plants such as fruiting trees and shrubs. The landscape plan has not been finalized but will not contain any plants that are known deer attractants. Thereby reducing the likelihood that deer will remain on the property.

CONCLUSION

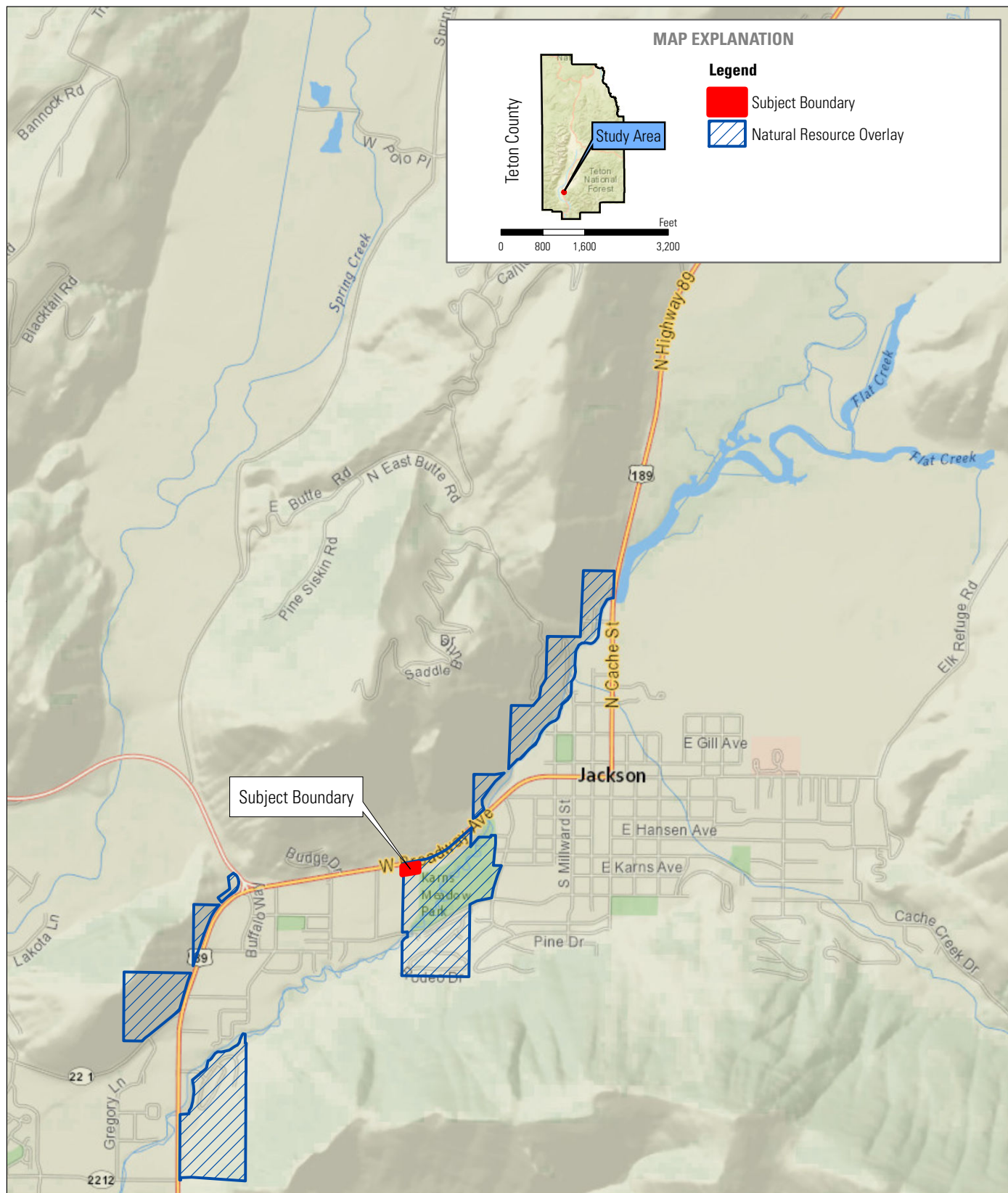
The Property, 660 W. Broadway, is located entirely within the Natural Resources Overlay in the Town of Jackson. Limited vegetative communities are found on the property and are deemed to be of low importance to the Town of Jackson (Teton County Land Development Regulations, Section 5.2.1.F.1, 2017).

This habitat was irreparably altered prior to 2005 and the proposed development will not cause additional loss of habitat. The proposed physical development is anticipated to have minor additional negative impacts to the animal species protected by Section 5.2.1 of the Land Development Regulations (2017). The proposed development will ultimately provide more cover for wildlife on the parcel and landscaping will be designed to increase successful migration through the parcel.

WORKS CITED

- Cogan, D. and S. Johnson. (2013). *Final Report: Vegetation and Non-Vegetation cover type Mapping for . Teton County, Wyoming.*
- Conservation Research Center, Teton Science School (2013). *Mule Deer (Odocoileus hemionus) Movement and Habitat Use Patterns in Relationship to Roadways in the Northwest Wyoming.* Jackson, Wyoming
- Jackson, Teton County. (2014). *Jackson-Teton County Comprehensive Plan and Land Use Regulations.* Jackson-Teton County.
- Nicholoff, S. (2003). *Wyoming Bird Conservation Plan, Version 2.0.Wyoming Partners in Flight.* Lander: WY Game & Fish Department.
- Teton County Planning Department. (2017). *Teton County Comprehensive Plan and Land Use Regulations.* Jackson: Teton County Planning Department.
- Town of Jackson Planning Department. (2017). *Town of Jackson Development Regulations.* Jackson: Town of Jackson.
- Town of Jackson Planning Department. (2017). *Town of Jackson Land Development Regulations.* Jackson: Teton County Planning Department.
- USFWS. (2017). *Endangered, Threatened, Proposed and Candidate Species, Teton County.* Cheyenne, WY: Ecological Services.
- Teton County, GIS accessed 11/2/2017, from <http://tetonwy.greenwoodmap.com/gis/download/download.html>

APPENDIX A



N
1:30,000
FIGURE 1

Vicinity Map
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



Y2consultants.com
307.733.2999



1:1,200
FIGURE 2

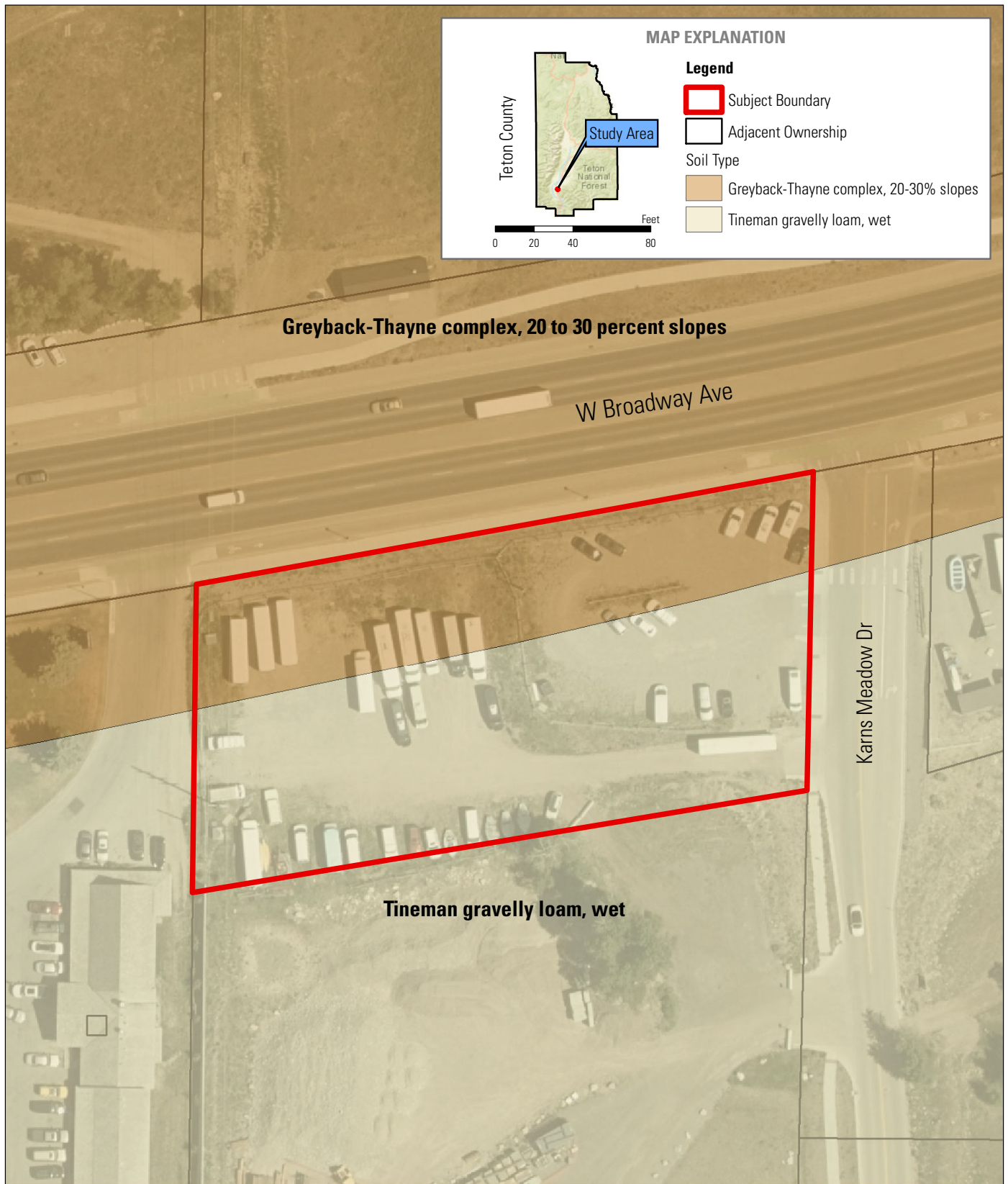
1999, 2003, 2005, & 2017 Aerial Imagery

660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



y2consultants.com
307 733 2999

CONSULTANTS

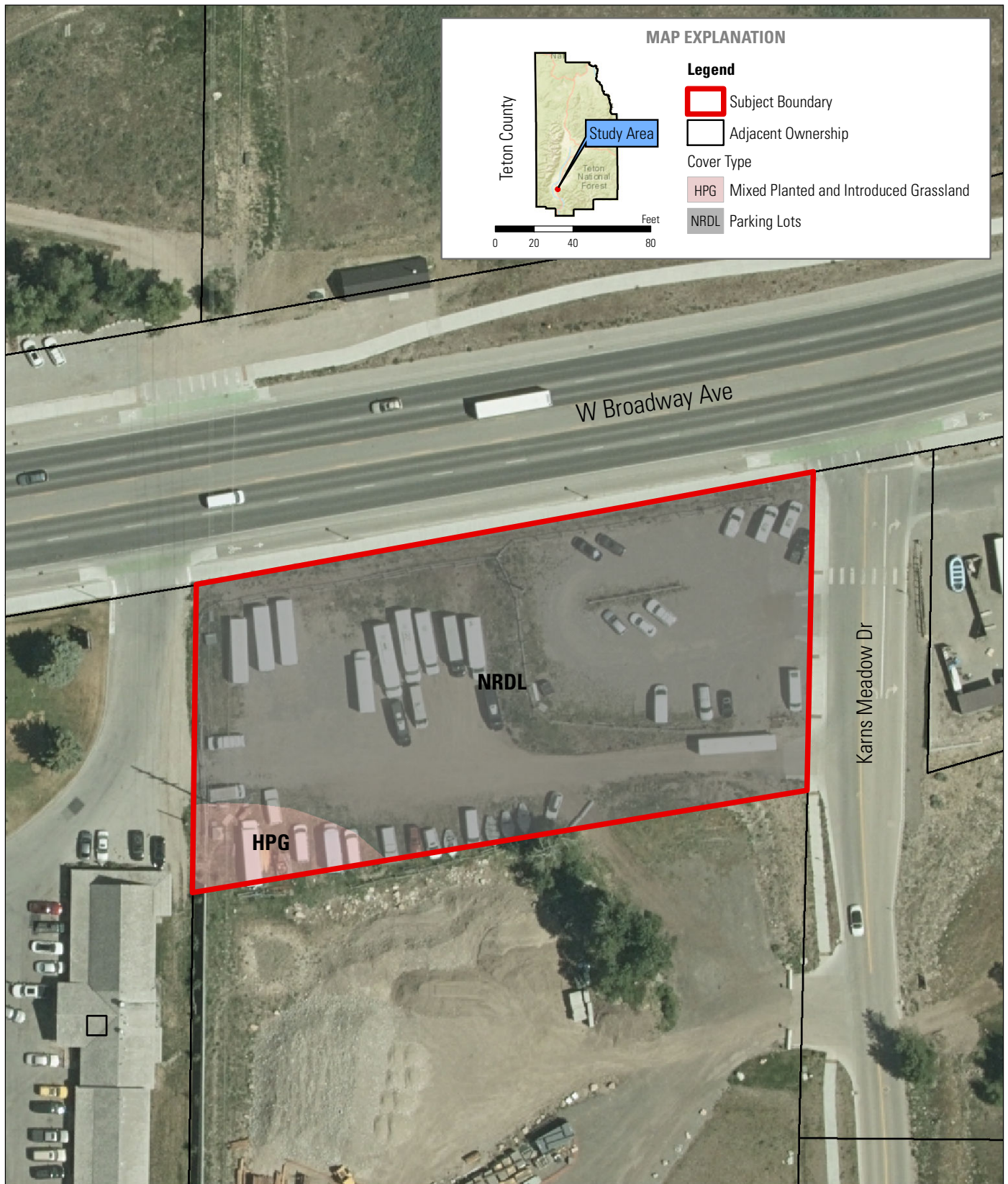


N
1:800
FIGURE 3

Soil Type
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

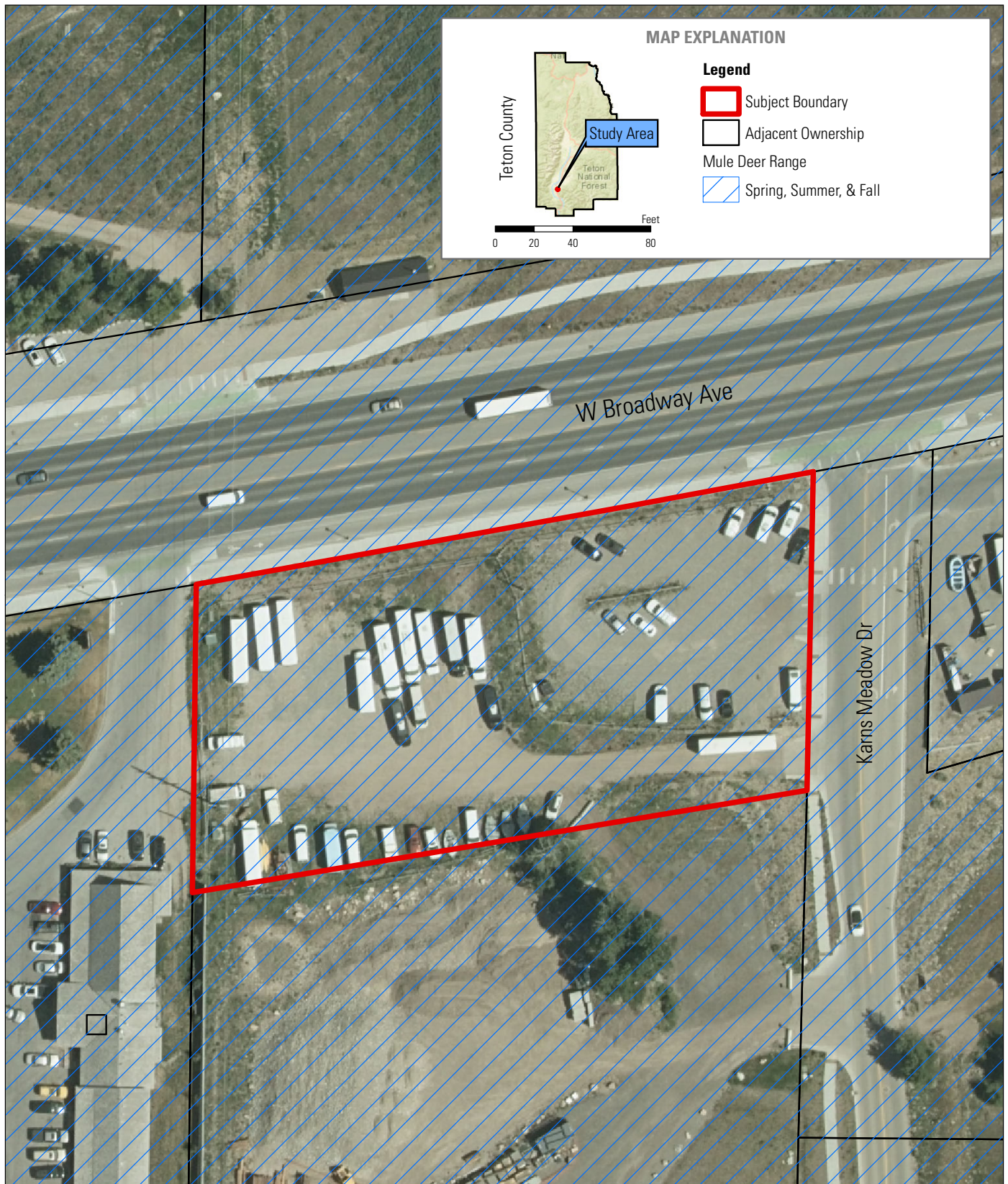


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1:800
FIGURE 4

Cover Type
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



Y2consultants.com
307.733.2999

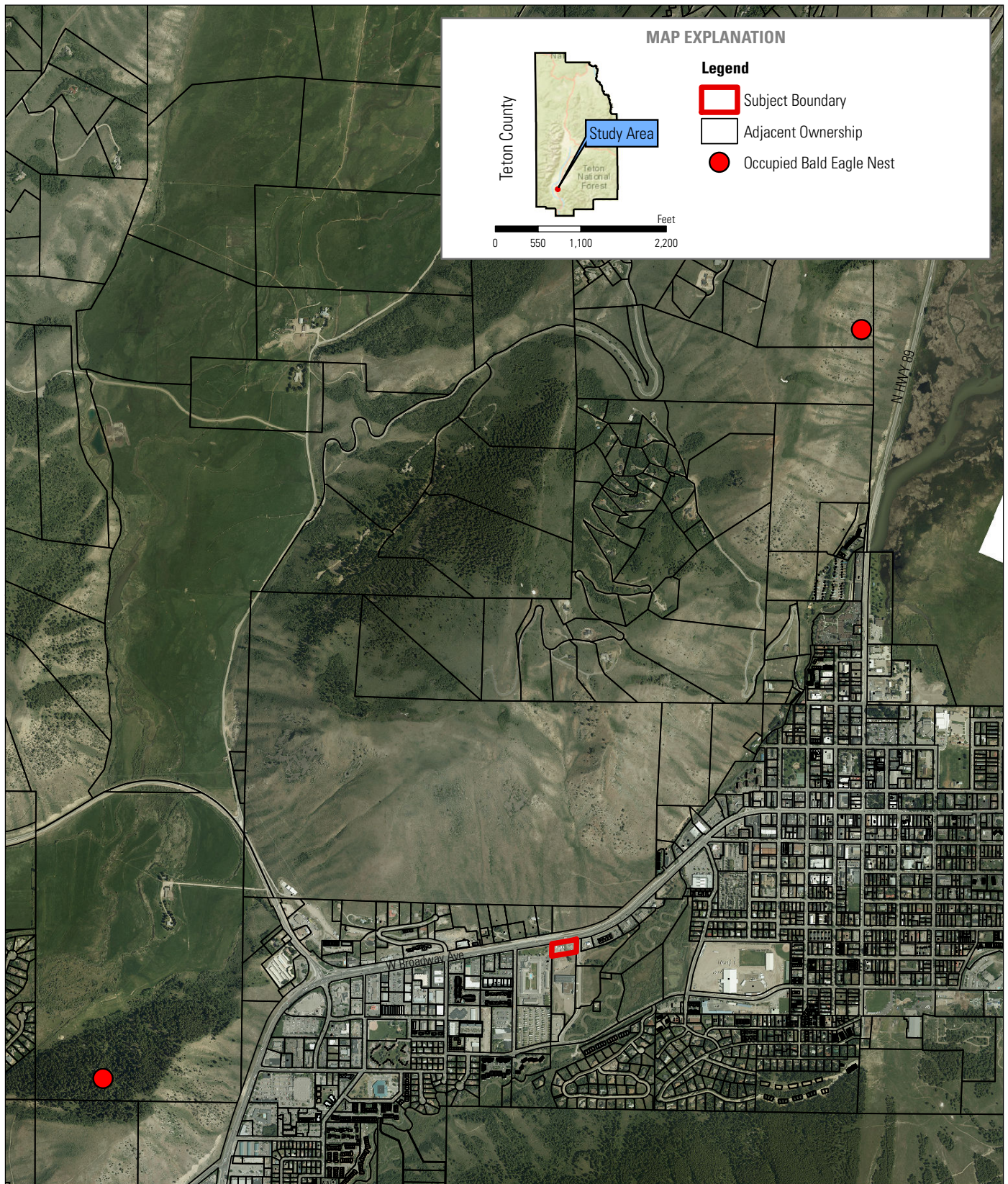


N
1:800
FIGURE 6

Mule Deer Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

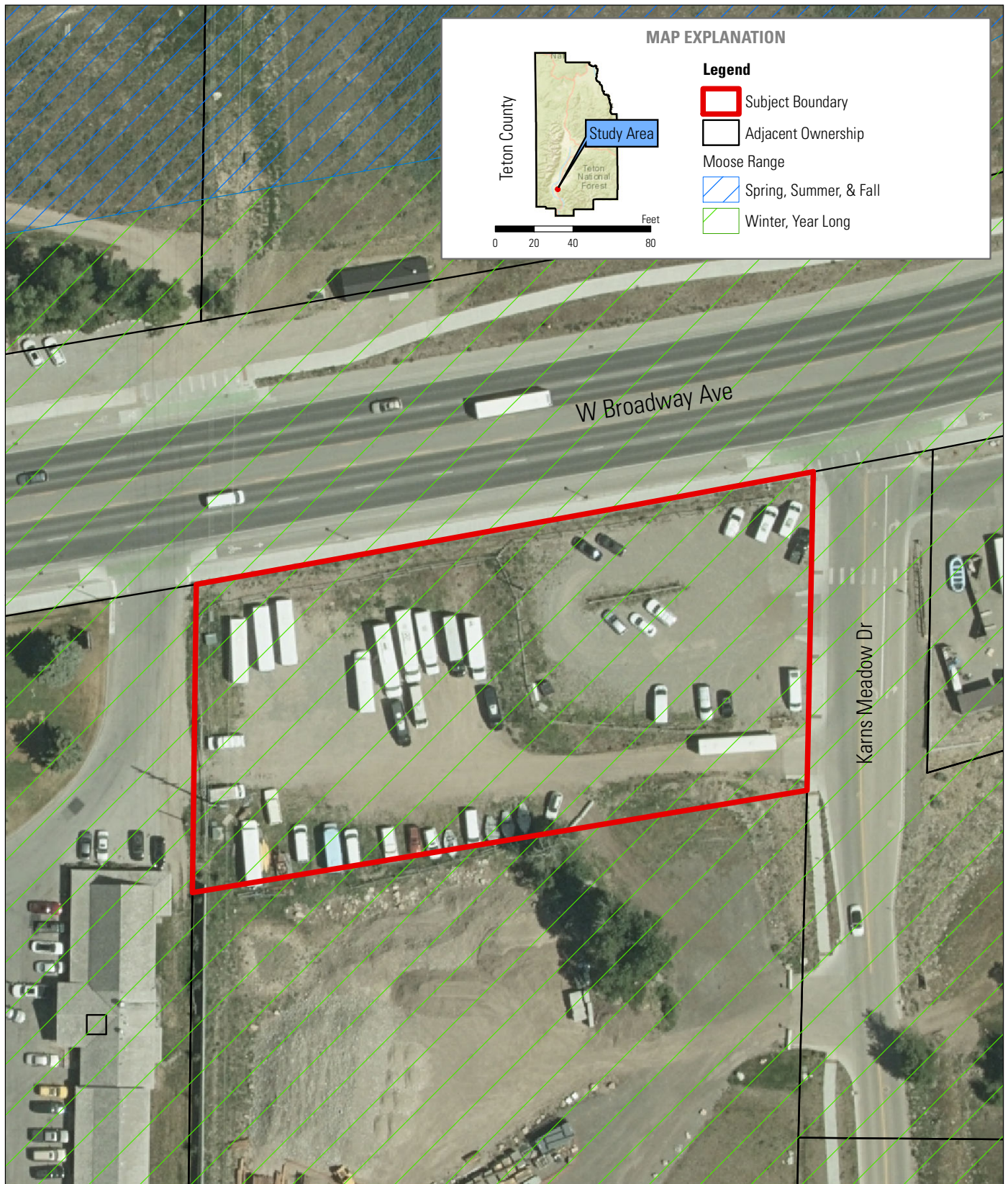


N
1:20,000
FIGURE 5

Bald Eagle Nest Locations
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

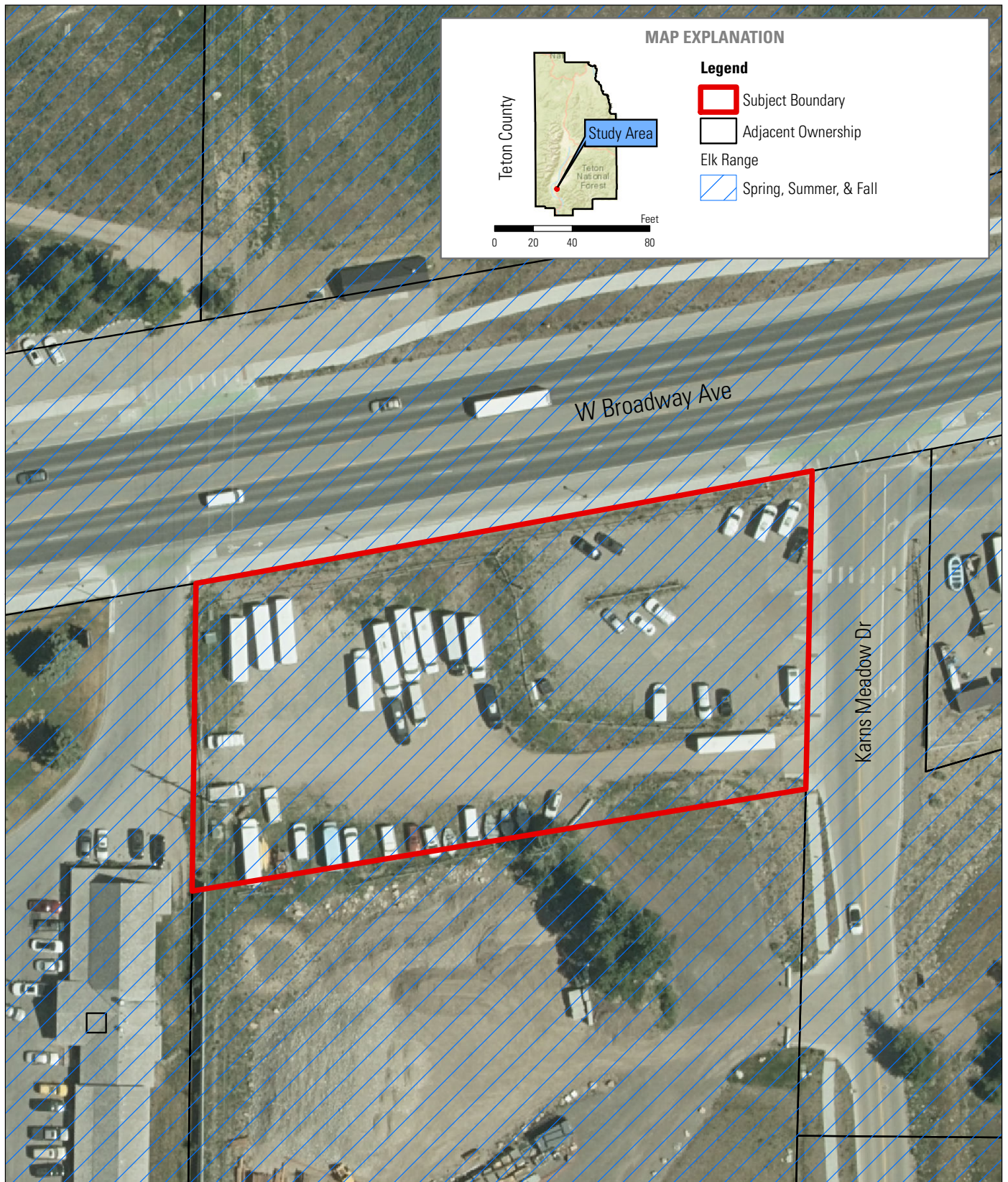


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1:800
FIGURE 7

Moose Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

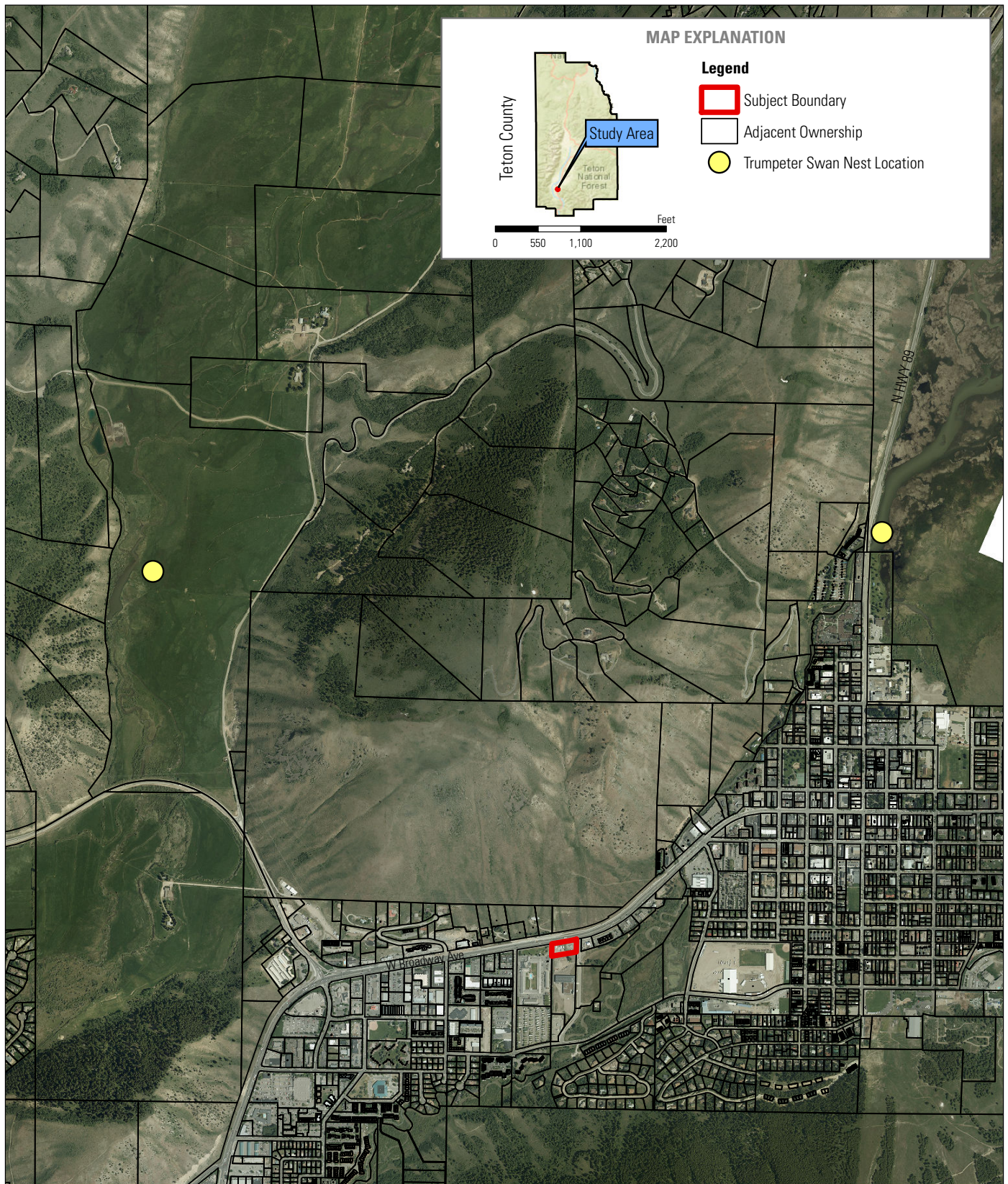


N
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FIGURE 8

Elk Habitat
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

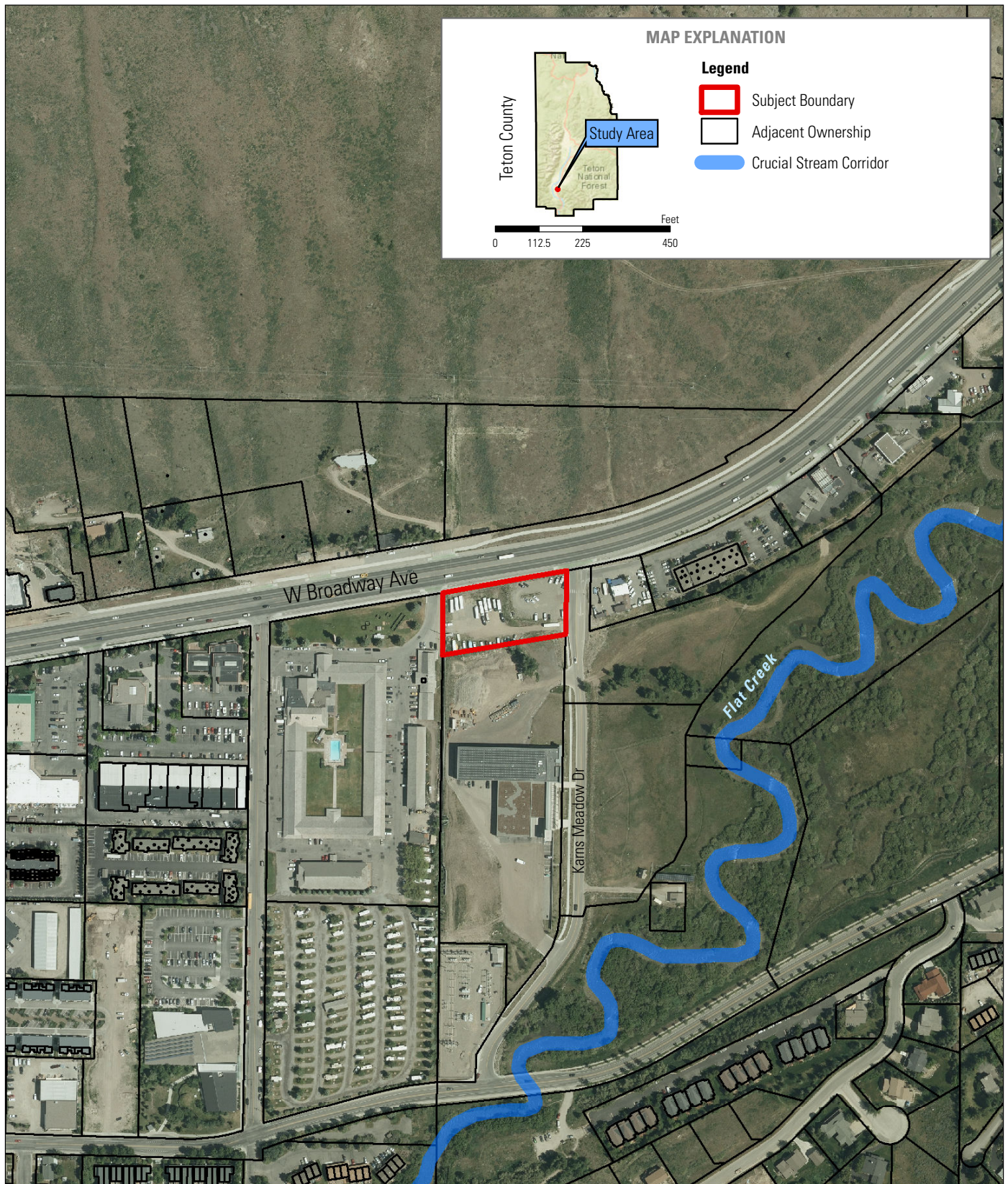


N
1:20,000
FIGURE 9

Trumpeter Swan Nest Locations
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming



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307.733.2999

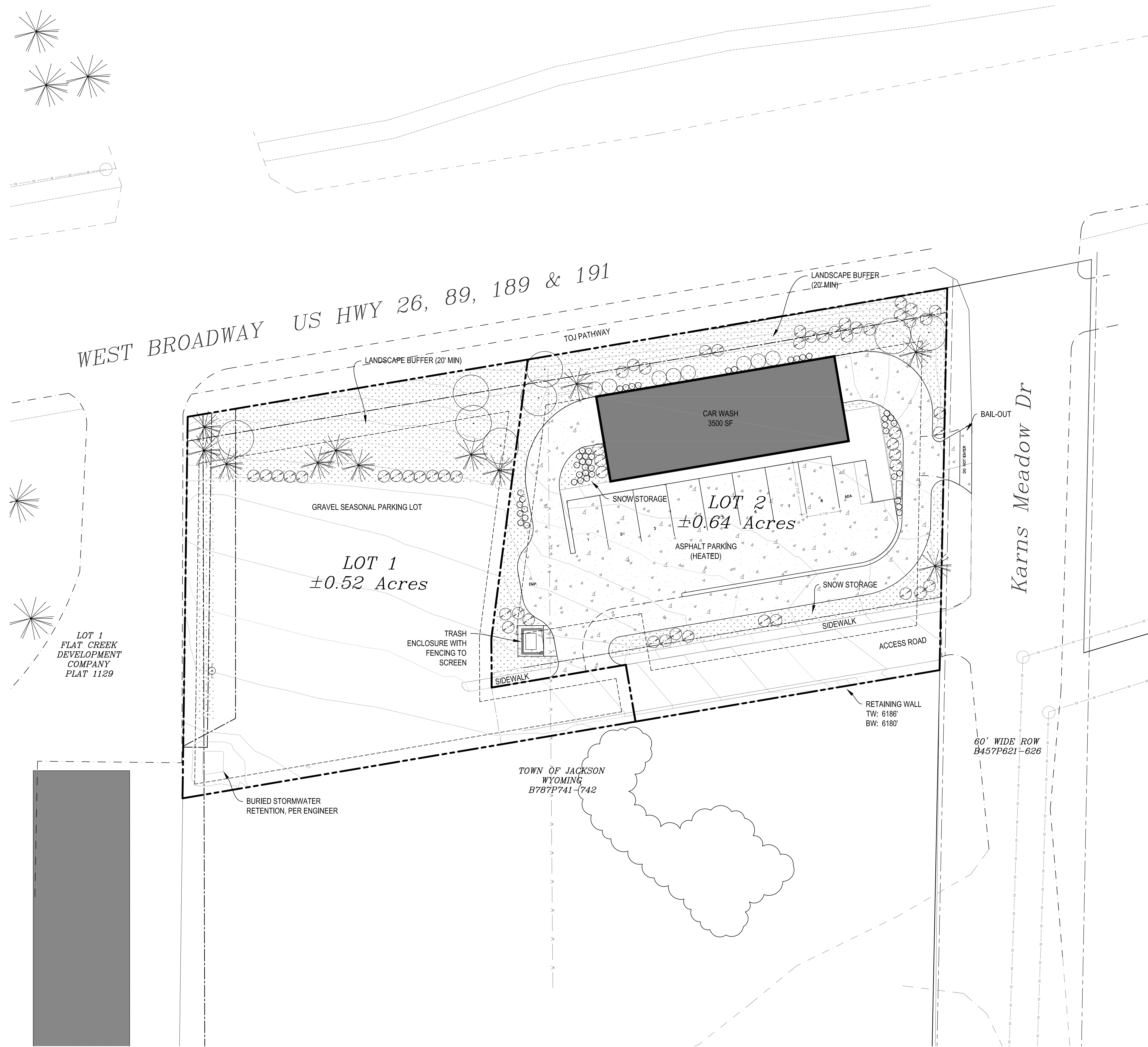


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1:4,000
FIGURE 10

Crucial Stream Corridor
660 W Broadway EA
Sec.33, T41N, R116W
Town of Jackson, Wyoming

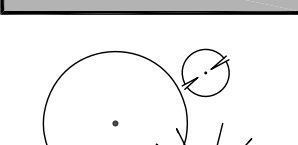


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307.733.2999



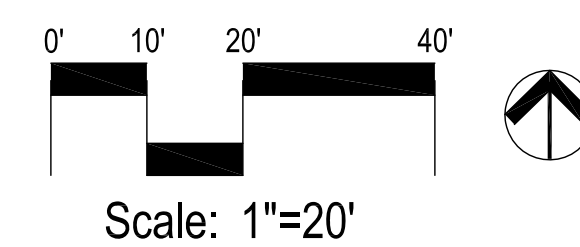
LEGEND

PROPOSED CONDITIONS

- | | |
|---|---|
|  | MAIN BOUNDARY LINE |
|  | ADJACENT PROPERTY LINE |
|  | RECORDED EASEMENT (ROAD, UTILITY, ETC.) |
|  | STRUCTURE SETBACK |
|  | APPROX. EDGE OF ASPHALT |
|  | APPROX. EDGE OF PARKING |
|  | INDEX CONTOURS (5' INTERVAL) |
|  | INTERMEDIATE CONTOURS (1' INTERVAL) |
|  | (UTILITY) |
|  | (UTILITY) |
|  | BUILDING |
|  | MIXED VEGETATION PER TOJ
LANDSCAPE STANDARDS |

PLAN NOTES

1. PIERSON LAND WORKS, LLC COMPLETED SURVEY FOR EXISTING CONDITIONS DECEMBER 2016 FOR SPECIFIC USE OF SUBDIVISION DEVELOPMENT APPLICATION.
2. AERIAL PHOTOGRAPHY PROVIDED BY TC GS. 2017.
3. THIS PLAN INCLUDES EXISTING AND PROPOSED FEATURES FOR CONCEPTUAL PURPOSES ONLY.
4. THIS PLAN TO ACCOMPANY EA EXEMPTION REQUEST LETTER, Y2 CONSULTANTS, LLC. IMPROVEMENTS SHOWN ARE NOT INTENDED FOR STRICT INTERPRETATION.
5. THE OWNER SHALL PROVIDE SPECIFIC IMPROVEMENTS PER CUP APPLICATION WITH THE TOJ.



DATE	DRAWING SET TITLE
01-29-18	
DRAWN BY: RTI	
CHECKED BY: SRP JOB #: 15215.1	



Y2
CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

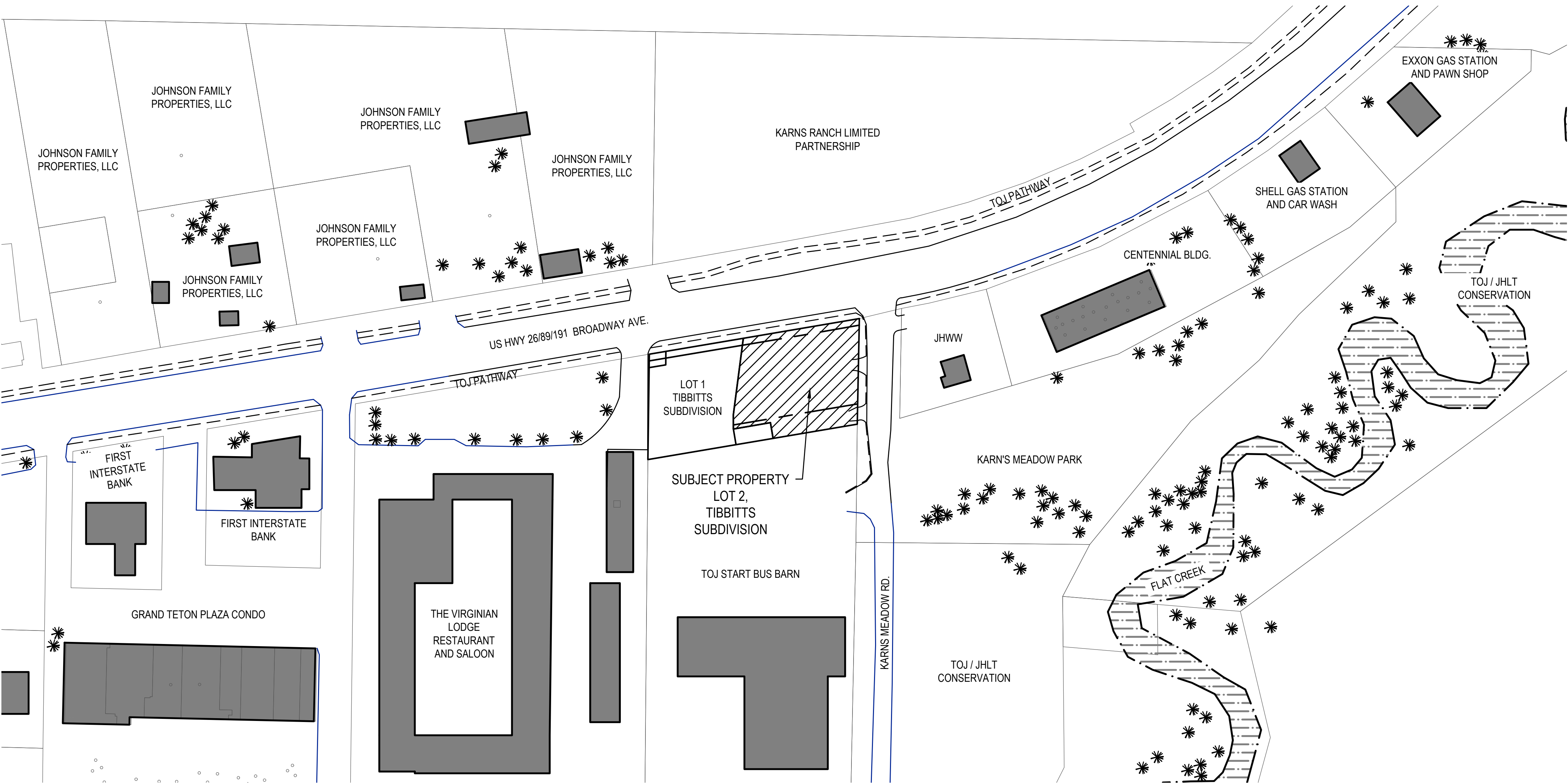
y2consultants.com
307.733.2959

DRAFT
NOT FOR
CONSTRUCTION

JACKSON CAR WASH
DEV SITE PLAN
660 W BROADWAY AVE., TOWN OF JACKSON, WY
PT. SE1/4 NW1/4, SEC. 33, TWP. 41, RNG. 116

SITE PLAN AND CONCEPTUAL GRADING

L1.1



NEIGHBORHOOD VICINITY MAP

Scale 1" = 100' - 0"

VICINITY MAP

VICINITY MAP NOTES
ALL LINE WORK, SUCH AS PROPERTY LINES, EASEMENTS, ROADS, TREES, ETC. SHOWN FOR GRAPHIC REPRESENTATION ONLY.

REFER TO SHEET ____ FOR ACTUAL EXISTING CONDITIONS FOR SUBJECT LOT.

TOWN ZONING ANALYSIS

PROPERTY INFORMATION
SEE PENDING LOT SUBDIVISION APPLICATION
LOT 2 SIZE: ±0.64 ACRES
LOT ADDRESS: 660 W. BROADWAY AVE.
TOWN ZONING: AUTO-COMMERCIAL (AC-TOJ)
TC COMP. PLAN DISTRICT: MIDTOWN HWY CORRIDOR (4.1)
ZONING OVERLAY: NATURAL RESOURCE

PHYSICAL DEVELOPMENT STANDARDS
LOT 2 BASE SITE AREA: ±0.64 ACRES (27,735 SF)
MAX. FLOOR AREA RATIO: 0.25 (6,933 SF)
MIN. LANDSCAPE SURFACE RATIO: 0.20 (5,547 SF)
MAX. LOT COVERAGE: N/A

STREET SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'

MAX. BUILDING HEIGHT: 35'
MAX. BUILDING STORIES: 2

CONTACT INFORMATION

PROPERTY OWNER AND APPLICANT:
Tibbitts/ Huffman, LLC
PO Box 4864
Jackson, WY 83001

INTERESTED PARTY:
David Tibbitts
PO Box 3695
Jackson, WY 83001

AGENT:
Y2 Consultants, LLC (Attn: Robert Infanger)
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Jackson, WY 83001
P: 307-733-2999

LAND PLANNING & LANDSCAPE ARCHITECT:
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P: 307-733-2999

ARCHITECT:
Ikemire Architects
16660 Dallas Parkway, Ste. 2900
Dallas, TX 75248
P: 972-248-2486

CIVIL ENGINEER:
Y2 Consultants, LLC (Attn: Katie Creasey)
PO Box 2870
Jackson, WY 83001
P: 307-733-2999

SHEET INDEX

- L1.0 VICINITY AND OVERVIEW
- L1.1 EXISTING CONDITIONS PLAN
- L1.2 PROPOSED SITE PLAN
- L2.0 LANDSCAPE PLAN
- A.01 FLOOR PLAN
- A.02 BUILDING ELEVATIONS
- A.03 PERSPECTIVE VIEWS
- A.04 PERSPECTIVE VIEWS
- E1.1 CONCEPTUAL GRADING PLAN
- E1.2 UTILITY & STORM WATER PLAN

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2

y2consultants.com
307 733 2999

DRAWN BY:	RTI
REVIEWED BY:	PJE

JACKSON CAR WASH
DEV-CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.1

SET TITLE:

CUP Application

PLOT DATE: 02.25.19

TITLE	DATE
CUP Submission	02.25.19

CUP Project Overview

SHEET:

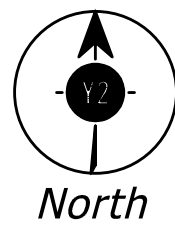
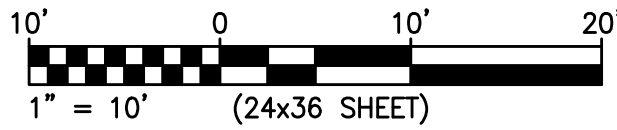
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EXISTING CONDITIONS PLAN

Scale 1" = 10' - 0"



LEGEND	
(E) - EXISTING	(P) - PROPOSED
PROPERTY BOUNDARY	---
ADJ. PROPERTY BOUNDARY	---
RECORDED EASEMENT (AS NOTED)	---
BUILDING ENVELOPE	---
EDGE OF CONCRETE	---
INDEX CONTOUR	---
INTERMEDIATE CONTOUR (2')	---
ASPHALT ROADWAY	---
GRAVEL DRIVEWAY	---
BUCKRAIL FENCE	XX XX
UNDERGROUND POWER	---
TOJ SEWER LINE	---
TOJ WATER LINE (ABANDONED)	---
SIGN (AS NOTED)	---
TOJ SEWER MAN HOLE	---

DEVELOPMENT CALCULATIONS

Development Calculations (Use - Heavy Retail/Service)				
Gross Site Area	0.64 - acres or 27,878 sq. ft.			
Number of units or density	N/A	Existing	Proposed	Gross (see note*)
Floor area (habitable)	0	0	0	1,560
Floor area (non-habitable)	0	0	0	2,023
FAR or maximum floor area Gross	6,969.5 sq. ft. (10.25*BSA)	0	0	3,583
Site Development	N/A	17,690 sq. ft. * (see note)	0	21,543 sq. ft.
Landscape Surface Ratio	5,575.6 sq. ft. (10.20*BSA) min.	10,188 sq. ft. * (see note)	5,864 sq. ft.	5,864 sq. ft. (or 0.21)
Setbacks				
Front or Street Yard	20'			
Rear Yard	20'			
Side Yard	10'			
Height	35'			

Note*: The existing site has been utilized as a parking and storage area for Jackson Hole White Water (JHWW) operations and consists of a centralized gravel parking lot with one-way access to Karns Meadow Drive. The gravel parking lot covers most of the site area and any area that is not gravel consists of overgrown vegetation naturally occurring on fringes of the parking lot. 2017 Aerial Imagery was used to approximate the existing site area that is comprised of gravel and/or driving surface material. The inverse of the driving surface material and gravel is calculated as existing "Landscape Surface Ratio."

EXISTING CONDITIONS PLAN NOTES

- EXISTING TOPOGRAPHIC CONTOURS WERE DERIVED FROM 2017 TETON COUNTY GIS LIDAR DATA AND MAY NOT REFLECT CHANGES OCCURRING SINCE THAT DATA GENERATION. THIS DATA WILL BE MORE ACCURATELY DEPICTED AS PART OF A GRADING AND EROSION CONTROL PERMIT ASSOCIATED WITH PHYSICAL DEVELOPMENT PERMITTING.
- PARCEL LINES, EASEMENTS AND SUBSEQUENT DEVELOPMENT SETBACKS SHOWN ON THIS PLAN ARE IN ASSOCIATION WITH THE SUBDIVISION PLAT (S/D18-245) APPROVED ON OCTOBER 1, 2018.
- ALL SITE AREA NOT LABELED OR DENOTED AS CONCRETE OR GRAVEL IS NATURAL OVERGROWTH AREA CHARACTERIZED BY NATIVE VOLUNTEER GRASSES, EXPOSED NATIVE SOIL AND/OR WEEDS.
- EXISTING FENCELINE AND CONVENTIONAL FREE-STANDING SIGN DATA WAS DERIVED FROM TETON COUNTY GIS AERIAL PHOTOGRAPHY. THIS DATA WILL BE MORE ACCURATELY DEPICTED AS PART OF A GRADING AND EROSION CONTROL PERMIT ASSOCIATED WITH PHYSICAL DEVELOPMENT PERMITTING.

DRAWN BY:	RTI
REVIEWED BY:	PJE

JACKSON CAR WASH
CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO:	15215.1
SET TITLE:	

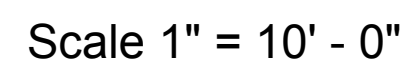
CUP Application

PLOT DATE:	02.25.19
TITLE	DATE
CUP Submission	02.25.19

Existing Conditions Plan

SHEET:

1.1



LEGEND

- ⊙ Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 4270" found this survey
- ⊙ Indicates a calculated point, nothing found or set
- Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 16012" set this survey
- Indicates a Brass Cap inscribed R.O.W.

———— Boundary Line

———— Adjacent Boundary Line

----- Record Easement Line (as noted)

N 90°00'00" W 1.59' Measured Bearing and Distance

(N 90°00'00" W) (1.59') Calculated Bearing and Distance

CERTIFICATE OF SURVEYOR

State of Wyoming) ss
County of Teton)

I, Mark Fellermann, a Professional Land Surveyor of Jackson, Wyoming, hereby certify, to the best of my knowledge and belief:

that this plat was made from notes of surveys made under my direction and under the direction of David Kemper, PLS 15645 during January AND April 2017 and from records in the Office of the Teton County Clerk;

that this plat correctly represents the final plat of the TIBBITTS SUBDIVISION within the SE1/4NW1/4 of Section 33, T.41N., R.116W., 6th P.M., Teton County, Wyoming;

that the TIBBITTS SUBDIVISION, shown hereon is a subdivision of land described in Book 909, Photo, pages 179–181 recorded in said Office, being more particularly described as follows:

Beginning at the Point of Intersection of the west line of said SE1/4NW1/4 and the southerly right-of-way line of US HWY 26, 89, 189, & 191;

Thence along said southerly right-of-way line, N80°29'02"E, 222.56 feet to the point of curvature of a spiral curve to the left, Station 280+35 of said right-of-way line, a curve offset to the right (South) 66 feet from a 200 foot long, 4 degree spiral curve of decreasing radius proceeding west to east at the highway centerline;

Thence along a portion of said spiral curve, said portion being subtended by a chord of 99.33 feet bearing N80°03'00"E, more or less, to the Point of Intersection with the west right-of-way line of a 60 foot wide right-of-way granted to Teton County Housing Authority as described in that instrument of record in Book 457 of Photo pages 621–626, records of Teton County;

Thence along the westerly line of said easement, S01°06'51"W, 159.64 feet to a point;

Thence S80°21'27"W, 320.83 feet to a point on the west line of said SE1/4NW1/4;

Thence along said west line of said SE1/4NW1/4, N00°44'41"E, 159.40 feet, more or less, to the southerly right-of-way line of U.S. Highway 26, 89, 189, & 191 AND the Point of Beginning.

Basis of Bearing N 00°44'41" E along the west line of Lot 1 shown hereon.

Containing 1.16 acres, more or less, and subject to easements, rights-of-way, reservation, and restrictions, of sight and/or record, including but not limited to those shown hereon.

That all points and corners shown hereon will be monumented by February 1, 2019.

Mark Fellermann
Wyoming Professional Land Surveyor No. 16012

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Mark Fellermann this _____ day of _____, 2018.

Witness my hand and official seal.

Notary Public My commission expires:

OWNER:

DAVID TIBBITTS
P.O. BOX 3695
JACKSON, WYOMING 83001

SURVEYOR:

Y2 Consultants, LLC
180 S. WILLOW ST.
P.O. BOX 2870
JACKSON, WYOMING 83001
PHONE: 307-733-2999

NUMBER OF LOTS: 2
TOTAL PROJECT ACREAGE: 1.15 ACRES

PREPARATION DATE: June 15, 2017
FINAL REVISION DATE: December 6, 2018

Project Number • 15215
Project Path • F:\2015\15215\Survey\ACAD\15215_FINAL_PLAT.dwg
Drawn By • DBK/MWF
Reviewed By • GPP
Drawing Date • June 15, 2017
Revision Date • October 31, 2018, November 30, 2018

CERTIFICATE OF MORTGAGEE

Consent of mortgagee, KARNs RANCH LIMITED PARTNERSHIP, OF P.O. BOX 10, JACKSON WY, by separate affidavit recorded concurrently with this plat.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

PUBLIC MAINTENANCE OF US HIGHWAY 26/89/189/191 AND KARNS MEADOW DRIVE

NO PUBLIC MAINTENANCE OF ROADS WITHIN THIS SUBDIVISION

CERTIFICATE OF APPROVAL

State of Wyoming) ss
County of Teton)

The foregoing subdivision, TIBBITTS SUBDIVISION was approved at the regular meeting of the Town Council on the 1st day of October, 2018 in accordance with Section 15–1–415, Wyoming State Statutes, and the Town of Jackson Land Development Regulations.

TOWN OF JACKSON

Attest

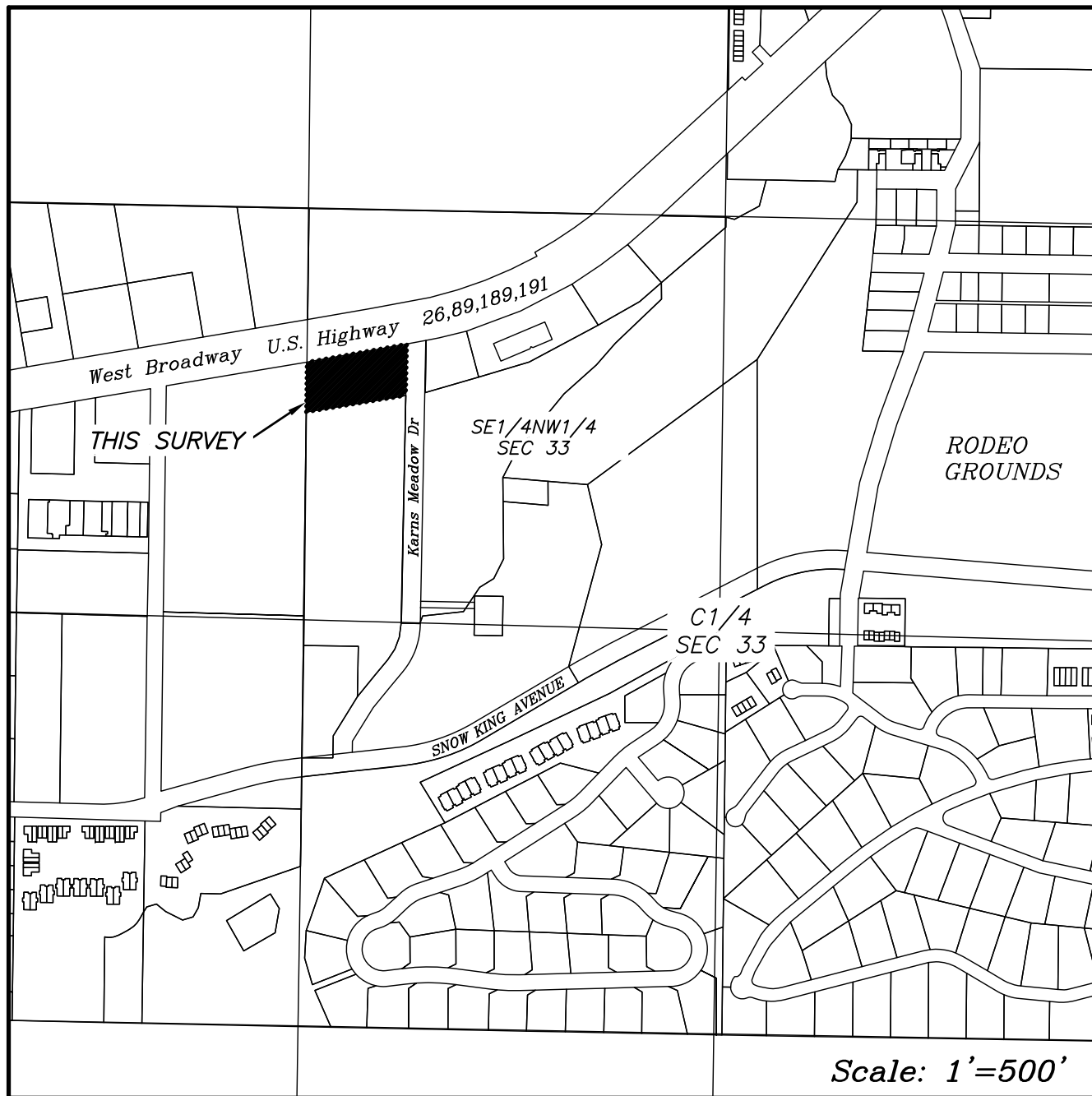
Clerk

Mayor

Town Engineer

Planning Director

VICINITY MAP



Part of Section 33, T. 41 N., R. 116 W., 6th P.M., Teton County, WY

CERTIFICATE OF OWNER

State of Wyoming) ss
County of Teton)

The undersigned owner and proprietor hereby certifies that the foregoing subdivision of 660 West Broadway Avenue, Jackson, WY 83001 as described in the Certificate of Surveyor hereon, recorded in Book 909 Photos Page179–181 in the Office of the Clerk of Teton County, Wyoming, lying within the SE1/4NW1/4 of Section 33, T. 41 N., R. 116 W., 6th P.M., Town of Jackson, Teton County, Wyoming as shown hereon is with the free consent and in accordance with his desire:

that the name of the subdivision shall be the TIBBITTS SUBDIVISION;

that said TIBBITTS SUBDIVISION contains two lots, LOT 1 and LOT 2, shown hereon;

that said TIBBITTS SUBDIVISION is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record, including but not limited to those shown hereon;

that the foregoing subdivision is subject to a Right of Way, including terms and conditions contained therein, described in Book 6 of Deeds, page 1, granted to the State of Wyoming for a Public Road;

that the foregoing subdivision is subject to an easement, including terms and conditions contained therein, described in Book 6 of Mixed Records, pages 351–352, granted to The Town of Jackson for a Right of Way;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 82 of Photo, pages 172–173, granted to Mountain States Telephone and Telegraph, for construction, operation and maintenance of communication facilities, recorded in said Office;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 330 of Photo, pages 1172–1175, granted to Town of Jackson, a Municipal Corporation, for a perpetual easement and right-of-way for the construction and continued maintenance, repair, alteration, and replacement of electric service, and telemetry control facilities, recorded in said Office;

that said Lot 1 is subject to an easement, including terms and conditions contained therein, described in Book 437 of Photo, page 690, granted to Lower Valley Energy, Inc., for construction, operation and maintenance of electric distribution circuits, recorded in said Office;

that said Lot 1 is subject to a non-exclusive easement, including terms and conditions contained therein, to be recorded, granted to Town of Jackson, a Municipal Corporation, for operation and maintenance of a domestic water line;

that said Lot 2 is subject to a non-exclusive easement for access, underground utilities, and sewer, 30 feet wide, shown hereon, for benefit of Lot 1;

that said foregoing subdivision is subject to a non-exclusive easement for utilities, 30 feet wide, shown hereon granted to Lower Valley Energy;

that said foregoing subdivision is subject to matters disclosed on map T–46C recorded in said Office;

that said foregoing subdivision is subject to a Fence Removal Agreement, including the terms and conditions thereof, as described in Book 518 of Photo, pages 526–534, between Wyoming Department of Transportation AND Karns Ranch, recorded in said Office;

that said foregoing subdivision is subject to an easement, including terms and conditions contained therein, as described in Book 904 of Photo, pages 540–541 with a poor description that was corrected in Book 945 of Photo, pages 944–946, granted to Silver Star Telephone Company, Inc., for a Utility Easement, recorded in said Office;

that said foregoing subdivision is subject to an off-site easement, including the terms and conditions thereof, as described in Book 364 of Photo, pages 631, granted to Lower Valley Power & Light, Inc., for a utility easement recorded in said Office;

that no surface water rights are attached to this subdivision;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to said subdivision;

that Wyoming law does not recognize any riparian rights with regard to the natural flow of a stream or river for persons living on the banks of the stream or river;

that access across all roads, driveways, and parking areas located within said subdivision is hereby granted to emergency vehicles including police, ambulances and fire department vehicles;

that all rights under the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

SIGNATURE BY SEPARATE AFFIDAVIT
David Tibbitts

FINAL PLAT
PREPARED FOR
TIBBITTS SUBDIVISION
Being a Portion of the
SE1/4NW1/4 SECTION 33
T. 41 N., R. 116 W., 6th P.M.,
TETON COUNTY, WYOMING

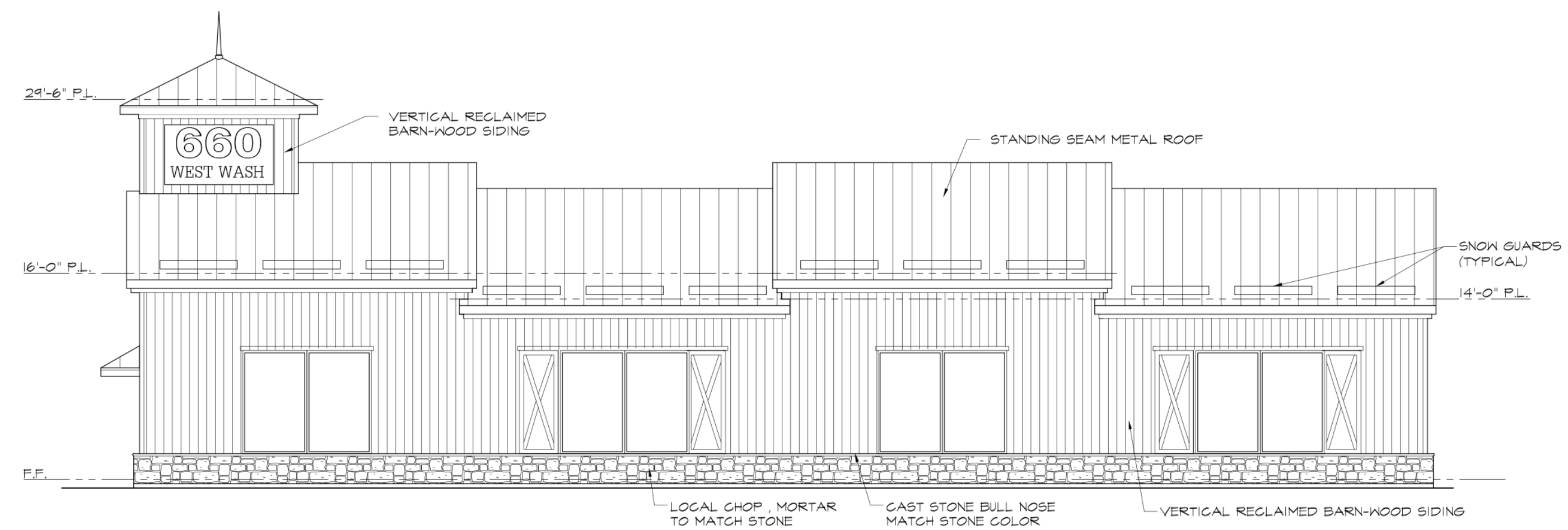


we define, design & deliver
the places that you Play, Live & Work

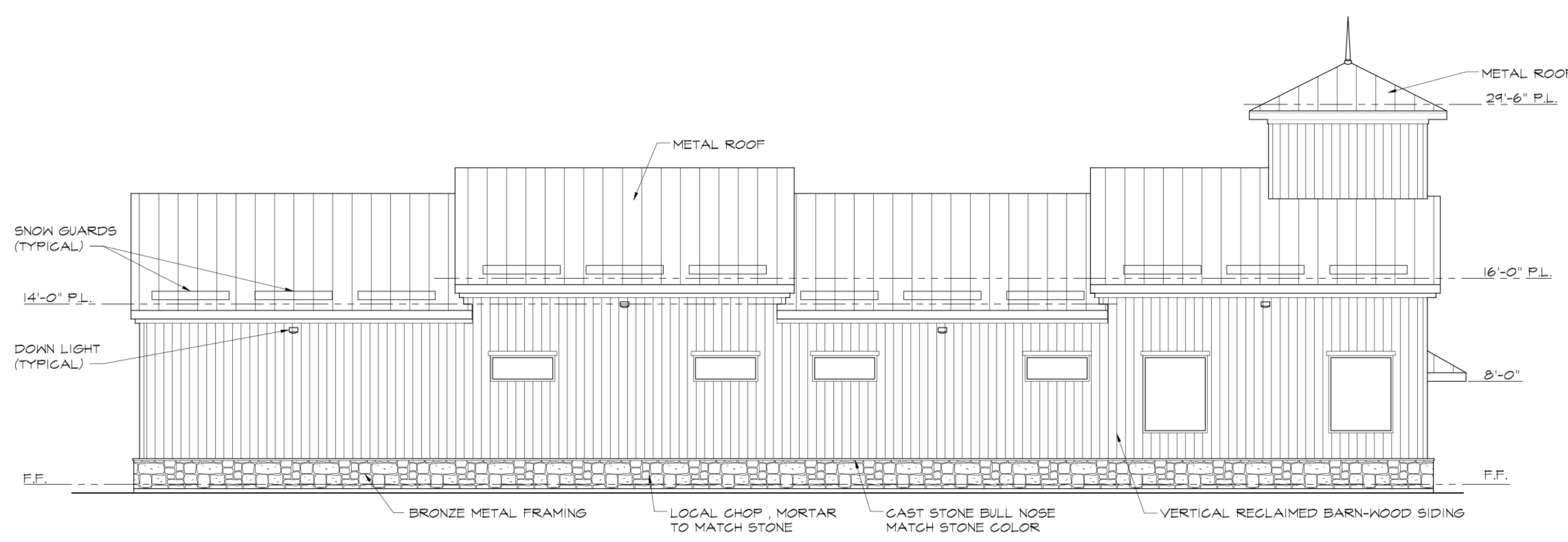


Y2 Consultants, LLC
P.O. Box 2870
180 S. Willow St.
Jackson, WY 83001
Tel 307.733.2999
y2consultants.com

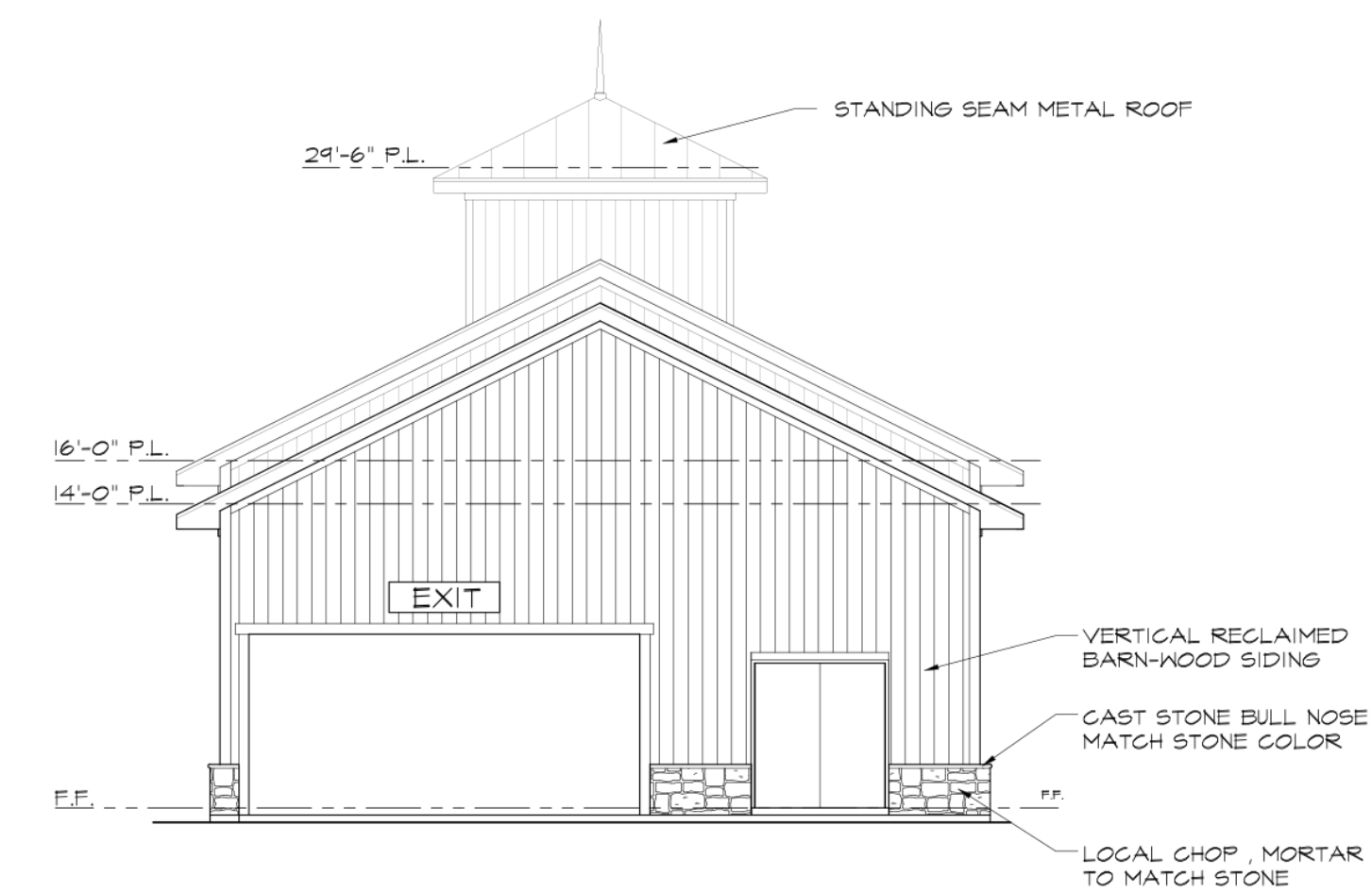
Sheet 1 of 1



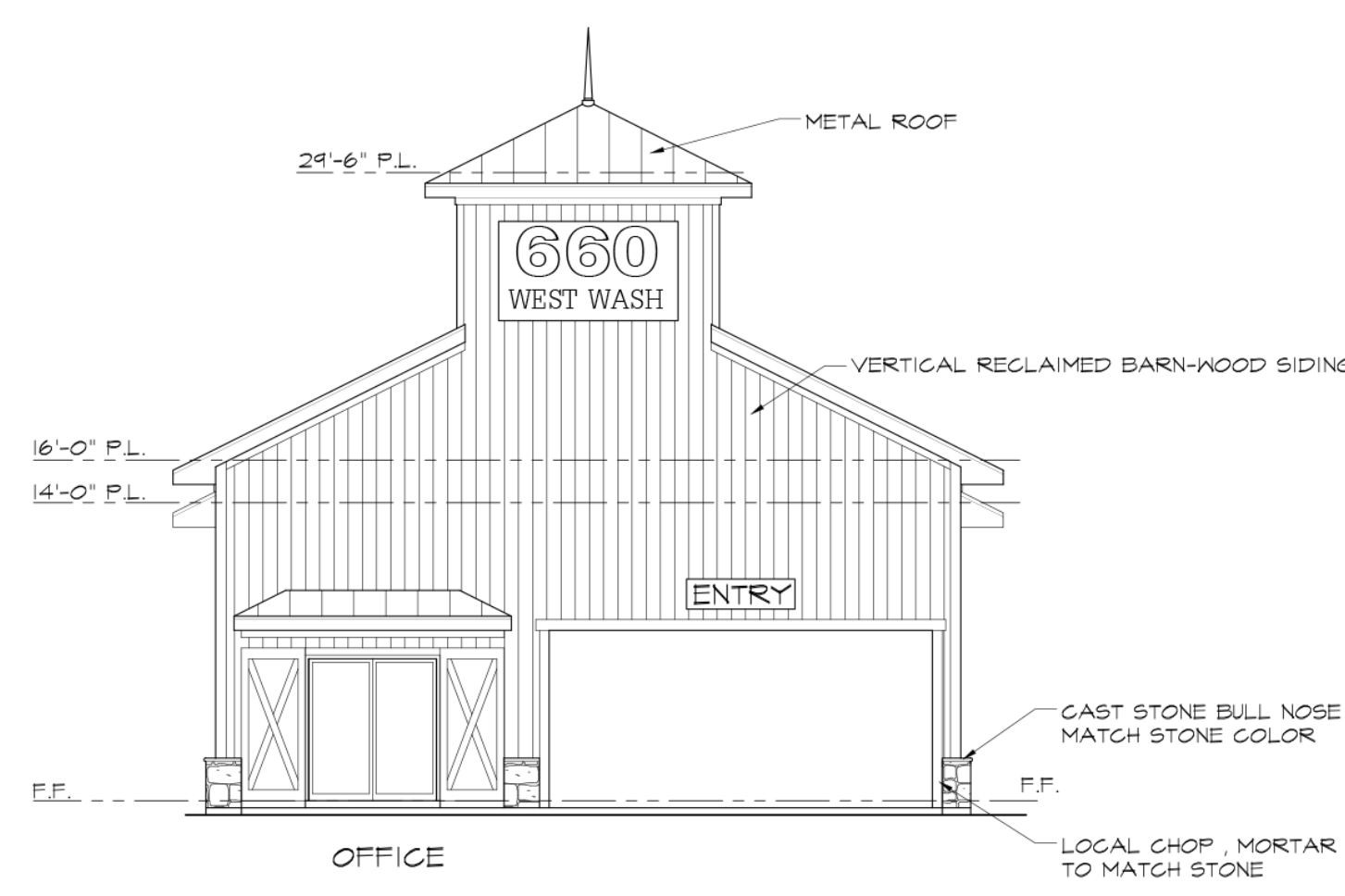
02- NORTH ELEVATION (FACING WEST BLVD)
SCALE: 1/8" = 1'-0"



02- SOUTH ELEVATION (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



02- EAST ELEVATION
SCALE: 1/8" = 1'-0"



02- WEST ELEVATION (FACING KARNS MEADOW)
SCALE: 1/8" = 1'-0"



PLANNING & BUILDING DEPARTMENT

December 19, 2017

Chris Beaulieu
Y2 Consultants
PO Box 2870
Jackson, WY 83001

RE: Design Review Committee
Item: P17-239

Dear Mr. Beaulieu:

This letter is to confirm that on December 13, 2017 the DRC reviewed your request to receive preliminary comments for a new car wash at the property located at 660 West Broadway Avenue, legally known as PT. SE1/4NW1/4, SEC 33, TWP. 41, RNG. 116. The DRC has recommended approval to the Planning Director as presented. The following comments were made by the DRC as recommendations.

The DRC discussed the ridgeline of the building and whether it should be fluid without and breaks. They also discussed the cupola and whether it adds to the feel of a 'Jackson' style barn. In the end, the DRC was fond of the materials, landscaping and site plan and unanimously recommended approval.

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Valentine".

Tyler Valentine
Senior Planner













March 8, 2016

Site: Jackson Car wash site
Subject: Permitting Letter – Usage Information

To Whom It May Concern:

The PurWater Recovery System has been engineered and designed specifically with the Professional Car Wash Operator in mind and incorporates the same innovative, cutting edge technology the industry has come to expect from Pur-Clean. Modular in design, the PurWater System platform provides a simplified approach that allows the system to be easily adapted to meet the needs and requirements of the targeted wash facility and eliminates the confusion typically associated with water recovery.

Sonny's Automatic Tunnel

It is a commonly used number that you will lose 6 gallons to evaporation and carry out. Using 55.20 gallons total (reclaim and freshwater) per vehicle will put you at 83.68% reclaim which should be a good balance of wash quality and conservation. With your chemical applications and final rinse applications at 14.03 gallons per vehicle and all your wash applications running on reclaimed water you will be at 8.03 gallons per vehicle going to sewer.

Water Use Per Car

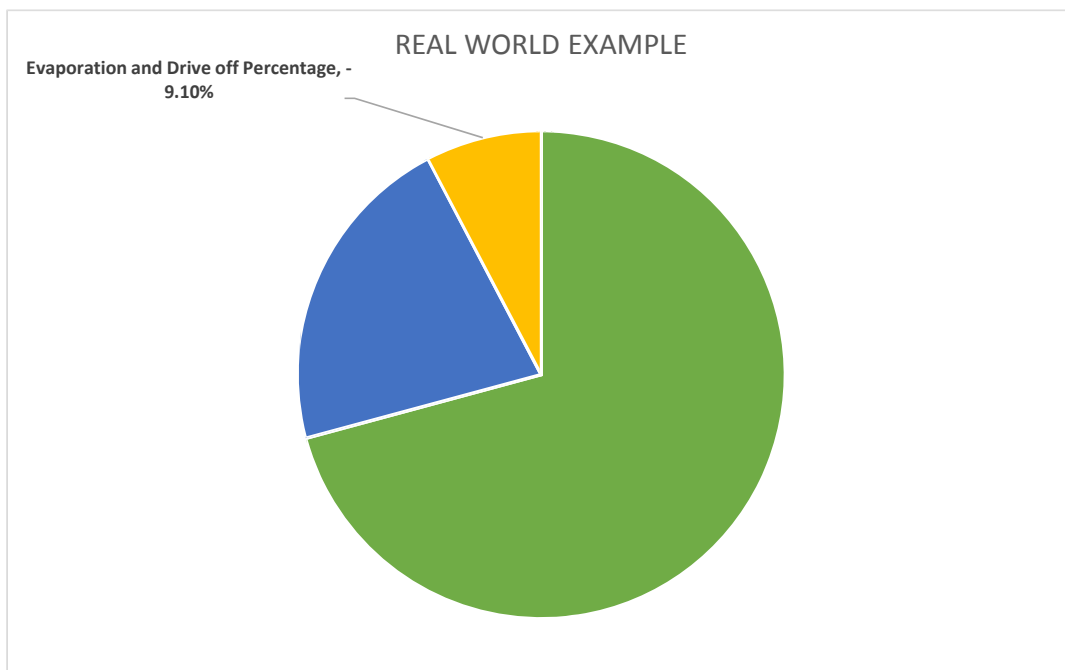
- ◆ evaporation and carry out 6 gallons
- ◆ chemical application and final rinse 14.03 gallons
- ◆ wash applications on reclaim water 41.47 gallons
- ◆ at maximum going to sewer 8.03 gallons of water

Best Regards,

Charles Borchard
VP Operations
New Wave Industries
PurClean & PurWater
3315 Orange Grove Ave
North Highlands, CA 95660
Phone-office: 916.978.9990 / 800.882.8854
FAX: 916.978.9995
e-mail: cborchard@purclean.com
Website: www.purclean.com

Application	Gallons Used	Fresh/Reclaim
Prep Unit	2.67	Reclaim
Foaming Applicator Arch	1.50	Fresh
Total Shine Bath	0.80	Fresh
Foaming CTA #1	0.53	Fresh
Foaming CTA #2	0.16	Fresh
Triple Foamer	1.20	Fresh
Wrap Foamer #1	1.00	Fresh
Wrap Around Water #1	4.00	Reclaim
Mitter Water #1	17.25	Reclaim
Wrap Foamer #2	1.33	Fresh
Wrap Around Water #2	4.00	Reclaim
Top Brush	2.00	Fresh
Floor Applicator	1.33	Fresh
Rocker Panel	1.30	Reclaim
Omni Top	6.00	Reclaim
Omni Sides	6.00	Reclaim
Total Shine Wax	0.90	Fresh
Total Shine Rinse	1.32	Reclaim
Rocker Panel	1.30	Reclaim
Mirror Rinse	0.66	Fresh
Final Rinse	1.30	Fresh
Rain Drying Agent	0.66	Fresh
Rain Sealer Wax	0.66	Fresh

Total Water Usage	55.20
Evaporation and Drive Off Gallons	-6.00
Fresh Water Usage Gallons	14.03
Reclaim Water Usage Gallons	41.17
Discharge To Sewer Gallons	8.03
Reclaim Percentage	83.68%
Fresh Water Percentage	25.42%
Evaporation and Drive off Percentage	-9.10%
	100.00%



March 8, 2016

Reclaim Effluent Quality Estimate for PurWater Reclaim Systems

The PurWater Reclaim System consists of two primary components ... the underground reclaim tank(s) and the above ground PurWater unit. The below ground tanks are normally supplied by a local concrete vault vendor, with their capacity and lay-out per PurWater specifications. The primary purpose of the reclaim system is to provide quality water to the wash so that the water can be re-used within the wash and still provide a clean car. The re-use of the water allows the operator to minimize the amount of incoming fresh water to the wash and the amount that is discharged from the wash. The reclaim system is not designed to meet a specific effluent quality of the discharge, although in many cases the water discharged from the system goes directly to sewer or a leach field.

As the primary purpose of the PurWater Reclaim System is to provide quality water for re-use within the wash, the system is designed to separate settleable solids (typically sand, grit) and free oils from the water going to the wash. These solids and oils can affect the wash quality, and increase the maintenance on wash pumps, piping, and nozzles. The large settleable solids (150 micron and larger) are settled within the underground tanks prior to entering the above ground PurWater unit. The PurWater unit uses high efficiency cyclones to remove down to 5 micron settleable solids prior to the wash. The solids-laden water from the PurWater unit is re-introduced into the reclaim water at the front end of the underground tanks, where some solids settle and some continue with the water phase to be re-treated or go out with the effluent. The free oils (150 micron and larger) float to the surface within the underground tanks and are trapped within the tanks. Accumulated settleable solids and free oils are periodically (normally every 3-6 months) removed from the reclaim system by pumping out the underground tanks and replacing with fresh water.

Some amount of water is continuously discharged from the reclaim system in order to satisfy the water balance for the wash. The volume of discharge is dependent on the amount of fresh water used by the wash, less any water that is lost to evaporation and carry-out. The discharge is sent to a separate, customer supplied wastewater treatment device, or directly to sewer or a leach field. The PurWater Reclaim System does not treat or affect minerals or chemicals dissolved in the water, emulsified or dissolved oils, non-settleable solids, the BOD / COD content, pH, or temperature of the water that is discharged.

The reclaim system does have an effect on the amount of settleable solids and free oil (150 micron and larger in size) that is discharged with the water. The underground reclaim tanks are designed similar to other gravity separator devices used in a variety of industries for oil and solids removal. Based upon numerous field observations of PurWater Reclaim Systems, I can estimate that the discharge from the reclaim system will normally be:

Settleable Solids: 25-100 ppm
Free Oil & Grease: 10-25 ppm

This estimate is based on normal settleable solids and free oil loadings seen by car washes. The estimate is not a guarantee of performance.

The estimated discharge quality from the PurWater Reclaim System may or may not be acceptable for direct discharge to sewer or a leach field. Local authorities and municipalities should be consulted to determine whether additional treatment is required to meet discharge permits.

If you have any questions or comments on the above, please contact me in our Sacramento office.

Sincerely,

Charles Borchard
VP Operations
New Wave Industries
PurClean & PurWater
3315 Orange Grove Ave
North Highlands, CA 95660
Phone-office: 916.978.9990 / 800.882.8854
Phone-cell: 916.996.6468
FAX: 916.978.9995
e-mail: cborchard@purclean.com
Website: www.purclean.com

Reclaim Water Systems

General Description:

The use of reclaim water has become an important method for the car wash operator to reduce his / her operating expenses (water / sewer costs) and start-up costs (impact / connection fees). Many municipalities are requiring the use of reclaim water in car wash operations and operators are continually looking for ways to increase profits, so reclaim systems are becoming essential in the overall operation of the wash.

Reclaim water is the re-use of water that has already been used in the wash and recovered by the drain system in the wash bay. Most drain systems consist of a catch basin to settle out the large solids, followed by two or three underground reclaim tanks to remove oil & grease, floatable materials and settleable solids. Overflow water from the last reclaim tank is then discharged to sewer or an oil / water separator.

Water from the reclaim tanks contains solids that have not settled within the tank. These solids are typically small in size (less than 150 microns) and consist of sand, clay, and silt. These solids can increase wear on pumps, piping, and nozzles, and increase the potential of plugging nozzles. Reclaim water also is a great environment for growing bacteria which can create plugging and odor problems. Typically, anaerobic bacteria (bacteria that grow in the absence of oxygen) will grow beneath the settled solids in the reclaim tank. This type of bacteria produces hydrogen sulfide and methane that has an odor similar to rotten eggs. A properly designed reclaim system must both remove solids and provide biological / odor control.

A PurWater reclaim system takes water from the last compartment of the reclaim tank and treats it further so that the quality is acceptable for re-use in the wash. The PurWater reclaim system also returns a portion of the water back to the reclaim tank to provide biological / odor control. Reclaim water that is treated by a PurWater system can then be used for the undercarriage, side panel blasters, mitters, and high pressure rinse cycles which greatly reduces the overall amount of city water required by the wash and the amount of water discharged to sewer. Typically, 60-85% of the water used on the car can be reclaim water.

PurWater Reclaim System:

The PurWater Reclaim System consists of cyclone separators to remove solids down to the 5 micron range and one of two methods (air sparger or ozone addition) to control odor and biological growth. The system is contained on a compact frame with its own pump / motor and controls. The system will recirculate water continuously back to the second compartment of the reclaim tank for odor and biological control. When a demand for reclaim water is received from the wash, the system will provide treated reclaim water.

PWFS (Flood) Series Systems: The PWFS (Flood) series systems consist of a cyclonic sand separator, pump / motor, controls, and an air sparger designed to treat 60 or 100 GPM of reclaim water. The sand separator will remove down to 70 micron solid particles and is adequate for use in Auto Dealer or Fleet / Flooder Arch Friction wash applications. When the wash demands water, the system provides treated water to the wash and recirculates water through the air sparger, located in the reclaim tank, for

odor and biological control. If the wash does not demand water for 10 minutes, the system will automatically recirculate treated water back to the reclaim tank through the air sparger for five minutes. This operation ensures that odor and biological control are performed periodically to prevent the reclaim tank from going septic. Drawing #1G shows the Process & Instrumentation Diagram (P&ID) for the PWFS (Flood) series design.

PW 100/200/300/350-M5 Series Systems: The PW 100/200/300/350-5M series systems consist of high efficiency cyclones, pump / motor, controls and one of two odor control systems air sparger or ozone addition. The standard systems are designed to treat 30, 60, 90 and 120 GPM of reclaim water. The new generation of high efficiency cyclones will remove down to 5 micron solids, so that the treated water can be used by high pressure touchless or friction in-bay automatics and tunnel wash applications. The system utilizes a Variable Frequency Drive (VFD) on the pump motor which is controlled by the wash demand, to vary the amount of water that is treated and delivered. Water continuously recirculates back to the reclaim tank, both when water is demanded by the wash and when there is no demand. Up to three different demand inputs from the wash can be incorporated into the VFD. The PW 100/200/300/350-5M system piping also incorporates a city water intake line for use as: 1) a by-pass to meet wash water demands in case the system is not operating due to an extremely low level in the reclaim tank or a fault; and 2) an automatic pump prime operation for system start-up.

Air Sparger

Biological and odor control are accomplished by using one of two methods, depending upon the model number supplied. The first method uses an air sparger (models ending in 5MAS), which is mounted within the reclaim tank above the water level. The air sparger will bring in air as water is passed through the sparger. The aerated water will add oxygen to the tank water which will control the anaerobic bacteria growth.

Ozone

The other method utilizes ozone to kill the bacteria (models ending in 5M12O or 5M24O). Ozone is a contact killing agent, similar to chlorine used in city water. Ozone (O₃) is generated by concentrating the oxygen (O₂) in ambient air and passing the concentrated oxygen through a high voltage electric current to produce ozone. The ozone laden gas is then educted into the recirculation water stream and into the reclaim tank to kill the bacteria.

Caution: Breathing concentrated ozone can create severe breathing problems. Precautions must be made to prevent exposure to concentrated ozone.

PLANNING

Project Number	P19-047	Applied	3/6/2019	STOL
Project Name	CUP - 660 W. Broadway	Approved		
Type	CUP	Closed		
Subtype	HEAVY RETAIL/SERVICE	Expired		
Status	PC/BOA	Status	4/28/2019	STOL
Applicant	Y2 Consultants	Owner	David Tibbitts	
Site Address		City		State
660 W BROADWAY AVENUE		JACKSON		WY
				Zip
				83001
Subdivision		Parcel No		General Plan
		22411633100020		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	3/6/2019	3/27/2019	3/7/2019	
Kelly Sluder					

Fire APPROVED W/CONDITI 3/6/2019 3/27/2019 3/11/2019 see notes
Kathy Clay
Fire department access appears appropriate.

Fire hydrant will be required within 500 feet of structure.

Structure will be required to have visible address.

Final fire inspection required before certificate of occupancy is issued.

Joint Housing Dept APPROVED 3/6/2019 3/27/2019 3/12/2019 See Notes
Stacy Stoker
(3/12/2019 3:21 PM SAS)

The applicant is proposing to pay a fee-in-lieu. Since there are no units associated with this application, the Housing Department has no further comments.

Legal APPROVED 3/6/2019 3/27/2019 3/21/2019
A Cohen-Davis

Parks and Rec APPROVED W/CONDITI 3/6/2019 3/27/2019 4/11/2019
Steve Ashworth

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (3/22/2019 12:38 PM STOL) Tiffany, No concerns from P&R for P19-047. Reviewed Landscape plan, no issues. Steve Ashworth mentioned there was an inquiry to use Karn's Meadow as sight for planting mitigation for the development of 660 W Broadway P19-047 that wasn't in the original submittal. I wanted to add comments related to this request: -It is not appropriate at this time to use Karn's Meadow as a mitigation site for plantings. The Town has an Environmental Assessment to complete and with a potential Master Plan update and implementation we're not comfortable using the site for any additional mitigation plantings. If you have any questions feel free to reach back out. Thanks. Andy Erskine					
Pathways Brian Schilling (4/19/2019 10:15 AM TV) P19-047 – 660 W Broadway Car Wash CUP Comments from Teton County/TOJ Pathways Department Status: approved w/conditions • Would prefer to remove the “bail out” driveway on the east side of the property parallel to Karns Meadow Dr. and provide a continuous sidewalk instead. • The trash enclosure on the southwest corner creates a sightline issue for the sidewalk. Do we know what the proposed sidewalk will connect to in the future, if anything? Is there a chance this will continue to the next parcel to the west, and maybe eventually to the Virginian? In any event, the trash enclosure should be moved away from the sidewalk—we have this problem at Smith’s, and it results in a lot of close calls between cars exiting the parking lot and pedestrians on the sidewalk/pathway. • Would prefer if the sidewalk along the proposed access road had some separation from the road, even a couple feet would help. The sidewalk should be a continuous sidewalk across the driveway (can provide examples if needed). • This does bring up the larger question of the sidewalk and future connectivity—just curious if there’s any more information known about possible future connections, or is the sidewalk being put in place for the possibility of a future connection to the adjacent parcel?	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/19/2019	
Planning Tyler Valentine (4/16/2019 12:24 PM TV) Please see staff report.	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/16/2019	
Police Todd Smith	NO COMMENT	3/6/2019	3/27/2019	3/25/2019	
Public Works Rachelle Rhodes	APPROVED W/CONDITI	3/6/2019	3/27/2019	4/12/2019	see notes

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(4/12/2019 2:27 PM RR)					
Conditional Use Permit – SUFFICIENT with COMMENTS					
P19-047					
Y2 Consultants – Robert Infanger (Owner: Dave Tibbitts)					
660 West Broadway Avenue					
April 12, 2019					
Rachelle Rhodes, 307-733-3079					
NOTES FOR SUFFICIENCY					
*Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency.					
In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department.					
A preliminary potable water system plan shall be provided on the plans consistent with the LDR's. This plan shall include backflow device and meter locations.					
A water system analysis indicating the required fire flow demands and the impacts to the Town's existing system shall be required.					
A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's.					
Information concerning the additional wastewater flows to be delivered to the Town's system shall be required. In addition this information shall include a review of downstream impacts created from the additional flows being delivered.					
Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.					
A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.					
A complete and detailed landscaping plan shall be required.					
A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.					
A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's. A grading pre-application conference will be required prior to building permit submittal.					
Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.					
It is requested that the bail-out exit be removed and that the "bail-out customers" be addressed internal to the site. The previous Engineering review comment for P17-122 regarding the bail-out noted "that the site layout submitted with the previous Pre-Application request (TOJ Planning Application P16-086) raises concerns about vehicle to vehicle/pedestrian/bicyclist conflicts at the access to Karns Meadow Avenue for users access to and from the proposed car wash facility as well as to the proposed parking lot to the west. Additionally, concerns regarding the flow of vehicles and larger RV's in and out of the lot is brought to question. Furthermore, the site plan should address pedestrian needs associated with utilizing the parking facility for existing commercial operations east of Karns Meadow Avenue." Please address this exit in future submittals.					
A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be includedon the plans.					
All work to be completed within the Town’s right-of-way shall be specifically addressed.The applicant proposes to use heated drive isles on the property. Please note that the Town of Jackson does not allow heated driveways to extend to the public right-of-way.					
All onsite power shall be shown as underground and location(s) of transformers indicated.					
Snow storage areas for the site shall be indicated on the plans.					
Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.					
Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.					
COORDINATING DOCUMENTS					
1. Subdivision Improvement Agreement					
2. Plat					
3. Utility Easement					
.....					
START	APPROVED W/CONDITI	3/6/2019	3/27/2019	3/26/2019	
Darren Brugmann					
(3/26/2019 10:21 AM STOL)					
START/General Comments:					
1. Consideration for a signal at Karns Meadow Drive and Broadway becomes even more of a priority with increased usage of the relatively “new” Karns Meadow Drive and increased traffic with new building and site usage.					
2. Having two entrances to this proposed facility off Karns Meadow in such close proximity to our 1 of 2 entrances to the START Facility and the entrance on the east side of Karns Meadow to the access street for a number of businesses makes this area much more congested.					
3. There is already an issue with vehicles exiting on to Broadway from Karns Meadow whereas vehicles trying to access the side street on the east side of Karns causing traffic to stop on Broadway. Adding two more entrances on the opposite side of Karns adds to the issue.					
4. Line of site for cars exiting Karns Meadow drive on to Broadway (especially left turn) and in the winter (snow piles) is almost impossible at times. The main entrance to new proposed facility will cause more congestion concerns.					
5. Concern that cars waiting for the auto car wash may line up and spill on to Karns Meadow and eventually Broadway. It is almost a blind spot now pulling off Broadway on to Karns Meadow now with existing entrance and ped crossing.					
6. START is interested in type of wall proposed to separate proposed access road from TOJ property.					
It was hard explaining the concerns above. Please feel free to contact and I can hopefully explain more thoroughly.					



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 8, 2019
MEETING DATE: MAY 15, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

SUBJECT: **ITEM P19-059** A REQUEST TO AMEND THE SNAKE RIVER CANYON RANCH RESORT PLANNED UNIT DEVELOPMENT PLANNED RESORT MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

APPLICANT: JORGENSEN ASSOCIATES P.C.

REQUESTED ACTION

Amend Snake River Canyon Ranch Resort Planned Unit Development Planned Resort Master Plan, pursuant to Section 8.7.3, Planned Unit Development (PUD) of the Teton County Land Development Regulations, to revise the height limitation within Sub Area III for a multi-family building or lodge from 30 feet to 37.5 feet.

APPLICABLE REGULATIONS

Division 4.3 Planned Resort Zones
Section 4.3.1.E.4 Joint Review by Town and County
Section 8.7.3 Planned Unit Development

LOCATION

The PUD amendment applies to all lots in Snake River Canyon Ranch Resort Sub Area III.

Site Size: 20.04 acres
Character District: District 8: River Bottom
Subarea: 8.3: Canyon Corridor
Zone: Planned Unit Development – Planned Resort (PUD-PR)
Overlay: Natural Resources Overlay (NRO) & Scenic Resources Overlay (SRO)

STAFF ANALYSIS

According to Sec. 4.3.1.E.4 of the Teton County LDRs, each jurisdiction shall receive and consider recommendations from the other jurisdiction when a Planned Resort application is submitted for review or amendment. The text of Sec. 4.3.1.E.4 is as follows:

4. **Joint Review by Town and County.** The County Planning Commission and the Board of County Commissioners shall receive and consider recommendations from the Town Planning Commission and Town Council regarding any Planned Resort master plan application in the County. For the same purpose, The County Planning Commission and Board of County Commissioners shall make recommendations to the Town Planning Commission and Town Council regarding any Planned Resort master plan application within the Town of Jackson.
 - a. **Purpose.** The purpose of the County's and Town's review of any Planned Resort in the other jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.
 - b. **Intent.** The intent of review is for the Town Planning Commission and Town Council to have an opportunity for review and comment on a proposed Master Plan. The Town's role is advisory only and does not include a voting participation in review of the Planned Resort master plan.

Staff has concluded that the proposed amendments should not have any significant adverse impacts on the Town of Jackson largely due to the location of the resort to Town and lack of interaction as a result.

ATTACHMENTS

Teton County Planning Commission staff report dated May 13, 2019

SUGGESTED MOTION

The LDRs state that the PC does not have a 'voting participation' in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.



Planning Commission - Staff Report

Subject: PUD2018-0002: Amendment to Snake River Canyon Ranch Resort Master Plan, Sub Area III

Agent: Jorgensen Associates, P.C.

Applicant/Property Owner: SRSC Lots, LLC

Presenter: Hamilton Smith

REQUESTED ACTION

Amend Snake River Canyon Ranch Resort Planned Unit Development Planned Resort Master Plan, pursuant to Section 8.7.3, Planned Unit Development (PUD) of the Teton County Land Development Regulations, to revise the height limitation within Sub Area III for a multi-family building or lodge from 30 feet to 37.5 feet.

BACKGROUND/DESCRIPTION

PROJECT DESCRIPTION

The PUD Amendment application proposes an exception to Height (Max) standard in Master Plan Table 2.3.B.1 *Structure Location and Mass*, found in Section 2.3, *Standards Applicable to Sub Area III – Resort Lodging Core*. The proposed amendment would qualify the Maximum Height standard of 30 feet, as follows:

*“***A multi-family building or lodge containing five (5) or more contiguous dwelling units OR being greater than 10,000 square feet of floor area shall have a height restriction of 37.5 feet.”*

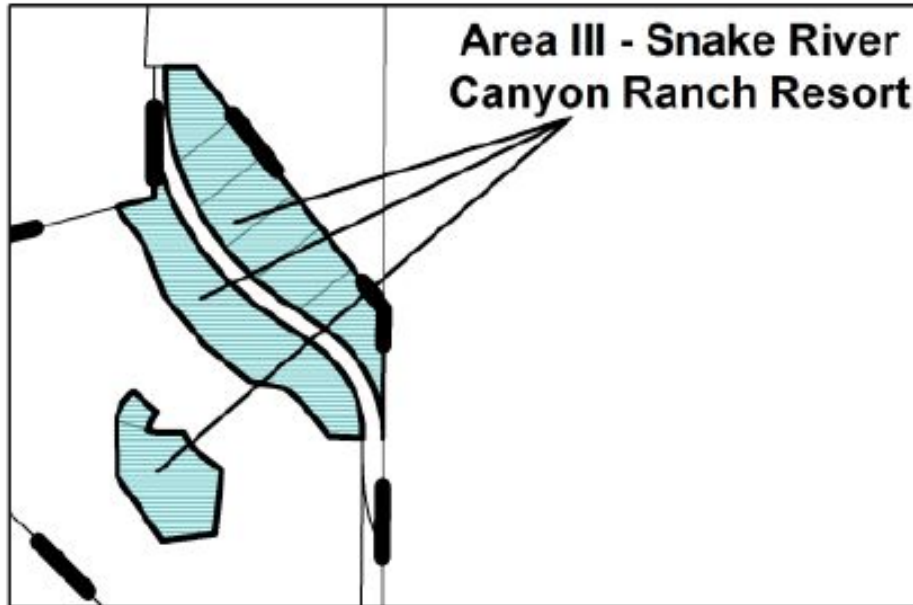
Major Amendments to the Master Plan include any expansion or increase to the overall resort area, density, physical development standards, uses or development or subdivision options that cannot be considered a Minor Amendment. Maximum Height is a physical development standard, and therefore the application is considered a Major Amendment. Only a property owner, or authorized agent of a property owner, within the Resort may apply for a Major Amendment to the Master Plan. The applicant is SRSC Lots, LLC, owner of the majority of lots within Sub Area III. Major Amendments are reviewed and acted upon pursuant to the procedures set forth in Section 8.2.13.D of the LDRs dated October 19, 2015.

EXISTING CONDITIONS

A Development Plan (DEV) application dated July 9, 2018 for the final phases of development within Sub Area III is presently under review. The final two phases of development would locate 32 dwelling units on a 9.51-acre site that abuts steep slopes and avalanche hazard terrain to the east. The site plan prepared for the DEV application incorporates 18 dwelling units on townhome lots, and a central lodge that will house 14 condominium units (totaling 32 dwelling units), along with other Resort Support Services such as a spa, restaurant, and conference facilities. These 32 dwelling units currently under review constitute the final density and floor area presently approved for Sub Area III. The Master Plan includes a mechanism to transfer up to 7 additional dwelling units from Sub Area II, but there are no active applications for a density transfer between Sub Areas.

All buildings or structures in Sub Area III are presently bound to a maximum height of 30 feet. The Master Plan does not have a definition for the term height, and therefore defers to the definition of height in the Teton County LDRs effective October 19, 2015. Pursuant to the LDR definition of height (Sec. 9.4.9), the height of a structure cannot exceed 30 feet, where the height is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade. A structure on a stepped site may have a height of up to 125% of the maximum height (30 feet), when the vertical dimension is measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure. Based on these regulations the façade of the proposed lodge (DEV2018-0001) is required to be 30 feet, where measured to the closest finished grade.

MAP OF SNAKE RIVER CANYON RANCH RESORT PLANNED RESORT ZONE – SUB AREA III



Snake River Canyon Ranch Resort

The Snake River Canyon Ranch Resort (SRCRR) Planned Unit Development Planned Resort (PUD-PR) Master Plan was originally approved by the Board of County Commissioners on July 6, 1999 (DEV1999-0016). In conjunction with the 1999 PUD-PR Master Plan approval, the Teton County Official Zoning District Map was amended, rezoning approximately 195 acres of land from Rural to PUD-PR. In addition, a text amendment to the Land Development Regulations (LDRs) that reflected the new resort was approved at that time. The 1999 PUD-PR Master Plan approval allowed for a main lodge with a maximum of 28 hotel rooms, six condominiums, six single unit cabins, 16 duplex cabins, eight single family home sites, hot spring/spa facilities, platform tennis facilities, a helicopter pad and associated support and maintenance facilities for a heli-skiing operation, affordable and employee housing, and miscellaneous resort support facilities.

On September 17, 2015, the Teton County, Wyoming Board of County Commissioners approved an amendment to the SRCRR PUD-PR (PUD2015-0002) and approved an accompanying LDR Text Amendment (AMD2015-0003) and Zoning Map Amendment (ZMA2015-0002). These approvals included the removal of approximately 95 acres of land within the SRCRR PUD-PR, and rezoning this removed acreage as Park and Open Space. It also relocated 56 lodging units from land removed from the SRCRR PUD-PR land to a 20.04 acre receiving area previously within the Snake River Sporting Club Planned Residential Development. This 20.04 acre receiving area was subsequently rezoned PUD-PR and became part of the SRCRR. As a result of this 2015 amendment, the Resort is comprised of three Planned Resort Zone Sub Areas: Sub Area I - the 5.2 acre "Astoria Hot Spring Site", Sub Area II – the "Legacy Lots and Resort Infrastructure", and Sub Area III, the "Resort Lodging Core".

Snake River Canyon Ranch Resort, Sub Area III – Resort Lodging Core (as Amended)

Sub Area III shall have a western character reminiscent of the great mountain lodges of the West but smaller in scale. Development shall have a presentation from the highway that is in scale with the mountain backdrop, have varied roof lines and horizontal planes that visually reduce the bulk and scale of the buildings, and a

development pattern that favors a reduction in building foot prints to protect the natural resources of the site, thereby minimizing overall impact of development. Development will highlight the natural features of a site, retain the rural atmosphere and protect habitat and environmentally sensitive areas.

The purpose of Sub Area III – Resort Lodging Core is to concentrate lodging, residential, and resort development in a 20.04-acre area resulting in the protection of lands north of Sub Area III previously entitled for development and re-zoned Park and Open Space through the Resort amendment process. Sub Area III provides a centralized, efficient area to provide clustered development that supports the Resort and the Snake River Sporting Club. By clustering previously approved, scattered development within the Resort Lodging Core, the overall Resort will provide recreational resort facilities in a creative, efficient and coordinated manner, provide a quality visitor experience, and contribute to the protection of attributes of the community that are considered critical to the community's long-term health, welfare and well-being.

- The initial phase of development in Sub Area III was approved by the Board of County Commissioners (BCC) on October 18, 2016. This phase permitted 12 platted lots that each accommodate detached, single-family homes.
- Phase 2, development of 19 townhome/condominium lots and an events barn, was approved by the BCC on February 27, 2017.

In accordance with Master Plan requirements specific to Sub Area III, Sec. 2.3.D.2, Required Subdivision and Development Option Permits, any subdivision requires a Development Plan application. All development in Sub Area III shall comply with Section 2.3 of the Master Plan, as amended. Where the Amended and Restated Master Plan is silent, all proposed resort development will comply with Teton County LDRs effective October 19, 2015.

LOCATION

The PUD amendment applies to all lots in Snake River Canyon Ranch Resort Sub Area III.

Site Size: 20.04 acres
Character District: District 8: River Bottom
Subarea: 8.3: Canyon Corridor
Zone: Planned Unit Development – Planned Resort (PUD-PR)
Overlay: Natural Resources Overlay (NRO) & Scenic Resources Overlay (SRO)

[illegible]

STAFF ANALYSIS

The project goals and site plan have not changed based on the applicant's request for an amendment to the PUD Maximum Height standard. The Master Plan presently establishes the Maximum Height for all allowed uses to be 30 feet. Where the Master Plan is silent, all proposed resort development will comply with Teton County LDRs effective October 19, 2015. The LDRs include a provision for an overall height of a stepped structure, such that the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 125% of the maximum allowable height. The LDR Height definition for a stepped structure does not allow for a building with a 37.5' front façade, as measured to the nearest finished grade.

The application has been reviewed pursuant to the Findings for a Resort Master Plan amendment in the Snake River Canyon Ranch Resort Master Plan, the Teton County Land Development Regulations and the Jackson/Teton County Comprehensive Plan. Section 1.3.A of the Master Plan (*Repealer*) states the following:

This Master Plan shall supplant and replace for all purposes and in their entirety, the Snake River Canyon Ranch Planned Unit Development District for Planned Resort (PUD-PR) Resort Master Plan approved on July 6, 1999 and all subsequent amendments and minor deviations thereto adopted prior to the date of approval hereof by the Planning Director of Teton County, Wyoming.

The repealer specifies that this PUD amendment is not a by-right adoption of standards that were considered and integrated into the original PUD-PR Master Plan approval of 1999. The applicant has chosen to modify the standards of the Master Plan following PUD approval (September 17, 2015) and adoption of the Amendment and Complete Restatement of Entitlements, Standards and Conditions for the Snake River Canyon Ranch Resort Planned Unit Development Planned Resort (July 13, 2016 and as amended on January 30, 2018). Staff accepts that the intent of the amendment is to rectify the development intentions within Sub Area III with the applicant's misinterpretation of the height definition in the LDRs. This review has taken into account the overall intent of this PUD-PR and the future desired character of the zone in contemplating the increase in height allowance for a multi-family building or lodge containing five (5) or more contiguous dwelling units OR being greater than 10,000 square feet of floor area to 37.5 feet. To this point, though the original lodge approved in 1999 had an approved height of 50 feet, staff is focusing on the underlying purpose and intent of this Resort, the localized impacts on desired future character as impacted by this amendment, and the ability for the Resort to maintain a high degree of self-containment and provide economic and other benefits to the community.

Based on the Intent and Purpose section of Sub Area III, specifically the following summary statements,

"Sub Area III shall have a western character reminiscent of the great mountain lodges of the West but smaller in scale... The purpose of Sub Area III – Resort Lodging Core is to concentrate lodging, residential, and resort development in a 20.04-acre area resulting in the protection of lands north of Sub Area III previously entitled for development and re-zoned Park and Open Space through the Resort amendment process. Sub Area III provides a centralized, efficient area to provide clustered development that supports the Resort and the Snake River Sporting Club."

an incremental increase in height allowance to inherently large structures (a multi-family building or lodge containing five (5) or more contiguous dwelling units OR being greater than 10,000 square feet of floor area) will allow the construction of the central lodge as designed to contain 14 condominium units and Resort Support Uses that meet the intent of the Sub Area. The Physical Development Standards for Sub Area III do not include a limit on Maximum Building Size. This supports staff's recommendation to allow the request for additional height to enable the construction of a lodge, which is consistent with the purpose and intent of Sub Area III of the Master Plan (see Representative Photos below).

The applicant has provided the Architectural Review Board Design Guidelines and an Architectural Image Bank with the application materials for this PUD amendment. These Design Guidelines and Image Bank demonstrate that this PUD amendment is aligned with the guiding language of the Intent and Purpose section of Sub Area III,

stated above regarding a “western character reminiscent of the great mountain lodges of the West, but smaller in scale.”

Western Character Reminiscent of the Great Mountain Lodges of the West – *Representative Photos*



Paradise Inn, Mount Rainier National Park, Washington (approx. max height of 66 feet)



Many Glacier hotel, Glacier National Park, Montana (approx. max height of 62 feet)

STAKEHOLDER ANALYSIS

DEPARTMENTAL REVIEWS

Given that the application for PUD Amendment is to a physical development standard, departmental review requests were limited to the County Attorney and County Building Official. There are no plan review comments specific to this PUD Amendment.

PUBLIC COMMENT

Notice of this hearing was distributed to property owners within 800 feet of the project area on April 4, 2019 and posted on the site on May 3, 2019. Public comment is attached to this staff report.

LEGAL REVIEW

Gingery

RECOMMENDATIONS

PLANNING DIRECTOR RECOMMENDATION

The Planning Director recommends **APPROVAL** of PUD2018-0002, pursuant to LDR Section 8.7.3, Planned Unit Development, based upon the application dated July 27, 2018, as revised on March 13, 2019, to amend the height limitation to 37.5 feet within Sub Area III for a multi-family building or lodge containing five (5) or more contiguous dwelling units OR being greater than 10,000 square feet of floor area, after being able to make all five (5) findings for approval under Section 8.7.3.D. including all nine (9) findings under Section 4.3.1.D., as follows:

PLANNING DIRECTOR RECOMMENDED FINDINGS

1. The extent to which the PUD enhances the implementation of the desired future character for the land of the proposal:

Subarea 8.3: Canyon Corridor

In the future, the functionality of this district's wildlife habitat and habitat connections should be maintained or enhanced. Wildlife permeability through the district should be improved, and efforts to restore degraded habitat and preserve a network of crucial habitat will be emphasized. Non-development conservation of open spaces should be the focus of future efforts, while respecting existing private property rights. Development potential should be directed out of this district and into Complete Neighborhoods whenever possible. Development that does occur should be clustered adjacent to existing development and designed to protect wildlife habitat and wildlife movement corridors. Redevelopment efforts should focus on improving the functionality of wildlife habitat and connections. Responsible public use of the rivers and eco-tourism that maintains or enhances wildlife viability are desired. The levee system along the Snake River provides an opportunity for residents and tourists to appreciate the ecosystem and engage in public stewardship. Public and commercial access to the levee and rivers will be managed with an emphasis on conservation of wildlife habitat and movement.

Can Be Made. The subject properties are located adjacent to the Snake River and a part of a riparian corridor that provides habitat and migration corridors for elk, moose, mule deer, trumpeter swans, and raptors including the bald eagle. The existing entitlements associated with the Snake River Canyon Ranch Resort were approved prior to adoption of the current Comprehensive Plan. Development has been restricted to xeric shrublands along the toe of the adjacent slopes, and historically grazed pasture and previously disturbed area separated a greater distance from the Snake River than the original PUD development approvals. The Sub Area III Resort Lodging Core is within and adjacent to an existing golf course and residential development. Although the proposal does not direct development out of the district and into Complete Neighborhoods, it improves clustering and reduces impacts to wildlife habitat and visual resources while respecting the existing rights associated with the resort approval. The approval of the Resort Lodging Core (Sub Area III) included the removal of over 100 acres of land from within the resort boundary. This land has been rezoned to Park and shall be managed as a passive recreation area open to the public, which contributes to the goal of non-development conservation of open space within the River Bottom character district. The proposed height amendment within Resort Sub Area III does not negatively impact wildlife habitat connectivity or access to the river.

Character District 8: POLICY OBJECTIVES

- *Policy 1.1.b: Protect wildlife from the impacts of development*

Complies. The proposed amendment does not include any physical development; however, two separate Environmental Analyses (EA) were prepared at the time of the 2015 amendment to the PUD to evaluate components of Sub Area III development. The EA review process determined compliance with this policy objective.

- *Policy 1.1.c: Design for wildlife Permeability*

Complies. The proposed amendment does not include any physical development; however, future residential development will be bound by LDR Sec. 5.1.2 standards to insure wildlife permeability.

- *Policy 1.1.h: Promote responsible use of public lands*

Not applicable. The current proposal is located entirely on private lands.

- *Policy 1.2.a: Buffer water bodies, wetlands, and riparian areas from development*

Complies. An increase in height allowances for specific large structures will not impact wetland and waterbody buffers.

- *Policy 1.3.b: Maintain expansive hillside and foreground vistas*

Complies. Pursuant to the Master Plan, Section 2.3.B.8, the amendment to the SRCRR PUD-PR (PUD2015-0002) included the preparation of a Visual Resource Analysis that demonstrated that the amendments to the PUD-PR resulted in reduced visual impacts to the scenic foreground when compared to the prior

SRCRR PUD-PR approval. No further Scenic Resource Analysis is required, pursuant to the Master Plan. The proposed amendment applies to Sub Area III that is largely screened from view from the highway and the river. Structural development in Sub Area III with an increase in height allowances for specific large structures is not in jeopardy of foreground or skyline impacts.

- *Policy 1.4.a: Encourage non-development conservation of wildlife habitat*

Complies. The approval of the Resort in 2015 included a requirement to remove 102 acres of land from within the resort zone, to be rezoned Park and managed as a passive recreation area. Permanent protection of this land is presently underway with the Jackson Hole Land Trust (Appendix 2). The Park zoning district limits the uses and intensity of development, allowing the land to effectively serve as non-development conservation of important wildlife habitat and movement corridors.

- *Policy 1.4.c: Encourage rural development to include quality open space*

Complies. The current proposal was dependent upon the rezoning of 102 acres of land within the resort to Park zoning where it serves as open space. This rezoning was approved by the Board during the 2015 PUD-PR approval, and was memorialized on August 31, 2016. The land is presently in a passive recreation park use, and per the recommendations of the EA will be managed to avoid impacts to wildlife and crucial habitat.

- *Policy 3.1.b: Direct development toward suitable Complete Neighborhood subareas*

Complies. The current proposal involves the inclusion of existing development rights with the R-3 Zone to an existing resort area.

- *Policy 3.1.c: Maintain rural character outside of Complete Neighborhoods*

Complies. Sub Area III of the Resort was approved dependent upon the reorganization of existing development entitlements associated with an approved resort master plan. This decreased the overall intensity of use and removed over 100 acres from the resort, reserving those acres as part of a public park to protect open space and wildlife habitat. The currently proposed development is located away from the Snake River and adjacent to existing residential and golf course uses. The proposal will not alter or diminish the existing rural character of the area.

- *Policy 6.1.b: Promote eco-tourism*

Complies. The PUD amendments and Sketch Plan approved in September of 2015 have led ongoing development of a park at Astoria Hot Springs which will serve as the primary resort amenity and will be open to the public year-round, creating opportunities for recreation during the shoulder and winter seasons. In addition to hot spring soaking pools, the park will include opportunities for passive recreation along the Snake River corridor. Approval of the proposal to include Lot 1 as part of the Resort will minimally expand the opportunity for one additional short-term rental in the Resort, which will contribute to eco-tourism.

2. The findings for the applicable PUD option found in Article 4:

Can Be Made. Pursuant to Section 4.3.1.D., a Planned Resort Master Plan shall be approved only if all of the following findings are made:

1. *Consistency with the Comprehensive Plan.* The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.

Complies. See the discussion Findings for Approval of a PUD Amendment, above.

2. *Consistency with Purpose and Intent.* The Planned Resort master plan is substantially consistent with the purpose and intent of this Section, as set forth in 4.3.1.A:

1. *Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have a long-standing, beneficial role in the community; and*

Not applicable. The purpose of the proposed amendment does not impact the recreational activities associated with the existing resort.

2. *Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and*

Complies. The proposed amendment allows flexibility for developing the resort that would permit completion of a 3-story lodge as envisioned in the original PUD application, in close proximity to the existing amenities to enhance the visitor experience.

3. *Create a process in which Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and*

Complies. The proposed amendment process includes collaboration with the Town of Jackson. As required, this amendment will be taken before the Town Planning Commission on May 15, 2019 and the Town Council on June 3, 2019 for review.

4. *Permit resort development that contributes to expanding the winter and shoulder economic seasons; and*

Complies. The year-round operation of the resort amenity will help attract tourists and visitors to support the local economy during winter and shoulder seasons. The proposed amendment will provide additional capacity during the winter and the shoulder economic seasons.

5. *Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and*

Complies. The Resort includes pathways for resident circulation within Sub Area III, yet the overall Resort layout is not impacted by the proposed amendment.

6. *Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and*

Complies. As described in the Relationship to Character District section above, the current amendment proposals are consistent with the Comprehensive Plan goals for Character District 8: River Bottom and the Canyon Corridor subarea, as well as with other generally applicable Comprehensive Plan policies.

7. *Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and*

Complies. Sub Area III of the Resort has a maximum development density defined in Sec. 2.3 of the Master Plan. The Development Plan currently under review (DEV2018-0001) reflects the build-out of Sub Area III, under present entitlements. The Master Plan provides a mechanism for limited transfer of development density between Sub Area II and Sub Area III, up to and not to exceed an additional 7 dwelling units.

8. *Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and*

Not applicable. The proposed amendment has no impact on social diversity or rural western character.

9. *Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well-being.*

Complies. Protection of the community's unique ecosystem, including critical wildlife habitats and scenic resources, is identified as one of the primary goals in the Comprehensive Plan. These resources contribute to the quality of life in this community for local residents as well as to the sustainability of the area's tourism-based economy. The proposed amendment allows the resort to build out the by-right development entitlements through clustering of development in Sub Area III.

3. *Affordable and Employee Housing. The Planned Resort master plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.*

Complies. Presently, as a result of the 2015 PUD amendment process, properties within SRCRR - Sub Area III are subject to the Employee Housing Agreement, effective August 30, 2016. The Employee Housing Transfer Fee Agreement and Restrictive Covenant between Teton County, Wyoming, and CYGNUS, SRSC, LLC, shall require a 1% transfer fee in perpetuity on each and every transfer, sale, or resale of all properties, lots, or units in Sub Area III of the Astoria/Snake River Canyon Ranch Resort. Furthermore, the Master Plan binds all properties within Sub Area III to this employee housing agreement, pursuant to Sec. 2.3.D.3 Affordable and Employee Housing Standards.

4. Design Guidelines. *The Planned Resort master plan contains design guidelines that:*

- a. Establish standards for buildings, spaces, signs, and lighting within the Planned Resort;*
- b. Promote the design concepts set forth in F.7.; and*
- c. Establish a method for consistent implementation of the guidelines.*

Complies. The amendment does not include any changes to the design guidelines referenced in the existing Master Plan. Sub Area III is subject to certain Snake River Sporting Club Design Guidelines which may be amended from time to time. Approval of building designs by the SRSC-ARB is required prior to building permit submittal to Teton County.

5. Transportation Element. *The Planned Resort master plan contains a traffic impact analysis and transportation demand management plan that:*

- a. Promote multimodal forms of transportation that are consistent with the transportation goals of the Jackson/Teton County Comprehensive Plan;*
- b. Manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety, and welfare; and*
- c. Identify an equitable cost sharing plan for transportation facilities and services.*

Complies. The existing Master Plan, with Transportation Infrastructure Requirements and Standards, was based on Sub Area III including up to 70 residential or short-term lodging units. The proposed amendment would not result in increased driving trips per day or create additional traffic demand on the transportation infrastructure.

6. Capital Improvements Plan. *The Planned Resort master plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.*

Complies. Capital Improvements are addressed in the existing Master Plan through the formation of an Improvement Service District (ISD). The Snake River Sporting Club Improvement Service District (ISD) encompasses the properties within the Resort and SRSC as well as landowners who access their property via the bridge but are not part of either major development. The ISD is charged with collecting and reporting monthly traffic data, maintaining and operating the bridge, and establishing a long-term capital plan for eventual upgrade or replacement of essential infrastructure when necessary.

7. Land Use Element. *The Planned Resort master plan promotes land uses that support and maintain the character of the resort as specified in Sec. 4.3.2 – Sec. 4.3.7.*

Complies. Complies with approval of the proposed PUD Amendment. The existing master plan creates Resort Lodging Core and a specific park and park support uses and facilities area to ensure provision of recreation oriented toward the Astoria Hot Springs. The proposed density and intensity of lodging in Sub Area III is consistent with the resort character, as amended, and the location for the majority of the density and intensity is designed to achieve the character goals of highlighting natural features of the broader resort site that encompasses all three resort sub areas, resulting in the protection of habitat and environmentally sensitive areas.

8. Phasing Plan. *The Planned Resort master plan contains a phasing plan that ensures:*

- a. Development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence; and*

- b. An adequate monitoring program is established for determining accomplishment of proposed remedies and mitigation measures for projected impacts on the community.

Complies. The Amended and Restated Snake River Canyon Ranch Resort PUD-PR Master Plan (2016; Master Plan) approved September 17, 2015, includes phasing requirements (Sec 1.1.C.3).

- 9. *Character Element.* The Planned Resort master plan ensures the resort's development will be in keeping with the community's character and the planned character for the vicinity of the resort.

Complies. The plan is consistent with the desired future character of Subarea 8.3: Canyon Corridor, as established in the Comprehensive Plan and discussed in more detail above. The proposed plan is also consistent with the established character for the resort.

3. *The applicable findings for the amendment of an existing PUD or other special project found in 8.2.13.D*

Complies. The findings of 8.2.13.D. invoke the Article 4 findings for the applicable PUD option, which are made under item #2 of this section, *The findings for the applicable PUD option found in Article 4.*, immediately above.

4. *The findings of Sec. 8.7.1, LDR Text Amendment*

Not applicable. There is no LDR text amendment associated with the proposed amendments to the Master Plan.

5. *The findings of Sec. 8.7.2, Zoning Map Amendment*

Not applicable. There is no zoning map amendment associated with the proposed amendments to the Master Plan.

ATTACHMENTS

- Revised Application Narrative (03/13/2019)
- Original Application (physical copy available upon request)
<http://weblink.tetonwyo.org/weblink8/6/doc/169349/Page1.aspx>

SUGGESTED MOTION

I move to recommend **APPROVAL** of PUD2018-0002, application dated July 27, 2018, as revised on March 13, 2019, to revise the height limitation to 37.5 feet within Sub Area III for a multi-family building or lodge containing five (5) or more contiguous dwelling units OR being greater than 10,000 square feet of floor area, after being able to make all five (5) findings for approval under Section 8.7.3.D. including all nine (9) findings under Section 4.3.1.D., as follows, as recommended by the Planning Director.