



# TOWN OF JACKSON

## PLANNING & BUILDING

### DEPARTMENT

#### TRANSMITTAL MEMO

**Town of Jackson**

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

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

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

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: September 14, 2018

Item #: P18-270

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner/Applicant:**

Brush Buck Wildlife Tours  
Adam Lackner  
320 E Howard Ave  
Driggs, ID 83422  
307-699-1200

**REQUESTS:**

The applicant is submitting a request for an Amendment to Conditional Use Permit for a Tour Operator at the property located at 490 S. Hwy 89, legally known as PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG. 116.

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

**Please respond by: September 28, 2017 (Sufficiency)**

**October 5, 2018 (with Comments)**

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



## PLANNING PERMIT APPLICATION

Planning & Building Department  
Planning Division

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

### For Office Use Only

Fees Paid \_\_\_\_\_

Check # \_\_\_\_\_

Credit Card \_\_\_\_\_

Cash \_\_\_\_\_

Application #s \_\_\_\_\_

\_\_\_\_\_

### PROJECT.

Name/Description: Apartment build

Physical Address: 400 S. Highway 89 Jackson WY 83002

Lot, Subdivision: \_\_\_\_\_

PIDN: \_\_\_\_\_

### OWNER.

Name: BrushBuck Holdings Inc. Phone: 307-699-1200

Mailing Address: 320 E. Howard Ave Driggs ID ZIP: 83422

E-mail: brushbuck\_marketing@gmail.com

### APPLICANT/AGENT.

Name: Adam Lackner Phone: 307-699-1200

Mailing Address: PO Box 7631 Jackson WY ZIP: 83007

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

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

Pre-application Conference #: n/a Environmental Analysis #: \_\_\_\_\_  
Original Permit #: n/a Date of Neighborhood Meeting: \_\_\_\_\_

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

Have you attached the following?

**Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

**Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

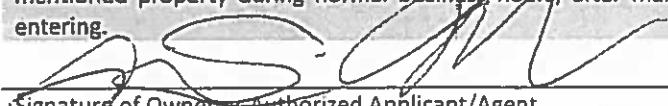
**FORMAT.**

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

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

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

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

  
Signature of Owner or Authorized Applicant/Agent

Adam Lackner  
Name Printed

09/13/2018  
Date

Owner  
Title

## Details on CUP Amendment for BrushBuck Wildlife Tours

- 2014 the 490 South Highway 89 property is annexed by the Town of Jackson from Teton County. This means the property is on a septic and well but will need to be hooked up to city water/sewer.

-December 2016- BrushBuck Wildlife Tours purchases the 490 South Highway 89 property.

-August 2017- BrushBuck Wildlife Tours receives a Commercial Use Permit to operate at the property with 18 months (By February 28th 2019) to fulfill the housing obligation of building an onsite apartment for a deed restricted 450 sq ft apartment and put in some other minor upgrades.

- June 2018- BrushBuck submits plans to build apartment to town and plans for excavation.

-July 2018- bids for excavation come back 40% above bid estimates from Rendezvous Engineering. Excavation companies all say they need to break ground in 2019.

August 2018- Town of Jackson tells BrushBuck Wildlife Tours "permits are ready but we can't issue apartment building permit until city water/sewer permit is reviewed and signed off by Brian Lenz. I also find out there's a high liability issue because of an old gas station that leaked oil/gas into the grass field in front of Cutties creating an issue with every contractor we talk with. Our engineer has worked the situation out to use insulated pipe and only dig 5 1/2' so we don't dig into the hazard area. Contractors are also hesitant to dig in front of Cutties because of fiber optic lines but will still do it. All contractors can't break ground until 2019. We have bid this 3 times, once through mass email to contractors with 2 walk throughs. Only 2 bids are submitted out of over 30 contractors contacted. Everyone is busy with the current building boom.

August/September 2018- I've called the town many times and can't get an answer to build the apartment so we have one problem knocked out. The town's position is we can't get a certificate of occupancy without water/sewer hooked up so we can't start our apartment build until we receive the permit to build.

September 2018- We find out there is a possibility we can hook on to the private property city water/sewer line that is above us at the "Old West Storage" property above the BrushBuck property. We are currently in negotiations as this is the most sensible route, but it's a private line.

The current situation of excavation companies being booked out doesn't allow BrushBuck to pursue the city water/sewer excavation until sometime in 2019. Therefore BrushBuck Wildlife Tour can't be signed off for a certificate of occupancy until this sewer/water is hooked to the building.