



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division

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

State of Wyoming

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

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: March 6, 2019

Item #: P19-047

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: tvalentine@jacksonwy.gov

Owner

David Tibbitts
PO Box 3695
Jackson, WY 83001

Applicant:

Y2 Consultants – Robert
PO Box 2674
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Conditional Use Permit for a car wash for the property located at 660 W. Broadway Ave., legally known as Tibbitts Subdivision, Lot 2.

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

Please respond by: **March 20, 2019 (Sufficiency)**
March 27, 2019 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
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

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
<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 #:	P16-086	Environmental Analysis #:	P18-034
Original Permit #:	N/A	Date of Neighborhood Meeting:	N/A

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



PRE-APPLICATION CONFERENCE SUMMARY

**Planning & Development Department
Planning Division**

88

150 E Pearl Ave. ph: (307) 733-0440
P.O. Box 687 fax: (307) 734-3563
Jackson, WY 83001 www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P16-086
Date of Conference: 9/31/2016
Planning Staff: Tyler Valentine

PROJECT.

Name/Description: 660 W Broadway Ave.
Physical Address: 660 W Broadway Ave.
Lot, Subdivision PT. SE1/4NW1/4, SEC 33, TWP. 41, RNG. 116. PIDN: _____
Zoning District(s): Auto-Urban Commercial (AC)
Overlay(s): NRO (Natural Resource Overlay)

STAKEHOLDERS.

Applicant: Chris Beaulieu – Pierson Land Works, LLC
Owner: David Tibbitts
Agent: _____

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
EA (Environmental Analysis)	Required for development within the NRO. Possibly pursue exemption according to Section 8.2.2.G.ii.	\$0.00
ZCV (Zoning Compliance Verification) for EA exemption	Optional	\$500
Development Plan	Required prior to all Subdivision Plats (Section 8.3.2)	\$2,500
Hillside Conditional Use Permit (maybe)	Required for development on lots with average cross slopes greater than 10% (Sections 5.4.1.D & 8.4.2)	\$500
Conditional Use Permit (maybe)	Existing nonconforming Tour Operator. Possibly required depending upon staff's review of existing operations.	\$500
Conditional Use Permit	Required for a Heavy Service/Retail (Car Wash) use (Section 8.4.2)	\$500
Subdivision Plat	Required for lot split (Section 8.5.3)	\$1,000 plus review

		fees
Grading & Erosion Control Permit		TBD
Building Permit		TBD

MEETING ATTENDEES:

Name	Company	Phone/Email
David Tibbitts	Property Owner	Cayucos45@gmail.com
Chris Beaulieu	Pierson Land Works, LLC	307-733-5429
Tyler Valentine	Town of Jackson	307-733-0440 x1305

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
ZCV (optional)	Within 14 days of submittal	Decision within 30 days of sufficiency

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)/ Board of Adjustment (BOA)	Town Council
Development Plans & CUPs run concurrently	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation
Subdivision Plat as subsequent application	Within 14 days of Submittal		Hearing within 90 days of Sufficiency

GENERAL INFORMATION.

Required, If Checked.

If not checked, review requirement with a Staff member to determine if necessary for your application.

Requirement	Notes
<input checked="" type="checkbox"/> Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	Plus: Grading Permit Application and Building Permit

- Notarized Letter of Authorization.** See Section 8.2.4.A for requirements. A template is established in the Administrative Manual.
- Application Fees.** 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.
- Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.
- Mailed Notice fee.** See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.
- Other information needed.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.
- Response to Submittal Checklist.** All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.
- Title Report.** A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.
- Narrative description of the proposed development.** Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.
- Proposed Development Program.** Please use the attached template established in the Administrative Manual.
- Site Plan.** Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.
- Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.
- Neighborhood Meeting Summary.** See Section 8.2.3 for Neighborhood Meeting requirements. Optional for a development plan
- Posted Notice.** See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.

cont'd.

Basic Use Permit
Development Plan checklist

Requirements listed under each Article will be checked if required for the application.

Required, If Checked.

If not checked, this requirement is not applicable to your application.

ARTICLE 1, GENERAL PROVISIONS.

Requirement	Notes
Division 1.9, Nonconformities	
1.9.2 Nonconforming Physical Development	
1.9.3 Nonconforming Uses	
1.9.4 Nonconforming Development Options and Subdivisions	
1.9.5 Nonconforming Signs	

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).Applicable Zone: **AC**Applicable LDR Section: **2.3.5****SUBSECTION B, PHYSICAL DEVELOPMENT.** Please provide the following information for the applicable zone.

Requirement	Notes:
✓ Structure Location and Mass (Setbacks, Height, total site FAR)	Dimensional limitations set per AC base development standards for office – 2.3.5.B.1 – Must be calculated and work for entire site
✓ Maximum Scale of Development (Individual building size)	15,000 sf for a single building
	35,000 sf with a CUP in the LO for a single building
✓ Building Design (Design Review Process)	
✓ Site Development (Driveway and Access limits)	Curb cuts limited to 40% of the lineal lot frontage. Drive aisle and maneuvering limited to 40% of the lineal frontage. Five foot setback in side and rear yards.
✓ Fencing (Height, Setback, Orientation)	

Additional Comments:

SUBSECTION C, ALLOWABLE USES. Please provide the following information for the applicable zone.

Requirement	Notes:
✓ Allowed Uses	Institutional Day Care is a Basic Use Permit
✓ Use Requirements	Division 6.2 - Parking is an independent calculation (can use old parking requirements as a guide)
	Division 6.3 – Institutional uses are exempt from employee housing requirements
✓ Maximum Scale of Use	Not applicable to institutional use in this zone. Max scale of use is limited by max scale of development

Additional Comments:

SUBSECTION D, DEVELOPMENT OPTIONS. Please provide the following information for the applicable zone.

Requirement **Notes:**

Allowed Subdivision and Development Options

Subdivision and Development Option Permits

Additional Comments:

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. Please provide the following information for the applicable zone.

Requirement **Notes:**

Additional Comments:

ARTICLE 4, SPECIAL PURPOSE ZONES (Planned Resort Zones and Planned Unit Development Zones only)

Requirement **Notes**

Division 4.3, Planned Resort Zones

4.3.1 All Planned Resort Zones

4.3.2 Snow King

Division 4.4, Planned Unit Development

4.4.1 All Planned Unit Development (PUD) Zones

4.4.2 Planned Unit Development - Town

ARTICLE 5, PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES.

Requirement **Notes**

✓ **Division 5.1, General Environmental Standards**

- 5.1.1 Waterbody and Wetland Buffers
- 5.1.2 Wildlife Friendly Fencing
- 5.1.5 Water Quality (reserved for future standards)

✓ **Division 5.2, Environmental Standards Applicable in Specific Areas**

- 5.2.1 Natural Resources Overlay (NRO) Standards

✓ **Division 5.3, Scenic Standards.**

- 5.3.1 Exterior Lighting Standards
- 5.3.2 Scenic Resources Overlay (SRO) Standards

— **Division 5.4, Natural Hazard Protection Standards**

- 5.4.1 Steep Slopes
- 5.4.2 Unstable Soils
- 5.4.3 Faults
- 5.4.4 Floodplains
- 5.4.5 Wildland Urban Interface

✓ **Division 5.5, Landscaping Standards**

- 5.5.2 Landscape Plan
- 5.5.3 Required Plant Units
- 5.5.4 General Landscaping Standards
- 5.5.5 Installation and Maintenance

1 plant unit per 1,000 sf of required LSR

1 plant unit per 12 parking spaces

✓ **Division 5.6, Sign Standards**

✓ **Division 5.7, Grading, Erosion Control and Stormwater Management**

- 5.7.2 Grading Standards
- 5.7.3 Erosion control standards
- 5.7.4 Stormwater Management Standards

✓ **Division 5.8, Design Guidelines**

- 5.8.2 Design Guidelines
- 5.8.3 Design Review Committee

ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES.

Requirement

Notes

✓ **Division 6.1, Allowed Uses**

✓ **Division 6.2, Parking and Loading Standards**

All parking dimensional limitations shall adhere

- 6.2.2 Required Parking and Loading
- 6.2.3 Location of Required Parking
- 6.2.4 Maintenance of Off-Street Parking and Loading
- 6.2.5 Off-Street Parking and Loading Design Standards
- 6.2.6 Parking and Loading Standards in the Downtown Parking District

✓ **Division 6.3, Employee Housing Requirements**

n/a

✓ **Division 6.4, Operational Standards**

- 6.4.1 Outside Storage
- 6.4.2 Refuse and Recycling
- 6.4.3 Noise
- 6.4.4 Vibration
- 6.4.5 Electrical Disturbances
- 6.4.6 Fire and Explosive Hazards

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement

Notes

Division 7.1, Development Option Standards

- 7.1.3 Urban Cluster Development
- 7.1.4 Mobile Home Park

✓ **Division 7.2, Subdivision Standards**

- 7.2.2 Standards Applicable to all Subdivision
- 7.2.3 Land Division Standards
- 7.2.4 Condominium and Townhouse Subdivisions

Division 7.3, Open Space Standards

- 7.3.3 Configuration and Location of Required Open Space
- 7.3.4 Use of Open Space
- 7.3.5 Physical Development Permitted in Open Space
- 7.3.6 Record of Restriction
- 7.3.7 Ownership of Open Space

✓ **Division 7.4, Affordable Housing Standards**

Division 7.5, Development Exaction Standards

- 7.5.2 Park Exactions
- 7.5.3 School Exactions

✓ **Division 7.6, Transportation Facility Standards**

- 7.6.2 Access to Roads, Streets and Highways
- 7.6.3 Streets, Alleys, and Easements

Division 7.7, Required Utilities

- 7.7.2 Potable Water Supply
- 7.7.3 Sanitary Sewer Systems
- 7.7.4 Irrigation Ditch Systems and Design
- 7.7.5 Other Utilities
- 7.7.6 Fuel Storage Tank

PLAN REVIEW COMMITTEE. The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. Other agencies and individuals not checked off on this list may be added to the PRC if necessary.

✓ Public Works/Town Engineer

✓ Police Department

✓ Building Official

✓ START Bus

✓ Town Attorney

✓ Jackson Hole Fire EMS

✓ Town Clerk

✓ Parks and Recreation Department

<input checked="" type="checkbox"/>	Pathways Coordinator	<input type="checkbox"/>	Teton County School District #1
<input type="checkbox"/>	Surveyor – for subdivision plat	<input type="checkbox"/>	Teton County Sheriff
<input type="checkbox"/>	Title Company – for subdivision plat	<input type="checkbox"/>	Teton Conservation District
<input checked="" type="checkbox"/>	Teton County Housing Authority	<input type="checkbox"/>	Wyoming Department of Game & Fish
<input type="checkbox"/>	Teton County Weed & Pest	<input type="checkbox"/>	Wyoming Department of Transportation
<input type="checkbox"/>	Teton County Planning	<input type="checkbox"/>	Wyoming Department of Environmental Quality
<input type="checkbox"/>	Teton County Engineer	<input type="checkbox"/>	Army Corp of Engineers
<input type="checkbox"/>	Teton County Assessor	<input type="checkbox"/>	Lower Valley Energy
<input type="checkbox"/>	Integrated Solid Waste and Recycling	<input type="checkbox"/>	U.S. National Park Service
<input type="checkbox"/>	Teton County Clerk	<input type="checkbox"/>	U.S. Forest Service
<input type="checkbox"/>	Teton County Public Health	<input type="checkbox"/>	U.S. Fish and Wildlife
<input type="checkbox"/>	Teton County Scenic Preserve Trust	<input type="checkbox"/>	Other (Teton County Historic Preservation Board)

Additional Comments:

A demolition permit will be required prior to commencing any removal of structures on site. The demolition permit will be subject to historic preservation board review and possibly a 90 day stay imposed on the demo permit by the Historic Preservation Board.

ALTA Plain Language Commitment Form

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Policy contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or you as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

Reference: /David Tibbitts
660 West Broadway Avenue, Jackson, WY 83001
PIN# 22-41-16-33-1-00-020

TABLE OF CONTENTS

	Page
Agreement to Issue Policy	1
Conditions	2
Schedule A	3
1. Commitment Date	
2. Policies to be Issued, Amounts and Proposed Insured	
3. Interest in the Land and Owner	
4. Description of the Land	
Schedule B-I - Requirements	4
Schedule B-II - Exceptions	5

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact:

First American Title Insurance Company
PO Box 3609 / 175 South King St, Jackson, WY 83001
Phone: (307)733-2597 - FAX (307)733-8530 - Email:
For Title questions call: **Amy F. Evans**

TITLE INSURANCE COMMITMENT

BY

First American Title Insurance Co

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 90 DAYS after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions on Page 3 .

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

Issued by: First American Title Insurance Company
Address: 175 S King, PO Box 3609, Jackson, WY 83001

First American Title Insurance Co

The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your Land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

or

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the Land must be based on this Commitment and is subject to its terms.

First American Title Insurance Co

The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

SCHEDULE A

TITLE REPORT/Revision 2

1. Commitment Date: May 29, 2018 at 5:00 p.m.
2. Policy (or Policies) to be issued:
 - a. ALTA Std Owner Policy (6-17-06)-WY-N \$TBD

Proposed Insured:
TBD

3. Fee interest in the land described in this Commitment is owned, at the Commitment Date, by David Tibbitts, a single man.
4. The Land referred to in this Commitment is described as follows:

A Tract of Land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows: Beginning at a Point on the west line of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$ which lies N00°12'25"E, 660.83 feet from the southwest corner of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$, the center-west one-sixteenth corner of Said Section 33;

Thence along said west line of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$, N00°12'25"E, 159.28 feet, more or less, to the southerly right-of-way line of U.S. Highway 26, 89, 189, 191;

Thence along said southerly right-of-way line, N80°01'32"E, 222.41 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 99.51 feet bearing N79°08'07"E a distance of 99.57 feet, more or less, to the intersection with the west line of that easement for ingress and egress granted to lower Valley Power and Light, Inc. as described in that instrument of record in Book 50 of Photo pages 21 to 23, records of Teton County;

Thence along the westerly line of said easement, S00°37'10"W, 160.11 feet, more or less, to a point which lies N00°38'59"E, 727.63 feet from the point of curvature of a horizontal, circular curve to the right on said easement;

Thence S79°51'45"W, 320.83 feet to the Point of Beginning.

SCHEDULE B - I

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- d. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

First American Title Insurance Co

The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

SCHEDULE B - II

EXCEPTIONS FROM COVERAGE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority that are not shown as existing liens in the records of the County Treasurer or in the Public Records.

Taxes for the year 2018.

NOTE: Taxes for the year 2017 appear to be in the amount of \$8,764.85, Account No. OJ-1057 according to the County Treasurer. The first installment is due and payable September 1, delinquent November 10. The second installment is due and payable March 1 of the following year, delinquent May 10. The first installment is \$4,382.43, and PAID, and the second installment is \$4,382.42, and PAID.

First American Title Insurance Co

The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

8. Right of way, including terms and conditions contained therein:
Granted To: State of Wyoming
For: Public Road
Recorded: December 22, 1938
Recording Information: Book 6 of Deeds, page 1
9. Easement, including terms and conditions contained therein:
Granted to: The Town of Jackson
For: Right of Way
Recorded: May 5, 1949
Recording Information: Book 6 of Mixed Records, page 351-352
10. Easement, including the terms and conditions contained therein:
Granted To: Mountain States Telephone and Telegraph
For: Construction, operation and maintenance of communication facilities.
Recorded: February 13, 1979
Recording Information: Book 82 of Photo, page 172-173
11. Easement, including terms and conditions contained therein:
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: February 5, 1997
Recording Information: Book 330 of Photo, page 1172-1175
12. Easement, including terms and conditions contained therein:
Granted To: Lower Valley Power and Light, Inc.
For: Construction, operation and maintenance of electric distribution circuits
Recorded: November 5, 1998
Recording Information: Book 364 of Photo, page 631
13. Easement, including terms and conditions contained therein:
Granted To: Lower Valley Energy, Inc.
For: Construction, operation and maintenance of electric distribution circuits
Recorded: October 19, 2001
Recording Information: Book 437 of Photo, page 690
14. Matters as disclosed in T-46C
Recorded: December 6, 2002

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The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

15. Fence Removal Agreement including the terms and conditions thereof:
Between: Wyoming Department of Transportation
And: Karns Ranch
Recorded: August 12, 2003
Recording Information: Book 518 of Photo, page 526-534
16. Easement, including terms and conditions contained therein:
Granted to: Silver Star Telephone Company, Inc.
For: Utility Easement
Recorded: September 14, 2015
Recording Information: Book 904 of Photo, page 540-541
17. Mortgage and the terms and conditions thereof:
Mortgagor: David Tibbitts, a single man
Mortgagee: Karns Ranch Limited Partnership
Original Amount: \$1,250,000.00
Dated: November 17, 2015
Recorded: November 18, 2015
Recording Information: Book 909 of Photo, page 182-189
18. Easement, including the terms and conditions contained therein:
Granted To: Silver Star Telephone Company, Inc.
For: Construction, operation and maintenance of telecommunication facilities.
Recorded: May 24, 2017
Recording Information: Book 945 of Photo, page 944-946

First American Title Insurance Co

The purpose of this TO BE DETERMINED COMMITMENT is to provide certain information and is not intended to be a statement of condition of Title or a commitment or obligation to insure. The company reserves the right to make additional requirements and/or exceptions upon determination of the Insured and payment of the full premium. The Company's liability hereunder shall not exceed the amount received by the Company for this TO BE DETERMINED COMMITMENT.

The First American Corporation
First American Title Insurance Company



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

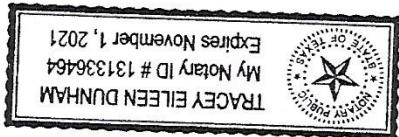
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



My commission expires: // / 1901

(Notary Public)

James E. Galloway
James E. Galloway
Notary Public

WITNESS my hand and official seal.

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

STATE OF TEXAS _____
COUNTY OF DALLAS _____
SS. _____

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

Title: MEMBER
(SICAR/CD/CO-OWNER)

W. H. H.

OWNER:

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, it is required.

as
HEREBY AUTHORIZES Y2 CONSULTANTS, LLC
(In the length, attach description)

more specifically legally described as: LOT 2, TIBBITS SUBDIVISION, 660 WEST BROADWAY AVE.
TOWN OF JACKSON, WYOMING

HUFFMAN-TIBBITS, LLC c/o JOHN HUFFMAN

(NAME OF ALL INDIVIDUALS OR ENTITY OWNERS)

LOT 2, TIBBETTS SUBDIVISION: 660 WEST BROADWAY AVE
"OWNER" WHOSE ADDRESS IS:

LETTER OF AUTHORIZATION



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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Contents

Introduction	1
Property Background	1
Project Proposal.....	2
Lot 1 Tibbitts Subdivision: Continued Use.....	2
Lot 2 Tibbitts Subdivision: Proposed Heavy Retail/Service Use	2
Design Review Committee.....	2
Tibbitts Subdivision Development Plan (Approved May 7, 2018).....	3
Subsection B. Physical Development.....	3
Proposed Development Program & Development Calculations.....	3
Structure Location and Mass.....	3
Maximum Scale of Development.....	4
Building Design	4
Site Development.....	4
Fencing	5
Division 5.2 - Environmental Standards.....	5
Environmental Analysis.....	5
Habitat Mitigation.....	6
Division 5.3 – Scenic Standards.....	7
5.3.1 Exterior Lighting Standards.....	7
5.3.2 Scenic Resource Overlay (SRO) Standards.....	7
Division 5.5 – Landscaping Standards	7
5.5.2 Landscape Plan	7
5.5.3 Required Plant Units	7
5.5.4 General Landscaping Standards	8
5.5.5 Installation and Maintenance.....	8
Divison 5.6 – Sign Standards	9
Division 5.7 Grading, Erosion Control & Stormwater Management	9
5.7.2 Grading Standards	9
5.7.3 Erosion Control Standards	9
5.7.4 Stormwater Management Standards	9
Subsection C. Allowable Uses.....	9
Division 6.1 – Allowed Uses	9

Division 6.2 – Parking and Loading Standards	10
6.2.3 Location of required Parking	10
6.2.4 Maintenance of Off-Street Parking and Loading.....	10
6.2.5 Off-street Parking and Loading Design Standards	10
Division 6.3 – Affordable Workforce Housing standards	10
Division 6.4 Operational Standards	11
6.4.1 Outside Storage	11
6.4.2 Refuse and Recycling.....	11
6.4.3 Noise	11
6.4.4 Vibration	11
6.4.5 Electrical Disturbances	11
6.4.6 Fire and Explosive Hazards	11
Subsection D. Development Option and Subdivision Standards	12
Division 7.2 Subdivision Standards.....	12
7.2.2 Standards Applicable to All Subdivisions	12
7.2.3 Land Division Standards	12
7.2.4 Condominium and Townhouse Subdivisions.....	12
Division 7.4 Affordable Housing Standards.....	12
Division 7.6 Transportation Facility Standards	12
7.6.2 Access to Roads, Streets, and Highways.....	12
7.6.3 Streets, Alleys, and Easements.....	12
Division 7.7 Required Utilities.....	12
7.7.2 Potable Water Supply	12
7.7.3 Sanitary Sewer Systems.....	12
Subsection E. CUP Findings	13
1. Is compatible with the desired future character of the area.....	13
2. Complies with the use specific standards of Division 6.1: Allowed uses and the zone	13
3. Minimizes adverse visual impacts	14
4. Minimizes adverse environmental impacts	14
5. Minimizes adverse impacts from nuisances.....	14
6. Minimizes impacts on public facilities.....	14
7. Complies with all other relevant standards of these LDRs and all other Town Ordinances.....	14
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals	14

Tables

Table 1. Proposed Development Program	3
Table 2. Proposed Plant Units	8
Table 3. Parking Requirements	10
Table 4. Affordable Workforce Housing Fee In-Lieu Calculation.....	Error! Bookmark not defined. 11

INTRODUCTION

<u>LOT OWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
David Tibbitts PO Box 3695 Jackson, WY 83001	Tibbitts/Huffman, LLC PO Box 4864 Jackson, WY 83001	Y2 Consulting, LLC PO Box 2870 Jackson, WY 83001
<u>ARCHITECT</u>	<u>ENGINEER</u>	
Ikemire Architects Attn: Jamie Hulse	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 complements 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
Number of units or density	N/A		0	(see note*)
Floor area (habitable)			0	1,560
Floor area (non-habitable)			0	2,023
FAR or maximum floor area Gross	6,969.5 sq.ft. (0.25*BSA)		0	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 sq.ft. / (3,583 sq.ft. x .001)
Total Aff Workforce Housing Required: 56 sq.ft.
Fee In-Lieu per TOJ Planning Department: \$150.40 per sq.ft.
\$150.40 x 56 = <u>\$8,422.40</u>

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

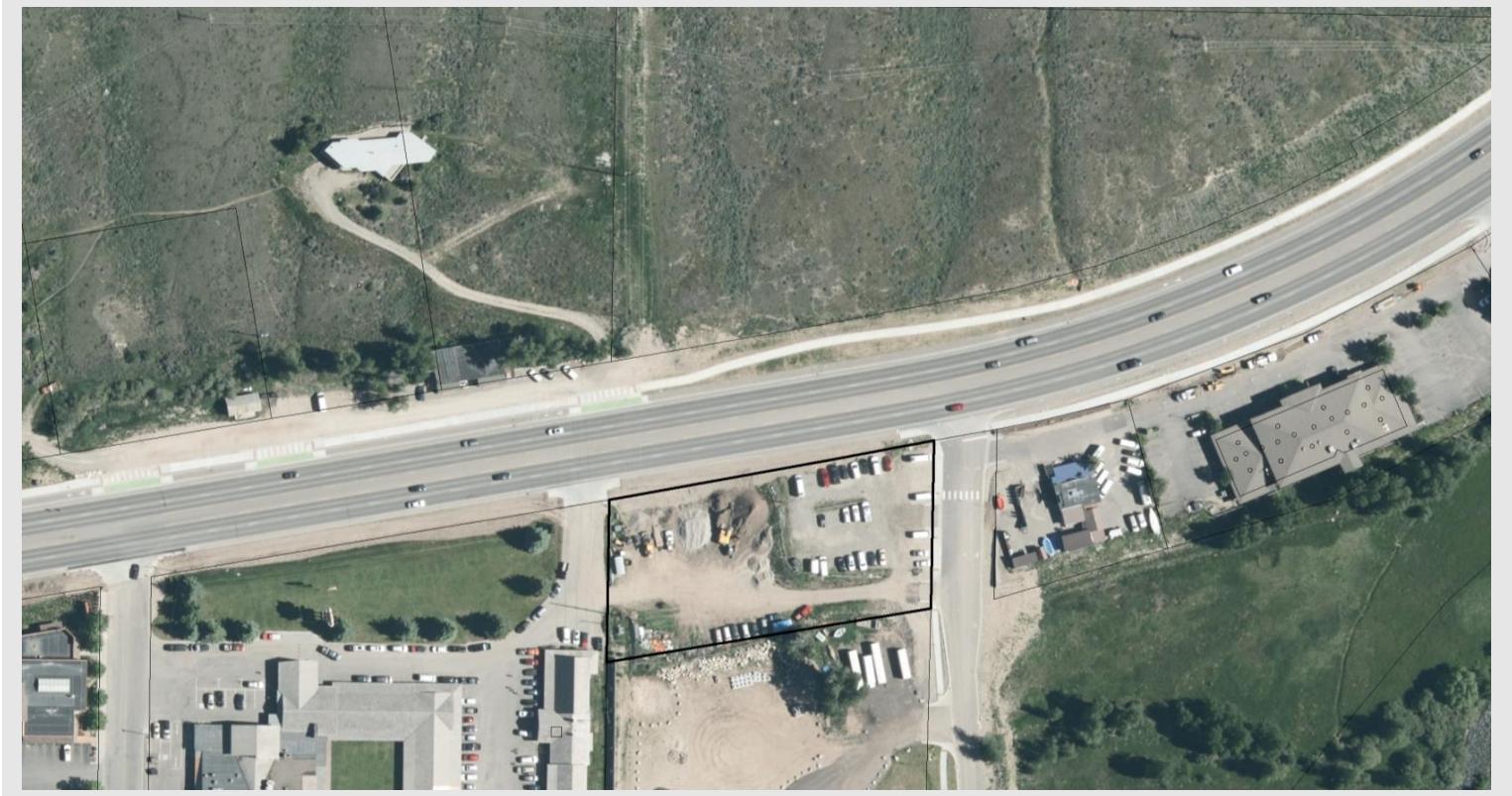
(S/D18-245) and directly correlated to this application.



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CONSULTANTS

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



ENVIRONMENTAL ASSESSMENT

TIBBITT SUBDIVISION, LOTS 1 AND 2

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January 24, 2018

Prepared for:
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Contents

INTRODUCTION.....	1
LOCATION.....	1
GENERAL SITE CONDITIONS	1
TOPOGRAPHY	1
SOILS.....	1
NATURAL RESOURCE OVERLAY	2
SCENIC RESOURCE OVERLAY	2
EASEMENTS	2
HABITAT INVENTORY	2
VEGETATIVE COVER TYPES.....	2
MIXED PLANTED AND INTRODUCED HERBACOUS GRASSLAND	3
DISTURBED/DEVELOPED	3
WETLANDS/ WATERBODIES AND TEN-YEAR FLOODPLAINS.....	3
WILDLIFE HABITATS PROTECTED BY THE NATURAL RESOURCE OVERLAY	4
BALD EAGLE NESTING HABITAT AND CRUCIAL WINTER HABITAT	4
NESTING.....	5
CRUCIAL WINTER HABITAT.....	5
MULE DEER.....	5
MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE	5
MOOSE.....	5
CRUCIAL WINTER HABITAT.....	5
ELK	6
MIGRATION CORRIDORS AND CRUCIAL WINTER RANGE	6
TRUMPETER SWAN	6
NESTING HABITAT AND CRUCIAL WINTER RANGE	6
SNAKE RIVER CUTTHROAT TROUT	6
SPAWNING AREAS.....	6
NEOTROPICAL MIGRATORY BIRDS	6
AMPHIBIANS	7
THREATENED AND ENDANGERED SPECIES.....	7
GRIZZLY BEAR.....	7
CANADA LYNX	7

GRAY WOLF	8
YELLOW-BILLED CUCKOO	8
DEVELOPMENT IMPACT ASSESSMENT	8
METHODOLOGY	8
PROPOSED DEVELOPMENT	8
STANDARDS & SETBACKS/BUFFERS	9
SHORT-TERM IMPACTS	10
LONG-TERM IMPACTS	10
HABITAT SUMMARY	11
SITE DESIGN ANALYSIS	11
VICINITY IMPACT STATEMENT	11
ALTERNATIVE SITE DESIGN ANALYSIS	11
HABITAT ENHANCEMENT PLAN	11
CONCLUSION	12
WORKS CITED	13
Appendix A	14

Tables

Table 1. Soil Map Unit Summary for 660 W. Broadway, Jackson, Wyoming	2
Table 2. Acreages, percent occurrence, and ordinal ranking of vegetative cover types within 660 W. Broadway, Jackson, Wyoming	3
Table 3. Habitat Types Protected by the NRO and Presence within 1/2 mile of 660 W. Broadway, Jackson, WY	4
Table 4. Summary of Threatened & Endangered Species Likely to Occur in Town of Jackson, WY (USFWS, 2017)	7
Table 5. AC Zoning Allowed Standards	8
Table 6. Summary of Applicable Town of Jackson, Wyoming Setbacks and Standards, associated with 660 W. Broadway, Jackson, Wyoming	9

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 from 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	Tinemann 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 berthing 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 1/2 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 1/2 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)	
Crucial Habitat Protection Standards	STANDARD/SETBACK DISTANCE
Mule Deer	No physical development, use, development option, or subdivision shall occur within crucial mule deer migration routes, unless the applicant can demonstrate that it 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.

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APPENDIX A

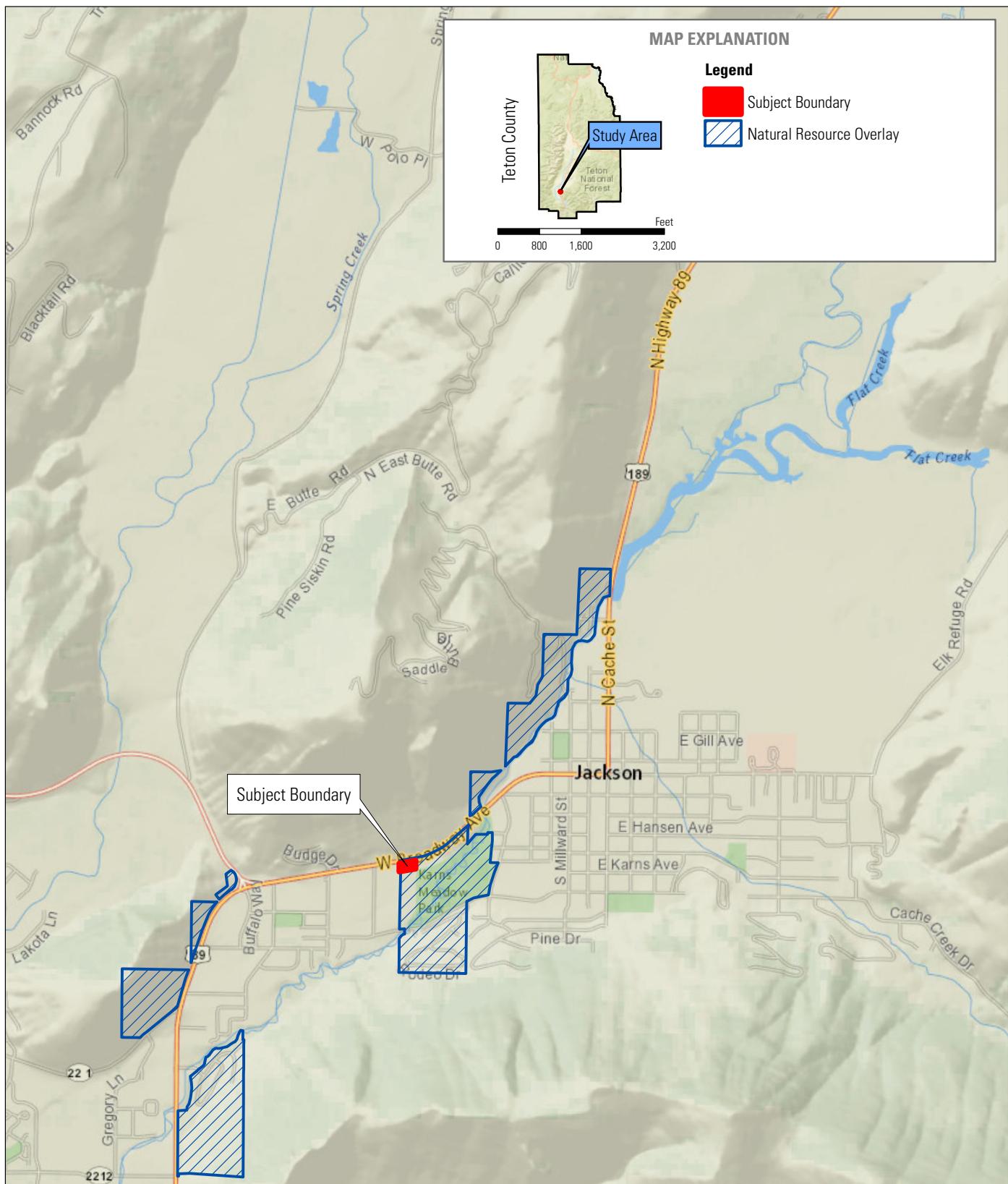


FIGURE 1

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



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307 733 2999

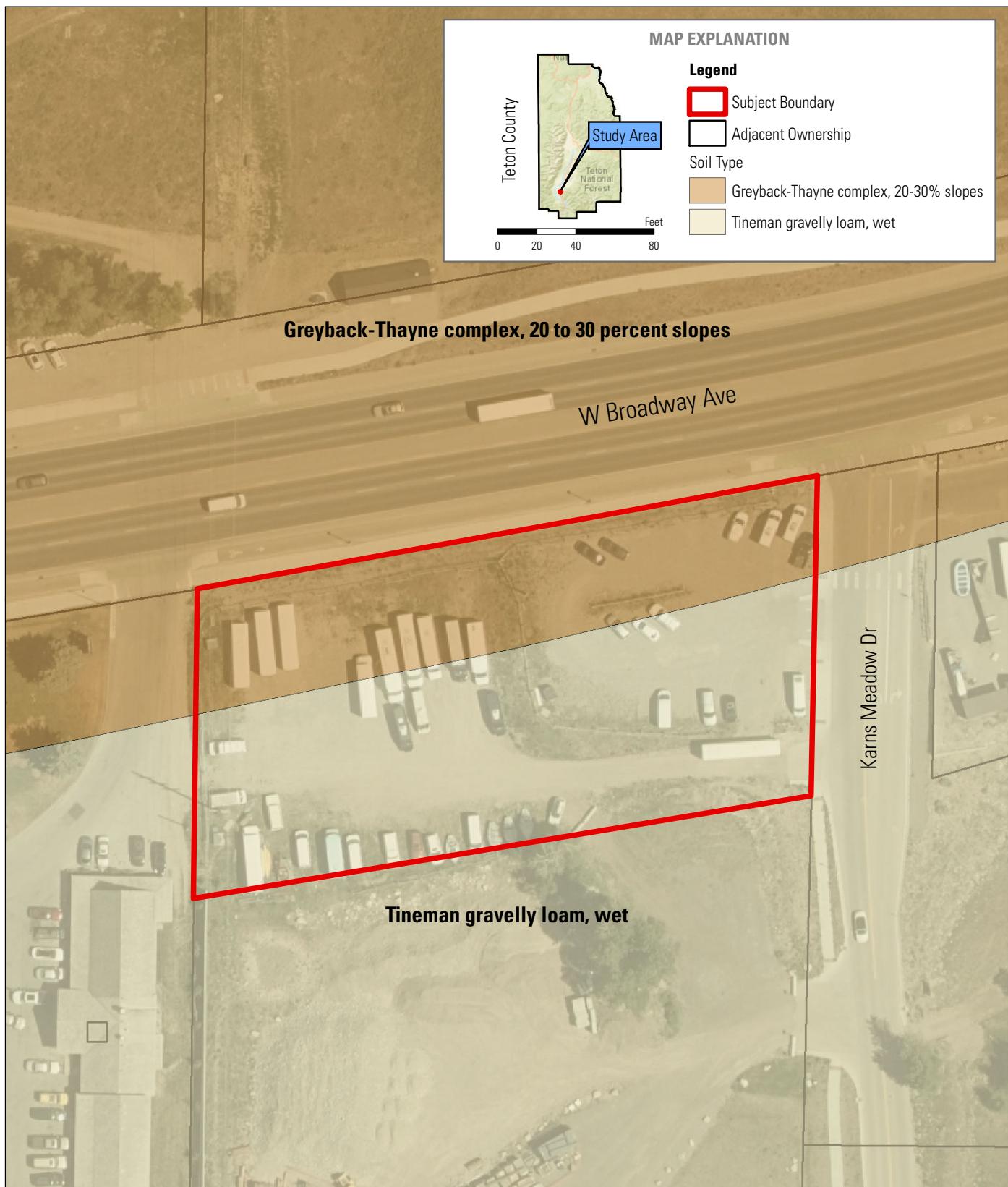


FIGURE 3

Soil Type

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



Y2consultants.com
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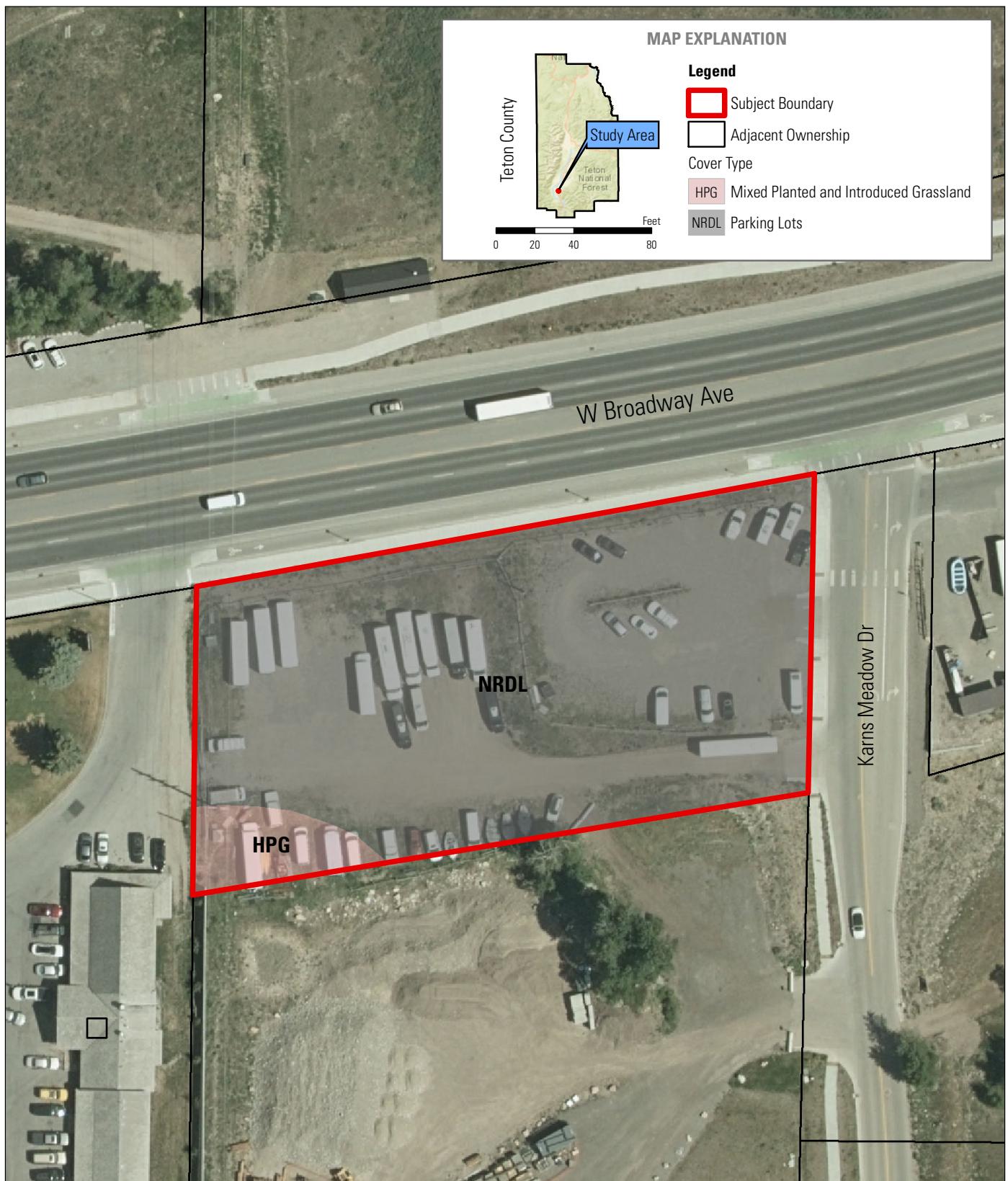


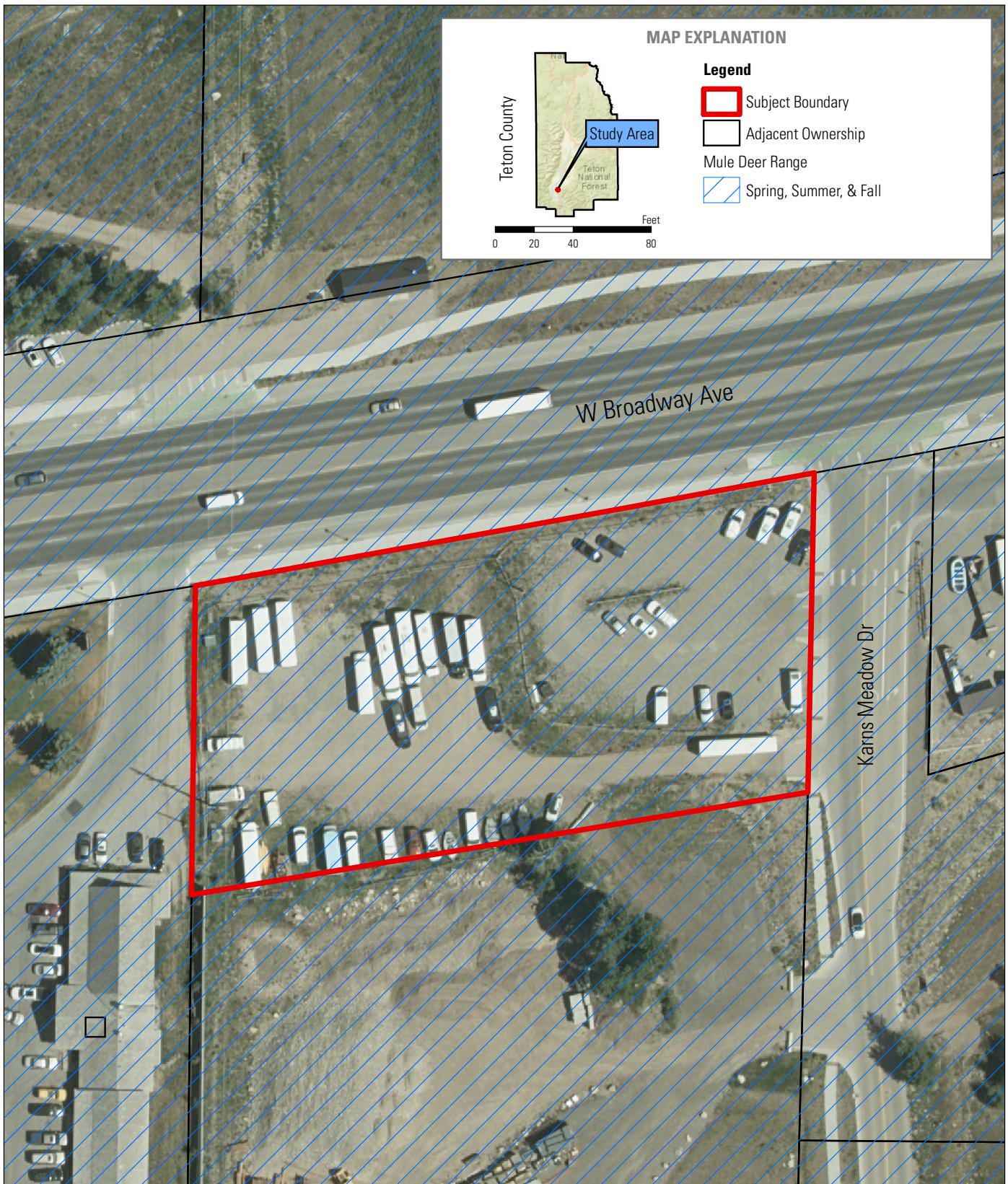
FIGURE 4

Cover Type

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



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1:800

FIGURE 6

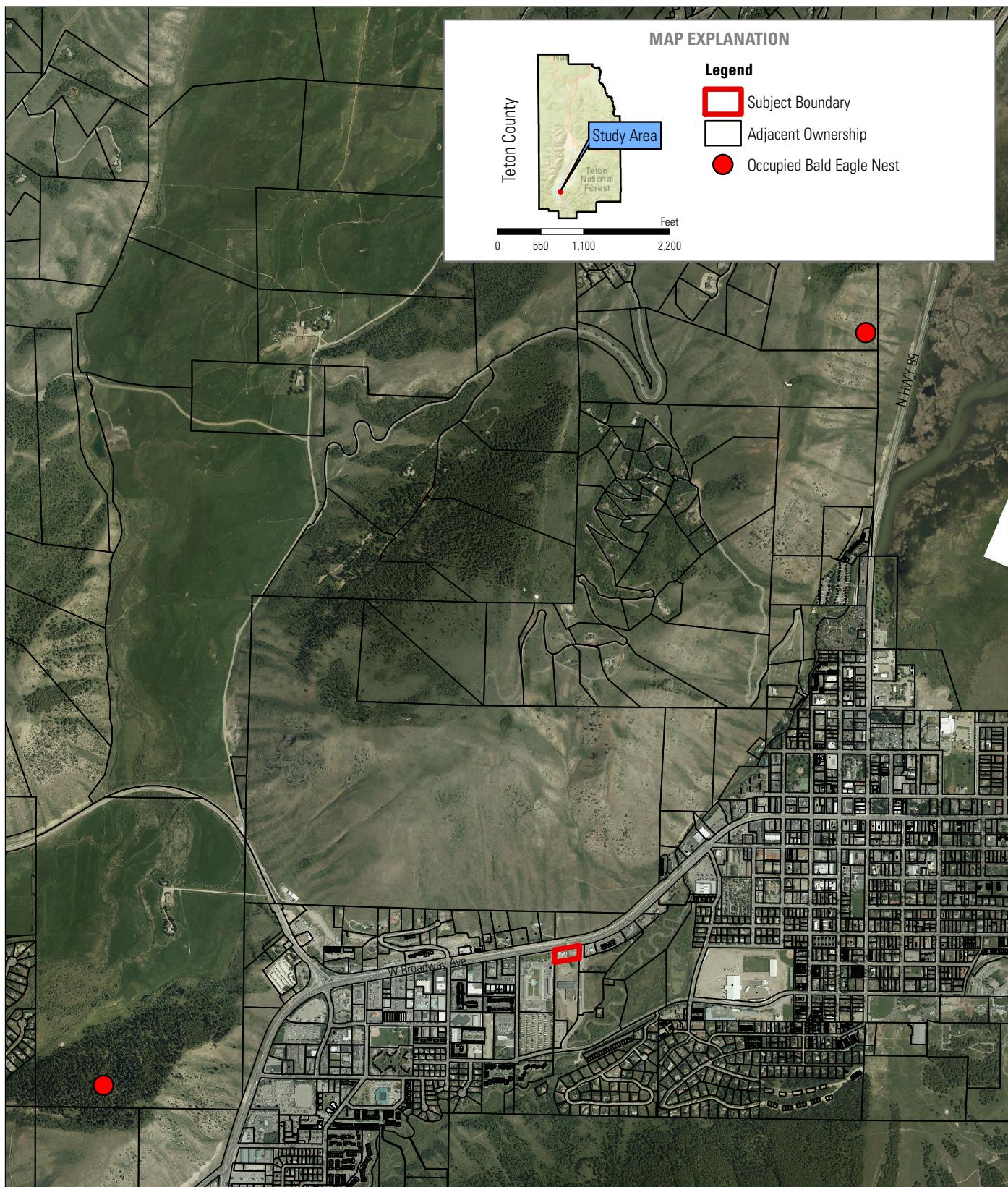
Mule Deer Habitat

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



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N
1:20,000

FIGURE 5



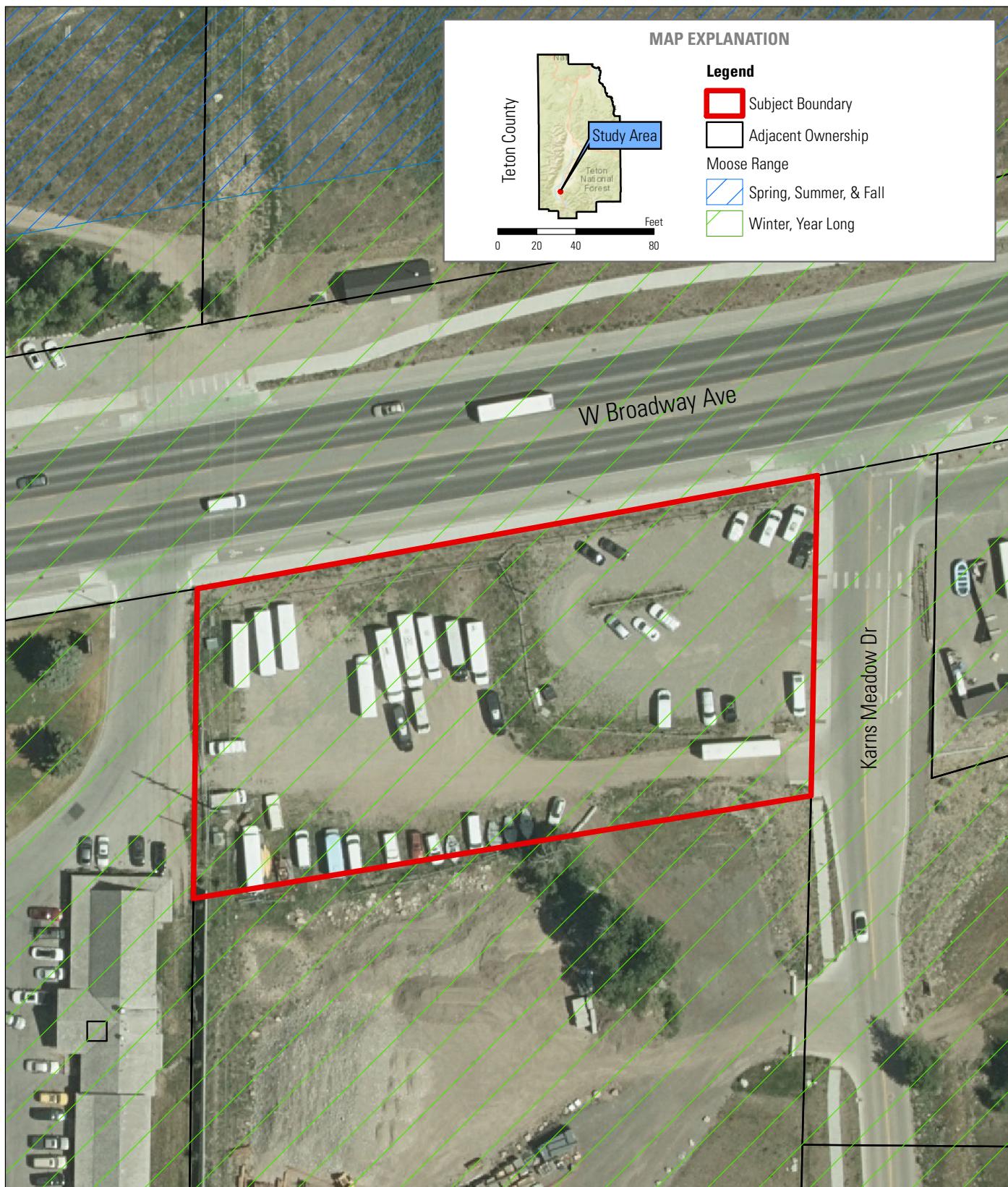


FIGURE 7

Moose Habitat

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



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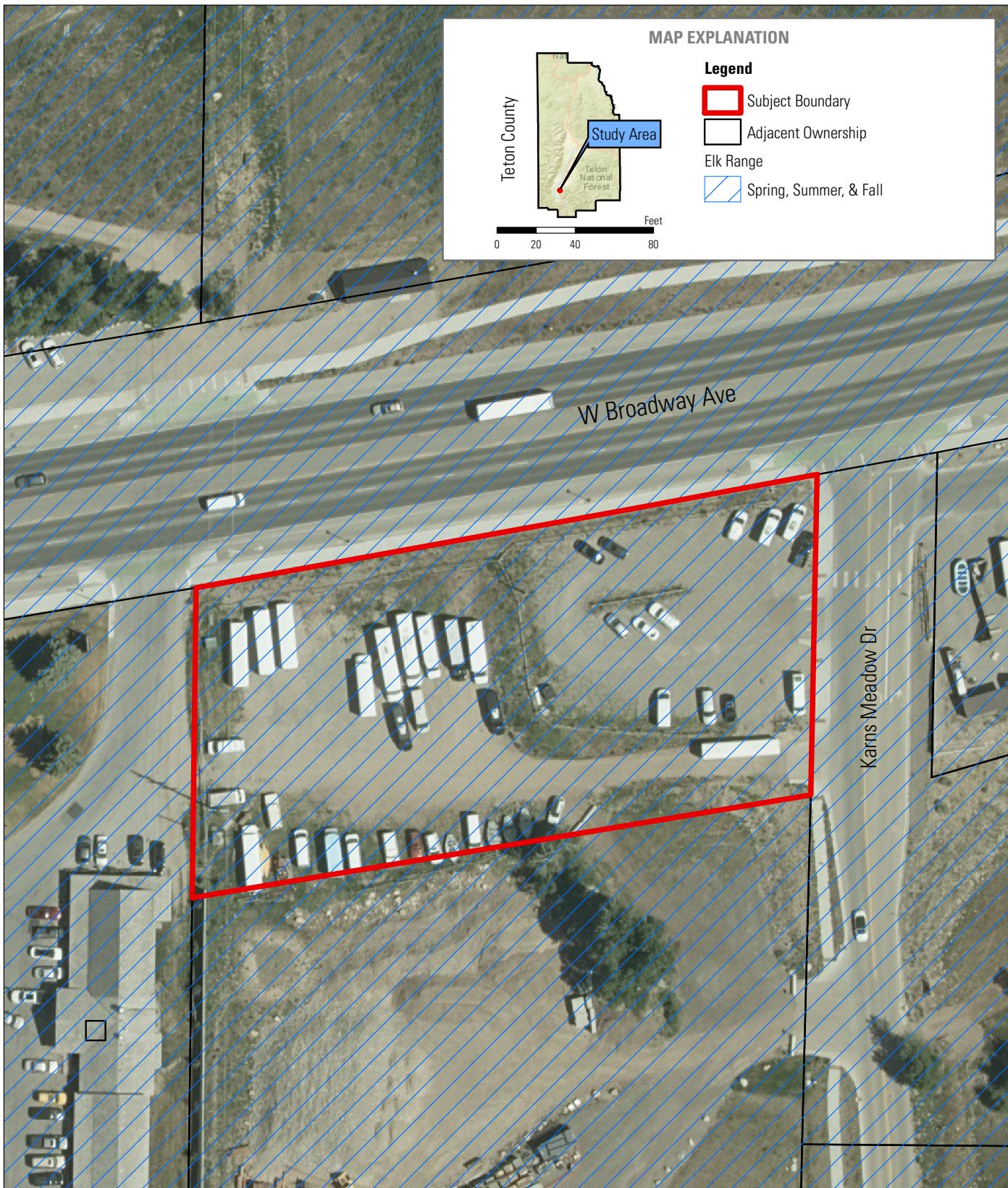


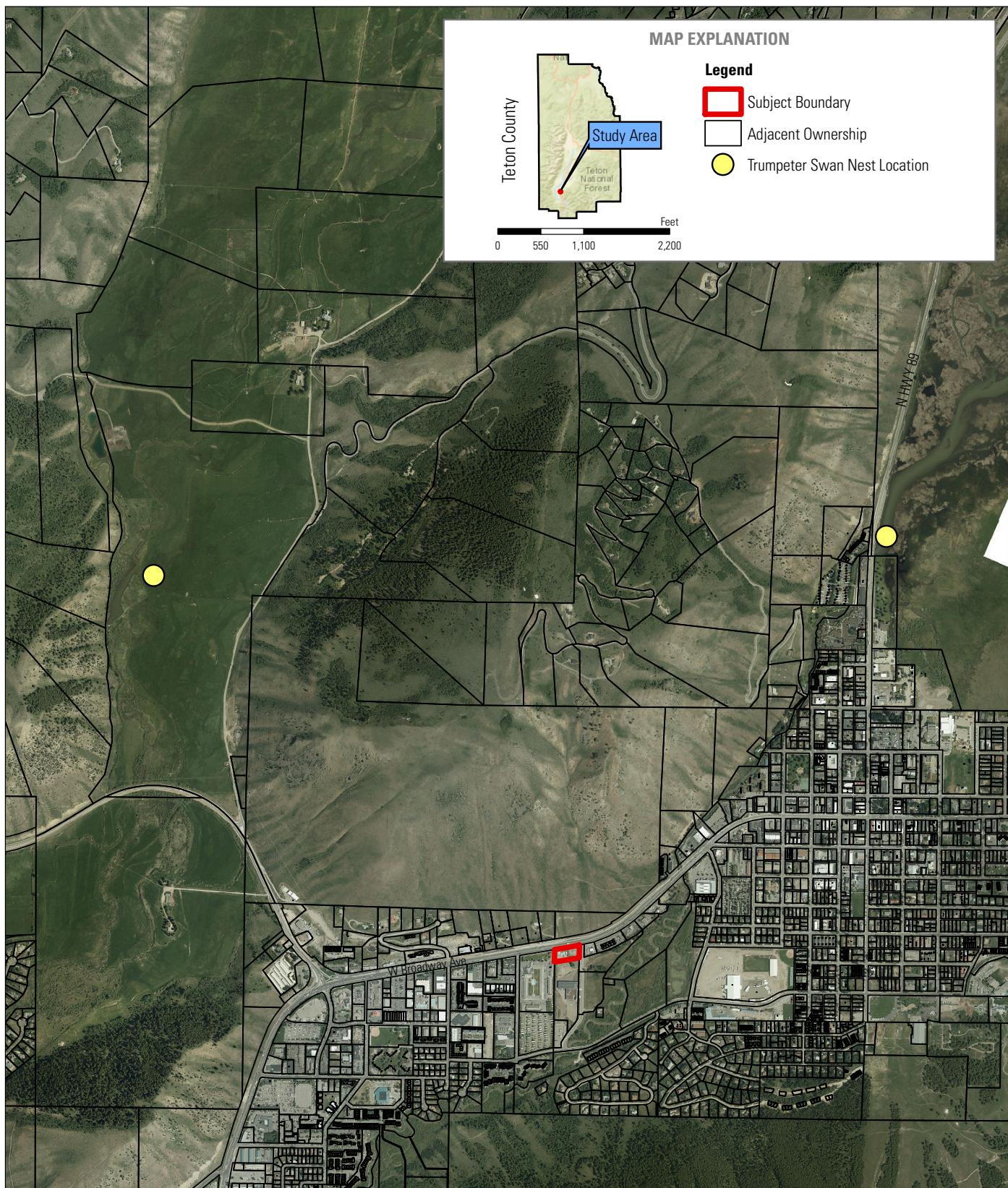
FIGURE 8

Elk Habitat

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



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N
1:20,000

FIGURE 9

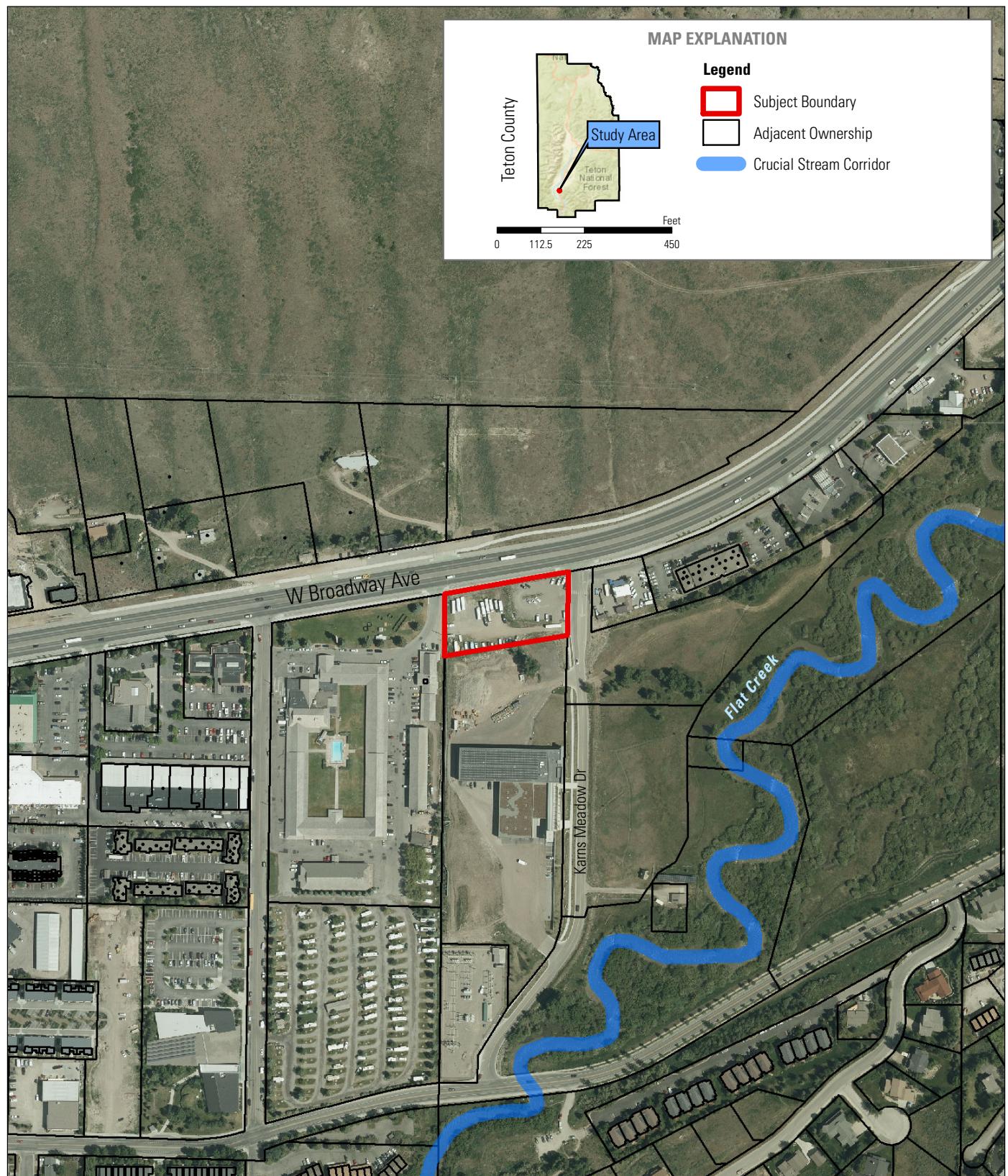
Trumpeter Swan Nest Locations

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



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1:4,000

FIGURE 10

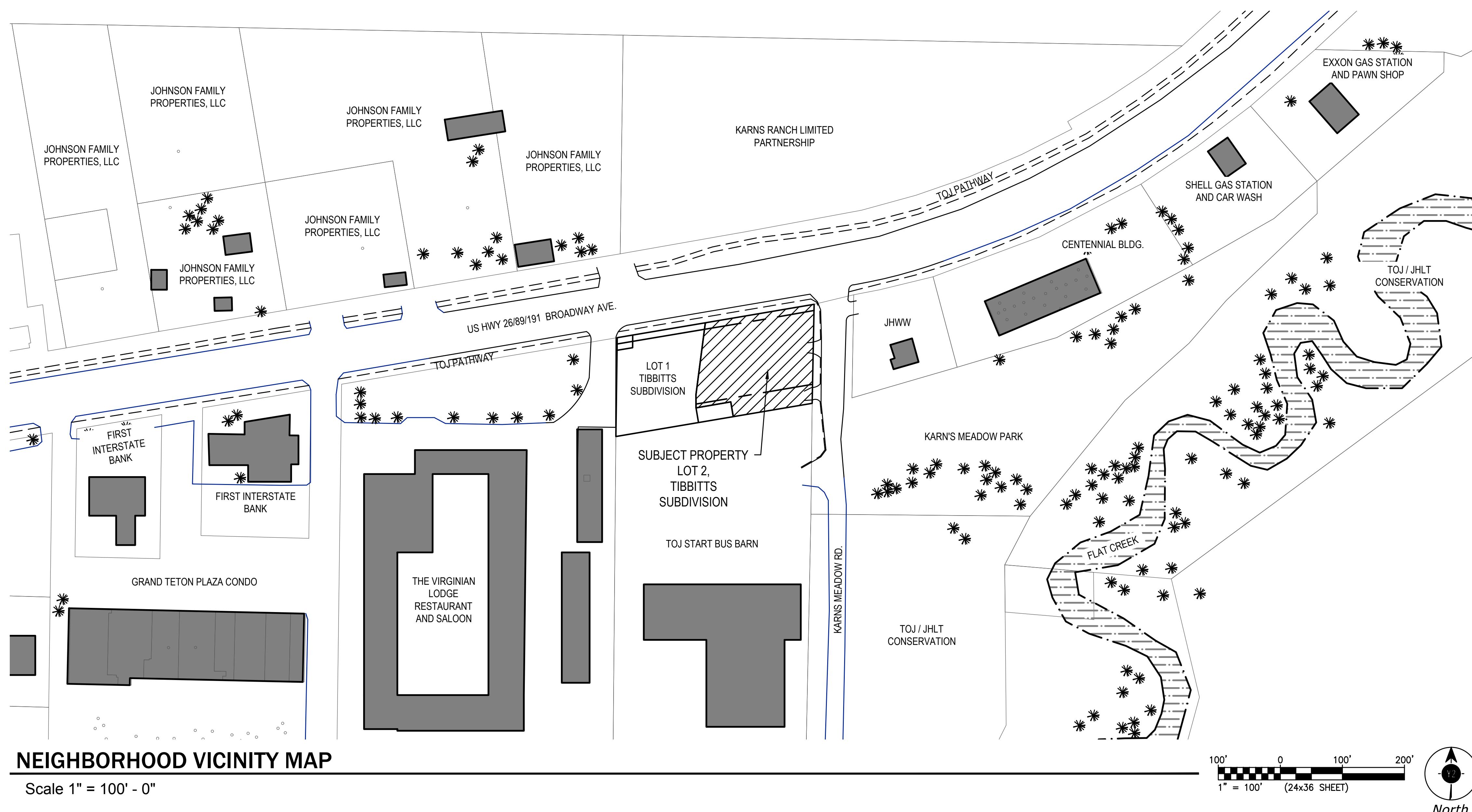
Crucial Stream Corridor

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



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CONSULTANTS



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)
PO Box 2870
Jackson, WY 83001
P: 307-733-2999

LAND PLANNING & LANDSCAPE ARCHITECT:

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

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

JOB NO: 15215.1
SET TITLE:
CUP Application

PLOT DATE: 02.25.19

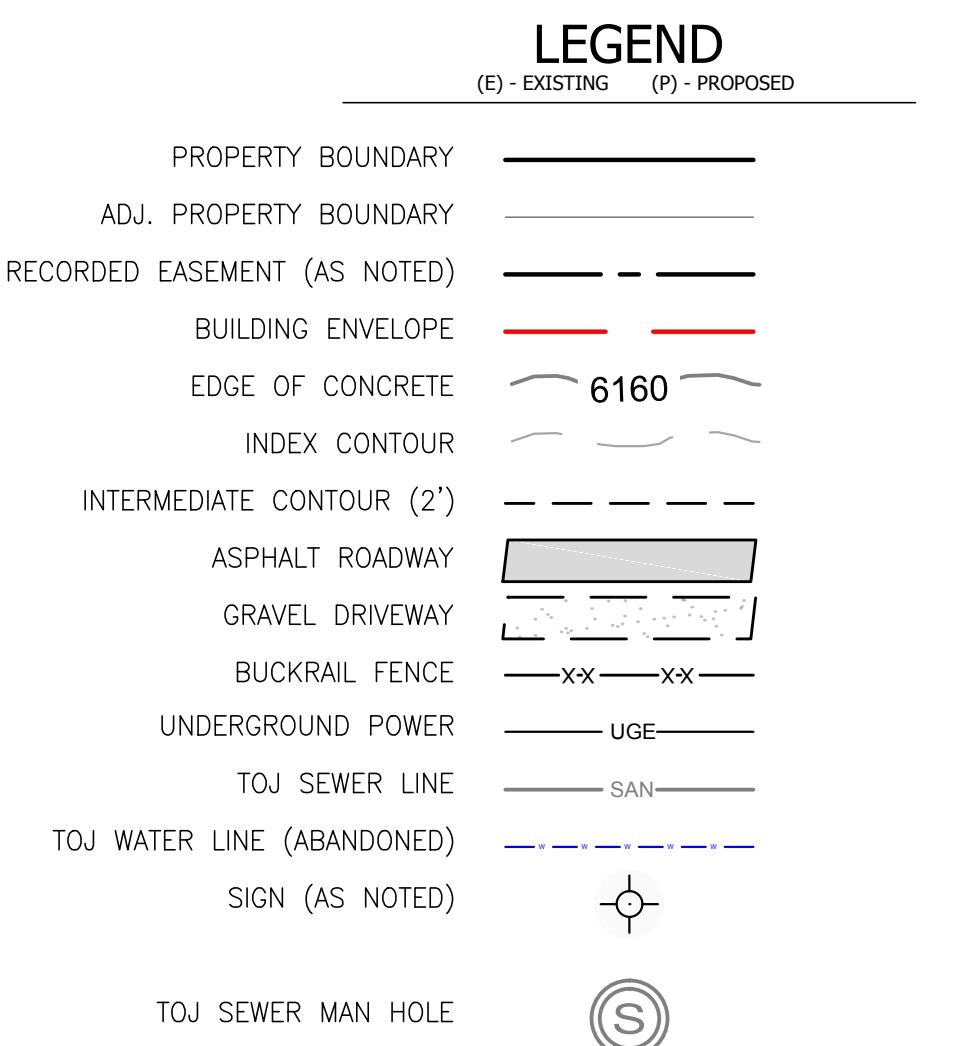
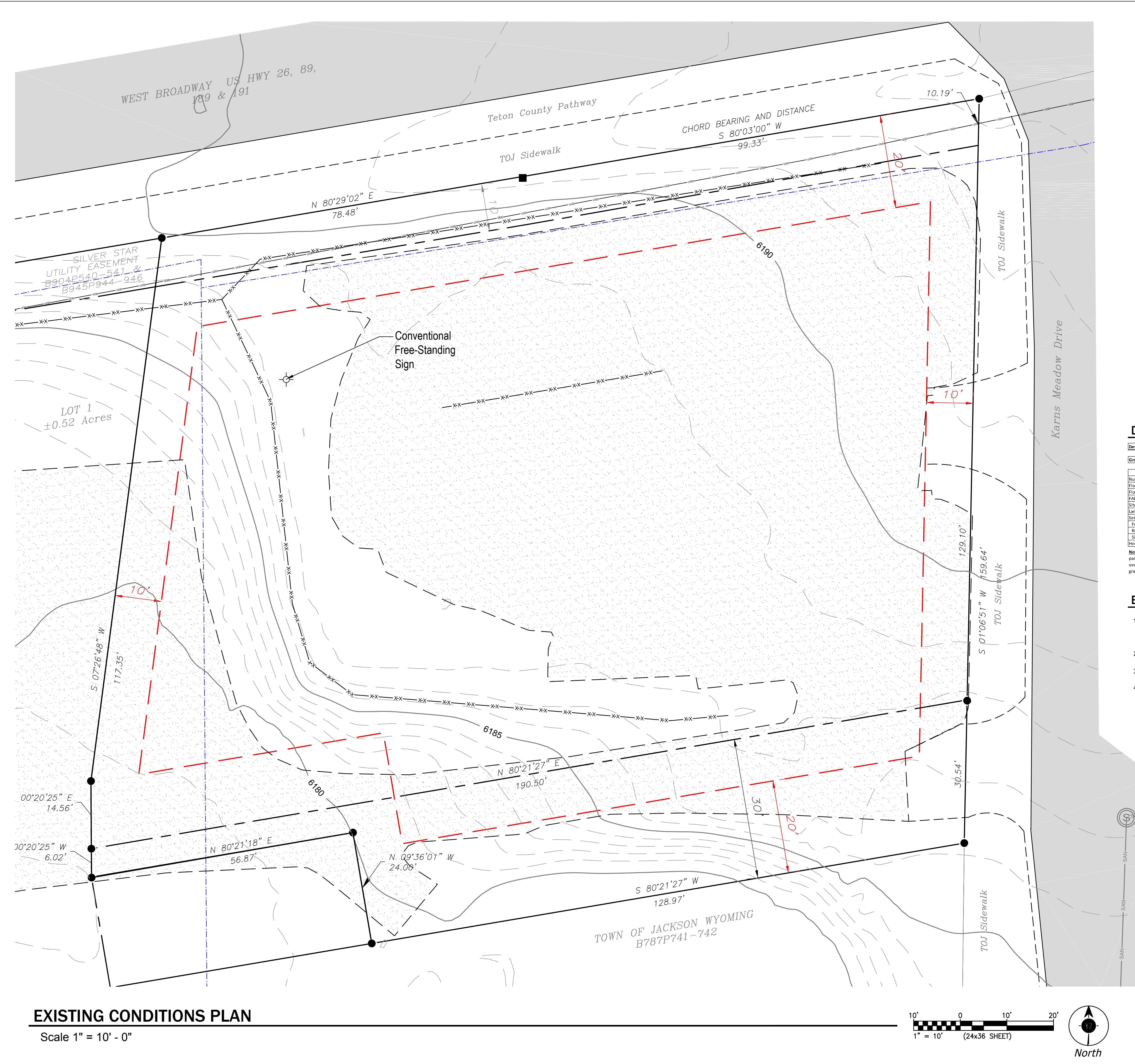
TITLE **DATE**

CUP Submission 02.25.19

CUP Project Overview

SHEET:

L1.0



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Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

y2consultants.com
307.733.2999

DRAWN BY: RTI
REVIEWED BY: PJE

DEVELOPMENT CALCULATIONS

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	0	1,560
Floor area (non-habitable)	0	0	2,023
FAR or maximum floor area Gross	6,969.5 sq.ft. (0.25*BSA)	0	3,583
Site Development	N/A	17,690 sq.ft. *(see note)	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. (or 0.21)
Earthwork			
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."

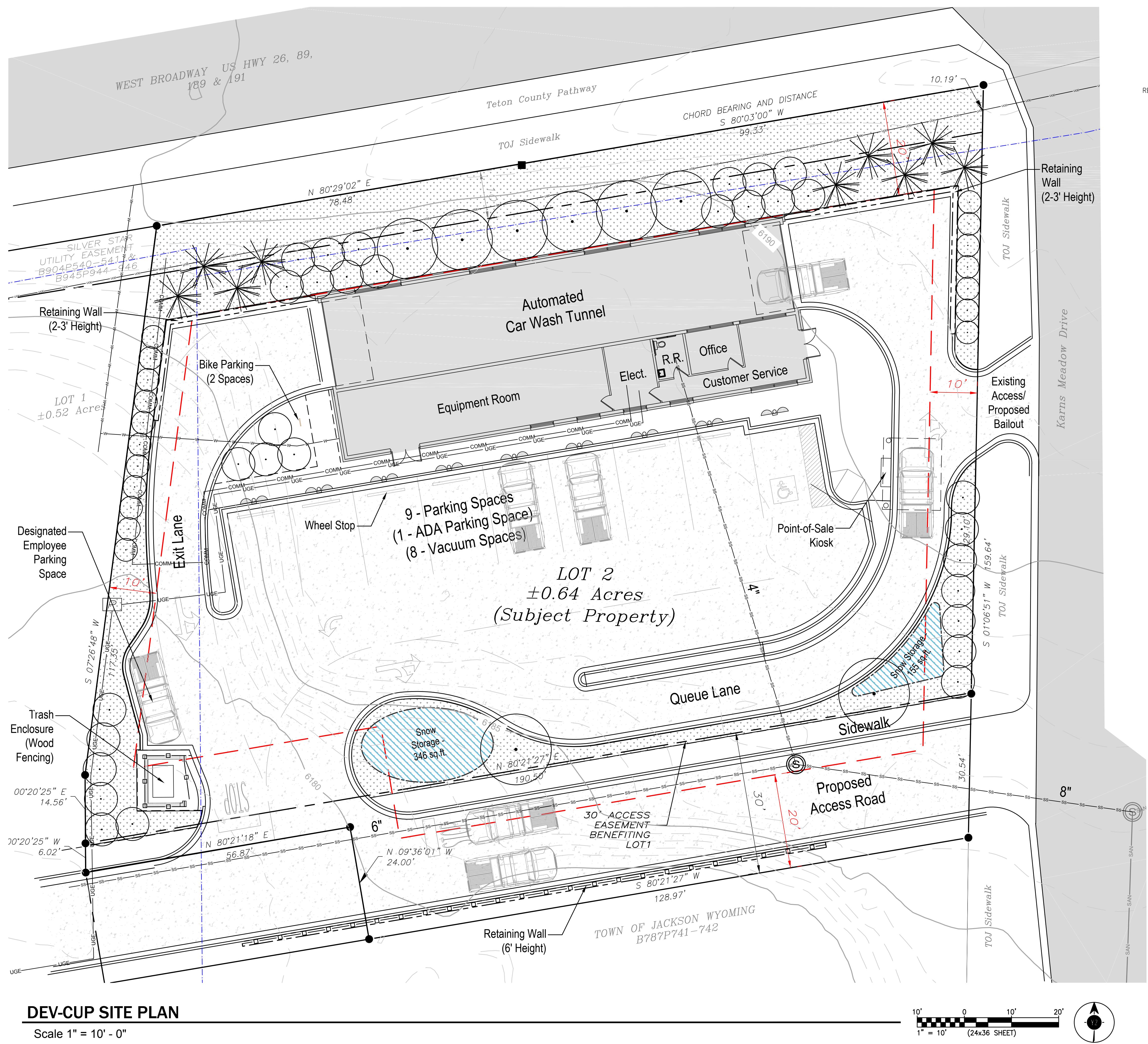
EXISTING CONDITIONS PLAN NOTES

- 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.

JACKSON CAR WASH
CUP Application
660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Township. 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:
L1.1



CONSULTANTS

y2consultants.com
307 733 2999

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

660 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Townshp. 41, Range 116W

LEGEND

PROPERTY BOUNDARY	
ADJ. PROPERTY BOUNDARY	
RECORDED EASEMENT (AS NOTED)	
BUILDING ENVELOPE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR (2')	
GRAVEL DRIVEWAY	
UNDERGROUND COMM. LINE	
UNDERGROUND POWER	
TOJ WATER LINE (ABANDONED)	

LANDSCAPE REQUIREMENTS

Plant Units Required				
1 PU per 12 Parking Spaces (@ 9 Parking Spaces)				0.75
27,735 sq.ft. (BSA) x 20% (.20 LSR Required) =				5.86
ts Required per TOJ LDR Standards: 1 PU/ 1,000 square feet of LSR Required				or
				6.61 or 7
Proposed Plant Units				
PU Alternative	Units	# per PU	Total #	Type
A	4	1	4	Deciduous Tree, 3" cal.
		6	24	Shrubs, 6' B&B
		4	16	Container Shrubs, 5 gal.
B	2	2	4	Deciduous Tree, 3" cal.
		2	4	Shrubs, 6' B&B
		3	6	Evergreen Tree, 8'
C	1	3	3	Shrubs, 6' B&B
		3	3	Evergreen Tree, 8'
		2	2	Container Shrubs, 5 gal.
Total:	7		8	Deciduous Tree, 3" cal.
			31	Shrubs, 6' B&B
			18	Container Shrubs, 5 gal.
			2	Evergreen Tree, 8'

SITE PLAN NOTES

1. LANDSCAPE ELEMENTS SHOWN ON THIS PLAN ADHERE TO THE STANDARDS OUTLINED IN DIVISION 5.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EROSION CONTROL MEASURES WILL BE DESIGNED TO TOWN OF JACKSON STANDARDS AT THE GRADING & EROSION CONTROL PLAN LEVEL.
3. ALL LANDSCAPE ELEMENTS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MAXIMIZE SCREENING AND BUFFERING OPPORTUNITIES INCLUDING PLANTINGS SHOWN IN THE REQUIRED 20' LANDSCAPE BUFFER ALONG HIGHWAY 189.
4. ALL PROPOSED EXTERIOR LIGHTING WILL ADHERE TO THE STANDARDS OUTLINED IN SECTION 5.3.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
5. OVERHEAD LIGHTING FIXTURES ARE ANTICIPATED TO MAINTAIN A TOTAL CUT-OFF ANGLE OF 90° AND WILL NOT EXCEED 15 FEET IN HEIGHT.
6. A PHOTOMETRIC PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
7. ALL PROPOSED SIGNAGE WILL ADHERE TO THE STANDARDS SPECIFIED IN DIVISION 5.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

10B NO: 15215 1

JOB NO.

CUP Application

PLOT DATE: 02.25.19

CUP Submission 02.25.19

CUP Site Plan

SHEET:

L2.0

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.

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 TIBBITS SUBDIVISION within the SE1/4NW1/4 of Section 33, T.41N., R.116W., 6th P.M., Teton County, Wyoming;

that the TIBBITS 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 TIBBITS
P.O. BOX 3695
JACKSON, WYOMING 83001

SURVEYOR:

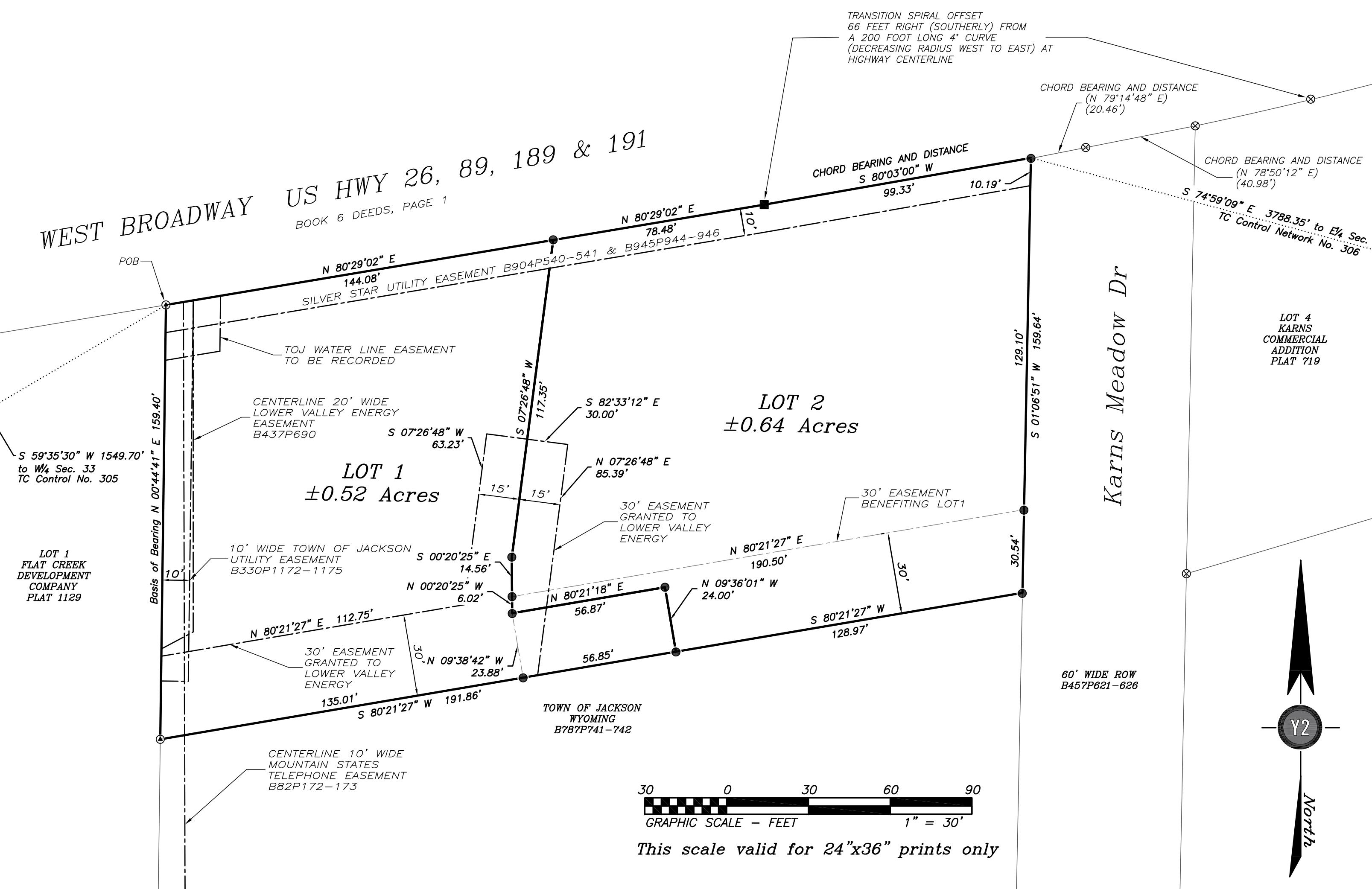
Y2 Consultants, LLC
180 S. WILLOW ST.
P.O. BOX 2870
JACKSON, WYOMING 83001
PHONE: 307-733-2999

NUMBER OF LOTS: 2
TOTAL PROJECT ACREAGE: 1.15 ACRES

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

Project Number • 15215\15215\Survey\ACAD\15215_FINAL_PLAT.dwg
Drawing Date: 06/15/2017
Reviewed By: GPP
Drawing Date • June 15, 2017
Revision Date • October 31, 2018, November 30, 2018

- 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 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, TIBBITS SUBDIVISION was approved at the regular meeting of the Town Council on the 1st day of October, 2018 in accordance with Section 15-1-115, Wyoming State Statutes, and the Town of Jackson Land Development Regulations.

TOWN OF JACKSON

Attest

Clerk _____

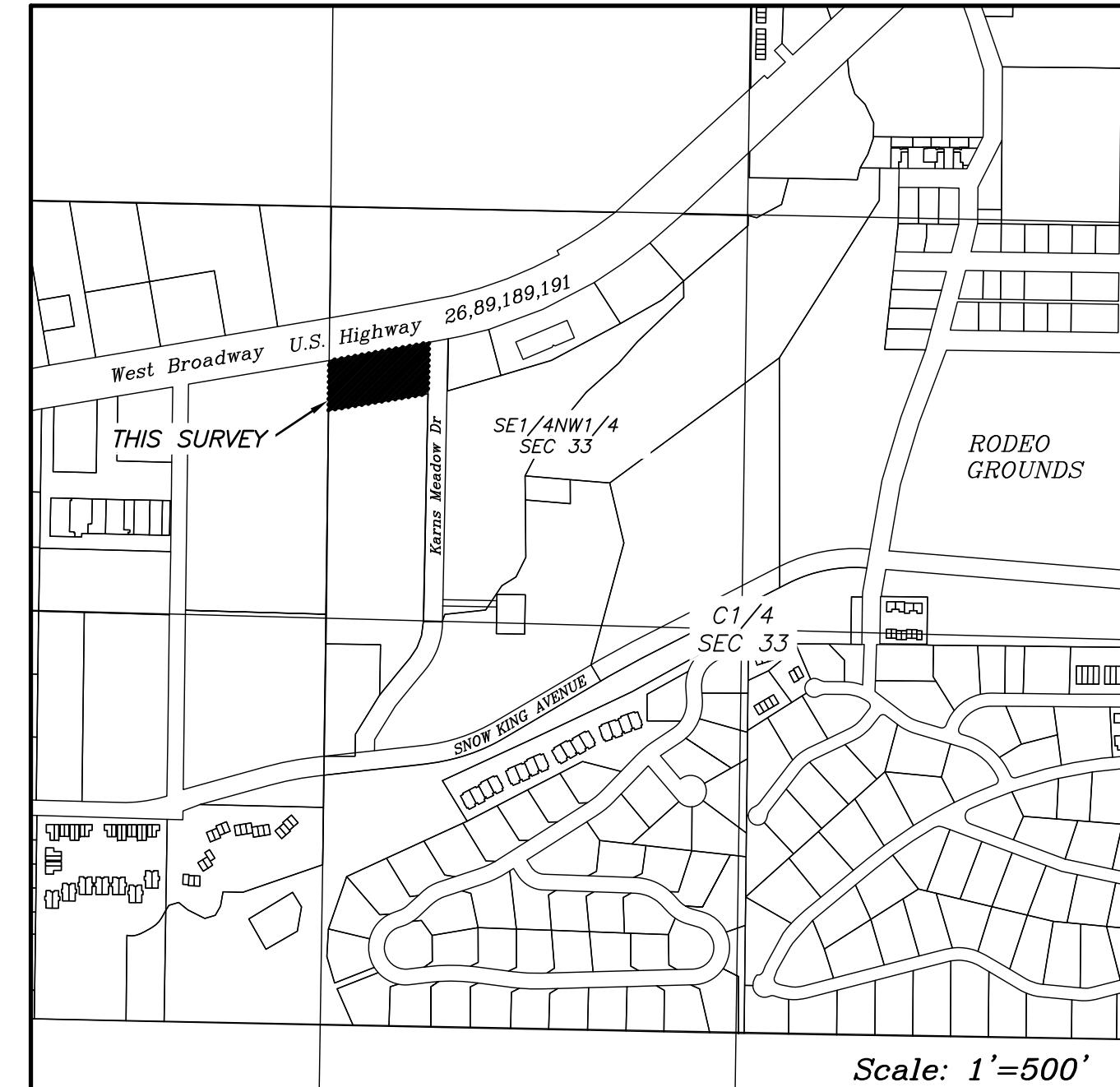
Mayor _____

Town Engineer _____

Planning Director _____

SIGNATURE BY SEPARATE AFFIDAVIT
David Tibbitts

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, Photo Page 179-181 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 TIBBITS SUBDIVISION;

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

that said TIBBITS 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 940 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.

FINAL PLAT
PREPARED FOR

TIBBITS SUBDIVISION

Being a Portion of the
SE1/4NW1/4 SECTION 33

T. 41 N., R. 116 W., 6th P.M.,
TETON COUNTY, WYOMING

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

Sheet 1 of 1



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.

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

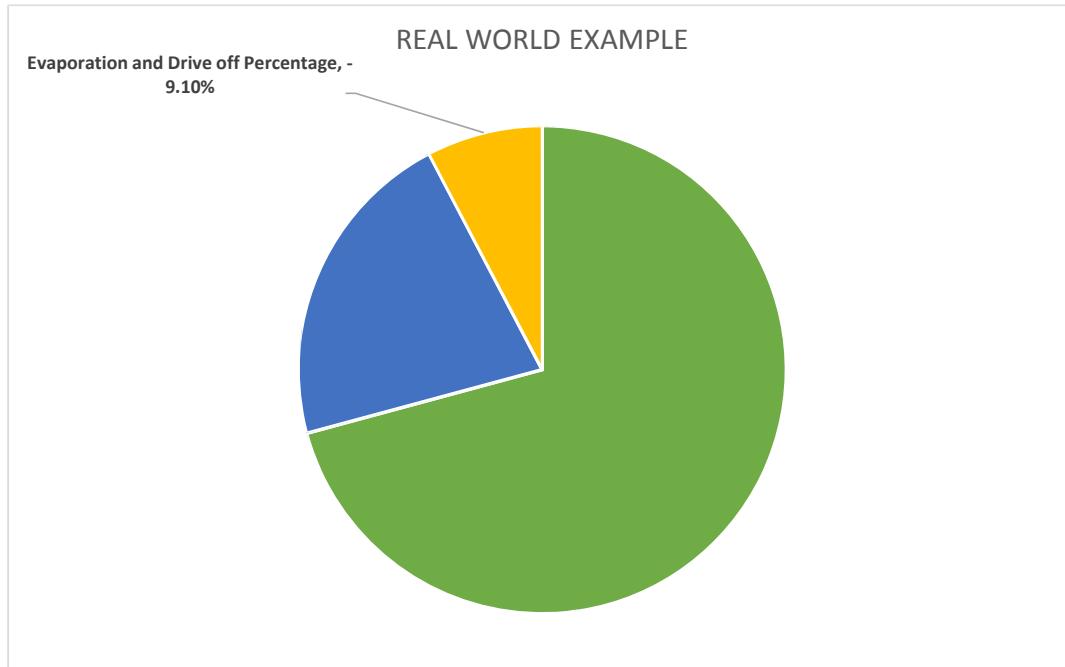
- ◆ evaporation and carry out 6 gallons
- ◆ chemical application and final rinse 14.03 gallons
- ◆ wash applications on reclaim water 41.47 gallons
- ◆ at maximum going to sewer 8.03 gallons of water

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,

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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, mitts, 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.

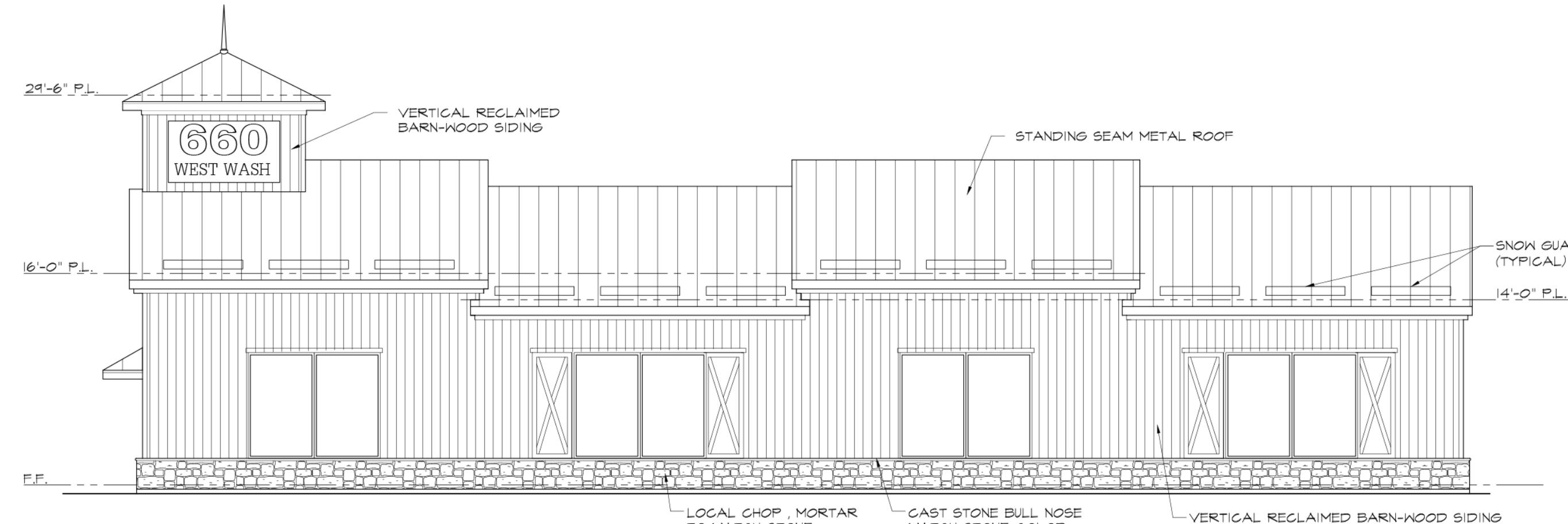
Air Sparger

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

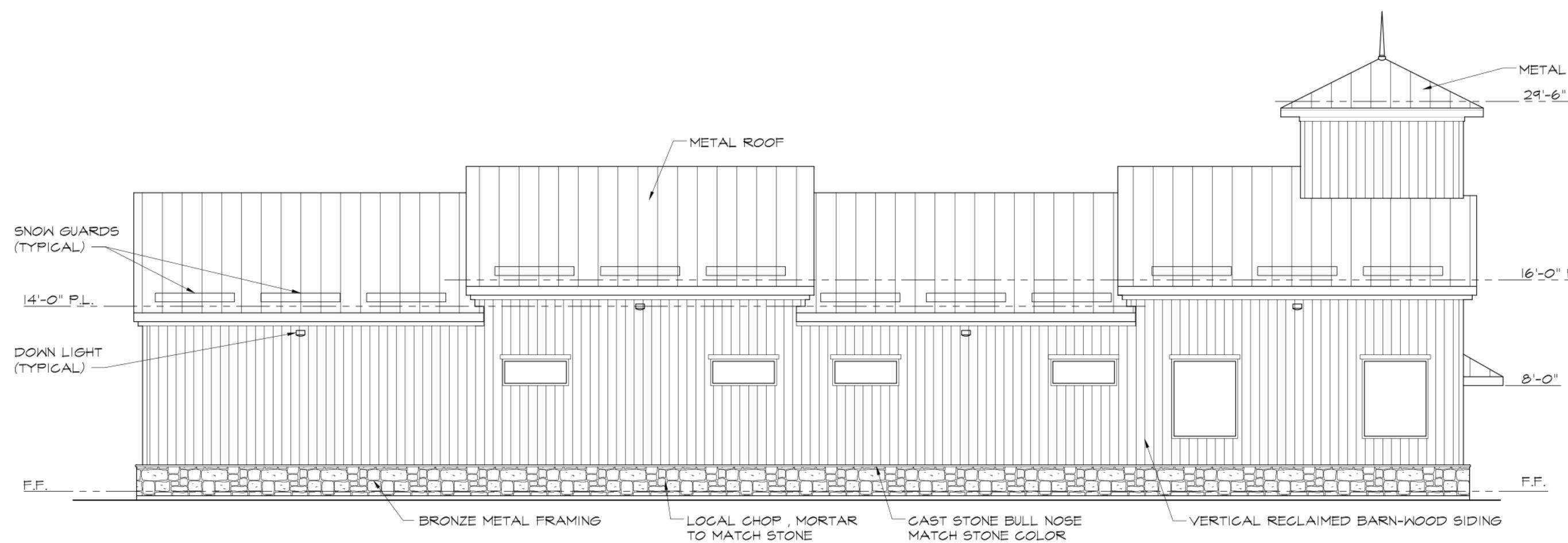
The other method utilizes ozone to kill the bacteria (models ending in 5M12O or 5M24O). Ozone is a contact killing agent, similar to chlorine used in city water. Ozone (O₃) is generated by concentrating the oxygen (O₂) in ambient air and passing the concentrated oxygen through a high voltage electric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



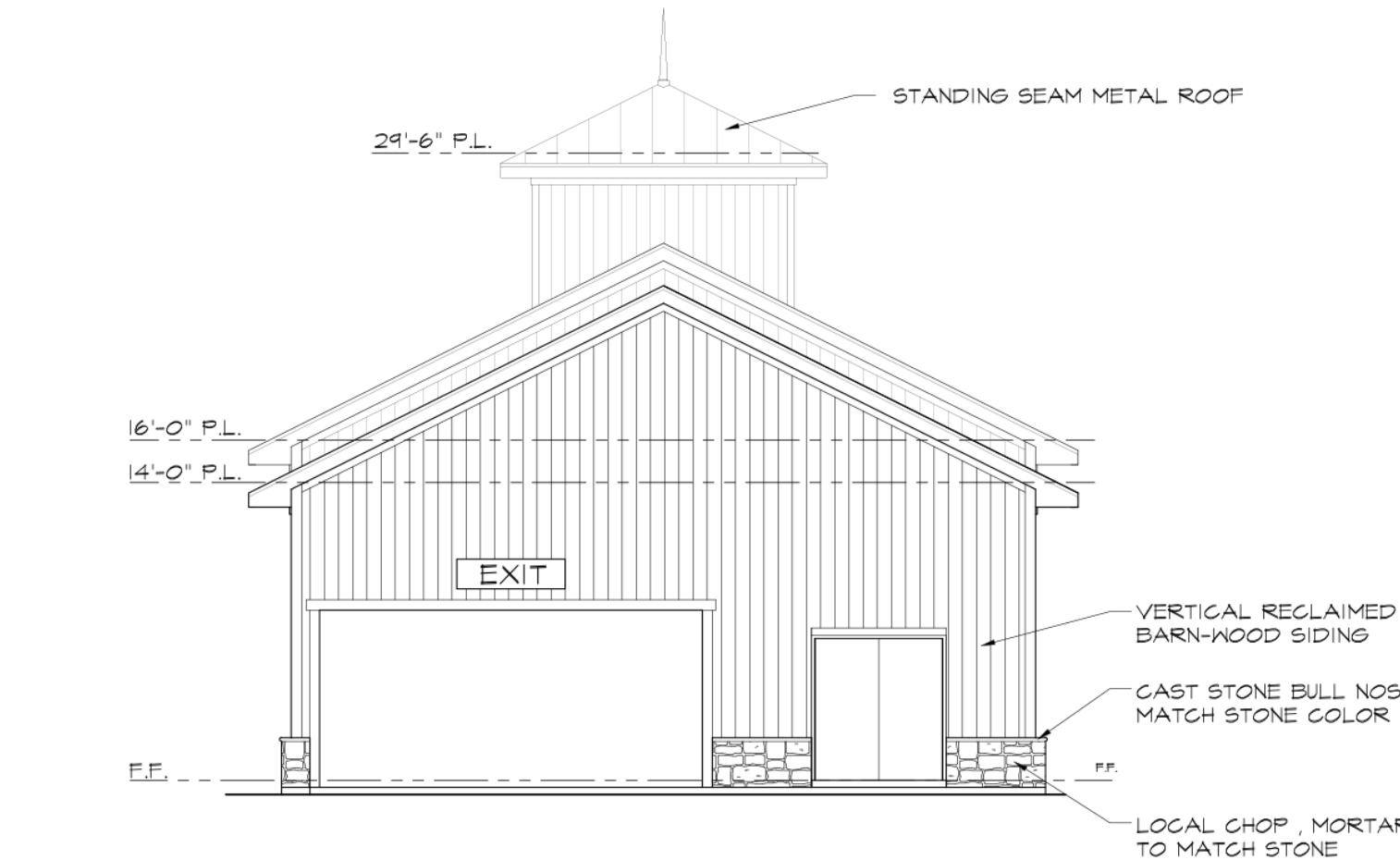
02- NORTH ELEVATION (FACING WEST BLVD)

SCALE: 1/8" = 1'-0"



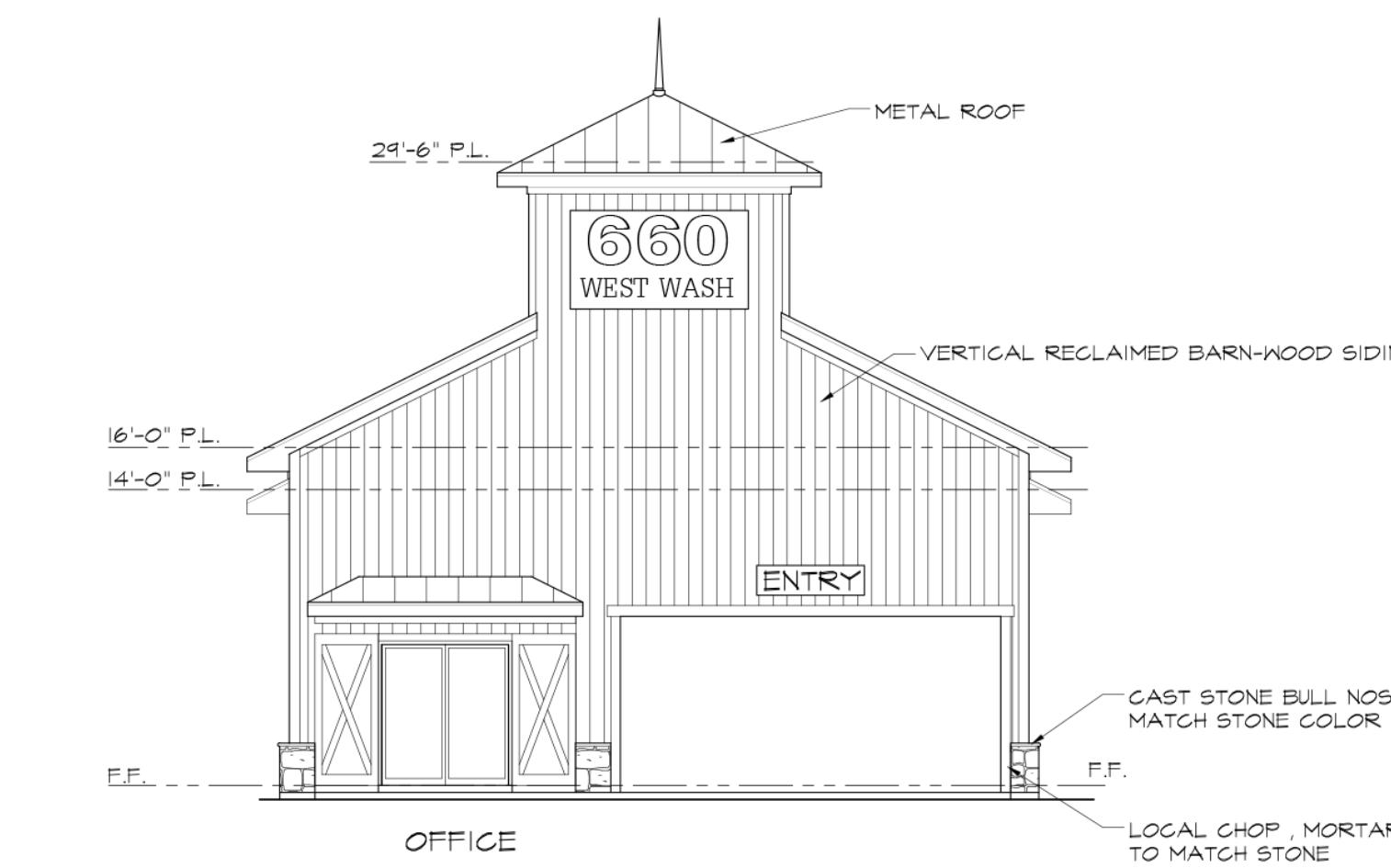
02- SOUTH ELEVATION (FACING PARKING LOT)

SCALE: 1/8" = 1'-0"



02- EAST ELEVATION

SCALE: 1/8" = 1'-0"



02- WEST ELEVATION (FACING KARNS MEADOW)

SCALE: 1/8" = 1'-0"