



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

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

State of Wyoming

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

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: October 18, 2019</p> <p>Item #: P19-240</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Fax: 734-3563</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner: David Tibbetts PO Box 3695 Jackson, WY 83001</p> <p>Applicant: Y2 Consultants – Robert Infanger PO Box 2870 Jackson, WY 83001</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Basic Use Permit to add parking as a use for the property located at 670 W. Broadway Ave, legally known as, LOT 1, TIBBITTS SUBDIVISION.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: November 1, 2019 (Sufficiency) November 8, 2019 (with Comments)</p>	

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: CHWN ~~WATER~~ PARKING - 670 W. BROADWAY AVE.
Physical Address: 670 W. BROADWAY AVE.
Lot, Subdivision: LOT 1 - TIRBITTS SUBDIVISION PIDN: 22-41-16-33-1-70-001

PROPERTY OWNER.

Name: DAVID TIRBITTS Phone: _____
Mailing Address: P.O. BOX 3695 JACKSON, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Y2 CONSULTANTS (ATTN: ROBERT INFANGER) Phone: 307.733.2999
Mailing Address: P.O. BOX 2870 JACKSON, WY ZIP: 83001
E-mail: ROBERT@Y2CONSULTANTS.COM

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

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

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

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: N/A Environmental Analysis #: PIB-034
Original Permit #: N/A Date of Neighborhood Meeting: N/A


SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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



Signature of Property Owner or Authorized Applicant/Agent
ROBERT INFANGER

Name Printed

10/17/19

Date
PROJECT MANAGER

Title

LETTER OF AUTHORIZATION

David Tibbitts

, "Owner" whose address is:

670 W. Broadway Avenue Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

David Tibbitts

, as the owner of property

more specifically legally described as: Pt. SE1/4 NW 1/4, Sec. 33, Twp. 41, Rng. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES Y2 Consultants LLC

as

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF WYOMING

)

)SS.

COUNTY OF LINCOLN

)

The foregoing instrument was acknowledged before me by JEFF TIBBITTS this 11th day of OCTOBER, 2019.

WITNESS my hand and official seal.

Sandy Toland
(Notary Public)

My commission expires: 6-27-22

(Seal)





y2consultants.com
307 733 2999

CONSULTANTS

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

Delivered via email

October 11, 2019

Town of Jackson Planning and Building Department

TStolte@jacksonwy.gov

307-733-0440

RE: Jackson Hole White Water Basic Use Permit- 670 W Broadway Ave.

Dear Town of Jackson Planning Department,

Please accept this application for a basic use permit for a guest, day-use parking area, located at 670 W. Broadway, associated with the Jackson Hole White Water outfitter/tour operator, located at 650 W. Broadway (JHWW).

670 West Broadway (Lot 1) is a 0.52-acre lot within the CR-3 zone and is technically considered a legal, non-conforming use as it relates to JHWW. However, as part of the Conditional Use Permit for the Tibbitts Carwash (P19-047), the Town of Jackson has requested that JHWW permit the existing, non-conforming use of 670 W. Broadway (Lot 2).

JHWW was established in 1963 and the Tibbitts family bought the operation around 1985. The JHWW office is currently leased from the owner of 650 W. Broadway long-term. The owner of the property has leased the JHWW building and surrounding area to JHWW for over 30 years, and the current lease is in effect until 2025 with the intent to renew. JHWW has two full-time employees, including the owner, and 20-25 seasonal employees depending upon seasonal operations. There are only 3 employees working at the JHWW office at 650 W. Broadway during the summer months. All other employees are seasonal raft guides and drivers who rarely frequent the office at 650 W. Broadway, but instead park, prepare and load JHWW rafts/buses/shuttles at a leased staging area located at 1200 V-O Lane in the Gregory Lane Business Park District. The JHWW office functions as a check-in office for guests. The Lot 1 parking area is proposed to be limited to guests/customers of JHWW. These guests typically spend 3 hours with JHWW at a time from 8:30 AM until 7:30 PM.

The parking located at Lot 1 and Lot 2 of the Tibbitts Subdivision has been a legal non-conforming use since approximately 2003, according to Teton County GIS aerial imagery. Between 2003 and 2017, the intensity of the parking use associated with JHWW has increased. Teton County GIS aerial imagery shows approximately 6 cars on Lot 2 in 2003, increasing to approximately 15 cars between Lots 1 and 2 in 2007, 19 cars in 2011, and about 36

cars in 2017 between the two lots. The parking use on the two lots appears to be well established as of 2011. The current, approximate 36 existing parking spaces between Lots 1 and 2 are located within the gravel and dirt disturbed area on both lots. Please see Sheet L1.1 Existing Conditions Plan for the depictions of the property's current conditions.

The applicant is submitting this Basic Use Permit application upon request by the Town of Jackson Planning Department made as part of the Conditional Use Permitting process for Lot 2 of Tibbitts Subdivision. While the current use of this property is considered a legal, non-conforming use related to the JHWW operation, the applicant is amenable to improving the existing parking area within a reasonable means to formalize the property's use as it relates to the JHWW business operation. The applicant is proposing to reclaim portions of the lot's site area that are not pertinent to JHWW's guest-parking needs. It is also proposed that the parking area be screened from the Highway 89 corridor with the appropriate number of plantings specified per the preferred CR-3 Zone standards for parking lots. These plantings have been located along the highway landscape buffer as preferred by CR-3 Zone Standards. Snow storage areas have been designated within the lot to receive 5% of the parking/drive aisle surface area and are shown on Sheet L2.0 (Appendix C).



Figure 1 - Parking Space Markers in Gravel

The applicant is not proposing to pave or light the parking area because it is associated with JHWW's existing outfitter/tour operation that only functions seasonally (May and October) during the daytime hours (from 8:30 AM - 7:30 PM) and has never been necessary in the business's 34 years of operation.



Figure 2 - Gravel Parking with Angled Wheel Stops

However, the applicant does propose to improve the parking spaces and drive aisles with new gravel surfacing that will include wheel stops and designated parking-space markers as shown in Figures 1 & 2 on this page to clearly delineate appropriate parking for guests of JHWW. It may also prove to be a preferred method of the Teton Conservation District for a gravel surface to be implemented due to wildlife migration being present across the parking area in the winter months of the year and the fact that a gravel surface may reduce the possibility of ice forming on the parking surface.

JHWW is proposing twenty-three (16) 24' x 9' 30° angled parking spaces for guest day-use parking to be separated by a 4-foot post a top-rail fence application (as shown on Appendix C) and seven (7) 21' x 9' parallel parking spaces for guest day-use parking. A second 4-foot post a top-rail fence application is proposed along the western edge of the parking area to discourage neighboring property patrons from parking on Lot 1. The parallel parking spaces will be the

preferred parking for oversized vehicles when necessary. The typical season for JHWW is from May-October and the proposed lot's capacity is anticipated to be filled during this time of the year. JHWW anticipates less than half of the need for parking in the months of November-April.

No additional curb cuts are proposed with this application. The parking spaces will be accessed from Karns Meadow Drive via an access easement through Lot 2 of the Tibbitts Subdivision. The circulation and access are shown on the attached site plan (Appendix C).

FINDINGS FOR APPROVAL

1. Complies with the use specific standards of Div. 6.1. Allowed Uses and the zone;
Complies. The existing use of the JHWW guest parking at 670 W Broadway is an existing non-conforming use. The guest parking area at Lot 1 will be used only for JHWW guests during the day in the summer months.
The use is categorized as Outfitter/Tour operator under section 6.1.7.E. of the Town of Jackson LDRs. This use is allowed as a Basic Use in the CR-3 zone with no individual use or density maximum. The parking requirements and affordable workforce housing requirements are both independent calculations. Given the seasonality of the nature of the use, no affordable housing mitigation units are proposed. The purpose of this application is to clarify that the parking required for the JHWW office during seasonal operation will be located on Lot 1.
This proposal complies with all LSR and plant unit requirements for the zone. The parking spaces also comply with the 20' highway setback, 5' side interior setback and 10' rear setback requirements. Please refer to the attached site plan (Appendix C) for the location of the required LSR and plant units.
2. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
Complies. The applicant is unaware of any additional LDR standards or Town Ordinances applicable to this application that will not be met with this proposal.
3. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
Complies. During the Conditional Use Permit process for Lot 2, the applicant was requested to submit a use permit for the existing use of Lot 1. This application satisfies that request.

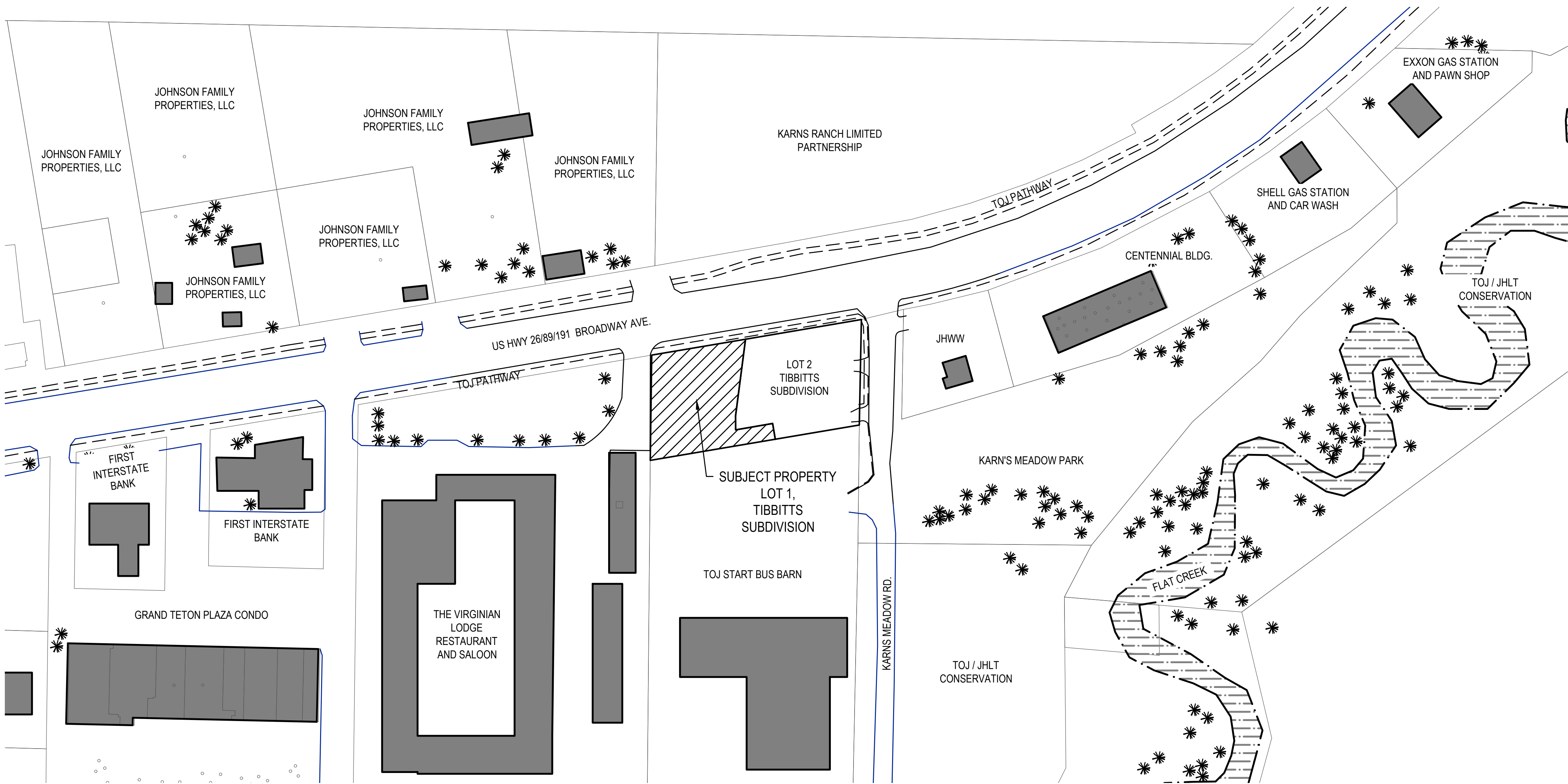
Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Ruth'.

Melissa Ruth
Planner
melissa@y2consultants.com

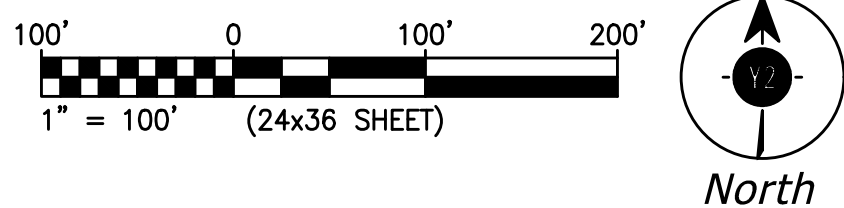
A handwritten signature in black ink, appearing to read 'Robert Infanger'.

Robert Infanger
Planning Lead
robert@y2consultants.com



NEIGHBORHOOD VICINITY MAP

Scale 1" = 100' - 0"



VICINITY MAP

VICINITY MAP NOTES

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

REFER TO SHEET L1.1 FOR ACTUAL EXISTING CONDITIONS FOR THE SUBJECT LOT.

TOWN ZONING ANALYSIS

PROPERTY INFORMATION

SEE PREVIOUSLY APPROVED LOT SUBDIVISION APPLICATION

LOT 1 SIZE: ±0.52 ACRES
LOT ADDRESS: 670 W. BROADWAY AVE.
TOWN ZONING: COMMERCIAL RESIDENTIAL 3 (CR-3 -TOJ)
TC COMP. PLAN DISTRICT: MIDTOWN HWY CORRIDOR (4.1)
ZONING OVERLAY: NATURAL RESOURCE

PHYSICAL DEVELOPMENT STANDARDS

LOT 1 BASE SITE AREA: ±0.52 ACRES (22,651 SF)
MAX. FLOOR AREA RATIO: 0.40 (9,060 SF)
MIN. LANDSCAPE SURFACE RATIO: 0.10 (2,265 SF)
MAX. LOT COVERAGE: N/A

STREET SETBACK: 20'
SIDE INTERIOR SETBACK: 5'
REAR SETBACK: 10'

MAX. BUILDING HEIGHT: 42-46'
MAX. BUILDING STORIES: 3

CONTACT INFORMATION

PROPERTY OWNER AND APPLICANT:

David Tibbitts
PO Box 3695
Jackson, WY 83001

INTERESTED PARTY:

Tibbitts/ Huffman, LLC
PO Box 4864
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

SHEET INDEX

L1.0 VICINITY AND OVERVIEW
L1.1 EXISTING CONDITIONS PLAN
L1.2 PROPOSED SITE PLAN

JHWW OVERFLOW PARKING
BUP Application
670 West Broadway Avenue, Jackson, Wyoming
PT. SE1/4 NW1/4, Section 33, Twnshp. 41, Range 116W

JOB NO: 15215.2

SET TITLE:

BUP Application

PLOT DATE: 10.17.19

TITLE DATE

BUP Submission 10.17.19

BUP Project Overview

SHEET:

L1.0

LAST SAVED: 10/14/2019 8:45 AM BY: ROBERTI PLOT BY: ROBERTI RFANCER
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LEGEND	
(E) - EXISTING	(P) - PROPOSED
PROPERTY BOUNDARY	---
ADJ. PROPERTY BOUNDARY	---
RECORDED EASEMENT (AS NOTED)	---
BUILDING ENVELOPE	---
INDEX CONTOUR	6160
INTERMEDIATE CONTOUR (2')	---
BUCKRAIL FENCE	---
GRAVEL DRIVEWAY	---
UNDERGROUND COMM. LINE	---
UNDERGROUND COMM. LINE	---
UNDERGROUND POWER	---
SANITARY SEWER LINE	---
WATER LINE (6" DEPTH)	---
TOJ WATER LINE (ABANDONED)	---
TOJ HYDRANT	---
TOJ VALVE	---
POWER TRANSFORMER	---

DEVELOPMENT CALCULATIONS

Development Calculations (Non-Conforming Continued Use - Outfitter/Tour Operator)				
Gross Site Area				
6.52 acres or 22,651 sq. ft.				
	CR3-Zone Standard	Existing	Proposed	Gross
Number of units or density	N/A	0	0	0
Floor area (habitable)	N/A	0	0	0
Floor area (non-habitable)	N/A	0	0	0
FAR or maximum floor area Gross	9,960.4 sq. ft. (0.40*GSA)	0	0	0
Site Development	20,385.9 sq. ft. (0.90*BSA) max.	10,814 sq. ft. * (see note)	11,913 sq. ft.	11,913 sq. ft. (or 0.53)
Landscape Surface Ratio	2,385.1 sq. ft. (0.10*BSA) min.	11,887 sq. ft. * (see note)	10,738 sq. ft.	10,738 sq. ft. (or 0.47)
Setbacks				
Front or Street Yard	20'			
Rear Yard	10'			
Side Interior	5'			
Height	24'			

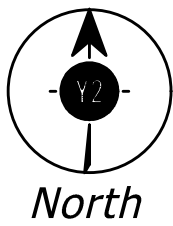
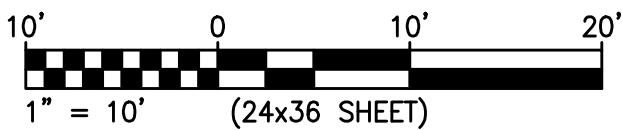
Note*: The existing site has been utilized as a parking and storage area for Jackson Hole White Water (JHWW) operations and consists of a centralized gravel parking lot with one-way accesses to Kams Meadow Drive. The gravel parking lot covers most of the site area and any area that is not gravel consists 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.

EXISTING CONDITIONS PLAN

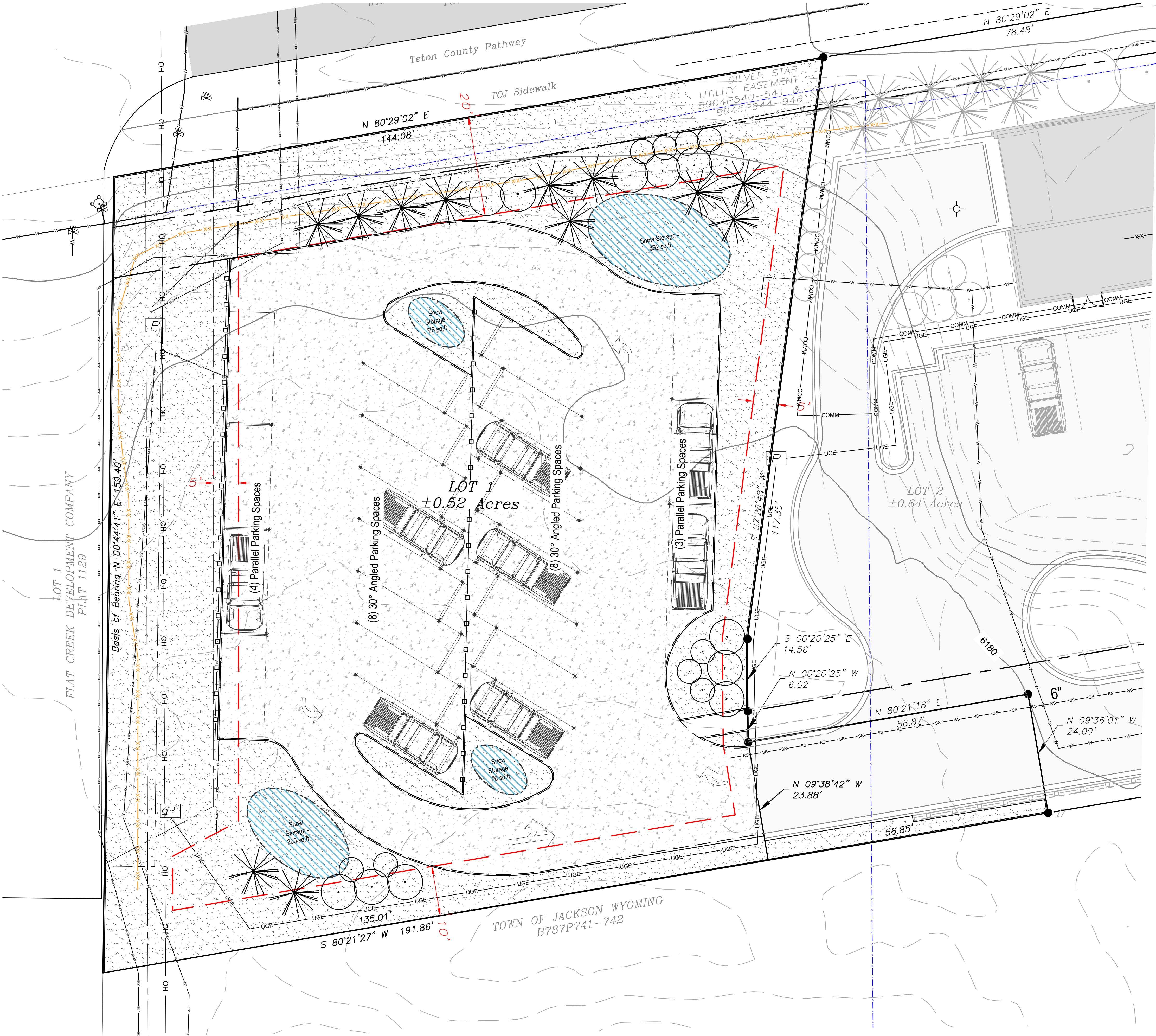
Scale 1" = 10' - 0"



LAST SAVED: 10/14/2019 8:45 AM BY: ROBERT PLOT BY: ROBERT IRFANCER
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BUP SITE PLAN

Scale 1" = 10' - 0"



LEGEND

(E) - EXISTING (P) - PROPOSED

PROPERTY BOUNDARY
ADJ. PROPERTY BOUNDARY
RECORDED EASEMENT (AS NOTED)
BUILDING ENVELOPE
INDEX CONTOUR
INTERMEDIATE CONTOUR (2')

UNDERGROUND COMM. LINE
UNDERGROUND COMM. LINE
UNDERGROUND POWER
SANITARY SEWER LINE
WATER LINE (6' DEPTH)
TOJ WATER LINE (ABANDONED)

STRUCTURE (LOT 2)

TOJ HYDRANT
TOJ VALVE
POWER TRANSFORMER

WOOD PARKING DIVIDER/BARRIER
FENCE TO BE REMOVED
GRAVEL DRIVEWAY

SNOW STORAGE
8' EVERGREEN TREE
6' B&B SHRUB
#5 SHRUB
PARKING LINE DEMARCATION
PARKING WHEEL STOP

LANDSCAPE REQUIREMENTS

Plant Units Required		
1 PU per 12 Parking Spaces (@ 23 Parking Spaces) =	1.92	
145 ln.ft. (Frontage) x .012 (1.5 PUs per 125 LF of Frontage Required) =	1.74	
As Required per TOJ LDR Standards: 1 PU/ 1,000 square feet of LSR Required	or	
	3.66 or 4	

Proposed Plant Units					
PU Alternative	Units	# per PU	Total #	Type	
C	2	3	6	Shrubs, 6' B&B	
		3	6	Evergreen Tree, 8'	
		2	4	Container Shrubs, 5 gal.	
Total On-Site:	2		6	Shrubs, 6' B&B	
			6	Evergreen Tree, 8'	
			4	Container Shrubs, 5 gal.	

Proposed Plant Units for Hwy. 189 Frontage
As required per 2.2.13-E.5a, 1.5 PUs are required per 125 of lineal street frontage. The Hwy 189 Frontage on this subject property is 145 linear feet. This totals to 1.74 (or 2) Plant Units required for the 20' landscape buffer for frontage plantings.

PU Alternative	Units	# per PU	Total #	Type
C	2	3	6	Shrubs, 6' B&B
		3	6	Evergreen Tree, 8'
		2	4	Container Shrubs, 5 gal.
Total Hwy 189:	2		6	Shrubs, 6' B&B
			6	Evergreen Tree, 8'
			4	Container Shrubs, 5 gal.

SITE PLAN NOTES

- LANDSCAPE ELEMENTS SHOWN ON THIS PLAN ADHERE TO THE STANDARDS OUTLINED IN DIVISION 5.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
- EROSION CONTROL MEASURES WILL BE DESIGNED TO TOWN OF JACKSON STANDARDS AT THE GRADING & EROSION CONTROL PLAN LEVEL.
- 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.
- ALL PROPOSED SIGNAGE WILL ADHERE TO THE STANDARDS SPECIFIED IN DIVISION 5.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

Y2 CONSULTANTS

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

y2consultants.com
307 733 2999

DRAWN BY:	RTI
REVIEWED BY:	PJE

JHWW OVERFLOW PARKING

BUP Application

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

JOB NO:	15215.2
SET TITLE:	

BUP Application

PLOT DATE:	10.17.19
TITLE	DATE
BUP Submission	10.17.19

BUP Site Plan

SHEET:

L2.0



JACKSON HOLE WHITEWATER

Boathouse Account

650 W Broadway P.O. Box 125

Jackson Hole, Wyoming 83001

5395

90-3582-1222

DATE 10/11/19

PAY TO THE ORDER OF

TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

\$ 500

five hundred

DOLLARS



Security Features
Include:
Details on Back



All of **us** serving you®

FOR BUS APPLICATION FEE

[Signature]

⑈005395⑈ ⑈12223582⑈ ⑈147490628624⑈

MP