



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

| | |
|--|--|
| <p>Date: February 12, 2020</p> <p>Item #: P20-027</p> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: bconboy@jacksonwy.gov</p> <p>Owner Waybroad LLC PO Box 16552 Missoula, MT 59808-6552</p> <p>Applicant: Y2 Consultants – Mark Fellermann PO Box 2674 Jackson, WY 83001</p> | <p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Pre-Application for Development Option Plan for the property located at 1225 W. Highway 22, legally known as PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG. 116.</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.</p> |
| <p>Please respond by:</p> <p style="text-align: center;">March 4, 2020 (with Comments)</p> | |

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



PRE-APPLICATION CONFERENCE REQUEST (PAP)

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 # _____

APPLICABILITY. *This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.*

When is a Pre-application Conference required?

A pre-application conference is required for the following applications:

- Sketch Plan
- Development Plan
- Conditional Use Permit
- Special Use Permit
- Development Option Plan
- Zoning Map Amendment
- Planned Unit Development
- Plan-level Grading Permit
- Environmental Analysis

When not required, the applicant may request a pre-application conference for other types of applications.

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Owner _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. *For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.*

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

ANTICIPATED TYPES OF REVIEW PROCESS NEEDED. *Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.*

| | |
|--|--|
| _____ Physical Development Permit (includes grading) | This pre-application conference is: |
| _____ Use Permit | _____ Required |
| _____ Development Option or Subdivision Permit | _____ Optional |
| _____ Interpretations of the LDRs | _____ For an Environmental Analysis |
| _____ Amendments to the LDRs | _____ For grading |
| _____ Relief from the LDRs | |
| _____ Environmental Analysis | |

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide one electronic copy, and six hard copies of the submittal packet.*

Have you attached the following?

_____ **Application Fee.** 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.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- _____ Existing property conditions (buildings, uses, natural resources, etc)
- _____ Character and magnitude of proposed physical development or use
- _____ Intended development options or subdivision proposal (if applicable)
- _____ Proposed amendments to the LDRs (if applicable)

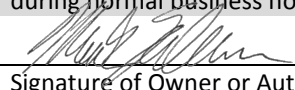
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- _____ Property boundaries
- _____ Existing and proposed physical development and the location of any uses not requiring physical development
- _____ Proposed parcel or lot lines (if applicable)
- _____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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

Date

Name Printed

Title



y2consultants.com
307 733 2999

CONSULTANTS

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

February 10, 2020

Town of Jackson
Planning & Building Department
Jackson, WY
tstolte@jacksonwy.gov; bconboy@jacksonwy.gov

Via Email

RE: Pre-Application Conference Request 1225 W Highway 22

Dear Planning Department,

Please accept this pre-application conference request on behalf of the applicant, Avis Budget Car Rental, for a Development Option Plan for 1225 W Highway 22, PIDN: 22-41-16-32-1-00-009. A pre-application conference is required prior to submittal of a Development Option Plan for a 20% expansion of a non-conforming use.

The subject parcel is 6.76 acres, zoned CR-3, and not within the Scenic Resource Overlay or the Natural Resource Overlay. The Town of Jackson approved a change of use for the existing 1.2-acre light industrial use to service use in 2013 (P13-006) with conditions of approval. There are three structures currently on the property: one office building of 2160 sf and two utility and maintenance building associated with the car rental service totaling 8658 sf, according to County Assessors data.

The subject parcel is currently owned by Waybread, LLC C/O Andy Wilcox, and leased by the applicant long-term. The applicant wishes to expand the site area of the non-conforming use by 20% (10,500 sf) to accommodate additional rental car parking.

Sincerely,

Mark Fellermann
Survey Department Manager
mark@y2consultants.com

LETTER OF AUTHORIZATION

AVIS BUDGET CAR RENTAL, LLC "Owner" whose address is: _____
6 SYLVAN WAY, PARLIPPANY, NJ
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: 1225 W. Highway 22,
JACKSON, WY 83002

(If too lengthy, attach description)

HEREBY AUTHORIZES Y2 Consultants + 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: DIRECTOR OF PROPERTIES

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

STATE OF _____)
COUNTY OF _____)SS.

The foregoing instrument was acknowledged before me by _____ this _____ day of
_____, 20____.

WITNESS my hand and official seal.

AG Please see attached (Seal)

(Notary Public)

My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

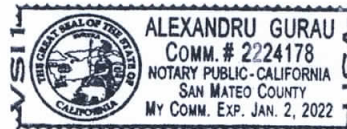
On January 23, 2020 before me, Alexandru Gurau, Notary Public
(insert name and title of the officer)

personally appeared Lorraine Marie Tallarico,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



LETTER OF AUTHORIZATION

Andrew Wilcox - Owner of Waybroad LLC, "Owner" whose address is: 2000 W. Broadway
Missoula, MT 59808

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Waybroad LLC, as the owner of property

more specifically legally described as:

1225 W. Highway 22, Jackson WY, 83002

(If too lengthy, attach description)

HEREBY AUTHORIZES Y2 Consultants

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: member

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

STATE OF Montana)

COUNTY OF Missoula)

)SS.

The foregoing instrument was acknowledged before me by Andrew Wilcox this 6 day of February, 2020

WITNESS my hand and official seal.

(Notary Public)

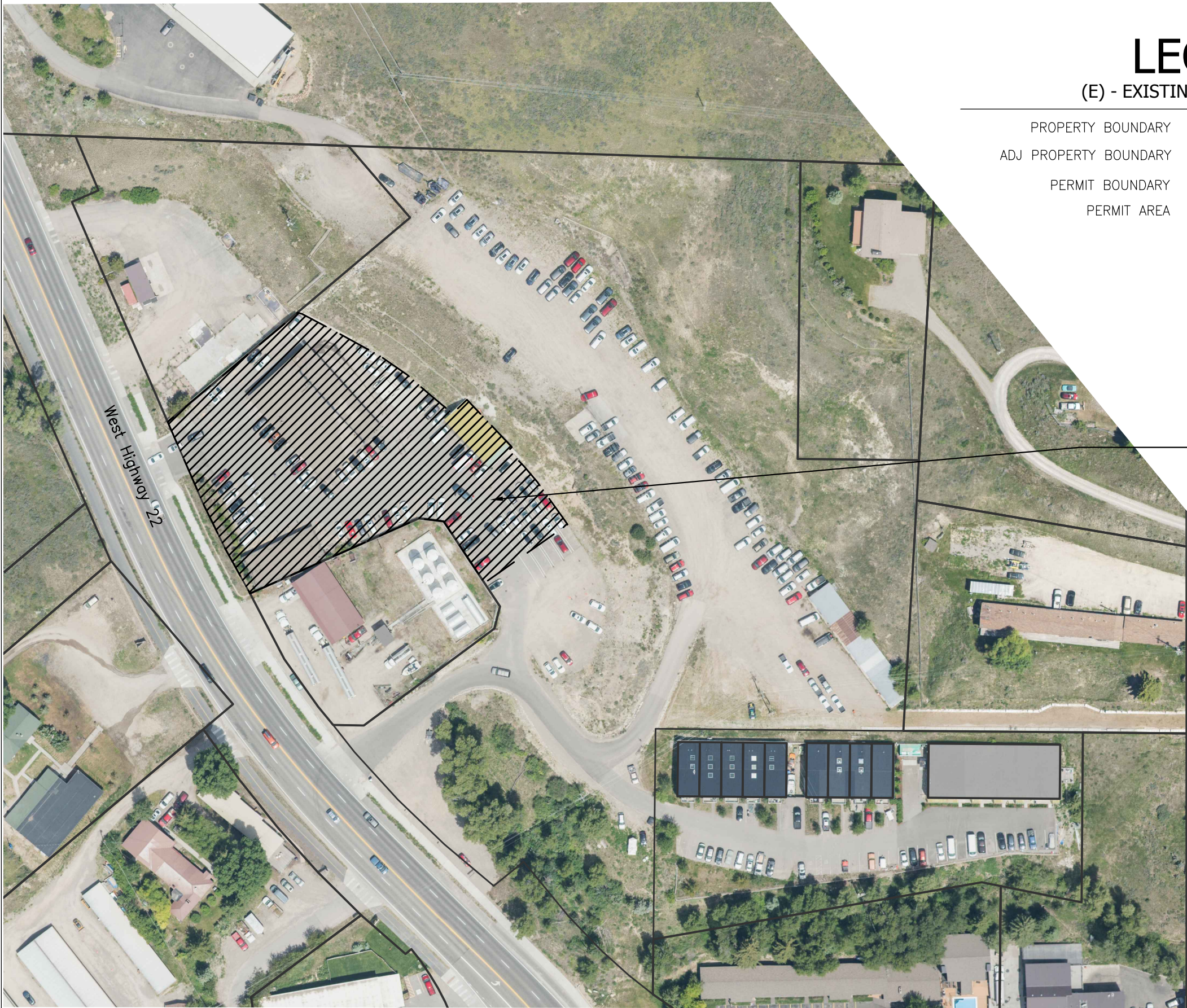
My commission expires:

(Seal)



LARISSA SCHEWE
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, Montana
My Commission Expires
July 18, 2023

LAST SAVED: 1/2/2020 1:41 PM BY: MELISSA RUTH
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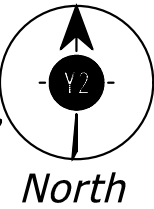
1225 West Highway 22 Permit Area (P13-006)

LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJ PROPERTY BOUNDARY
- PERMIT BOUNDARY
- PERMIT AREA

P13-006 Permit Area



| | |
|--------------|-----|
| DRAWN BY: | MKR |
| REVIEWED BY: | MWF |

1225 W HIGHWAY 22 DOP
AVIS/BUDGET RENT A CAR
1225 W HIGHWAY 22
JACKSON, WY 83002

JOB NO: 19355

SET TITLE:

PAP EXHIBITS

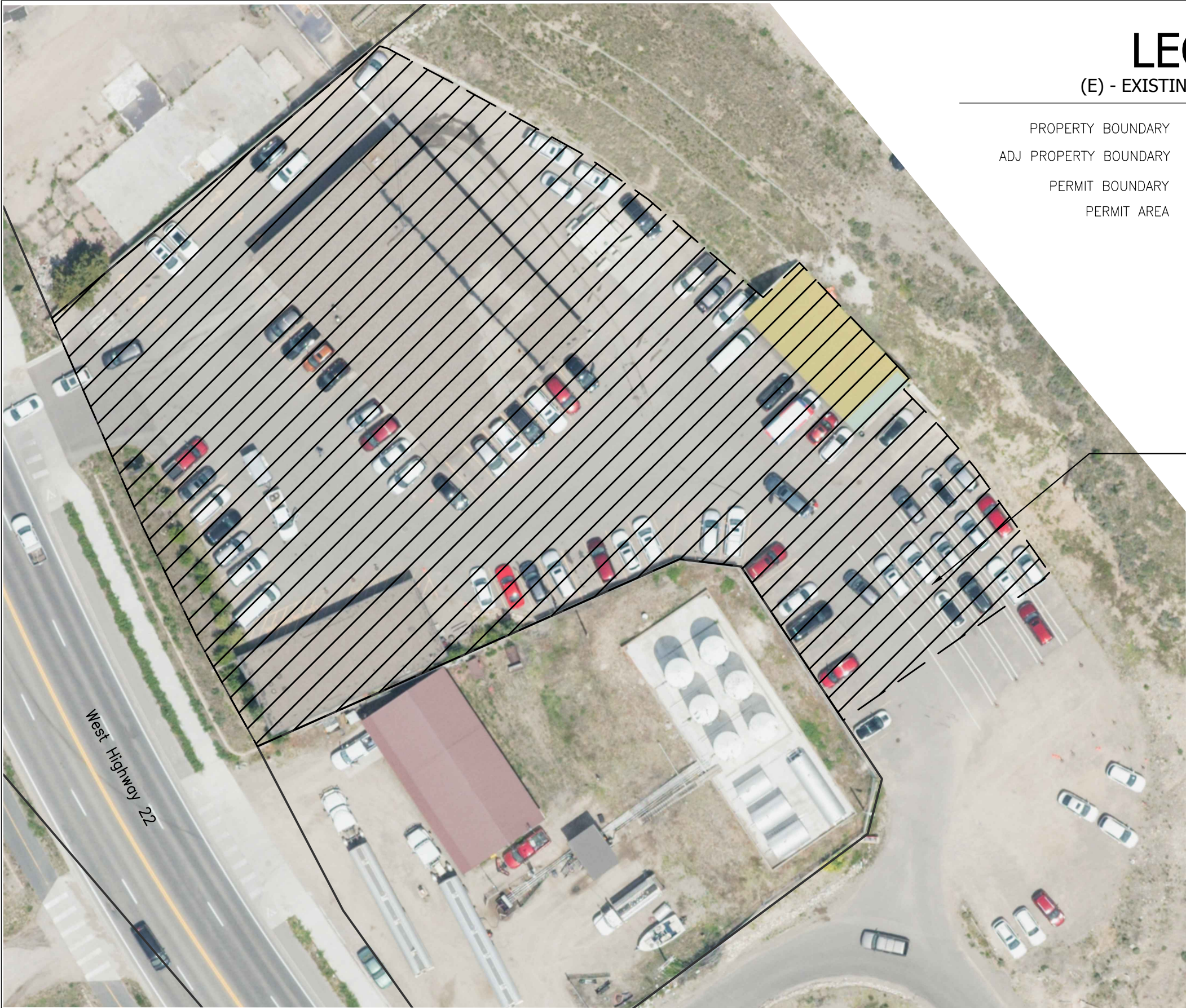
| | |
|-----------------|----------|
| PLOT DATE: | 1/2/20 |
| TITLE | DATE |
| INTERNAL REVIEW | 12/31/19 |
| CLIENT REVIEW | 1/2/20 |

EXISTING PERMIT AREA
(P13-006)

SHEET:

P.0

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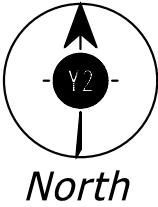
1225 West Highway 22 Permit Area (P13-006)

LEGEND

(E) - EXISTING (P) - PROPOSED

- PROPERTY BOUNDARY
- ADJ PROPERTY BOUNDARY
- PERMIT BOUNDARY
- PERMIT AREA

P13-006 Permit Area



| | |
|--------------|-----|
| DRAWN BY: | MKR |
| REVIEWED BY: | MWF |

1225 W HIGHWAY 22 DOP
AVIS/BUDGET RENT A CAR
1225 W HIGHWAY 22
JACKSON, WY 83002

JOB NO: 19355

SET TITLE:

PAP EXHIBITS

PLOT DATE: 1/2/20

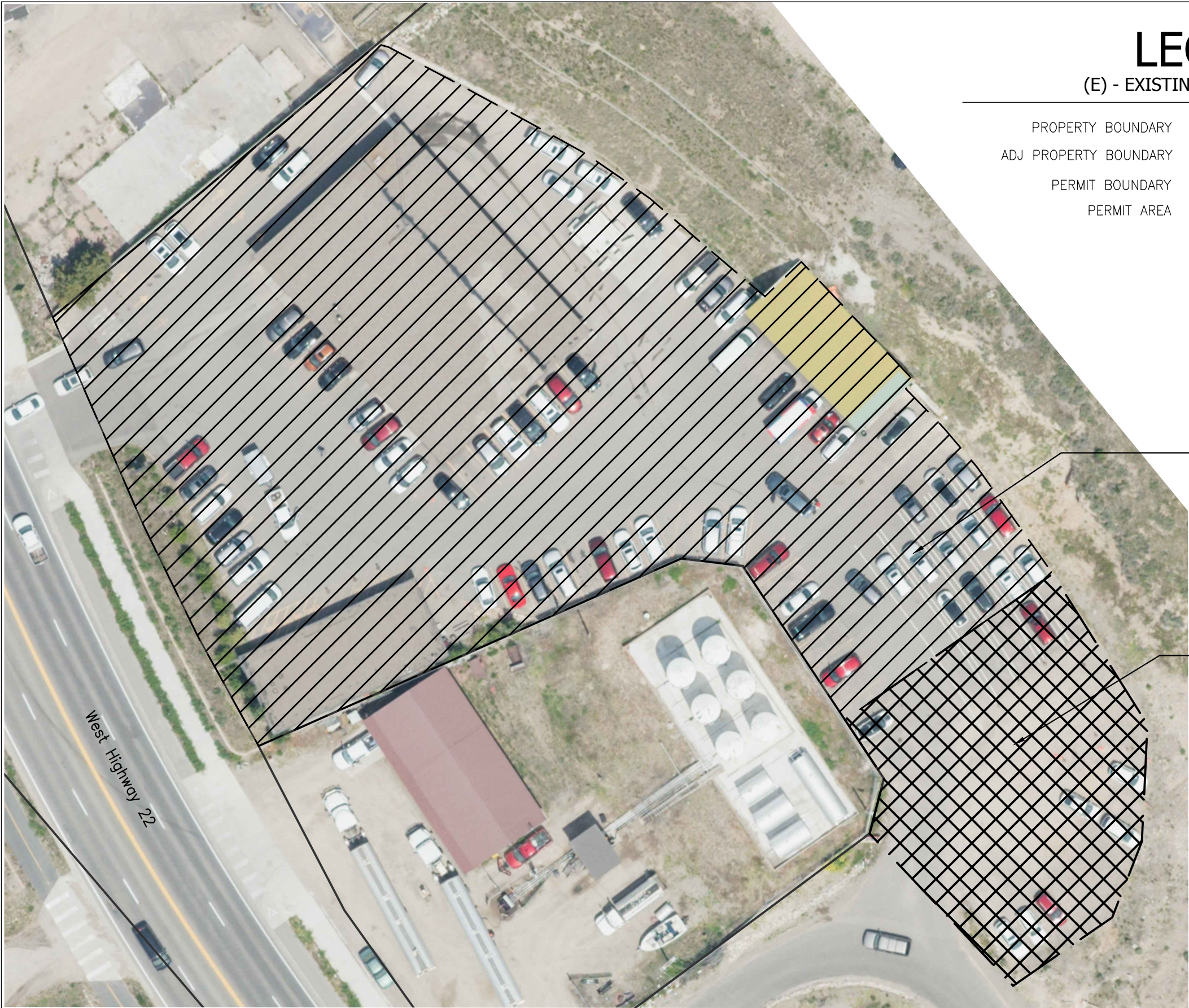
| TITLE | DATE |
|-----------------|----------|
| INTERNAL REVIEW | 12/31/19 |
| CLIENT REVIEW | 1/2/20 |

EXISTING PERMIT AREA
(P13-006)

SHEET:

P.1

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LEGEND

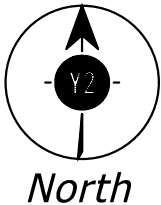
(E) - EXISTING (P) - PROPOSED

| | | |
|-----------------------|--|-----------------------|
| PROPERTY BOUNDARY | | PROPERTY BOUNDARY |
| ADJ PROPERTY BOUNDARY | | ADJ PROPERTY BOUNDARY |
| PERMIT BOUNDARY | | PERMIT BOUNDARY |
| PERMIT AREA | | PERMIT AREA |
| | | PERMIT AREA |

P13-006 Permit Area

20% Expansion Area
(10,493 sf)

1225 West Highway 22 Development Option Plan Exhibit



y2consultants.com
307 733 2999

| | |
|--------------|-----|
| DRAWN BY: | MKR |
| REVIEWED BY: | MWF |

1225 W HIGHWAY 22 DOP
AVIS/BUDGET RENT A CAR
1225 W HIGHWAY 22
JACKSON, WY 83002

JOB NO: 19355

SET TITLE:

PRE-APP EXHIBITS

PLOT DATE: 1/2/20

| TITLE | DATE |
|-----------------|----------|
| INTERNAL REVIEW | 12/31/19 |
| CLIENT REVIEW | 1/2/20 |

20% EXPANSION AREA

SHEET:

P.2



PLANNING & BUILDING DEPARTMENT

October 30, 2019

Avis Budget Car Rental, LLC
c/o Lorraine Marie Tallarico
513 Eccles Avenue
South San Francisco, CA 94080

RE: Conditions of Approval for P13-006 FDP Minor, Sign Permit at 1225 W Hwy 22

Dear Ms. Tallarico,

The purpose of this letter is to notify you that the Town of Jackson has been made aware of noncompliance with the required conditions of approval for the Final Development Plan (Minor), Item P13-006, for the rental car use at 1225 West Highway 22. The required conditions of approval as it pertains to the use of the site were listed in the department comments and the Final Letter was attached on the Business License approval for Avis Budget Car Rental, LLC on September 14, 2018. Staff conducted a site inspection on October 30, 2019, and confirmed that the violations are ongoing.

More specifically, Avis Budget Car Rental, LLC is storing vehicles on the uphill portion of the site, is exceeding the storage limit maximum of 80 vehicles permitted to be kept on site, and is utilizing the southwest portion of the property fronting Highway 22 for vehicle returns and unloading. In addition, signage has been installed without obtaining a Sign Permit for the site. Please note that the internally illuminated monument sign (see attached photo) does not conform to Sec. 5.6.1 of the LDRs in regards to internally illuminated signage and will not be allowed.

In order to remedy the situation, Avis Budget Car Rental, LLC is required, effective immediately, to:

1. Remove vehicles from the uphill portion of the site
2. Reduce the number of vehicles on site to a maximum of 80
3. Cease all operations using the southwest portion of the lot fronting Highway 22 for vehicle delivery, return, and unloading; and
4. Apply for a sign permit with compliant signage.

The site will be re-inspected again on Monday, December 2nd, 2019, and periodically thereafter to ensure compliance. Failure to comply will result in code enforcement and Administrative Fines

up to and including revocation of the Business License. Below is my contact information, please call or email me with any questions regarding the required conditions of approval for use of the site at 1225 West Highway 22.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Anthony", is written over the printed name.

Paul Anthony

Planning Director

307-733-0440 ext 1303

panthony@jacksonwy.gov

encl.

Date: 8/30/18
☒ New Application
☐ Updated Information

License #: 7395



PRINTED

Town of Jackson
Business License Application
PO Box 1687, Jackson, Wyoming 83001
Phone: (307)733-3932
Fax: (307)739-0919
www.townofjackson.com

7/30/18

Instructions: All information on both sides of this form must be fully completed. Failure to complete any item will delay the processing of your application. All payments shall be made at the time of application and shall be non-refundable, unless an application is denied. If the Town denies a business license application, the entire fee, less a \$37.00 application fee, will be refunded. An application for a business license must be submitted and approved by the Town before the business can begin operations.
(License will be DELAYED and can potentially be DENIED if any information is incomplete)

Business Name: AVIS BUDGET CAR RENTAL, LLC
D/b/a: AVIS + BUDGET RENT A CAR
Nature of Business: RENTAL CAR - AUTO RENTAL, SERVICE + PARKING
Is the Business in your residence? Yes ☒ No ☐
Is the Business a: Corporation Partnership Sole Proprietorship ☒ LLC ☐

Business Physical Address: Street & No: 1225 W. HIGHWAY 22
Bldg./Apt: _____ City: JACKSON State: WY Zip Code: 83001

**** Any change of location or Owners requires a new application and approval by the Town of Jackson ****

Business Mailing Address: 513 ECCLES AVENUE
Post Office Box: _____ City: SOUTH SAN FRANCISCO State: CA Zip Code: 94080
Business Phone Number: (415) 616-0136
Fax/email address: LORRAINE.TALLARICO@AvisBudget.com

WY Sales Tax Number: 25002587
Federal Employers ID Number or SSN: 22-3475741

| NAME AS IT APPEARS ON DRIVERS LICENSE | Driver's License # and State | Date of Birth |
|--|---|----------------|
| <u>LORRAINE MARIE TALLARICO</u> (Please provide copy of Driver's License) | <u>CALIFORNIA</u> <u>N2381135</u> <u>SEE ATTACHED</u> | <u>2/24/56</u> |

Have you ever been convicted of a felony? Yes ☒ No ☐

Will this Business be applying for Restaurant Liquor License? ☐ YES ☒ NO

If Premise was previously occupied, was it a ☐ Residence ☒ Business
If Business, What type: RENTAL CAR - AUTO RENTAL SERVICE + PARKING
* FORMERLY National / Alamo RENT A CAR

If property is rented/leased:
Name of the Owner: WAYBROAD, LLC c/o Andy Wilcox
Owner's Mailing Address: 2000 W. BROADWAY, Suite C, MISSOULA, MT 59808
Owner's Phone Number: 406-544-2183

Description of business:

SAME AS EXISTING USE - RENTAL CAR, RETAIL,
SERVICE / MAINT & PARKING

Where is the parking provided for your business? ON-SITEHow many spaces are allocated to the business? Approx- 80Square Footage of business location: 2000 sq ft on approx- 4-5 acres landIf restaurant, how many seats? N/ANumber of Employees on payroll: Estimate - 25-30Will you be posting a sign for your business? Yes NoHave you obtained all necessary permits/inspections/fees, as required by the Town of Jackson? Yes NoIf not, please explain Only Business License Required. Signs to be Permitted Also.

*** The above questions MUST be completed in order for you application to be processed ***

I, , do hereby swear and affirm the information I have supplied in this application is true and correct to the best of my knowledge. Further, I do hereby consent to the release of all medical, physical, criminal and any other information, including information of a confidential or privileged nature by any person(s) having such records for the purpose of checking my suitability to obtain the permit requested herein. I hereby release said persons, their organizations, and others from any liabilities or damage which may result from furnishing the requested information. A photocopy of this release is considered as valid as an original.

STATE OF WYOMING MACOUNTY OF TETON ESSEX

SUSCRIBED AND SWORN TO BEFORE ME BY

This 31 day of August 2018RITA A. MASTROIANNI
Notary PublicCommonwealth of Massachusetts
My Commission Expires March 16, 2024

signature of applicant

GRAIN M. TALLARICO
Printed name of applicant

WITNESS my hand and official seal

Rita A. Mastroianni
Notary Public

Annual License Fees

| <u>Sales Tax Collecting Business</u> | <u>Non-Sales Tax Collecting Businesses</u> | <u>Ground Transportation</u> |
|--------------------------------------|--|------------------------------|
| 1 - 10 employees = \$100.00 | 1 - 10 employees = \$130.00 | <u>\$100.00</u> |
| 11 - 49 employees = \$200.00 ✓ | 11 - 49 employees = \$290.00 | |
| 50 - 99 employees = \$300.00 | 50 - 99 employees = \$390.00 | |
| 100 + employees = \$500.00 | 100 + employees = \$650.00 | |
| <u>Commercial Property Rental</u> | <u>Residential Rentals</u> | <u>Agent</u> |
| 1 or more rentals = \$100.00 | 3 or more rentals = \$100.00 | 0 employees = \$100.00 |

For Official Use Only – Please Do Not Write Below This Line

Business is: Home Occupation

Home Business

Other

Zoning: UC
BCUC2
NCUR
NC2AR
OPAC
RBSR
BPR
MHP

Business Physical Location: Within the Town Limits

In Teton County

Out of Teton County

| Approving Department | Initials | Date Approved | Comments |
|----------------------|------------|----------------|---|
| Building Department | <u>TWS</u> | <u>9-20-18</u> | |
| Fire Department | <u>BZ</u> | <u>9-17-18</u> | <u>will do fire inspection after they make it</u> |
| Planning Department | <u>BLJ</u> | <u>9-14-18</u> | |
| Police Department | <u>JS</u> | <u>9-13-18</u> | |
| Finance Department | <u>JMA</u> | <u>9/5/18</u> | |
| License Fee | \$ | | |
| Prorated Fee | \$ | <u>\$1200</u> | |
| Date Paid | | | |
| Receipt Number | | | |

SAS ATTEND
MGM
P13-006



PLANNING & BUILDING DEPARTMENT

February 5, 2013

Dakotah Dayton
970 W Broadway #433
Jackson, WY 83001

Re: Item P13-006
1225 W. Highway 22

Gentlemen:

This letter is to confirm that on February 5, 2013, the Town of Jackson Planning Director approved your request for a Final (Minor) Development Plan to allow a change of use from light industry to service (rental car) on the property located at 1225 W. Highway 22. This approval is subject to the conditions as indicated on the enclosed Project Reviews.

Please note that any revisions to the Final Development Plan shall be reviewed and approved by the Planning Director. Approval of any changes to the Final Development Plan shall be in accordance with Section 51200.J. Minor Deviations and 51200.K. Amendment to a Development Plan permit of the Town of Jackson Land Development Regulations.

Should you have any questions, please feel free to call Shawn Hill at 733-0440, Ext. 1303.

Respectfully,



Tyler Sinclair, AICP
Director of Planning & Building

Enclosure

TS:swb

2/5/2013

Town of Jackson Project Reviews

Project Number P13-006
Project Name Auto Rental
Type FDP MINOR
Subtype
Status STAFF REVIEW
Applicant Dakota Dayton

Applied 1/14/2013 STH
Approved
Closed
Expired
Status

Owner CLARK'S READY-MIX & CONSTRUCTION

Site Address
1225 W HIGHWAY 22

City
JACKSON

State Zip
WY 83001

Subdivision

Parcel No
22411632100009

| Type of Review Notes | Status | Dates | | | Remarks |
|---|-----------------|-----------|----------|-----------|-------------------------|
| | | Sent | Due | Received | |
| Building | APPROVED | 1/14/2013 | 2/4/2013 | 1/28/2013 | |
| Legal | APPROVED | 1/14/2013 | 2/4/2013 | 1/23/2013 | |
| Planning | APPROVED W/COND | 1/14/2013 | 2/4/2013 | 2/5/2013 | |
| 1. No more than 80 rental vehicles shall be permitted to be kept on site. 2. No parking or storage shall be permitted on the uphill portion of the site. 3. The required employee housing fee-in-lieu contribution of \$10,426.56 shall be paid prior to business licence issuance. | | | | | |
| Police | APPROVED | 1/14/2013 | 2/4/2013 | 1/15/2013 | No Concerns-Todd Smith |
| Public Works | APPROVED | 1/14/2013 | 2/4/2013 | 1/18/2013 | No Engineering Comments |
| TC Housing Authority | APPROVED W/COND | 1/14/2013 | 2/4/2013 | 2/5/2013 | |

Type of Review
Notes

Status

Dates

Sent

Due

Received

Remarks

Page 2 of 2

(1/30/2013 8:51 AM STH)
MEMORANDUM

To: Shawn Hill
Senior Planner, Town of Jackson Planning and Building

From: Stacy Stoker
Program Director, Teton County Housing Authority

Re: 1225 W. Highway 22 (P13-006)
Final (Minor) Development Plan

Date: January 29, 2013

The applicant is requesting a Final (Minor) Development Plan to change use from Industrial to Service (auto rental) on 1225 W. Highway 22. Teton County Housing Authority (TCHA) staff's review is based on Division 49500 of the Town of Jackson Land Development Regulations (LDRs).

TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REVIEW

EMPLOYEE HOUSING MITIGATION PLAN (SECTION 49500): The existing use on the property is Industrial. The office building is the place of business and the shop will remain as an Industrial Use. The office building is 2,000 square feet (SF). The exemption for the Industrial Use and the Employee Housing requirement is calculated as follows:

Industry:

$2000 \text{ SF} \times 8 \text{ (factor to be used for Industry)} \times .001 = 16 \text{ (SF of floor area designated for Emp. Housing)}$

Service:

$2000 \text{ SF} \times 56 \text{ (factor to be used for Service)} \times .001 = 112 \text{ (SF of floor area designated for Emp. Housing)}$

$112 \text{ (Service)} - 16 \text{ (Industry)} = 96 \text{ (SF of floor area required to be designated for Emp. Housing)}$

Since 96 SF is not enough to provide an Employee Housing Unit, a fee in lieu is appropriate. The fee in lieu is \$108.61 per SF required.

$\$108.61 \times 96 = \$10,426.56 \text{ (total required fee in lieu)}$

Thank you for the opportunity to review this application. Please contact me with any questions.

CRW





Illegal sign



Internally illuminated sign that does not meet sign standards, no Sign Permit obtained



Uphill lot



PLANNING & BUILDING DEPARTMENT

February 5, 2013

Dakotah Dayton
970 W Broadway #433
Jackson, WY 83001

Re: Item P13-006
1225 W. Highway 22

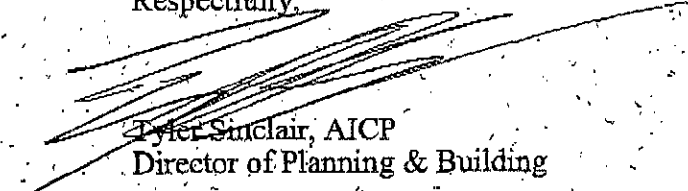
Gentlemen:

This letter is to confirm that on February 5, 2013, the Town of Jackson Planning Director **approved** your request for a Final (Minor) Development Plan to allow a change of use from light industry to service (rental car) on the property located at 1225 W. Highway 22. This approval is subject to the conditions as indicated on the enclosed Project Reviews.

Please note that any revisions to the Final Development Plan shall be reviewed and approved by the Planning Director. Approval of any changes to the Final Development Plan shall be in accordance with Section 51200.J. Minor Deviations and 51200.K. Amendment to a Development Plan permit of the Town of Jackson Land Development Regulations.

Should you have any questions, please feel free to call Shawn Hill at 733-0440, Ext. 1303.

Respectfully,


Tyler Sinclair, AICP
Director of Planning & Building

Enclosure

TS:swb

2/5/2013

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