



# 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: September 8, 2023

Item #: P23-162

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

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

**Owner**

The Skippy Boyer LP  
PO Box 189  
Mexico, MO 65265-0189

**Applicant**

Tom Fay  
PO Box 4605  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Basic Use Permit for Restaurant/Bar and Amusement use for the property located at 50 W. Broadway Ave, (Basement Unit) PIDN: 22-41-16-33-1-01-004

For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.

**Please respond by:** **September 29, 2023 (Comments)**  
**September 21, 2023 (with Comments)**

**RESPONSE:** For Departments not using SmartGov, please send responses via email to:  
[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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: **Pinky G's remodel**

Physical Address: **50 West Broadway Avenue (basement tenant space as defined in attached)**

Lot, Subdivision: **Lots 3-4, Block 1, Wort-1**

PIDN: **22-41-16-33-1-01-004**

**PROPERTY OWNER.**

Name: **The Skippy Boyer Limited Partnership**

Phone: \_\_\_\_\_

Mailing Address: **P O Box 189 Mexico, MO**

ZIP: **65265-0189**

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: **Tom Fay (tenant)**

Phone: **3076905973**

Mailing Address: **PO Box 4605 Jackson, WY**

ZIP: **83001**

E-mail: **tom@pinkygs.com**

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning)

**Use Permit**

**Basic Use**

**Conditional Use**

**Special Use**

**Relief from the LDRs**

**Administrative Adjustment**

**Variance**

**Beneficial Use Determination**

**Appeal of an Admin. Decision**

**Physical Development**

**Sketch Plan**

**Development Plan**

**Design Review**

**Subdivision/Development Option**

**Subdivision Plat**

**Boundary Adjustment (replat)**

**Boundary Adjustment (no plat)**

**Development Option Plan**

**Interpretations**

**Formal Interpretation**

**Zoning Compliance Verification**

**Amendments to the LDRs**

**LDR Text Amendment**

**Map Amendment**

**Miscellaneous**

**Other:** \_\_\_\_\_

**Environmental Analysis**

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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 #: N/A  
Original Permit #: unknown Date of Neighborhood Meeting: \_\_\_\_\_

**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](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

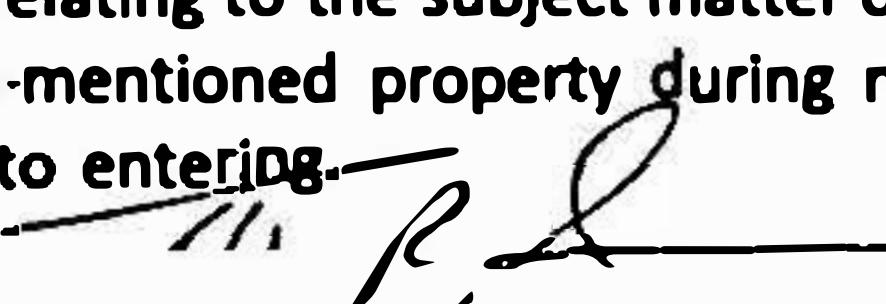
**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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](http://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

  
Name Printed

8/31/23  
Date

OWNER  
Title



Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date: 9/6/23

## LETTER OF AUTHORIZATION

### NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: Boyer, Skippy LTD PART Title: Owner

Being duly sworn, deposes and says that \_\_\_\_\_ is the owner in fee of the premises located at: \_\_\_\_\_

Name of legal property owner as listed on deed

Address of Premises: 50 W Broadway Ave

Legal Description: Lots 3-4, Block 1, Woot - 1

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Tom Fay

Mailing address of Applicant/agent: PoB 4605 Jackson, wy 83001

Email address of Applicant/agent: tom @ pinkys. com

Phone Number of Applicant/agent: 307. 690-5973

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application

Demolition Permit     Home Occupation     Other (describe) use PERMIT

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.

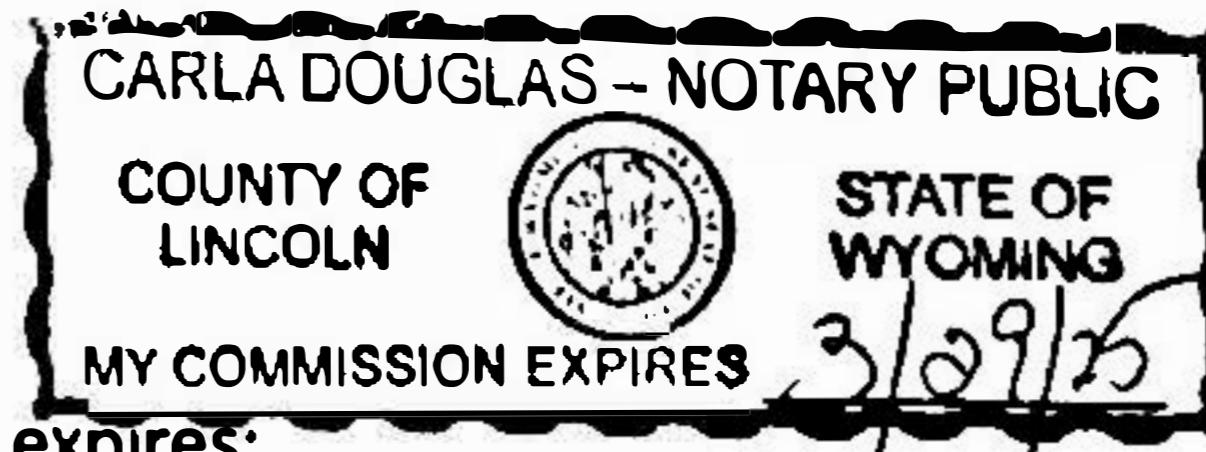
John R Boyer  
Property Owner Signature

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 Teton      }

The foregoing instrument was acknowledged before me by John R Boyer this 6 day of Sept 2003. WITNESS my hand and official seal.

Carla Douglas  
Notary Public



My commission expires:

3.29.25

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Planning Permit Application  
09.01.2023

Basic Use Permit for Change of Use

50 West Broadway  
Pinky G's- Basement remodel  
Zoning- TC-1 and DC-2  
Applicant- Tom Fay (Pinky G's owner)

Attachments

-11" x 17" floor plan diagram of existing and new uses  
-11"x 17" Proposed floor plan- demo and new

**Proposed Use Narrative**

Currently, the basement space underneath 50 West Broadway is approximately 8,800 SF total. The space proposed as a change of use is 1,573 sf portion of this total basement space. This portion of space is located underneath the existing Pinky G's tenant space on the main level and will be an ancillary space for Pinky G's restaurant. Patrons will not connect directly from Pinky G's main restaurant as they will need to exit the restaurant and use the exterior covered stairs to the north to access the new basement space. This existing space will be remodeled but no additional square footage is to be added or removed.

The last known uses of the space were shown as daycare and office (permitted drawing set dated 02.17.2015). Multiple past uses have included dance studios, restaurant, storage, and office.

The new proposed use of this basement space will be restaurant seating, bar and gaming (amusement per LDR definitions). The overall square footage is approximately 685 restaurant/bar and 888 sf of amusement.

The amusement will be in the form of golf simulators and arcade games with some modular furniture seating near the games for bystanders to observe. The golf simulators are 12' x 16' spaces with a large screens at one end that allow a single user to golf into the screen. They are screened off from the rest of the space with nets and low walls.

The restaurant use will only include dining and there will be no cooking and dishwashing in this space. All the cooking and dishwashing will be done upstairs at the existing original Pinky G's restaurant. Food will be brought down to the space via a new dumbwaiter connected to Pinky G's kitchen upstairs. Dirty dishes will be brought up to the dishwasher upstairs via an existing service stair (not accessible to patrons). The bar will be minimal with approximately 9' linear feet of bar equipment. Existing bathrooms will be used to service the space and an existing ADA lift will create accessibility for patrons. An additional egress stair exit on the south wall of the space will be used for the second egress exit required.



## LDR Requirements Calculations

## LDR Div.6.2 Parking

Restaurant/ bar= 1 per 55 sf dining area + 1 per 30 sf bar area

Amusement= 1 per 30 sf of seating area

Restaurant dining area 200 sf / 55 =

### 3.6 parking spots

Bar Area 171 sf/30=

## 5.7 parking spot

Amusement 400 sf seating area / 30 =

13.33 parking spots

### Total Pinky G's Parking Required:

22.63 parking spots

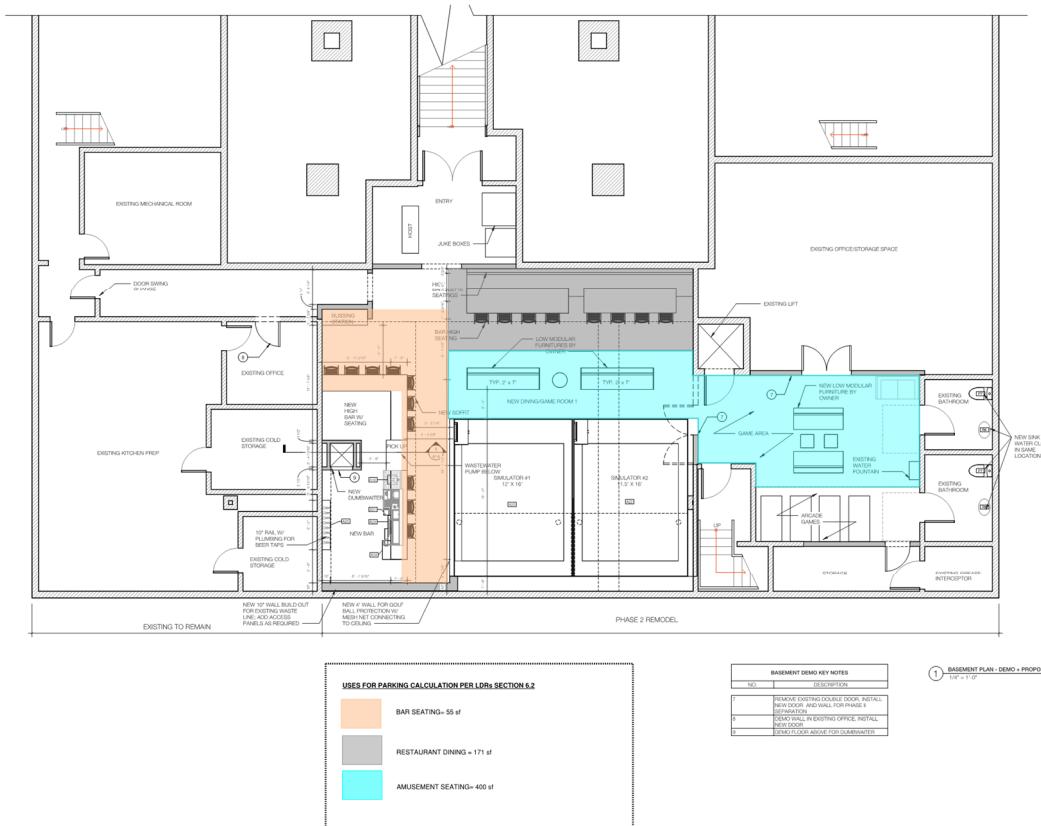
Credits Pink Garter has currently

74.4 parking spots

Remaining Pink Garter credits

51.77 parking spots

## Parking Calculation Diagram





## LDR Div 6.3 Employee Housing Floor Area

685 sf restaurant use= .410 units required

888 sf amusement use= .192 units required

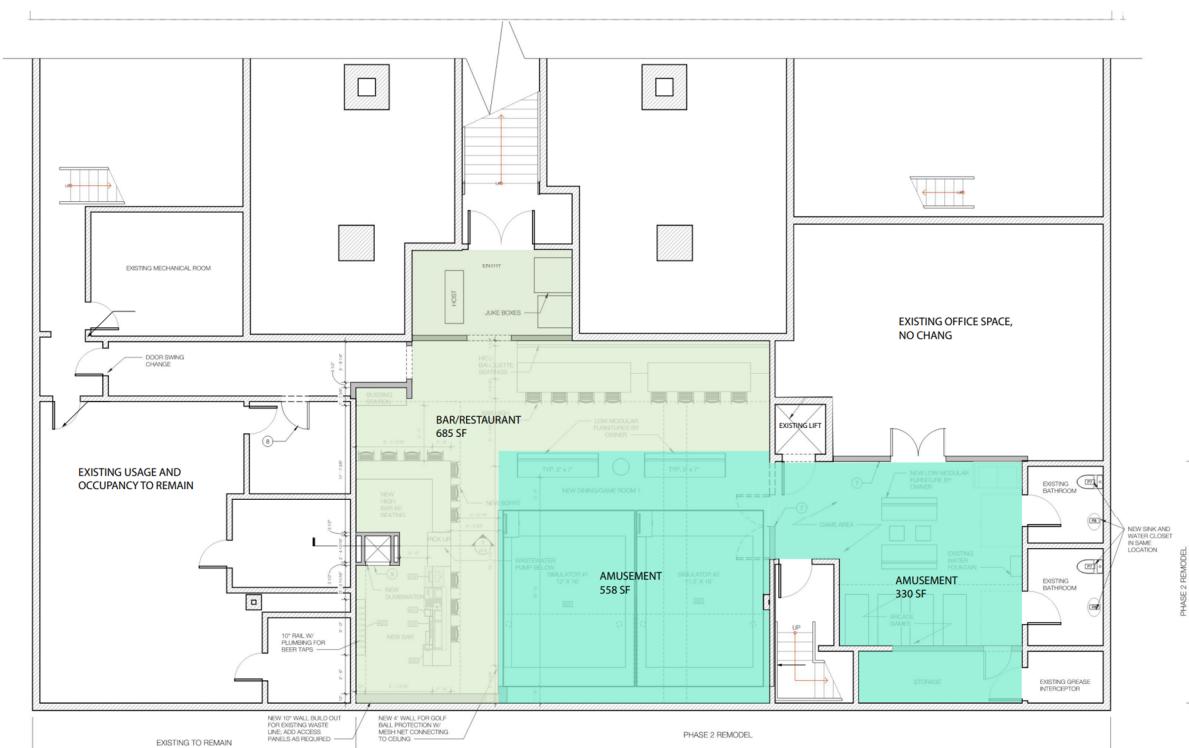
TOTAL units required for Pinky G's addition= .602 units or 541.8 sf\*

Credits Pink Garter has currently 1,970.46 sf

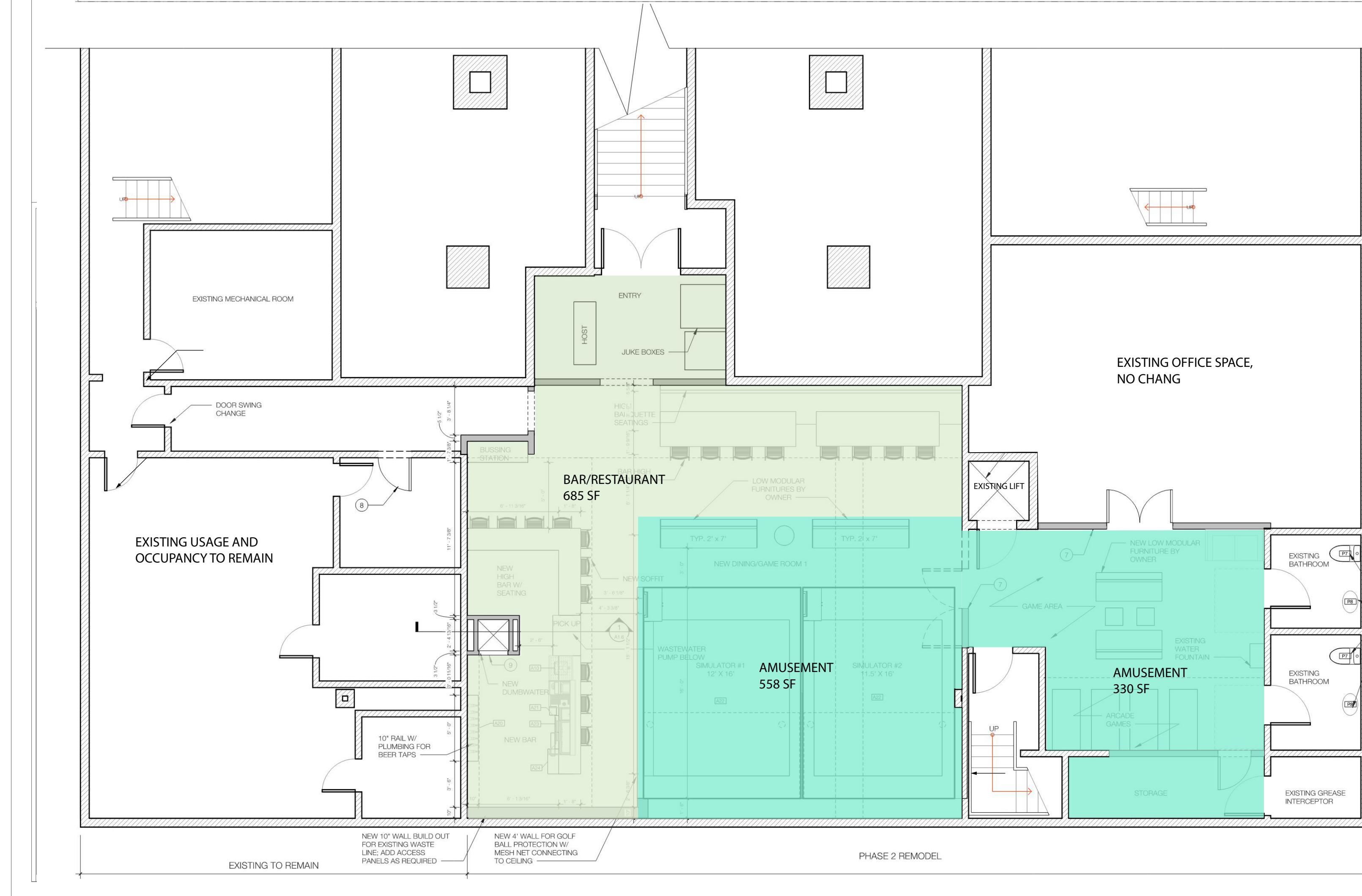
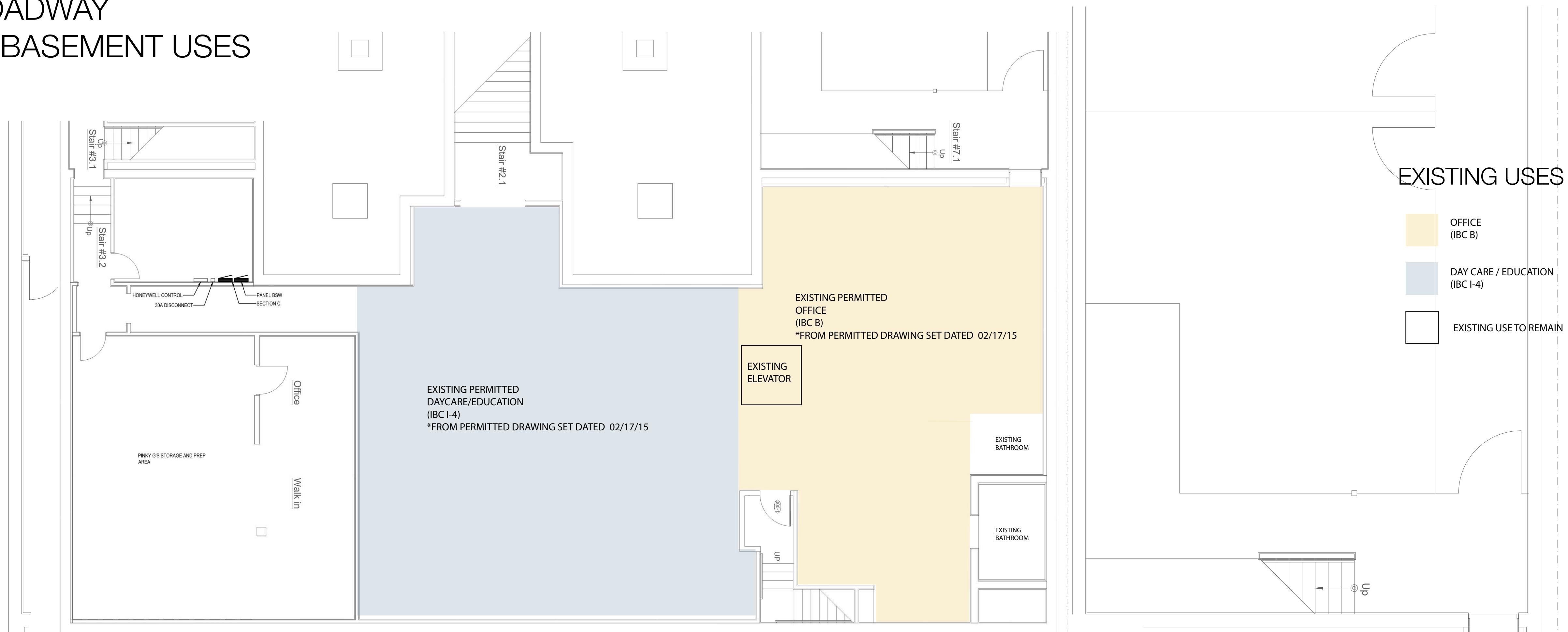
Remaining Pink Garter credits 1,428.66 sf

\* 900 sf used for 2 bedroom unit (ToJ calculation of average livable size in LDRs)

## Employee Housing Calculation Plan Diagram



50 W BROADWAY  
EXISTING BASEMENT USES



EXISTING USES

- OFFICE (IBC B)
- DAY CARE / EDUCATION (IBC I-4)
- EXISTING USE TO REMAIN

PROPOSED USES

PROPOSED CHANGE OF USE SUMMARY  
-50 W BROADWAY  
-ZONING TS-1 AND DC-2

PINKY G'S REMODEL  
-BASEMENT SPACE FOR 50 WEST BROADWAY TO CHANGE USE, MAIN LEVEL RESTAURANT TO HAVE NO CHANGE OF USE  
- SF OFFICE CHANGES TO AMUSEMENT  
- SF CURRENT DAYCARE/EDUCATION USE CHANGES TO RESTAURANT/BAR + AMUSEMENT  
(USE DEFINED PER ToJ LDR SECTION 6.1.1)

KEY  
USE PER ToJ LDR SECTION 6.1.1, IBC 2021 USES IN ( )

- RESTAURANT / BAR (IBC A-2)
- AMUSEMENT (VIDEO ARCADES + GOLF SIMULATORS) (IBC A-3)
- EXISTING USE TO REMAIN

