



# 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: March 18, 2020</p> <p>Item #: P20-054</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><b>Owner:</b> David Yogg PO Box 14604 Jackson, WY 83002</p> <p><b>Applicant:</b> KMW Architecture PO Box 3314 Jackson, WY 83001</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>The applicant is submitting a request for an Administrative Adjustment for the property located at 85 Stormy Circle, legally know as LOT 11, PINEWOOD ADDITION.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p><b>Please respond by: April 1, 2020 (Sufficiency)</b> <b>April 8, 2020 (with Comments)</b></p>	

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



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

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: Gaertner-Yogg Addition  
Physical Address: 85 Stormy Circle  
Lot, Subdivision: Lot 11, Pinewood Addition PIDN: 22-41-16-34-1-12-015

**PROPERTY OWNER.**

Name: David Yogg Phone: (781) 572-1427  
Mailing Address: PO Box 14604, Jackson, WY ZIP: 83002  
E-mail: david.yogg@gmail.com

**APPLICANT/AGENT.**

Name: KMW Architecture Phone: (307) 690-8950  
Mailing Address: PO Box 3314, Jackson, WY ZIP: 83001  
E-mail: katie@kmw-arch.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](http://www.townofjackson/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 #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ 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?

- X   **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.
- X   **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](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).
- X   **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  
Katherine ("Katie") M. Wilson - KMW Architecture

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
March 14, 2020

\_\_\_\_\_  
Date  
Architect

\_\_\_\_\_  
Title



**LETTER OF AUTHORIZATION**  
**DAVID YOGG**

85 STORMY CIRCLE I PO BOX 14604, JACKSON, WY 83002, "Owner" whose address is: \_\_\_\_\_

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)  
DAVID YOGG

\_\_\_\_\_, as the owner of property  
more specifically legally described as:  
LOT 11, PINWOOD ADDITION I 85 STORMY CIRCLE, JACKSON, WY 83001

Parcel: 22-41-16-34-1-12-015

(If too lengthy, attach description)

HEREBY AUTHORIZES KMW ARCHITECTURE (KATIE WILSON) 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 )  
COUNTY OF Teton ) SS.

The foregoing instrument was acknowledged before me by David Yogg this 27 day of February, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:





## Administrative Adjustment Request: Gaertner-Yogg Addition



### 85 Stormy Circle

Lot 11, Pinewood Addition  
Jackson, WY 83001

Owner: **David Yogg**

Parcel: 22-41-16-34-1-12-015

Size: 0.13 acres (5662.8 square feet)

Town of Jackson Zoning: Neighborhood Low Density-5 (NL-5)

Comprehensive Plan District: 3.2 - Town Residential Core: Core Residential

### Adjustment Requested:

The property is located in Town of Jackson's Neighborhood Low Density-5 (NL-5) Zone and the Comprehensive Plan District 3.2 (Town Residential Core: Core Residential). Structure Standards (LDR Section 2.2.6.B.1 Lot Standards) for this zone require a 10'-0" side setback. We are requesting an administrative adjustment to allow an 8'-0" side setback. This small adjustment would allow a significant positive change for the project. For example, a mudroom/improved entry could be possible in the most reasonable and desired location.

### Narrative:

David Yogg owns Lot 11 of the Pinewood Addition Subdivision in Jackson, Wyoming. The lots in this subdivision are awkwardly pie-shaped and restrict the building footprints; this is a site constraint that many landowners do not face. The existing 2-story single-family residence is 1052 SF and was constructed in 1977.

David and his wife, Lynnette Gaertner, are full-time residents who live and work in our community. Their young family is growing and an addition of approximately 500 SF (habitable area) is desired to better utilize space in their existing home.

This request is applicable to the standards of Section 8.8.1: Administrative Adjustment. The applicant is seeking a 2'-0" adjustment of a structure setback that is not related to natural resources (20% adjustment of the existing 10'-0" setback).

This request would better support the purpose of the zone in that it helps keep a local family and members of the local workforce in their current home by allowing them to better adapt to the needs of their growing family.

This neighborhood is characterized by older, low density, single family, workforce housing. The small adjustment of 2'-0" to the side setback would not negatively impact the neighbors and would not greatly impact wildlife movement. This proposed project is a great example of revitalization and reinvestment in an existing neighborhood.

The adjustment will not pose a danger to the public health or safety. Parking would not be prohibited. Density is not exceeded. The building will not exceed two stories. The bulk and scale of the proposed addition will be appropriate for their neighborhood. The proposed adjustment request will be consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan (Section 3.2).

This is the first request for an administrative adjustment related to this property. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of an administrative adjustment.

**Associated Documents:** Plat + Existing Conditions Survey + Sketch of Proposed Plan



First American Title  
Insurance Company

## WARRANTY DEED

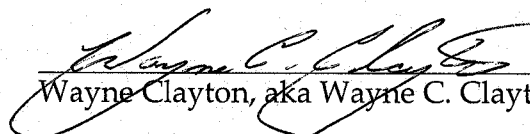
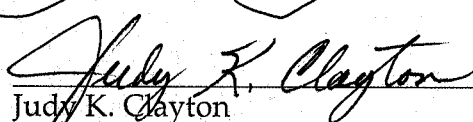
Wayne Clayton, aka Wayne C. Clayton, and Judy K. Clayton, husband and wife, GRANTORS, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to David Yogg, a single man, GRANTEE, whose address is Post Office Box 14604, Jackson, Wyoming 83002, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 11 of Pinewood Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 20, 1977 as Plat No. 311.

PIN #22-41-16-34-1-12-015

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

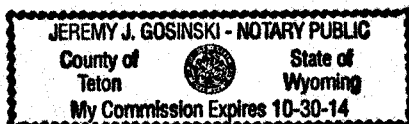
WITNESS our hands this 18<sup>th</sup> day of October, 2013.

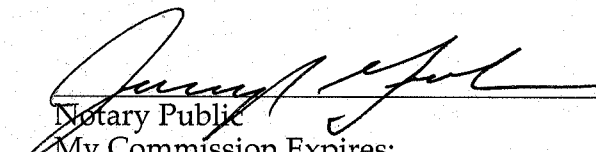
  
Wayne Clayton, aka Wayne C. Clayton  
  
Judy K. Clayton

STATE OF Wyoming )  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2013 by Wayne Clayton, aka Wayne C. Clayton, and Judy K. Clayton.

WITNESS my hand and official seal.



  
Notary Public  
My Commission Expires: \_\_\_\_\_

RELEASED	
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	

Law Office of:  
Hess D'Amours & Krieger, LLC  
Post Office Box 449  
30 East Simpson Street  
Jackson, Wyoming 83001  
307-733-7881

GRANTOR: CLAYTON, WAYNE AKA ET UX  
GRANTEE: YOGG, DAVID  
Doc 0846799 bk 856 pg 848-848 Filed At 15:46 ON 10/18/13  
Sherry L. Daigle Teton County Clerk fees: 12.00  
By Mary D Antrobus Deputy







Y2 Consultants  
180 South Willow St.  
P.O. Box 2870  
Jackson, WY 83001  
Y2consultants.com

Existing Conditions Survey

Project Number • 20001  
Project Path • F:\2020\20001\_Yogg\Survey\ACAD\20001\_200121\_BASE.dwg  
Drawn By • MWV  
Reviewed By • MWV  
Drawing Date • February 6, 2020  
Revision Date •

Client Name  
David Yogg

Project Address  
85 Stormy Circle  
Jackson, WY, 83001

David Yogg  
Lot 11, Plat No. 311 - Pinewood Addition  
Being a part of the NW1/4NE1/4 Section 34,  
T. 41 N., R. 116 W., 6th P.M.,  
Teton County, Wyoming



we define, design & deliver  
the places that you play, live & work

NOTES

Topographic features represented on this map show conditions determined by a field survey made on January 28 and February 5 of 2020, and may not reflect changes made subsequent to those dates. Approximately 6" to 12" of snow was present on the ground during this survey, and features may exist that were obscured by snow cover and unable to be mapped as part of this survey.

Lot dimensions shown hereon are resolved based on found survey monuments and boundary resolution principles. Boundaries of adjacent properties are shown for reference only. Monuments to be set this survey will be set by May 1, 2020.

Building footprints shown hereon are based on field measurements taken as part of this survey and are not intended to represent architectural dimensions. Roof eaves and awnings were not mapped as part of this survey.

Current Zoning = NL-5 (T.O.J. Neighborhood Low Density-4)  
For applicable setback and height regulations established by the Town of Jackson Land Development Regulations, effective July 18, 2018, as amended, refer to the County Document (Ordinance 1197).

Primary building setbacks (shown hereon):  
Primary Street = 20'  
Secondary Street = 10'  
Side Interior = 10'  
Rear = 10'

Base Elevation = 6277.8' at Control Point No. 2043 as shown hereon (US Survey Feet in the NAVD88 Datum).

The Basis of Bearings for this survey is referenced to a direct GPS measurement and is considered geodetic (geodetic north using WGS84, NAD83), resulting in a bearing of S 89°28'52" E along the south line of Lot 11 as shown hereon.

All horizontal measurements are in units of US Survey Feet and are GPS derived ground measurements based on the Wyoming West (zone 4904) State Plane Coordinate System, NAD 1983, Geoid 12B, and a project scale factor of 1.0003246448.

No underground utilities or subsurface improvements were mapped as part of this survey.

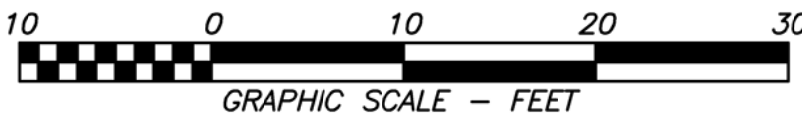
No Wetland Mapping was done as part of this survey.

Easements of sight and record not shown hereon may exist.

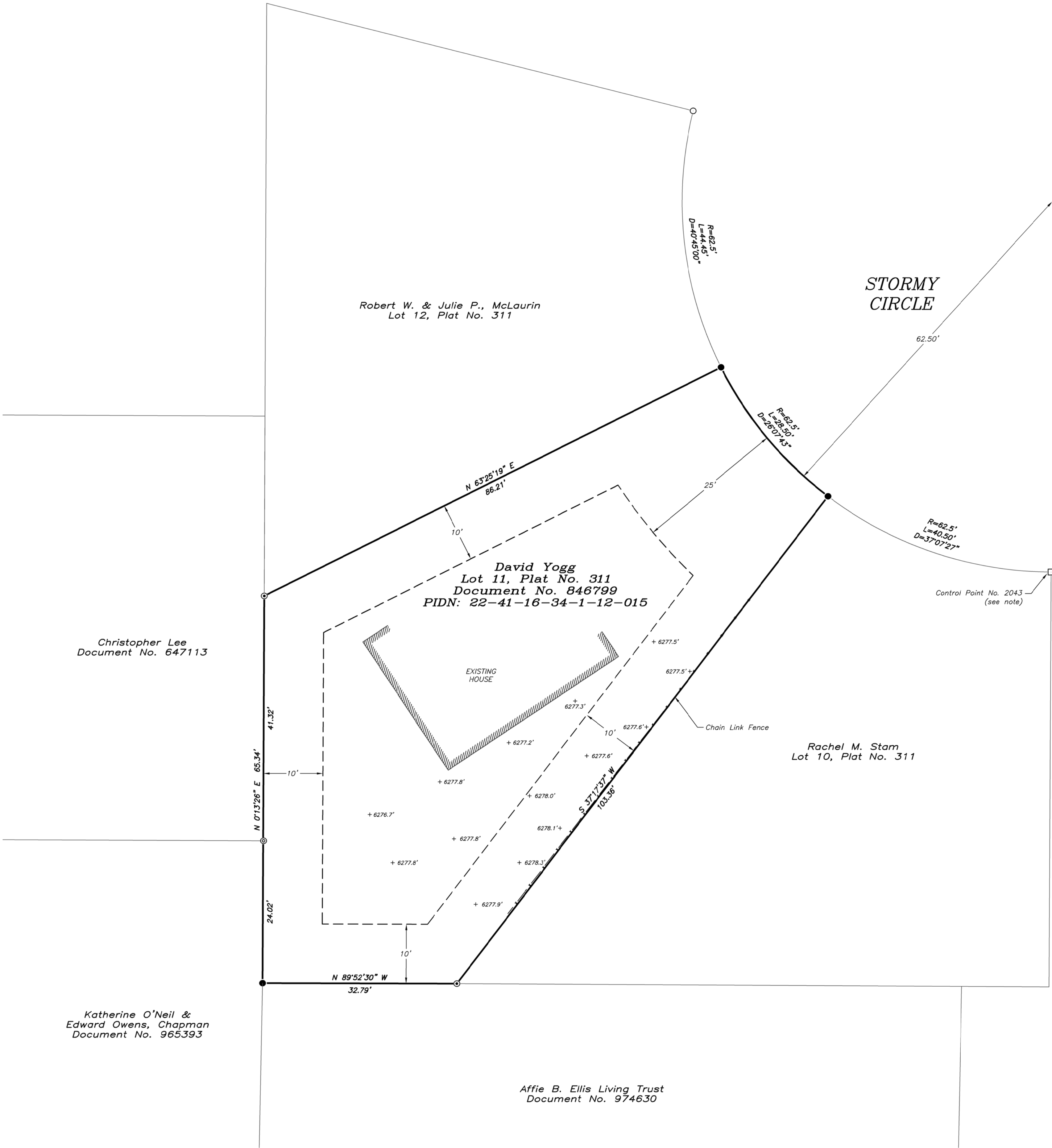
LEGEND

- Indicates a 24-inch long, 5/8-inch diameter rebar with an aluminum cap inscribed "PLS 16012" set this survey
- Indicates a plastic cap inscribed "PLS 3831" found this survey
- Indicates a steel T-stake found this survey
- ⊙ Indicates a chrome cap inscribed "RLS 164" found this survey
- ⊗ Indicates a chrome cap inscribed "PE & LS 2612" found this survey
- + 6289.7' Spot Elevation

- Record Property Boundary
- Adjoining Property Boundary
- - - - - Building Setback — Town of Jackson
- Existing Building Perimeter
- · - · - Chain Link Fence



1" = 10' (valid for 24"x36" prints only)







# Existing Conditions Survey

Project Number • 20001

Project Number • 20001  
Project Path • F:\2020\20001\_Yogg\Survey\ACAD\20001\_200121\_BASE.dwg  
Drawn By • MWJF  
Reviewed By • MMF  
Drawing Date • February 6, 2020  
Revision Date •

Client Name  
David Yogg

**Project Address**  
35 Stormy Circle  
Jackson, WY, 83001

**David Yogg**  
Lot 11, Plat No. 311 - Pinewood Addition  
Being a part of the NW1/4NE1/4 Section 34,  
T. 41 N., R. 116 W., 6th P.M.,  
Teton County, Wyoming



Sheet 2 of 2



NOTES

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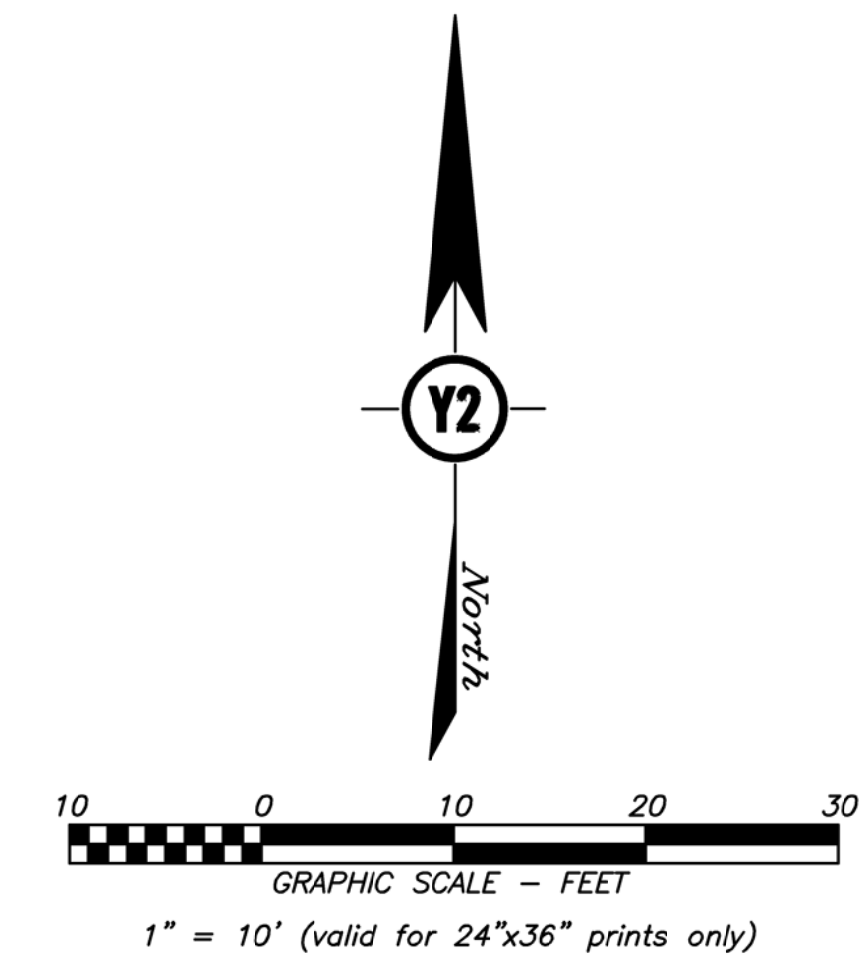
No Wetland Mapping was done as part of this survey.

*Easements of sight and record not shown hereon may exist.*

*LEGEND*

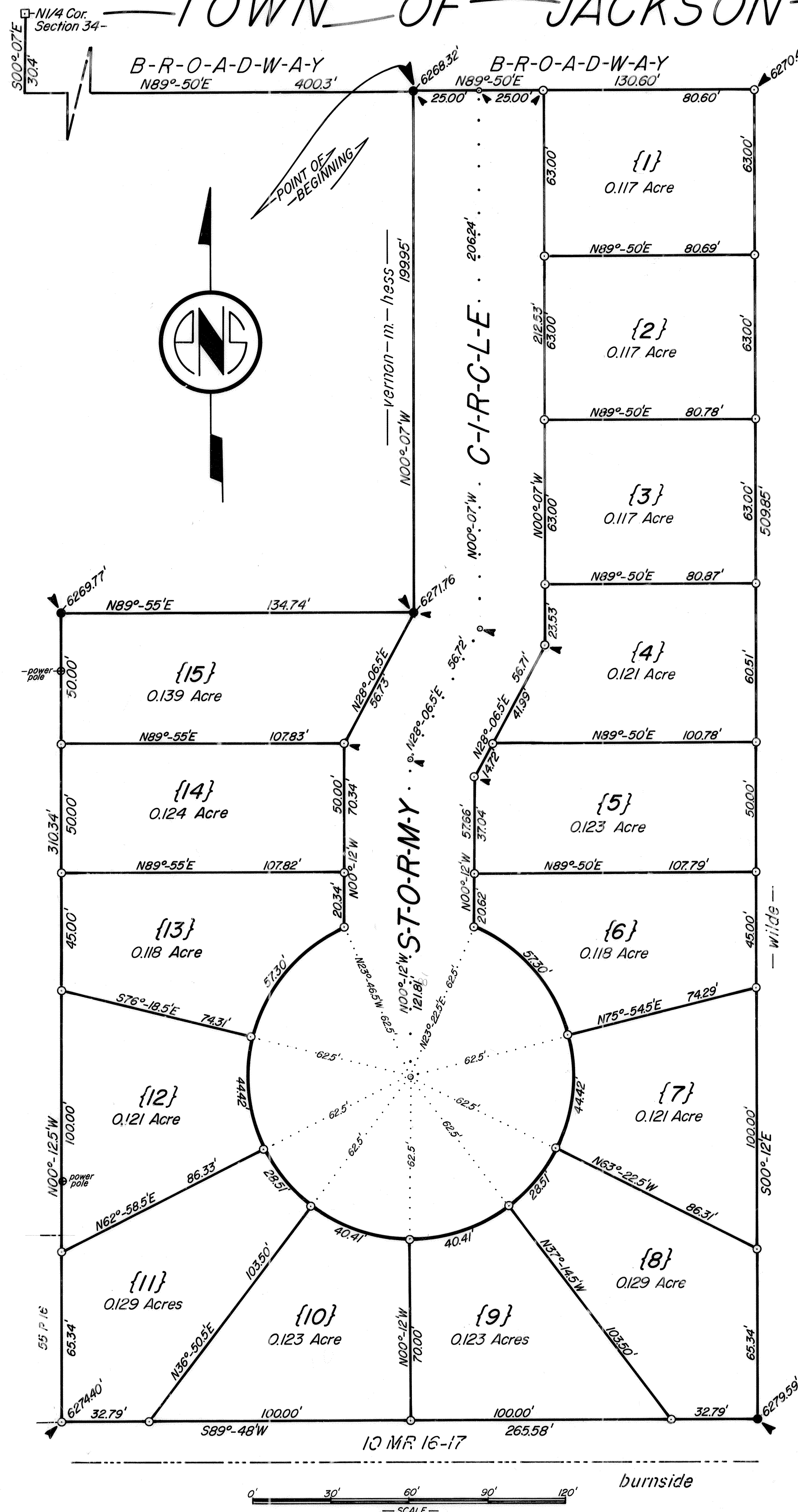
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  - Indicates a steel T-stake found this survey
  - ⊙ Indicates a chrome cap inscribed "RLS 164" found this survey
  - ⊗ Indicates a chrome cap inscribed "PE & LS 2612" found this survey
- <sup>+</sup>  
6289.7' Spot Elevation

-  *Record Property Boundary*  
 *Adjoining Property Boundary*  
 *Building Setback – Town of Jackson*  
 *Existing Building Perimeter*  
 *Chain Link Fence*





# PINEWOOD ADDITION to the TOWN OF JACKSON



- LEGEND**
- indicates a Certified Land Corner Recordation Certificate filed.
  - indicates a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS164.
  - indicates a 5/8" steel reinforcing rod.
  - indicates a 3/8" x 12" steel spike.

Elevations are based upon USCGS Bench Mark V40 1934 = 6234.42'.

Covenants and Restrictions accompany this map.

15 Proposed Residential Lots.

Water and Sewer Lines will be within road rights-of-way.

Town of Jackson Water and Sewer System will be used for this Addition.

## CERTIFICATE OF SURVEYOR

State of Wyoming )  
County of Sublette ) ss...

I, Paul N. Scherbel of Big Piney, Wyoming hereby certify that this map was made from notes taken during an actual survey made by me during February, 1977 and that it correctly represents the PINEWOOD ADDITION to the TOWN OF JACKSON;

that I have accurately surveyed the Addition;  
that the street and lots are accurately staked off and marked and that said Addition is more particularly described as follows:

That part of Lot 2 of the Ida S. Redmond Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 115 being part of the NW1/4NE1/4 of Section 34, T41N, R116W, Teton County, Wyoming it being the intent of the parties to subdivide that tract of record in the said Office in Book 49 of Photo on page 52 described as follows:

Commencing at the north one-quarter corner of said Section 34;  
thence S00°07'E, 30.4 feet;  
thence N89°50'E, 400.3 feet to the Point of Beginning on the north line of said Lot 2;  
thence continuing N89°50'E, 130.60 feet along said north line to the northeast corner of said Lot 2;  
thence S00°12'E, 509.85 feet along the east line of said Lot 2 to an intersection with the north line of that easement of record in said Office in Book 10 of Mixed Records on page 16;  
thence S89°48'W, 265.58 feet along the said north line of the easement to an intersection with the west line of said Lot 2;  
thence N00°12.5'W, 310.34 feet along the said west line to a point;  
thence N89°55'E, 134.74 feet to a point;  
thence N00°07'W, 199.95 feet to the Point of Beginning;  
Enccompassing an area of 2.491 acres, more or less.

*Paul N. Scherbel*  
Land Surveyor — Registration No. 164.

The foregoing instrument was acknowledged before me by Paul N. Scherbel this 14th day of March, 1977. Witness my hand and official seal.

*Jo Ann Mahoney*  
Notary Public

My Commission Expires: 27 September 1980.

## CERTIFICATE OF OWNERS

State of Wyoming )  
County of Sublette ) ss...

The undersigned does hereby certify that this Addition of part of Lot 2 of the Ida S. Redmond Plat to the Town of Jackson being part of the NW1/4NE1/4 of Section 34, T41N, R116W, Teton County, Wyoming;

as shown on this map and more particularly described under the Certificate of Surveyor, is with the free consent and in accordance with the desires of the undersigned owners of said lands;  
that the name of this Addition shall be the PINEWOOD ADDITION to the TOWN OF JACKSON;  
that Stormy Circle is hereby dedicated to the use of the public;  
that the Addition is subject to any existing easements and rights-of-way of record;  
hereby releasing the waiving of any and all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

COTTONWOOD ENTERPRISES  
a joint venture

*Richard F. Overcast*  
Richard Overcast  
Attorney-in-Fact

The foregoing instrument was acknowledged before me by Richard Overcast this 13th day of April, 1977. Witness my hand and official seal.

*Paul N. Scherbel*  
Notary Public

PAUL N. SCHERBEL, Notary Public  
County of Sublette, State of Wyoming  
My Commission Expires 27 September 1980.

## CERTIFICATE OF ACCEPTANCE

State of Wyoming )  
County of Teton ) ss...  
Town of Jackson )

The foregoing PINEWOOD ADDITION to the TOWN OF JACKSON was approved at the regular meeting of the Town Council on the 17th day of May, 1977 in accordance with Section 15.1-69, Wyoming Statutes, 1957, as amended.

The said Addition was approved at the regular meeting of the Planning Commission on the day of

Attest:  
*De Ann L. Nethercott*  
De Ann L. Nethercott, Clerk

TOWN OF JACKSON  
*Ralph L. Gill*  
Ralph L. Gill, Mayor

*Samuel W. Duty*  
Engineer

*Gerald F. Winn*  
Gerald F. Winn, Chairman—Planning Commission

SUBDIVIDER — Cottonwood Enterprises, Box AD  
Jackson, Wyoming 83001

SURVEYOR — Paul N. Scherbel  
Jackson and Big Piney, Wyoming

ENGINEER — Peter M. Jorgensen  
Jackson, Wyoming

DATED — 9 March 1977.

## PINEWOOD ADDITION TO THE TOWN OF JACKSON

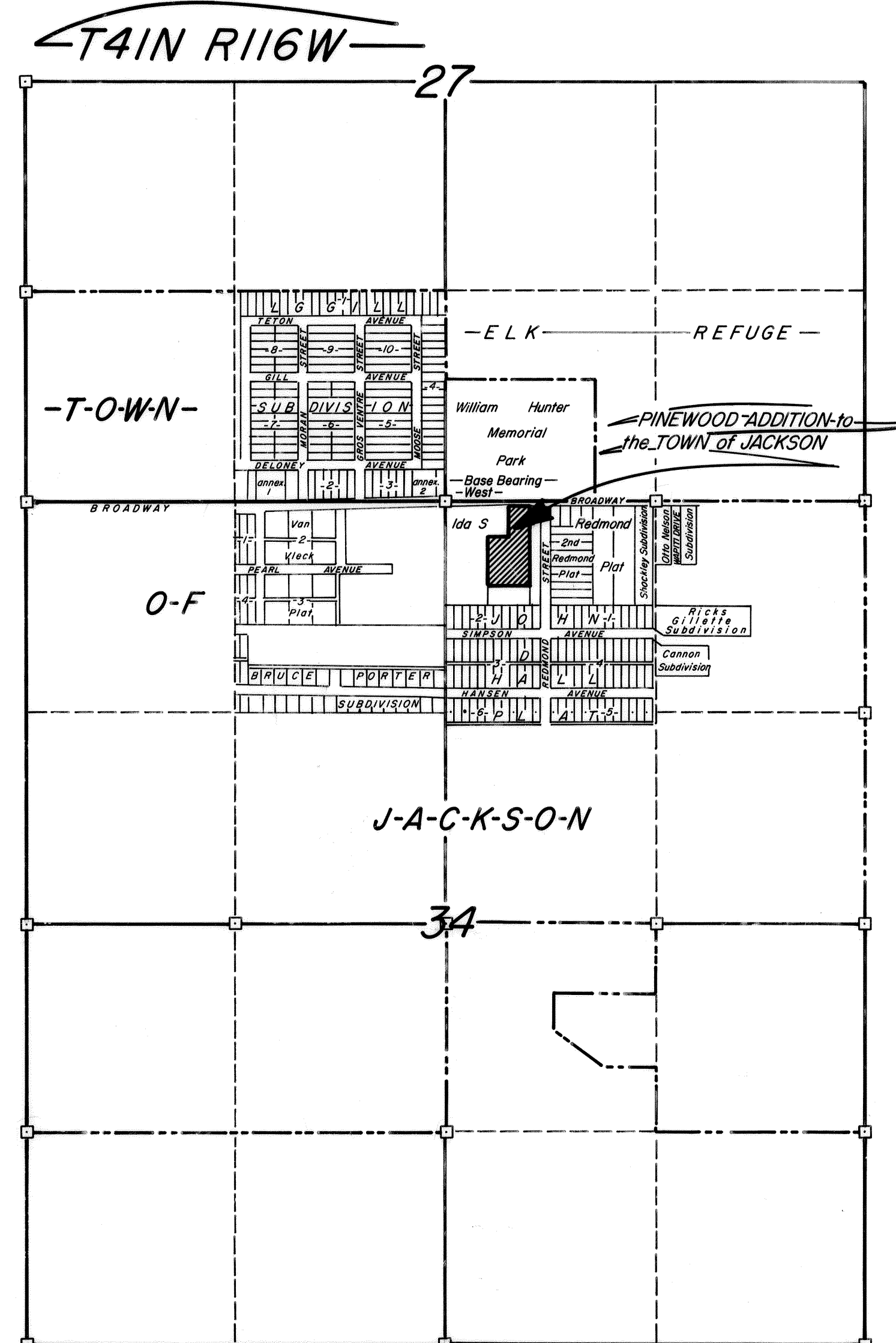
BEING PART OF THE

NW1/4NE1/4

SECTION 34

T41N R116W

TETON COUNTY, WYOMING



Approximate Scale 1" = 725'

revised 24 March 1977