



# 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: May 13, 2020

Item #: P20-095

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

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

**Owner**

Big Mountain Enterprises  
PO Box 1513  
Jackson, WY 83001

**Applicant:**

Fodor Law Office  
PO Box 551  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Basic Use Permit to add the use retail for the property located at 50 W. Broadway Avenue, legally known as LOTS 3-4, BLK. 1, WORT-1.

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

**Please respond by:** **May 27, 2020 (Sufficiency)**  
**June 3, 2020 (with Comments)**

**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  
Jackson, WY 83001

*For Office Use Only*

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application # \_\_\_\_\_

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

**PROJECT.**

Name/Description: Los Padrinos, LLC d/b/a Andres Taqueria  
Physical Address: 50 West Deloney Street  
Lot, Subdivision: Lot 1, Block 8, Original Townsite of Jackson Plat 100 PIDN: 22-41-16-28-4-15-001

**PROPERTY OWNER.**

Name: Big Mountain Enterprises, LLC Phone: 73-9155  
Mailing Address: PO Box 1513, Jackson, WY ZIP: 8301  
E-mail: kellylockhart@me.com

**APPLICANT/AGENT.**

Name: Stefan Fodor, Fodor Law Office, PC Phone: 733-2880  
Mailing Address: PO Box 551 Jackson, WY ZIP: 83001  
E-mail: stefan@fodorlaw.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	Physical Development	Interpretations
<input checked="" type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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?

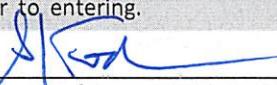
**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**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 [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://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](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

Stefan Fodor

Name Printed

6/11/20

Date

Agent

Title

**FODOR LAW OFFICE, P. C.**P O BOX 551  
JACKSON, WY 83001-0551

2243

99-109/1023 7673

DATE

5/8/20

PAY TO THE  
ORDER OF

Town of Jackson

\$ 500.00

DOLLARS

Security  
Features  
Details on  
Back.

Five hundred dollars and 000/100

Wells Fargo Bank, N.A.  
Wyoming  
wellsfargo.com

FOR

Lockhart - BUP.

*A. Fod*

MP

100000022431023010920002926329

Security Features exceed industry standards and include:

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Padlock icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive ink on back looks pink or has disappeared
- Brown stains and colored spots appear on both front and back, and in Chemical Wash Detection Box



CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE



Padlock design is a certification mark of Check Payment Systems Association

LIMITED LETTER OF AUTHORIZATION BY OWNER

OWNER

Name: Big Mountain Enterprises, LLC

Physical Address of Property: 50 W. Deloney Street, Jackson, WY

Mailing Address: PO Box 1513, Jackson, WY 83001

Phone: 307-730-9155

Email: [kellylockhart@me.com](mailto:kellylockhart@me.com)

AGENT:

Name: Stefan Fodor, Fodor Law Office, PC

Mailing Address: PO Box 551 Jackson, WY 8301

Phone 307-733-2880

Email: [stefan@fodorlaw.com](mailto:stefan@fodorlaw.com)

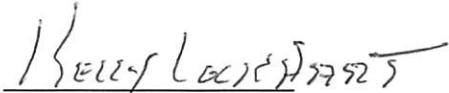
Owner, which property is specifically described as Lot 1, block 8 Original Townsite of Jackson, Plat 100 (the "Property") hereby authorizes Agent to represent owner in making submittals for a Basic Use Permit to the Town of Jackson, Planning and Development, Building, and/or Engineering Departments relating to the Property.

**Agent must receive additional written authorization from Owner prior to the pursuit of any Permits.**

Under penalty of perjury, the undersigned swears that the foregoing is true and correct and that its authorization is given to the full extent required, with the necessary and appropriate approval, which authorizes the undersigned to act on behalf of such entity.

Corporate Owner(s)

Big Mountain Enterprises, LLC

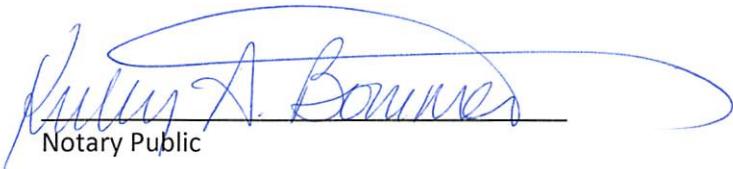
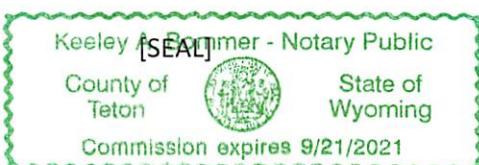


By: Kelly Lockhart, Manager

State of Wyoming      )  
                            )ss

County of Teton        )

On this 8th day of May, 2020, before me, the undersigned Notary Public, personally appeared Kelly Lockhart for Big Mountain Enterprises, LLC, a Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the Manager of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.



Kelly A. Palmer  
Notary Public

**FODOR LAW OFFICE, PC**

*Stefan J. Fodor*

P.O. Box 551 / Jackson, WY 83001

307.733.2880 (t) / 307.733.2890 (f)

[stefan@fodorlaw.com](mailto:stefan@fodorlaw.com)

May 11, 2020

Tyler Valentine  
Senior Planner  
Town of Jackson  
PO Box 1687  
Jackson, WY 83001

**Re: Narrative in Support of Basic Use Permit 50 W. Deloney Street**

Dear Tyler:

Below please find a Narrative in support of the attached Basic Use Permit application.

Owner, Big Mountain Enterprises, LLC is submitting a Basic Use Permit for Tacos Los Padrinos, LLC d/b/a Andres Taqueria for the premises located at 50 W. Deloney Street, Jackson, Wyoming, the small shop behind what is now the 5 and Dime General Store (the "Premises").

The Basic Use application is for a Retail use as defined in Town LDR Section 6.1.6.C.1.a.ii. Retail is the sale of goods and includes food stores, delis, health food, drug stores and bakeries. The proposed use for the premises is a taqueria deli with incidental seating for consumption of goods that meets the definition of Incidental Use (6.1.2.B.2). Limited seating is commonly integrated into the operation of a deli selling custom and prepared food. Retail use is allowed in the CR-1 zone with a Basic Use Permit per the use table in LDR 2.2.11.C.1

The Premises previously housed two other businesses meeting the definition of deli, namely, Backcountry Provisions and Local Butcher. Both businesses prepared food and had incidental seating for the consumption of food sold.

Backcountry provisions, as evidenced by business license 4187 issued on May 16, 2005 operated a full-service delicatessen with 10 seats. As stated in the letter accompanying the business license application, that business provided catering custom lunch packages, counter service and carry out as well as limited seating for 10 people with under 10 employees.

Local Butcher, as evidenced by business license 6542 issued on October 15, 2015 also operated a deli and butcher shop with 4 employees.

Andres Taqueria will sell deli-style tacos, burritos, torta sandwiches, baked goods and refreshments. Deli food order sand deli service will only be offered at the deli counter for dine-in or carry out. The deli will not have waitstaff. The Leased Premises total 2,100 square feet and had a maximum seating capacity of 10 people. All seating will be self-serve and self-clean with no host. No food orders will be accepted from the dine-in tables

Both businesses who occupied the Premises meet the definition of Retail. Section 6.3.2 of the Town LDRs state that the affordable workforce housing standards apply to any new building or use not currently in existence. 6.3.2.A.1 defines "Existence" as a use existing of December 18, 1995 or use legally established since that date with the highest affordable housing requirement.

The attached business licenses show that Retail use was established on the Premises subsequent to December 18, 1995, as such, the owner/applicant's position is that no exaction fees are due under the affordable workforce housing standards of Section 6.3.2.

No modifications to the exterior of the building are planned. Any internal modifications will be addressed through a building permit.

Please let me know if you need any additional information.

Regards,



Fodor Law Office, PC  
Stefan J. Fodor

Enclosures:

BUP application

BCP Business License

Local Butcher Business license

Date: 10/15/15

New Application  
 Updated Information

License #: 6542

*Printed  
10/30*

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

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.

Business Name: Local Butcher LLCD/b/a: Local Butcher and DeliNature of Business: DeliIs the Business in your residence? Yes  No Is the Business a: Corporation  Partnership  Sole Proprietorship LLCBusiness Physical Address: Street & No: 50 Delancy  
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:

Post Office Box: 4938 City: Jackson State: WY Zip Code: 83001Business Phone Number: (307) 640-6440Fax/email address: will@localjh.comWY Sales Tax Number: ██████████Federal Employers ID Number or SSN: ██Owners/Officers/Partners **REQUIRED** \*(license will be DENIED if information incomplete)

NAME AS IT APPEARS ON DRIVERS LICENSE	Driver's License # and State	Date of Birth
<u>William Bradford, Dylan</u>	<u>██████████</u>	<u>██████████</u>
<u>Paul Wileman, Harrison ZND</u>	<u>██████████</u>	<u>██████████</u>
<u>██████████</u>	<u>██████████</u>	<u>██████████</u>
<u>██████████</u>	<u>██████████</u>	<u>██████████</u>

Will this Business be applying for Restaurant Liquor License?  YES  NOIf Premise was previously occupied, was it a  Residence  Business  
If Business, What type: DeliAre you installing, or is there an existing Alarm System in the building? Yes  No  
\*\* If you answered "Yes" to the above question, you MUST post a bond with the Finance Department.

If property is rented/leased:

Name of the Owner: Kelli Lockhart  
Owner's Mailing Address: P.O. Box 3157, Jackson, WY, 83001  
Owner's Phone Number: 307-733-9155



Date: 9/16/05  
 New Application  
 Updated Information

Business License #: 1187



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

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.

Business Name: Buckwheat Provisions

D/b/a: Buckwheat Provisions

Nature of Business: Deli

Is the Business in your residence?  Yes  No

Is the Business a:  Corporation  Partnership  Sole Proprietorship

Other Please explain:

Business Physical Address: Street & No: 50 West Delaney

Bldg/Apt: \_\_\_\_\_ City: Jackson State: WY Zip Code 83001

\*\* Any change of location requires a new application and approval by the Town of Jackson.

Business Mailing Address:

Post Office Box PO. 1033 City: Jackson State: WY Zip Code: 83001

Business Phone Number: (307) 734-9470

Fax/email address: (307) 734-9430 (FAX)

WY Sales Tax Number: ██████████

Workmens' Compensation #: ██████████

Unemployment Insurance #: ██████████

Federal Employers ID Number or SSN: EIN ██████████

** List Information for all Owners/Officers/Partners		REQUIRED	Date of Birth	Phone Number/Email
Name/Title	Residence Address	SSN		
David Pequin Pro	██████████	(CO)		
Peter Bimonte V.P.	██████████	(LP)		
Troy Perrine owner/murgo	██████████			
	██████████			
	██████████			
	██████████			

If Premise was previously occupied, was it a  Residence  Business

If Business, What type: OLD Jackson Soda Fountain

Are you installing, or is there an existing Alarm System in the building?  Yes  No

\*\* If you answered "Yes" to the above question, you MUST post a bond with the Finance Department.

If property is rented/leased:

Name of the Owner: Robert Bruce Poeter Trust

Owner's Mailing Address:

Owner's Phone Number: 307-733-9155

Have you ever been convicted of a felony?  Yes  No

**Description of business:**Full Service DelicatessenWhere is the parking provided for your business? On StreetHow many spaces are allocated to the business? 10Square Footage of business location: 2,100 SQ FEETIf restaurant, how many seats? Deli 10 seatsNumber of Employees on payroll: no more than 10Business is  A Sales Tax Collecting Business A Non-Sales Tax Collecting BusinessWill 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 No

If not, please explain \_\_\_\_\_

\*\*\* The above questions MUST be completed in order for your application to be processed.

The undersigned hereby certifies that the foregoing information is accurate and agrees to comply with all laws and ordinances of the Town of Jackson applicable to the subject matter thereof.

Date: 5/10/05Signed: J. H. B.**Annual Business License Fees****Sales Tax Collecting Businesses****Non-Sales Tax Collecting Businesses**

<i>0 - 10 employees = \$100.00</i>	<i>0 - 10 employees = \$130.00</i>
<i>11 - 49 employees = \$200.00</i>	<i>11 - 49 employees = \$290.00</i>
<i>50 - 99 employees = \$300.00</i>	<i>50 - 99 employees = \$390.00</i>
<i>100 + employees = \$500.00</i>	<i>100 + employees = \$650.00</i>

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

Business is: Home Occupation

Home Business

Other

Zoning: UC	UC2	UR	AR	AC	SR	R
BC	NC	NC2	OP	RE: <i>RE: 100</i>	BP	MHP

Business Physical Location: Within the Town Limits In Teton County Out of Teton County

Approving Department	Initials	Date Approved	Comments
Building Department	<i>J. H. B.</i>	<i>5/26/05</i>	
Fire Department	<i>J. H. B.</i>	<i>5-25-05</i>	
Planning Department	<i>J. H. B.</i>	<i>5/25/05</i>	<i>See Attached letters</i>
Police Department	<i>J. H. B.</i>	<i>5/29/05</i>	<i>CLW</i>

 Application Approved Application Denied; reason: \_\_\_\_\_

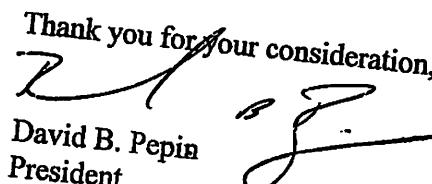
License Fee	\$ <u>100.00</u>
Prorated Fee	\$ <u>0.00</u>
Date Paid	<u>May 11-05</u>
Receipt Number	
Employee initials	<u>J. H. B.</u>

Backcountry Provisions  
635 Lincoln Avenue  
P.O. Box 772588  
Steamboat Springs, CO. 80477  
970-879-3617

May 5, 2005

To whom this may concern,

The intent of this letter is to describe the nature of business of Backcountry Provisions. Backcountry Provisions is designed as a quick service delicatessen offering premium prepared cooked meats, cheeses, salads and soups. With these premium prepared items we have established a menu of sandwiches which are made to order upon customers request. Backcountry Provisions has become very successful in catering custom lunch packages for professional guide services and is our plan to do so in Jackson. Our menu is designed for counter service and carry out, however we do like to incorporate limited seating to create atmosphere and comfort for our customers. Our business model has been well received and therefore very successful for the past six years in Steamboat Springs. Backcountry Provisions and local owner Troy Perrine feel that our business model will be a great addition to the town of Jackson. If there are any questions, please do not hesitate to contact me.

Thank you for your consideration,  
  
David B. Pepin  
President  
Backcountry Provisions

Buckinberry Provisions

75 West Delaney St.

Jackson, WY. 83001

(307) 734-9420

5/25/05

To whom this may concern,

Buckinberry Provisions Inc. is designed as a delicatessen. In addition to our sandwich menu, we also carry a full line of specialty retail foods.

Included:

- \* Retail dried salame: Danish Salame, Summer Sausage, Landjæger.
- \* Retail tinned foods: Dalmatian, Italian Sardines, stuffed cherry peppers with prosciutto.

\* Deli Salads: Potato Salad, Cole slaw, pasta salad,

\* Sliced deli meats and cheese:

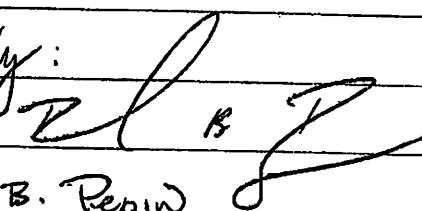
<u>Meats</u> :	<ul style="list-style-type: none"><li>* Roasted turkey</li><li>* Roast beef</li><li>* baked ham</li><li>* Genoa Salame</li><li>* Corned beef</li><li>* Pastrami</li><li>* Prosciutto</li><li>* Pepperoni</li><li>* Mortadella</li><li>* German Bologna</li></ul>	<u>Cappicolla</u>	<u>Cheese</u> :
		<ul style="list-style-type: none"><li>* Supresinta</li><li>* Brownschweiger</li><li>* Smoked Salmon</li><li>* Bacon</li></ul>	<ul style="list-style-type: none"><li>fresh mozzarella</li><li>smoked mozzarella</li><li>Asiago / Brie</li><li>Swiss / Gruyere</li><li>Cheddar / Gruyere</li><li>Provolone / Emmenthaler</li><li>Pepper Jack</li><li>Blue cheese</li><li>Juelsberg</li><li>Dill havarti</li></ul>

Beverages: Imported Italian sodas and water

Any questions regarding this letter please do not hesitate  
to call.

Thank you for your time &

Sincerely:



David B. Repin

owner.

Backcountry Precision