



# 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

Date: April 14, 2022

Item #: P22-084

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

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

**Owner:**

HAPPY Properties, LLC  
802 Sterling Dr.  
Cheyenne, WY 82009

**Applicant:**

Patty Ewing  
PO Box 429  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Zoning Compliance to establish legal nonconformity for the property located at 845 Cache Creek Dr., legally known as LOT 14, BURNS FERRIN SUBDIVISION PIDN 22-41-16-34-1-27-005

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

**Please respond by:** **April 28, 2022 (Sufficiency)**  
**May 5, 2022 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@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: HAPpy Properties LLC Remodel  
Physical Address: 845 Cache Creek Drive  
Lot, Subdivision: Lot 14, Ferrin Addtion, TOJ, Teton Cty, WY PIDN: 22-41-16-34-1-27-005

**PROPERTY OWNER.**

Name: HAPpy Properties LLC Phone: 307-690-3004  
Mailing Address: 802 Sterling ZIP: 82009  
E-mail: pattyewingjh@gmail.com

**APPLICANT/AGENT.**

Name: Patty Ewing Phone: 307-690-3004  
Mailing Address: PO Box 429 ZIP: 83001  
E-mail: pattyewingjh@gmail.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)

<b>Use Permit</b>	<b>Physical Development</b>	<b>Interpretations</b>
<input 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 checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
<b>Relief from the LDRs</b>	<b>Subdivision/Development Option</b>	<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 <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.

Patty Ewing  
Signature of Property Owner or Authorized Applicant/Agent  
Patty Ewing  
Name Printed

4/13/2022  
Date  
LLC/Member  
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:

## 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 : Patty Ewing, Member

Being duly sworn, deposes and says that HAPPY Properties LLC is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 845 Cache Creek Drive

Legal Description: Lot 14, Ferrin Addition, T01, Teton City, WY, Plat 401, 2/25/1980  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Patty Ewing

Mailing address of Applicant/agent: P O Box 429

Email address of Applicant/agent: patty.ewingjh@gmail.com

Phone Number of Applicant/agent: 307-690-3004

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       Other (describe) ZCV

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.

Patty Ewing, Member  
Property Owner Signature  
Member

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.

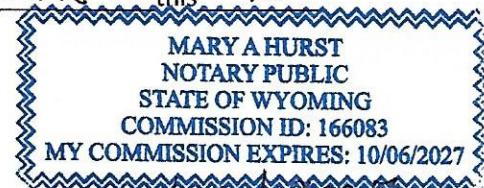
COUNTY OF Teton      )

)

The foregoing instrument was acknowledged before me by Patty Diane Ewing this 13<sup>th</sup> day of April. WITNESS my hand and official seal.

Mary A Hurst  
Notary Public

My commission expires: 10/06/2027



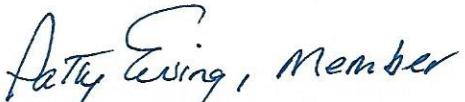
# Application Narrative

**Location:** 845 Cache Creek Drive Jackson WY 83001

**Legal:** Lot 14 Ferrin Addition to the Town of Jackson Teton County WY according to that Plat NO 401 recorded 2.25.1980

We are providing proof, as per the 10 Affidavits from those who knew Inger Koedt for many years, both friends and professionals, and who witnessed the use of her home, the subject property, as two separate units through out the many years that she resided there and prior to the adoption of the LDR's.

Respectfully submitted,

  
Patty Ewing

HAPPY Properties LLC

4.13.2022

## AFFIDAVIT

The State of Wyoming )  
 ) S.S.  
County of Teton )

I, Jennifer Dietz, of Jackson, in Teton, Wyoming, MAKE OATH AND SAY THAT:

1. I resided, first as a caregiver for Inger Koedt, and then as a renter at 845 Cache Creek Drive from May 2017 through September 2021.
2. While I was residing at 845 Cache Creek Drive, the home was multi-functional. My nursing shifts required me to either keep the two separate sides of the house open to each other, or reside on Inger's side. However, the sides were closed off from one another on my nights off. When my role at the home was solely a renter, the two sides of the house always operated as two separate apartments.

STATE OF WYOMING

COUNTY OF TETON

SUBSCRIBED AND SWORN TO BEFORE ME,  
on the 8<sup>th</sup> day of April,  
2022

Signature Jennifer Dietz  
(Seal)

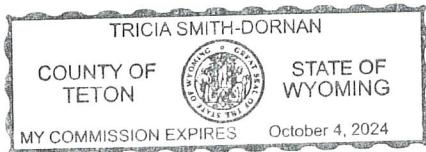
NOTARY PUBLIC

My Commission expires:

Oct 4, 2024

Jennifer Dietz  
(Signature)

Jennifer Dietz





March 28, 2022

Town of Jackson, Planning Department

Box 1687

Jackson WY 83001

ATT: Mr. Paul Anthony, Planning Director

Mr. Tyler Valentine, Senior Planner

RE: 845 Cache Creek Drive

Town of Jackson Planning Department:

For the many years I visited my Friends Inger Koedt and Bonnie Kreps, their home, located at 845 Cache Creek Drive, had been enjoyed in two separate sections. The West section consisting of 2 bedrooms, 1 bathroom, living room, kitchen and dining room by Inger Koedt as her permanent residence and the East section, 1 bedroom, 1 bathroom, living/kitchen/dining room by her daughter Bonnie Kreps. When Bonnie moved out, her section was then rented to a nurse who occasionally assisted with Inger's care. In August 2016 Happy Properties purchased the property from the Koedt Family Trust, with a life estate deed. When Inger required full time assistance and was not always on site, for a number of years, the East section was rented out to a local single woman employed in Jackson, and who was also to keep an eye on the property for any emergency needs.

In the decades I have been familiar with this property, both as a Friend and as a professional, it has always been used in 2 entirely separate sections.

Thank you for your consideration

  
Diane Nodell, Broker

State of Montana

County of Teton

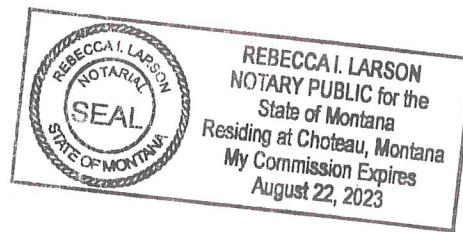
This instrument was signed or acknowledged before me on March 28 2023

By Rebecca I. Larson

Name of signer

Rebecca I. Larson

Notary signature



*Lisa Peschcke-Koedt*  
965 Addison Avenue, Palo Alto, CA 94301  
Email: lisa\_peschcke\_koedt@hotmail.com

March 25, 2022

Mr. Tyler Valentine, Senior Planner  
Planning and Building Department  
Town of Jackson  
150 E Pearl Avenue  
Jackson, WY 83001

Mailing:  
P.O. Box 1687  
Jackson, WY 83001

**Re: 845 Cache Creek Drive is a 2-unit home**

Dear Mr. Valentine:

The purpose of this document is to confirm that the building at 845 Cache Creek Drive has continuously been established as a 2-unit residence since at least 1998. I believe it was so used before that date as well, but can only attest to use from 1998 onwards.

My aunt, Inger Peschcke-Koedt, purchased this property in 1998 from Ward Rogers and Monika Christine Rogers. This property was perfect for Inger and her daughter, Bonnie Kreps, to share. The configuration had a bedroom, bathroom, kitchen and living/dining room on both sides of the house, separated by a hallway with a guest bedroom. There is a door at the end of the hallway, to give privacy to each side. Each side had its own "front" door to the outside, I believe with different keys. The home has always been 2 bedrooms, 2 bathrooms, 2 kitchens, 2 living/dining areas, separated by the hallway.

In 2016, Inger sold the property to HAPpy Properties, but retained a life estate. Inger died in August, 2021, and the property then passed fully to HAPpy Properties.

For the period Inger was alive, I know of my own knowledge that both sides of the property were normally occupied by different people. Initially, Bonnie lived on the right side (as you face the home from outside) of the house, and Inger always lived on the left side. When Bonnie left for health reasons some years ago, my sister Nina Peschcke-Koedt moved to Jackson to help care for our aunt. Nina in turn lived on the "Bonnie" side of the house. After Nina returned to her home in California, a friend and caregiver lived on the Bonnie side of the house. That friend only moved out of the house just before it was fully transferred to HAPpy Properties, the owner, on Inger's death. I was involved with Inger's financial and legal affairs later in her life, and can confirm that we maintained both sides of the home. As an example, not long before Inger's death, we replaced stoves on both sides of the home. Both sides were occupied by different

people (not related) who each maintained their private residence (left "Inger" side and right "Bonnie" side) before Inger's death.

I have visited Inger many times while she lived at 845 Cache Creek, and I know the configuration well. I normally stayed in the guest room in the hallway, and generally used the "Inger" side of the house for all amenities. There was always someone else (not Inger) living on the "Bonnie" side of the house. I am sure many friends and caregivers can confirm the layout and use of Inger's home.

Patty Ewing, a family friend and an owner in HAPpy Properties, has asked me to provide this document. If you have any questions, do let me know.

Sincerely,



Lisa Peschcke-Koedt

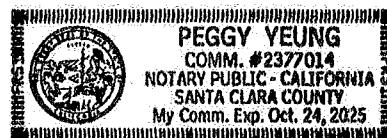
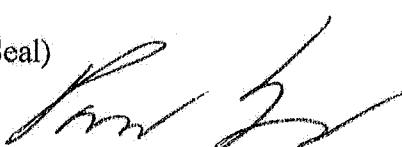
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

On March 28<sup>th</sup>, 2022 before me, Peggy Yeung, Notary public (here insert name and title of the officer), personally appeared Lisa Peschcke-Koedt, 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. (Seal)



Rod Newcomb  
PO Box 2465  
Jackson WY 83001

Tyler Valentine  
Planning and Building Dept.  
Town of Jackson  
Jackson WY 83001

Dear Mr. Valentine:

Regarding the home on 845 Cache St., currently owned by HAPpy Properties, it has been a two unit home since it was moved to its present location. Inger Koedt had lived in the home for many years until her recent death.

Sincerely,



Rod Newcomb

State of \_\_\_\_\_

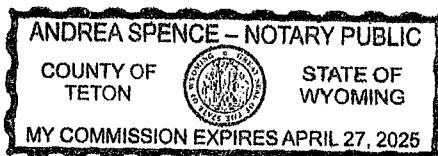
County of \_\_\_\_\_

This instrument entitled \_\_\_\_\_ was acknowledged before me on  
Title of document being acknowledged

\_\_\_\_\_ by \_\_\_\_\_  
Date \_\_\_\_\_ Name of Person \_\_\_\_\_

(Seal)

Signature of Notarial Officer



Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: \_\_\_\_\_

April 6, 2022

To: Mr. Tyler Valentine  
Town of Jackson  
Planning Department  
Jackson, WY 83001

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From: Keith Benefiel  
P.O. Box 101  
Wilson, WY 83014  
(307) 733-3847

Re: 845 Cache Creek Drive

To whom it may concern,

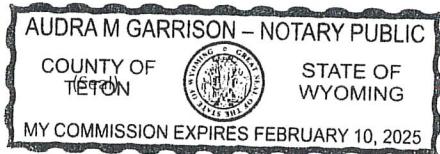
Inger Koedt was a client of The Chimney Sweeps of Jackson Hole from 1981 until my retirement in 2015. We serviced her and Bonnie Kreps' stoves and chimneys every year during that time. She and daughter, Bonnie, relocated from Moose, Wyoming to 845 Cache Creek Drive in 1998. We installed wood-burning stoves in both living areas, which had independent kitchen and bathroom facilities. When Bonnie left, her unit was occupied by Inger's caregiver. We serviced the appliances yearly.

Keith Benefiel

State of Wyoming  
County of Teton

I certify that this is a true and correct copy of a document entitled Affadavit -  
Title of document

letter in the possession of Keith Benefiel  
Name(s) or Person(s)



Audra M Garrison  
Signature of Notarial Officer

Notary Public

Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: 02.10.2025

Mr Tyler Valentine  
Town of Jackson  
Planning Department  
Jackson, WY 83001

April 4, 2022

Sir,

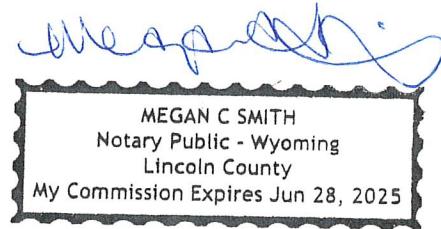
I am writing to confirm that the home at 845 Cache Creek Drive previously owned by Inger Koedt was two separate dwellings before Inger bought it and remained two separate dwellings as long as she lived there. Inger lived in her part of the structure and her daughter Bonnie lived in the other part. They each had their own kitchen, bathroom, bedroom and living area and the two women lived independently.

From the time that Inger Koedt took possession of the place and for many years after, I did carpentry and other handyman jobs on both suites and can confirm that the structure was composed of two distinct living areas during this whole time.

Sincerely,



Douglas Brown  
PO Box 3669 Jackson, WY 83001  
Ph 307-413-3039



Signature Verified on:

4-5-22

April 1, 2022  
382 Saddle Butte Drive  
Jackson, WY 83001

Tyler Valentine, Senior Planner  
Town of Jackson  
150 E Pearl Street  
Jackson, WY

**Re: 845 Cache Creek Drive is a 2-unit home**

Dear Tyler Valentine,

The purpose of this letter is to affirm that the building at 845 Cache Creek Drive has always been a 2-unit residence since at least 1998. It was purchased by Inger Koedt in 1998, and from that time on Inger, her daughter Bonnie, and others have lived there until Inger's death in 2021.

We have known Inger Koedt since the late 1950s when she and her husband Bob first moved to Jackson Hole. When Inger moved to Jackson in 1998, we have spent a great deal of time visiting her at 845 Cache Creek Drive. The house has a bedroom, bathroom, kitchen and living/dining rooms on both sides of the house, separated by a hallway with a guest bedroom. Each side has a private entrance to the outside.

In recent years Reade Dornan was a frequent visitor to Inger's house as she and Inger were involved in writing a cookbook using Inger's recipes. We also visited Bonnie in the 1970s when she was writing a chapter in her book about the Dornan family. In other words, we became very familiar with the Koedt property on Cache Creek Drive and we can testify about its history and the layout of the house.

Patty Ewing has asked us to write this letter. If you have any questions, please feel free to contact us.

Sincerely,

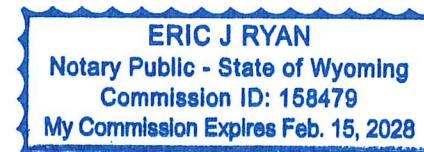
David B Dornan

*David B Dornan*

Reade W Dornan

*Reade W. Dornan*

State of Wyoming County of Teton ss,  
On this 6th day of April 20 22,  
before me the undersigned notary public, personally appeared  
David B Dornan + Reade W Dornan,  
personally known or proved to me through satisfactory evidence of  
identification, to be the person(s) whose name(s) is/are signed on the  
preceding or attached document and acknowledged to me that  
he/she/they signed it voluntarily for its stated purpose.  
Eric Ryan  
Notary Public Signature



April 7, 2022

Mr. Tyler Valentine  
Town of Jackson  
Planning Department  
Jackson, WY 83001

Dear Mr. Valentine;

This is a note to confirm our long time acquaintance, since the early 70's, with both Frank and Patty Ewing and Inger Koedt, recently deceased at age 106 years.

Inger has needed, for about 20 years, some additional assistance with daily living which has included live-in caregivers. Her home at 845 Cache Creek Dr., facilitated by the Ewings, has always had an attached apartment, with kitchen and bath, for caregivers, family or guests. Inger's daughter, Bonnie Kreps, lived there for some 7 years while working on a film project with Charlie Craighead, about Mardy Murie. Inger and Mardy were good friends. Bonnie had to move due to concerns about her own dementia.

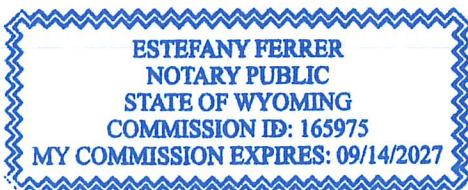
My husband, Dick, and I, visited Inger occasionally over the years and have been aware of the two stand-alone sections of the house. As you well know, housing is a critical need in our community. Updating 845 Cache seems like a much needed option for those seeking a modest accommodation. In addition, the Ewing's desire to preserve an historic building helps with retaining community character. I hope the Town is able to see the value in both considerations.

Respectfully,

Dick and Sandy Shuptrine  
P.O. Box 1954  
Jackson, WY 83001  
Phone: 733-6371  
email: sandyshuptrine@wyom.net

Dick Shuptrine  
Dick Shuptrine  
Sandy Shuptrine  
SANDY SHUPTRINE

Estefany Ferrer April 6, 2022



Loring Woodman  
PO Box 427  
Wilson, WY 83014  
April 5, 2022

Mr. Tyler Valentine  
Town of Jackson Planning Department  
Jackson, WY 83001

Dear Mr. Valentine:

My name is Charles L. Woodman but everyone calls me Loring. I am writing you in hopes I can help set the record straight on the previous occupancy of 845 Cache Creek Drive in Jackson, a structure that used to belong to Inger Koedt before she sold it to Patty Ewing maybe five or six years ago.

In any case, when Inger was living there it consisted of two separate apartments, one of which was occupied by Inger herself and the other by her daughter, Bonnie Kreps, who was in her seventies. Each apartment had its own entrance, with separate bath and kitchen facilities. Bonnie worked for many years during this time as a film maker with her business partner Charlie Craighead. When Bonnie left Jackson and moved to Canada, Inger rented the second apartment out to someone else who I met once or twice but whose name I've forgotten.

I knew Inger Koedt, and her husband Bob Koedt, starting in the 1960s. After Bob died and Inger moved from Moose to Jackson, I would visit her frequently at 845 Cache Creek Drive. That is why I am familiar with her living arrangements. After Inger died last fall I found a home for her grand piano and arranged to get it moved down to Alpine. This was quite a production.

Please feel free to contact me if you have any questions. I would be happy to help in any way I can. You can reach me at 733-0410 or by email at [loring@wilsonfaces.com](mailto:loring@wilsonfaces.com).

Sincerely,

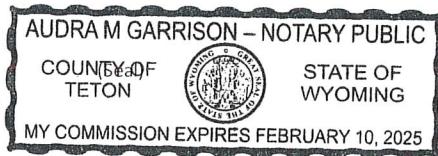


Loring Woodman

State of Wyoming  
County of Teton

I certify that this is a true and correct copy of a document entitled Letter to  
Title of document

Town of Jackson in the possession of Charles L. Woodman (Loring)  
planning dept. Name(s) or Person(s)



Audra M Garrison  
Signature of Notarial Officer

Notary Public  
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: 02.10.2025