



# 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: February 7,2023	<b>REQUESTS:</b>
Item #: P23-029	The applicant is submitting a request for a Grading Pre-Application for the property located at 1175 W Hwy 22, legally known as PT. SW1/4 NE1/4, SEC. 32, TWP. 41, RNG. 116 PIDN: 22-41-16-32-1-00-007
Planner: Tyler Valentine	For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1305	
Email: <a href="mailto:tvalentine@jacksonwy.gov">tvalentine@jacksonwy.gov</a>	
<b>Owner:</b> Overland West, Inc. PO Box 590 Ogden, UT 84402	
<b>Applicant:</b> Y2 Consultants PO Box 2870 Jackson, WY 83001	
<b>Please respond by: February 21, 2023 (with Comments)</b>	

**Owner:**

Overland West, Inc.  
PO Box 590  
Ogden, UT 84402

**Applicant:**

Y2 Consultants  
PO Box 2870  
Jackson, WY 83001

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



**PRE-APPLICATION CONFERENCE REQUEST (PAP)**  
Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:  
P.O. Box 1687 [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

***For Office Use Only***

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

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

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

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

**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.

For additional information go to [www.townofjackson.com/204/Pre-Application](http://www.townofjackson.com/204/Pre-Application)

**PROJECT.**

Name/Description: C&B Demo and reclaim

Physical Address: 1175 W Highway 22

Lot, Subdivision: \_\_\_\_\_

PIDN: 22-41-16-32-1-00-007

**PROPERTY OWNER.**

Name: Overland West, Inc. Phone: 801-337-5230

Mailing Address: PO Box 590, Ogden, UT ZIP: 84402

E-mail: [epetersen@overlandwest.com](mailto:epetersen@overlandwest.com)

**APPLICANT/AGENT.**

Name, Agency: Vincent Roux, Y2 Consultants Phone: 307-733-2999

Mailing Address: PO Box 2870, Jackson, WY ZIP: 83001

E-mail: [vince@y2consultants.com](mailto:vince@y2consultants.com)

**DESIGNATED PRIMARY CONTACT.**

Property 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: \_\_\_\_\_

**TYPES OF PRE-APPLICATION NEEDED.** Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit  
 Use Permit  
 Development Option or Subdivision Permit  
 Interpretations of the LDRs  
 Amendments to the LDRs  
 Relief from the LDRs  
 Environmental Analysis

**This pre-application conference is:**  
 Required  
 Optional  
 For an Environmental Analysis  
 For grading

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)) of the submittal packet.

Have you attached the following?

Yes **Application Fee.** Go to [www.townofjackson.com/204/Pre-Application.com](http://www.townofjackson.com/204/Pre-Application.com) for the fees.

N/A **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>.

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

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

Yes **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:

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

Yes **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.

Erik J. Petersen  
Signature of Owner or Authorized Applicant/Agent  
Erik J. Petersen  
Name Printed

2/7/2023

Date

**EXECUTIVE VICE PRESIDENT**  
Title



y2consultants.com  
307 733 2999

# CONSULTANTS

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

February 7, 2023

## **GEC PRE-APP REQUEST PROJECT NARRATIVE**

### **C&B JACKSON PLANT DEMO AND RECLAIM 1175 W. HWY 22, JACKSON, WY**

#### **1. EXISTING PROPERTY CONDITIONS**

The C&B Jackson Plant is located at 1175 Hwy 22 and was formally a petrochemical distribution facility. The petrochemical distribution system (pumps, piping, storage tanks) have been removed. The remaining development includes a cinderblock structure, driving and parking areas, a concrete pad where the tanks were located, metal fencing, and an outdoor staircase. Steep slopes exist and separate the lower driving level from the upper concrete pad level. The property does not overlap with natural resource overlays according to the Teton County GIS map.

#### **2. CHARACTER OF PROJECT**

The scope of this project includes demolition and removal of the cinderblock building, concrete tank storage pad, miscellaneous concrete pads, some fencing. The project proposes to replace impervious areas of the lower level (building, concrete pads) with crushed base, while reclaiming the upper concrete pad area with native grass-seed. The staircase will remain.

Following demolition work, and prior to reclamation, soil remediation will occur. This will include removal and replacement of soils. The remediation work is subject to occur across the entire property, including on the steep slopes, as dictated by environmental investigations. Site grading will be returned to the existing conditions; no changes to grading are proposed.

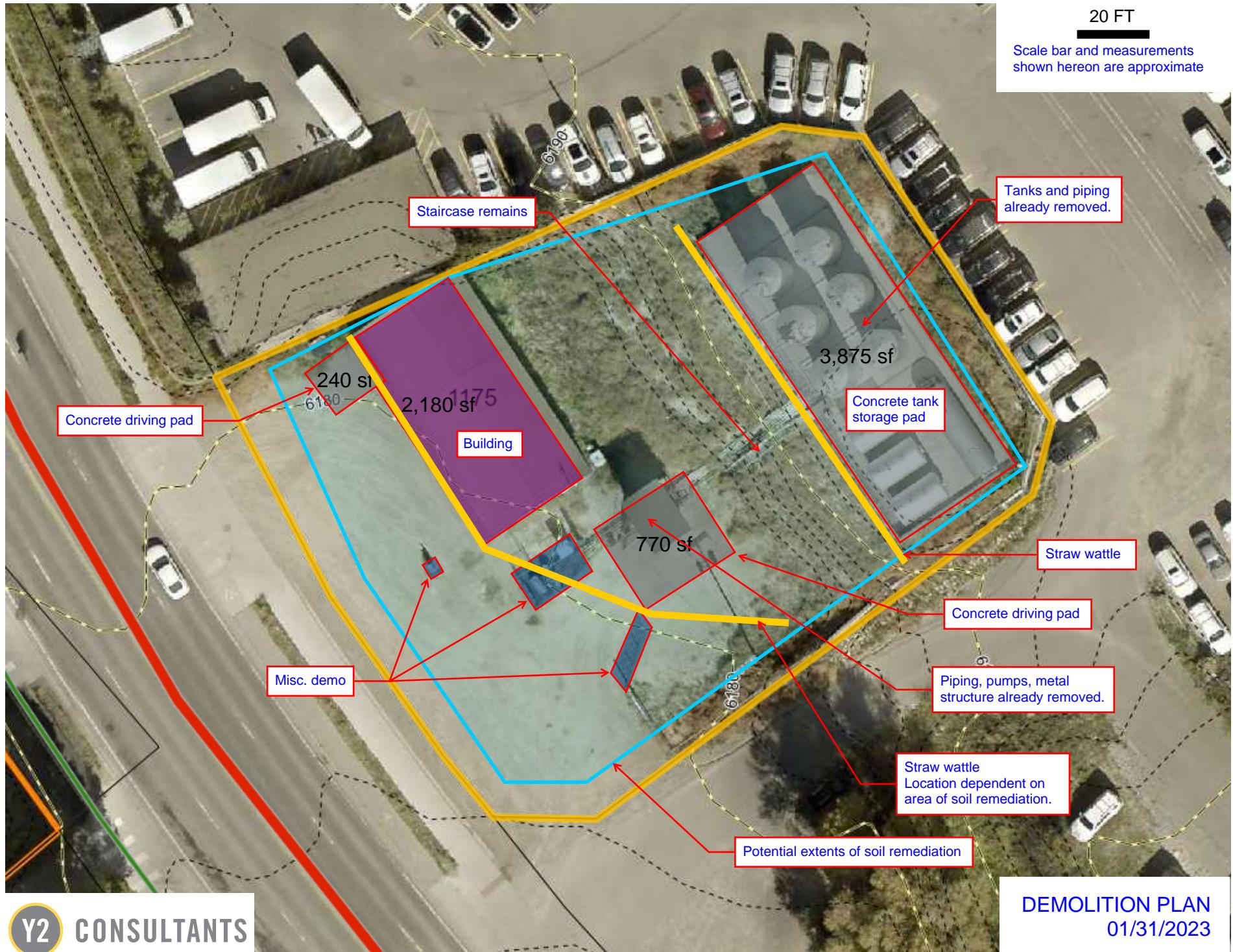
#### **3. INTENDED DEVELOPMENT OPTION**

N/A.

#### **4. PROPOSED AMENDMENTS TO THE LDR's**

N/A.

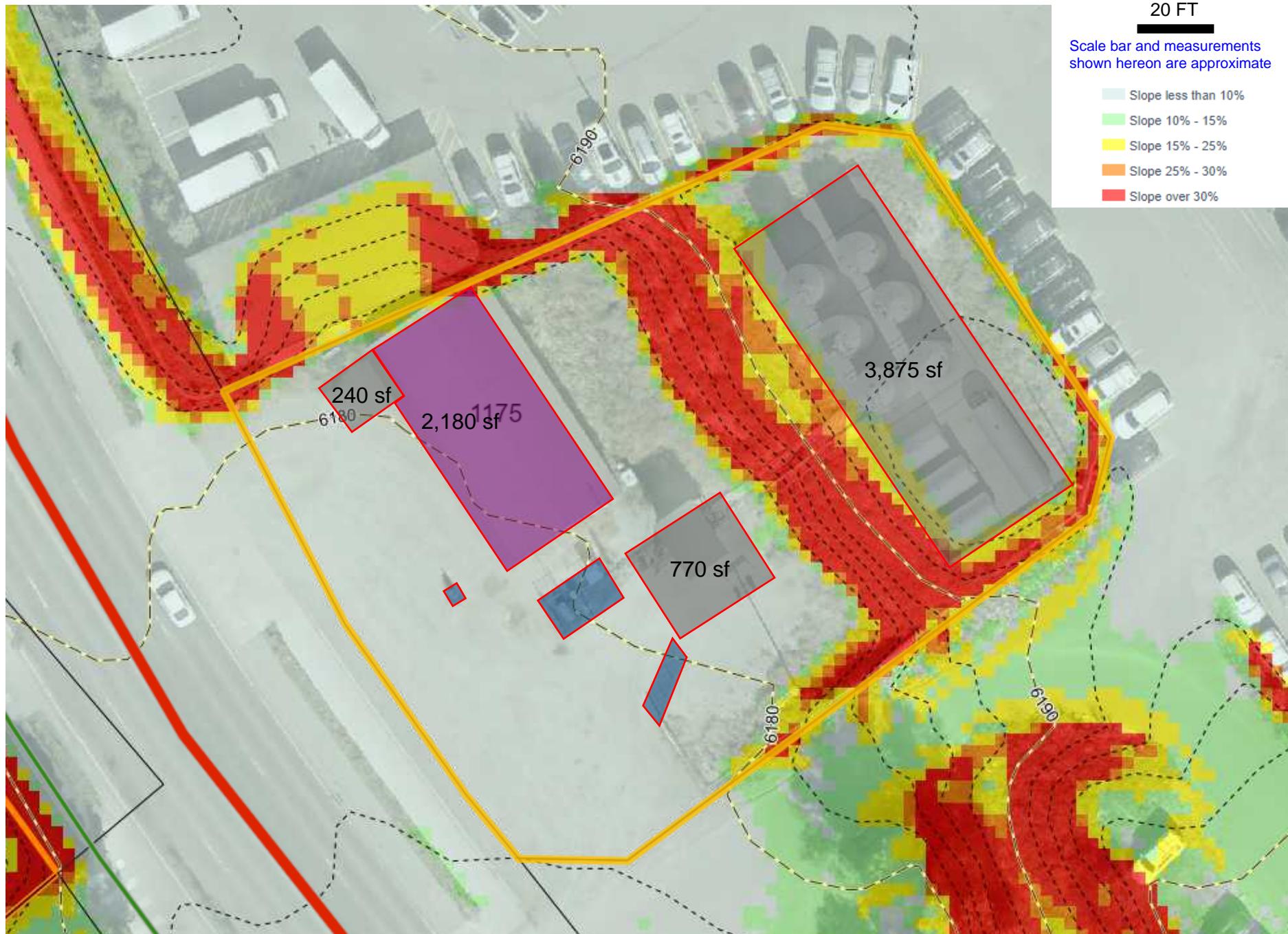
# C&B Jackson Plant - 1175 W HWY 89, Jackson, WY



Y2

CONSULTANTS

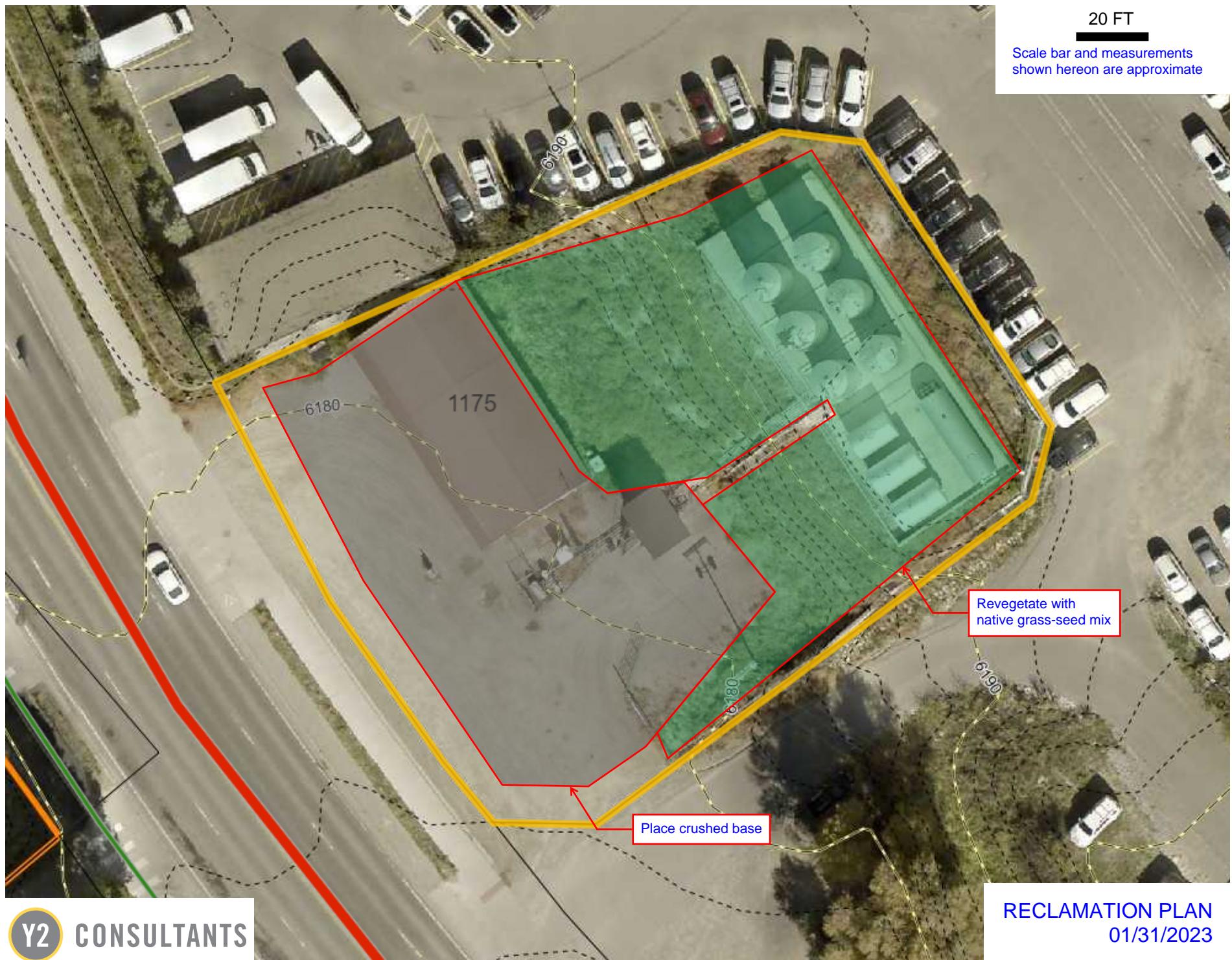
# C&B Jackson Plant - 1175 W HWY 89, Jackson, WY



# C&B Jackson Plant - 1175 W HWY 89, Jackson, WY

20 FT

Scale bar and measurements shown hereon are approximate



## Vince Roux

---

**From:** Erik Petersen <epetersen@overlandwest.com>  
**Sent:** Tuesday, February 7, 2023 1:22 PM  
**To:** Vince Roux; Zia Yasrobi  
**Subject:** Fwd: Pre-Application Conference Request  
**Attachments:** Pre-Application Conference Request.pdf

**CAUTION: This email originated from outside of Y2 Consultants. Do not click links or open attachments unless you recognize the sender and know the content is safe!**

Hi Vince,

Thanks for all of the info. Attached is the signed Pre-application Conference Request.

Please let me know when you need the other applications returned for Demo and Grading; or what else you need regarding the conference.

I'm being told some wood is being removed from the dumpster so it can then be removed from the site.

Thanks again,

Erik



Erik J Petersen  
Executive Vice President

---

Overland West, Inc. | 2805 Washington Blvd. - Ogden , UT 84401  
 801-337-5230 | [www.overlandwest.com](http://www.overlandwest.com)



---

**From:** Kim Pedersen <kpedersen@overlandwest.com>  
**Sent:** Tuesday, February 7, 2023 1:10:27 PM  
**To:** Erik Petersen <epetersen@overlandwest.com>  
**Subject:** Pre-Application Conference Request



Kim Pedersen  
Assistant to Jerry H. Petersen, President

Overland West, Inc.  
 801-337-5223

2805 Washington Blvd. - Ogden, UT 84401  
Fax: 801-334-2223  
[www.overlandwest.com](http://www.overlandwest.com)



Wyoming Title & Escrow - Jackson  
1110 Maple Way  
Jackson, Wyoming 83001

GRANTOR: CONRAD & BISCHOFF LLC  
GRANTEE: OVERLAND WEST INC  
Doc 1052999 Filed At 15:41 ON 01/19/23  
Maureen Murphy Teton County Clerk fees: 21.00  
By Corrina Dorman Deputy Clerk

### **SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, CONRAD & BISCHOFF, LLC, a Delaware limited liability company (collectively "Grantor"), conveys and warrants to OVERLAND WEST, INC., a Utah corporation, whose address is 2805 Washington Boulevard, Ogden, Utah 84401 ("Grantee"), the following described real property situate in Teton County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See **Exhibit A** attached hereto (the "Property").

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto.

SUBJECT TO liens, encumbrances, easements and other matters of record, as well as taxes and matters that would be disclosed by an accurate ALTA/NSPS survey of the Property (collectively, "Permitted Encumbrances").

Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the Permitted Encumbrances.

DATED this 16<sup>th</sup> day of January, 2023.

*[Signature Page follows.]*

**GRANTOR:**

CONRAD & BISCHOFF, LLC,  
a Delaware limited liability company

By:   
Name: Jacob Lee Searle  
Its: General Manager

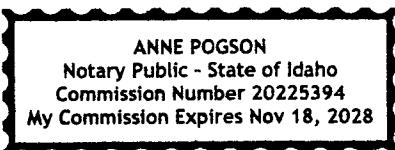
STATE OF Idaho )  
                          ) ss.  
COUNTY OF Canyon )

This record was acknowledged before me on January 16, 2023, by Jacob Lee Searle, as General Manager of Conrad & Bischoff, LLC, a Delaware limited liability company, on behalf of the company.

(Stamp)

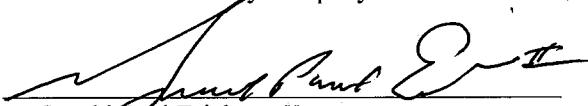
Anne Pogson  
Signature of notary public

My commission expires: 11-18-28



**GRANTOR:**

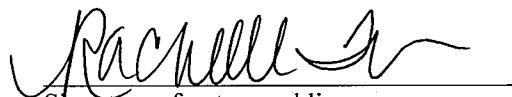
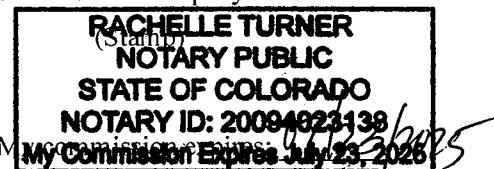
CONRAD & BISCHOFF, LLC,  
a Delaware limited liability company

By: 

Name: Gerald Paul Erickson II  
Its: Chief Operating Officer

STATE OF Colorado )  
COUNTY OF Pueblo ) ss.

This record was acknowledged before me on January 18, 2023, by Gerald Paul Erickson II, as Chief Operating Officer of Conrad & Bischoff, LLC, a Delaware limited liability company, on behalf of the company.



Signature of notary public

THIS DOCUMENT HAS BEEN DRAFTED BY:  
Dorsey & Whitney LLP (AJK)  
50 South Sixth Street, Suite 1500  
Minneapolis, MN 55402

WHEN RECORDED RETURN TO:  
Overland West, Inc.  
Attn: Erik J. Petersen  
2805 Washington Boulevard  
Ogden, Utah 84401

**EXHIBIT A**

**Legal Description of the Property**

The following tract of land which needs a more accurate legal description:

A tract of land located in the SW ¼, NE ¼, Section 32, T 41 N, Range 116 W, Teton County, Wyoming, and being more particularly described as follows:

Commencing at the N ¼ corner of said Section 32 and traversing S 9°35' E, 1871.28 feet, Thence S 86°44' E, 703.86 feet to a 2 inch diameter unmarked brass cap imbedded in concrete and being the Southeast corner of that tract of record found in Book 9 of Deeds, page 480 in the Office of the Teton County Clerk, Thence West 126.00 feet to the point of beginning. Thence West 166.11 feet to a point lying on the Easterly R.O.W. line of Wyoming State Highway 22, said point lying on a circular curve and having a radial bearing of N 52°32'32" E, Thence Northerly along said R.O.W. through a curve to the right having a central angle of 9°45'02" and a radius of 899.42 feet for an arc distance of 153.07 feet, Thence N 67°48'54" E, 199.80 feet; thence S 30°41'06" E, 132.83 feet; Thence 87.16 feet to the point of beginning. The basis of bearing being S 89°56' W, B.L.M. record, from the North ¼ corner of the Northwest corner of said Section 32;

AND

A parcel of land located in the SW ¼ NE ¼, Section 32, T 41 N, R 116 W, Teton County, Wyoming, and being more particularly described as follows:

Commencing at the N ¼ corner of said Section 32; thence S 25°06'22" E, 1870.22 feet to the Point of Beginning; which is the Northernmost corner of a concrete retaining wall; Thence S 65°30'06" W, 30.52 feet along said retaining wall to a point on the North line of that record tract in Book 45 of Photos, pages 428-430 in the Teton County Clerk's office; Thence N 67°48'54" E, 32.75 feet along said North line to a point on the Easterly edge of said retaining wall; Thence N 83°35'45" W, 2.57 feet along said retaining wall to the Point of Beginning.

EXCEPTING THEREFROM that parcel of land conveyed in Warranty Deed recorded February 7, 1980, Book 97 of Photo, pages 32-33 to Clark's Ready-Mix and Construction, a Wyoming corporation.

PIDN: 22-41-16-32-1-00-007