



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

<p>Date: March 9, 2023</p> <p>Item #: P23-052</p> <hr/> <p>Planner: Tyler Valentine Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <hr/> <p>Owner 1400 South LLC PO Box 802523 Dallas, TX 75380</p> <p>Applicant Jorgensen Associates PO Box 9550 Jackson, WY 83002</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Zoning Compliance Verification for the property located at 1400 & 1450 S Hwy 89, legally known as PT. SW1/4 NW1/4, SEC. 5, TWP. 40, RNG. 116 & PARCEL B PIDN: 22-40-16-05-2-00-010 and 012.</p> <p>For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.</p>
<p>Please respond by: March 23, 2023 (Sufficiency) March 30, 2023 (with Comments)</p>	

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@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 #s _____

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

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: 22-40-16-05-2-00-012

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

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

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 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 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 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 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

Date

Name Printed

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: 3.9.23

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that 1400 SOUTH LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 1400/1450 SOUTH HIGHWAY 89, JACKSON WY

Legal Description: _____

Please attach additional sheet for additional addresses and legal descriptions

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

Mailing address of Applicant/agent: _____

Email address of Applicant/agent: _____

Phone Number of Applicant/agent: 307-733-5150

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 is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Business License Application
- ☒ Demolition Permit ☐ Home Occupation ☐ Other (describe) _____

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.

Property Owner Signature

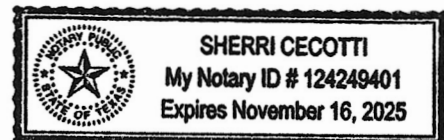
JOHN HUFFMAN, MANAGING MEMBER OF 1400 SOUTH LLC

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Texas)
) SS.
 COUNTY OF Dallas)

The foregoing instrument was acknowledged before me by John Huffman this 9th day of March, 2023. WITNESS my hand and official seal.

Notary Public



My commission expires:

11/16/25



March 8, 2023

Planning and Building
Town of Jackson
150 E Pearl Ave
PO Box 1687
Jackson WY 83001

RE: Zoning Compliance Verification for 1400 and 1450 S Hwy 89 to determine manmade slopes according to Section 5.4.1.B.1 of Town of Jackson Land Development Regulations

To Whom It May Concern:

We are submitting this application for a Zoning Compliance Verification (ZCV) for manmade slopes at the properties 1400 and 1450 South Highway 89 in the Town of Jackson on behalf of our client, 1400 South LLC. These properties, and the two to the north, are situated uniquely between the toe of the slope of Snow King Mountain and Highway 89S. The applicant would like to ask the Town to determine whether certain slopes within the property (see exhibits and figures) are manmade and therefore able to be developed, with appropriate geotechnical investigation and design, even though they currently exceed 25%, as per Section 5.4.1.B.1 "Manmade Slopes."

It is clear, both by examining current topography and the aerial photo record, that this property has been previously disturbed dating back to at least 1967, if not before. The existing site layout appears to have been created between 1989 and 1994, and the property has not seen further significant grade change since. The extent of the manmade slopes is visible in the photo record as a change in vegetation on the slope. The change in vegetation was verified visually on site prior to snowfall. The nature of the steeper areas left within the main body of 1400 S Hwy 89 also indicates a manmade slope condition.

Estimates of the pre-disturbed slopes were performed by inferring slopes from the eastern edge of the disturbance line on the property directly to the western property boundary using four geologic cross-sections across the property. The eastern edge of disturbance throughout the property is highlighted in the aerial photographs attached this letter, and the western edge of the property line corresponds with a waterway or ditch visible in the 1945 aerial photograph (viewed on the Teton County GIS server) that we believe follows the native bottom of slope. This method indicates that native slopes throughout the property were an average of 19% west of the disturbed area presented in Figures 1 through 5. Additionally, fill was observed in most of the geotechnical boreholes and test pits throughout the property, which further indicates manmade slope conditions.

This application complies with the required findings for a ZCV, Section 8.6.3.C, in that it seeks to comply with the relevant standards of the LDRs (Section 5.4.1.B.1) and there are no previous standards or conditions specifically applicable to these properties.

We have included the following supporting exhibits and figures to assist in this determination:

- 1) Current slope map of 1400 and 1450 S Hwy 89, showing areas exceeding 25%;
- 2) Historical photos from 1955, 1967, 1994, 1999, and 2022; and
- 3) Geologic cross-sections aligned east-west through the property with a test pit and borehole location map (Figures 1 through 5).

Please don't hesitate to reach out with any questions or for further conversation.

Sincerely,

JORGENSEN ASSOCIATES

A handwritten signature in black ink, appearing to read "M. Dunbar-Irwin".

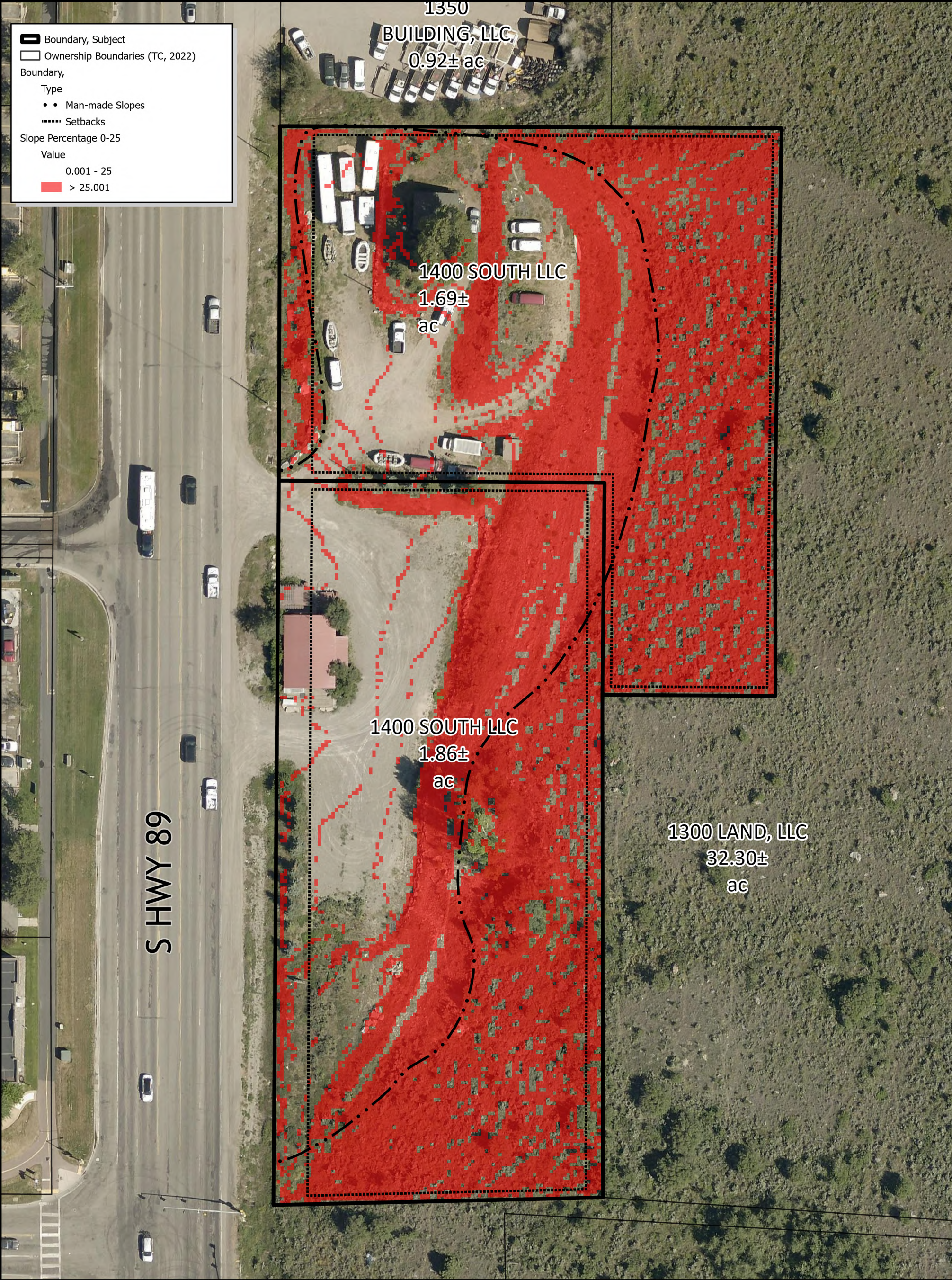
Mila Dunbar-Irwin
Land Use Project Manager

JORGENSEN GEOTECHNICAL

A handwritten signature in blue ink, appearing to read "Colter H. Lane".

Colter H. Lane, P.E.
Geotechnical Engineering Manager

FILE PATH: P:\2022\22212-HUFFMAN-1400 S HWY 89 LLC\70-GIS\ARCPRO_22212\JA22212_BASE_APRX | DRAFTED BY: IBOETTCHER



PROJECT NUMBER:
22212

Subject Property

DESIGN DATE:
1/4/2023

FIGURE:

SHEET TITLE:

1400 S Hwy 891400 S Hwy 89

Slope Map 0%-25%

PIDN: 22-40-16-05-2-00-010 and 22-40-16-05-2-00-012

TETON COUNTY, WYOMING

AERIAL 2020, CONDITIONS AND FEATURES MAY VARY FROM THOSE SHOWN HEREON. LINE WORK SUBJECT TO CORRECTION AND APPROVAL.

0204060

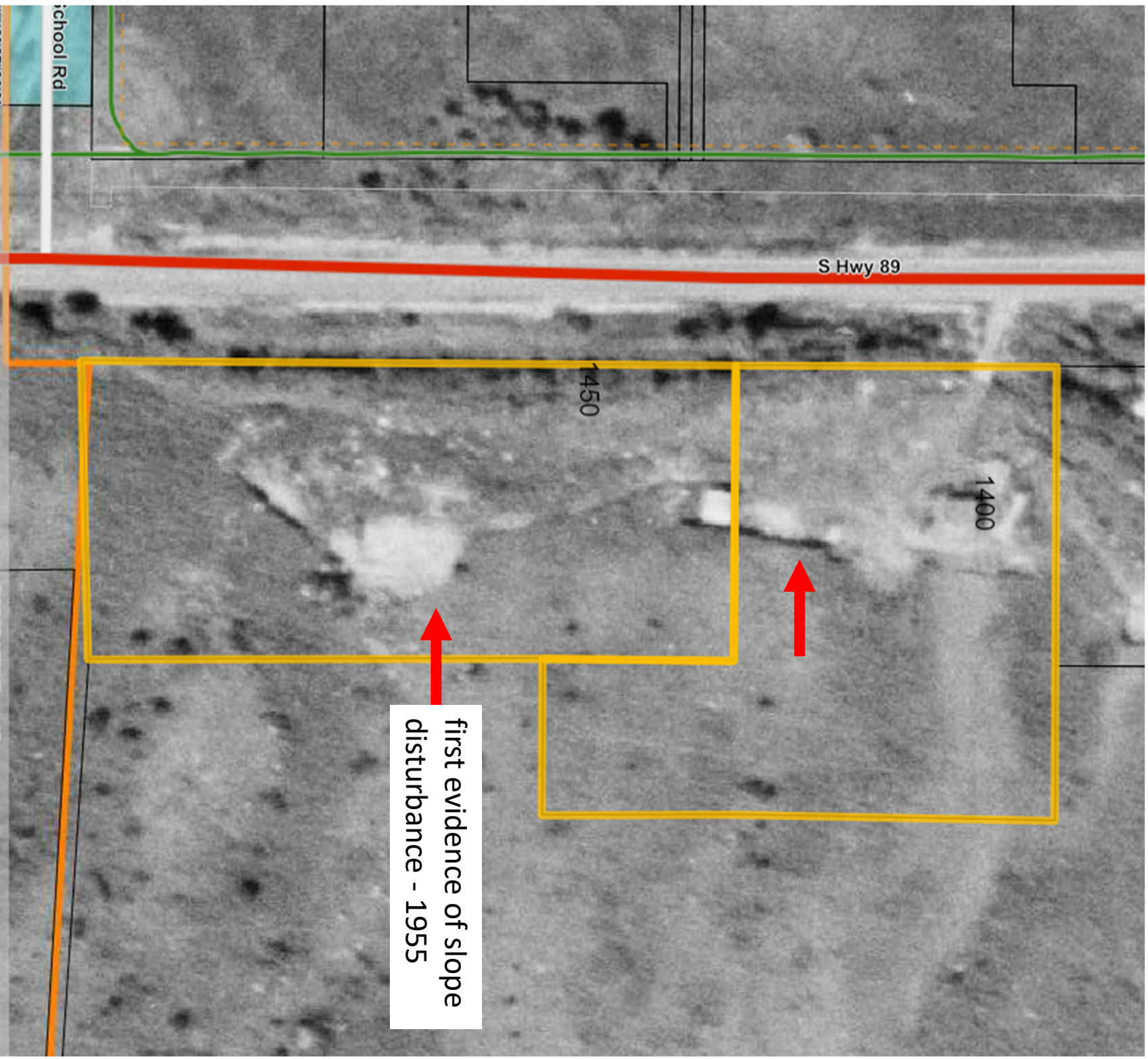
FT

1 INCH = 53 FEET

SCALE VALID FOR 11X17 PRINTS ONLY

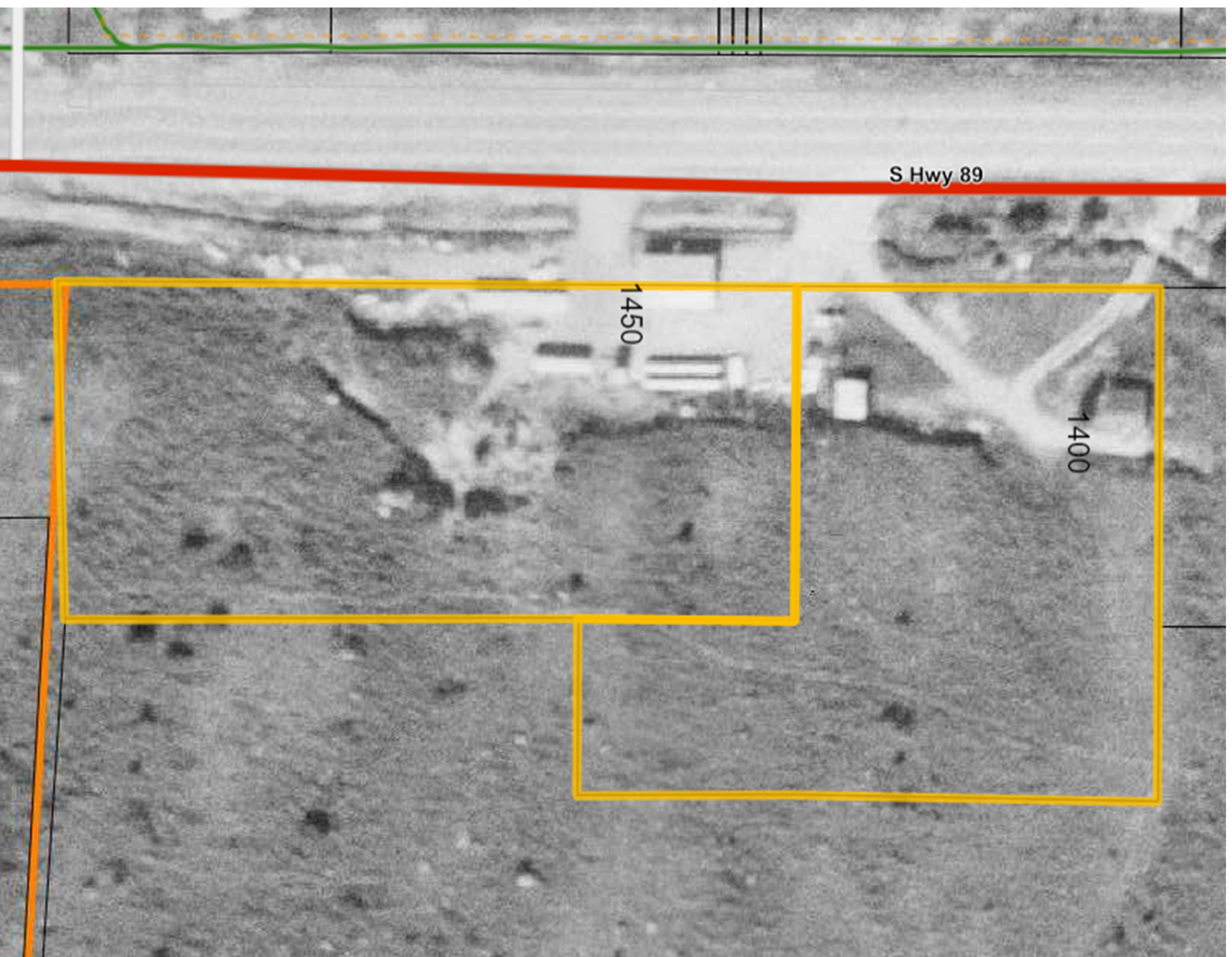
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

1955 B&W, 2ft resolution
Teton County MapServer



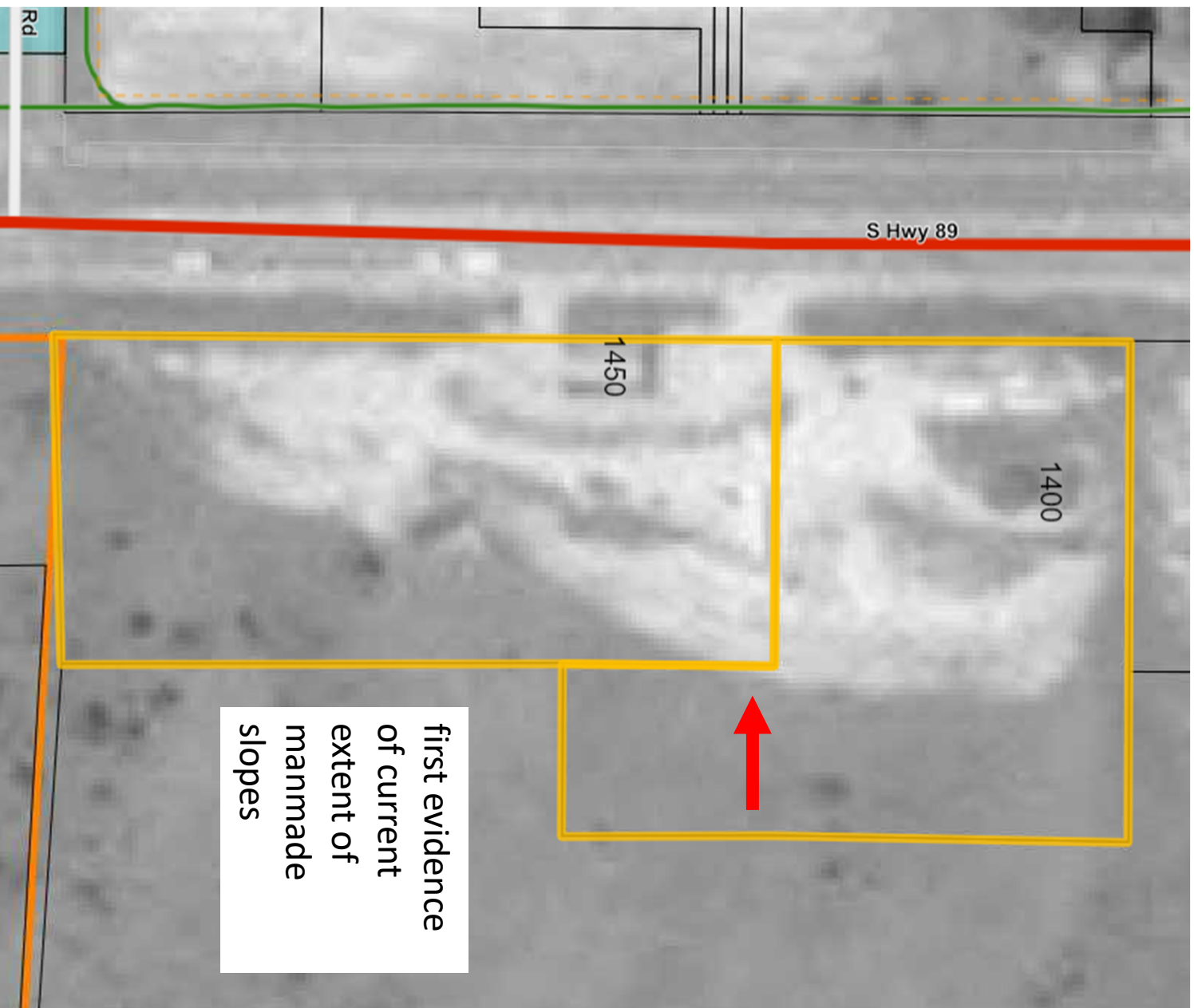
ZCV for Manmade Slopes
1400 and 1450 S Hwy 89
January 25, 2023

1967 B&W
Teton County MapServer



ZCV for Manmade Slopes
1400 and 1450 S Hwy 89
January 25, 2023

1994 B&W, 1m
Teton County MapServer



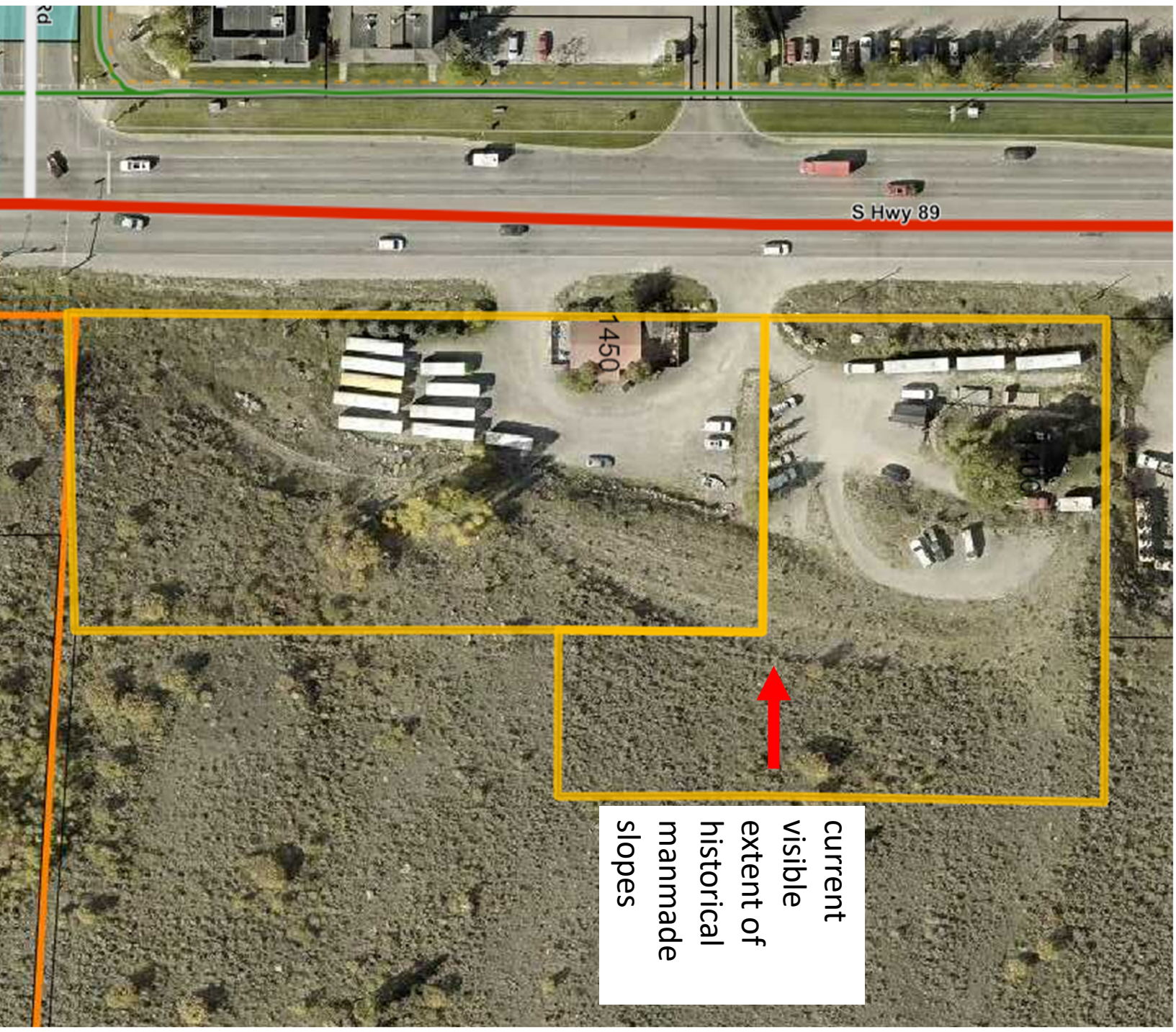
ZCV for Manmade Slopes
1400 and 1450 S Hwy 89
January 25, 2023

1999 Color, 1ft
Teton County MapServer

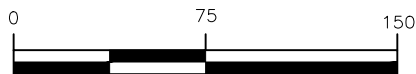
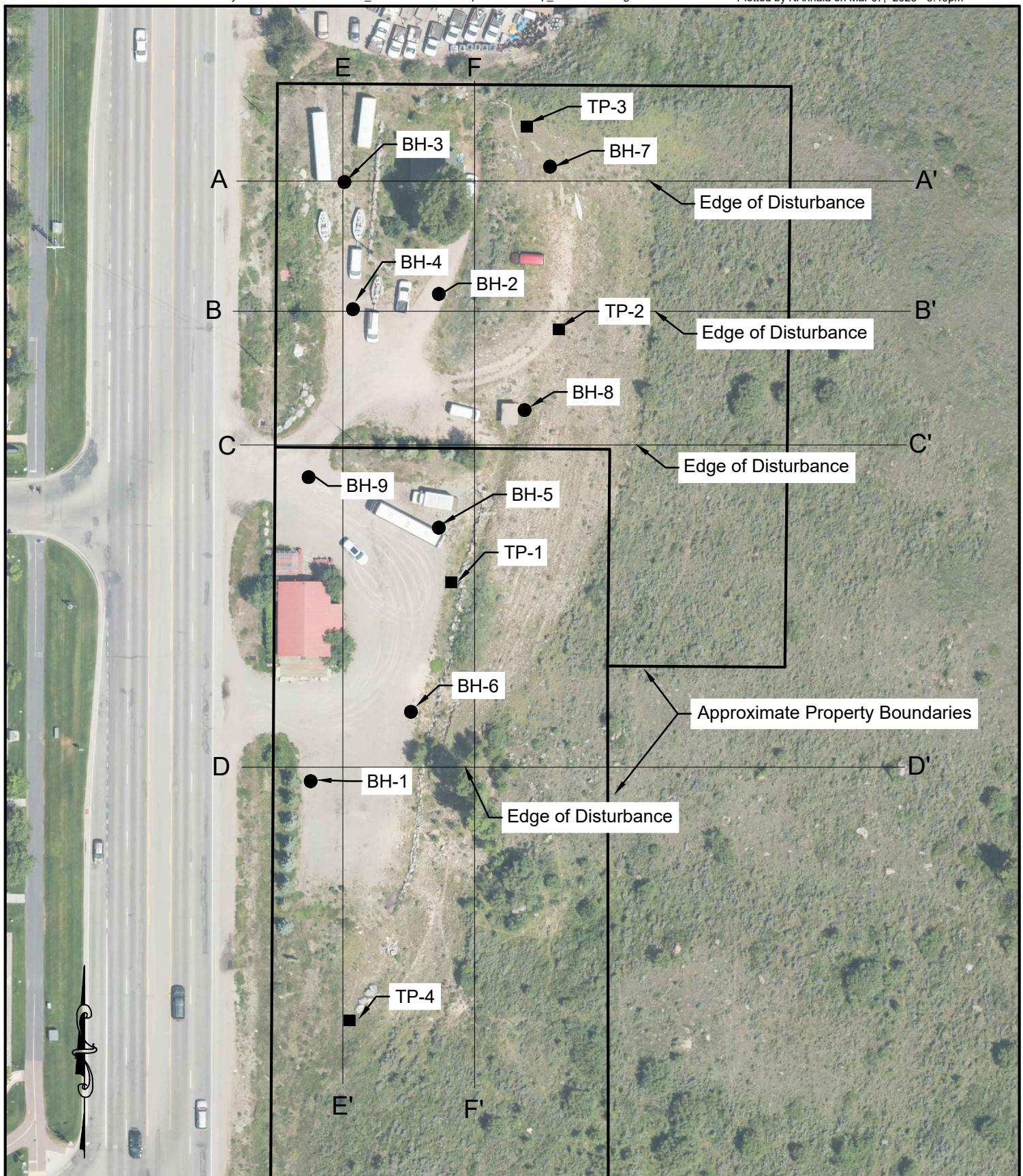


ZCV for Manmade Slopes
1400 and 1450 S Hwy 89
January 25, 2023

2022 Aerial Photography
Teton County MapServer



ZCV for Manmade Slopes
1400 and 1450 S Hwy 89
January 25, 2023



SCALE: 1 INCH = 75 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Aerial imagery provided by Teton County, 2019. Precise borehole and test pit locations acquired via GNSS/GPS receiver with submeter accuracy.

DRAFTED BY: JBJ
REVIEWED BY: DB
PROJECT NUMBER
15012


SHEET TITLE:
Figure 1
Borehole, Test Pit, and
Cross Section Location Map

PROJECT TITLE:
ZCV
1400 & 1450 Hwy 89 South
Teton County, Wyoming

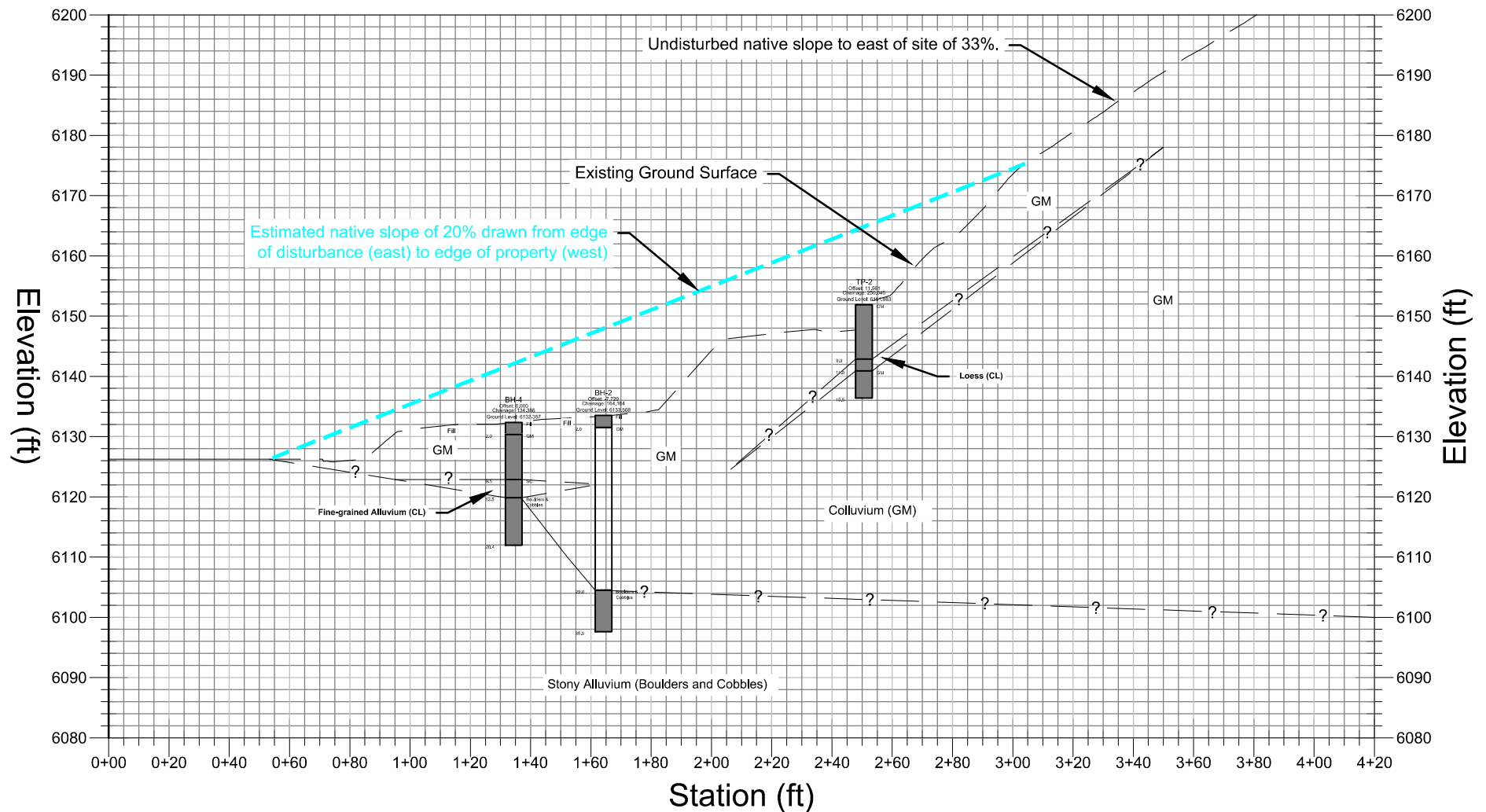
JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com

[illegible]

Observed soil contacts depicted as solid lines.
Inferred soil contacts depicted as dashed lines.

DRAFTED BY:	JBJ	SHEET TITLE: Figure 2 Anticipated Natural Slope and Geologic Cross Section A-A'	PROJECT TITLE: ZCV 1400 & 1450 Hwy 89 South Teton County, Wyoming	
REVIEWED BY:	DB			
PROJECT NUMBER 22212				

Cross section B-B'



SCALE
H 1:1
V 2:1

Observed soil contacts depicted as solid lines.
Inferred soil contacts depicted as dashed lines.

DRAFTED BY: JBJ
REVIEWED BY: DB
PROJECT NUMBER
22212

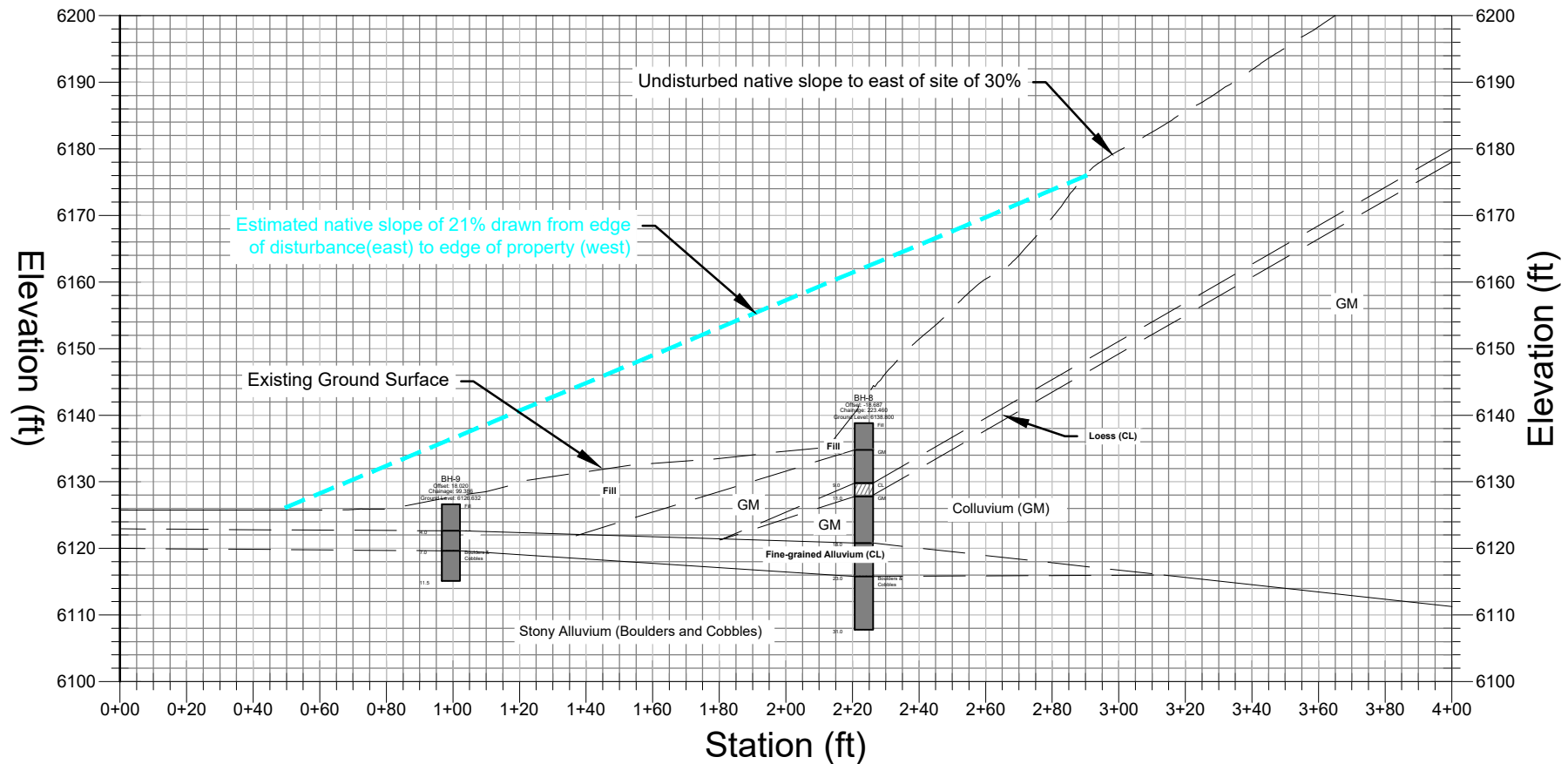
SHEET TITLE:
Figure 3
Anticipated Natural Slope and
Geologic Cross Section B-B'

PROJECT TITLE:
ZCV
1400 & 1450 Hwy 89 South
Teton County, Wyoming



JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com

Cross section C-C'



SCALE

H 1:1

V 2:1

Observed soil contacts depicted as solid lines.
Inferred soil contacts depicted as dashed lines.

DRAFTED BY:	JBJ
REVIEWED BY:	DB
PROJECT NUMBER	22212

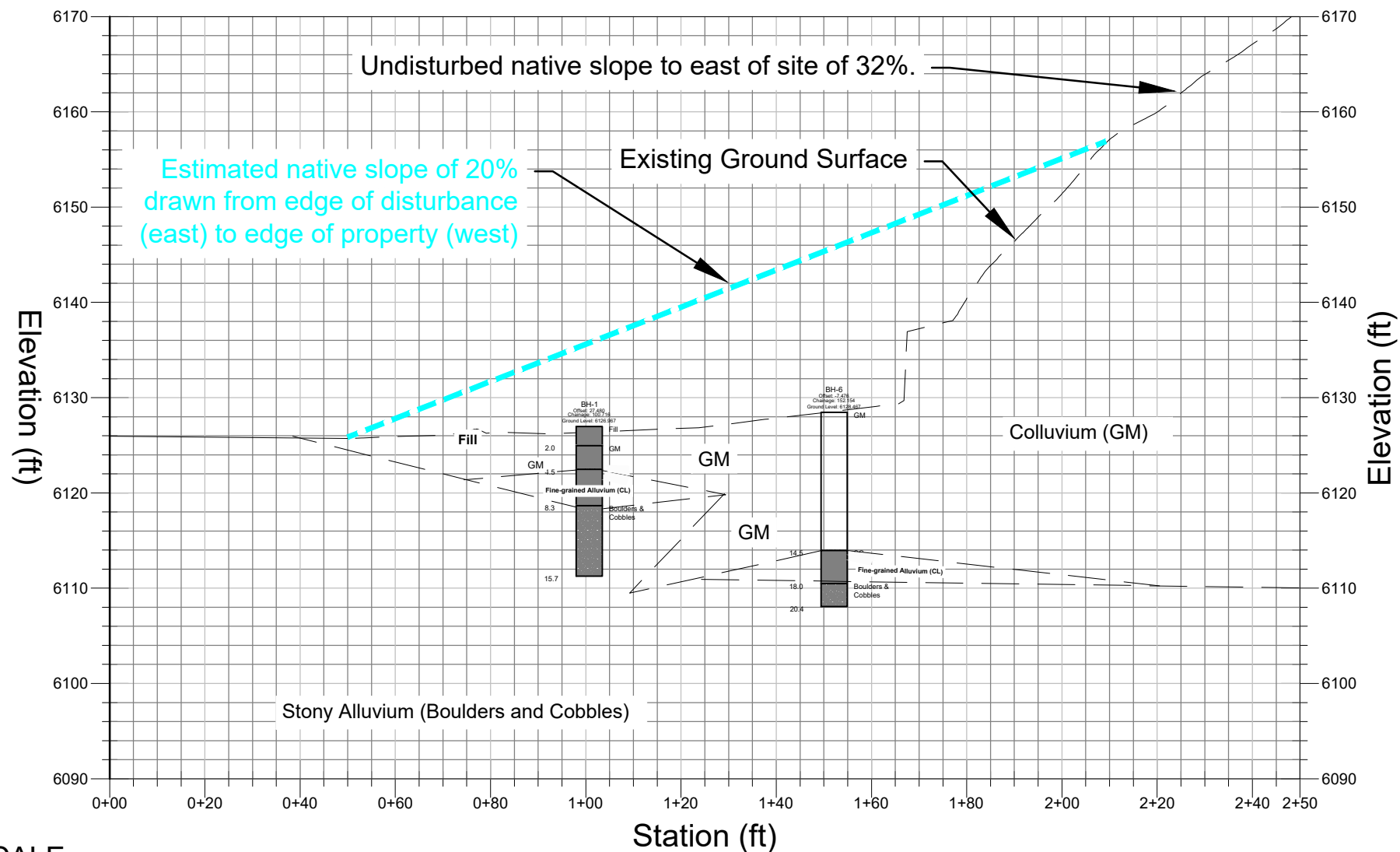
SHEET TITLE:
Figure 4
 Anticipated Natural Slope and
 Geologic Cross Section C-C'

PROJECT TITLE:
 ZCV
 1400 & 1450 Hwy 89 South
 Teton County, Wyoming



JORGENSEN
 Geotechnical, LLC
 307-733-5150 www.jorgeng.com

Cross section D-D'



SCALE

H 1:1

V 2:1

DRAFTED BY: JBJ
REVIEWED BY: DB
PROJECT NUMBER
22212

SHEET TITLE:

Figure 5

Anticipated Natural Slope and
Geologic Cross Section D-D'

PROJECT TITLE:

ZCV

1400 & 1450 Hwy 89 South
Teton County, Wyoming



JORGENSEN

Geotechnical, LLC
307-733-5150 www.jorgeng.com