



# 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: March 9, 2023

Item #: P23-052

Planner: Tyler Valentine  
Phone: 733-0440 ext. 1305

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

**Owner**  
1400 South LLC  
PO Box 802523  
Dallas, TX 75380

**Applicant**  
Jorgensen Associates  
PO Box 9550  
Jackson, WY 83002

**REQUESTS:**

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.

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

**Please respond by: March 23, 2023 (Sufficiency)  
March 30, 2023 (with Comments)**

**RESPONSE:** For Departments not using SmartGov, please send responses via email to:  
[planning@jacksonwy.gov](mailto:planning@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: \_\_\_\_\_

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.com/200/Planning](http://www.townofjackson.com/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?

**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.

\_\_\_\_\_  
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](http://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 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    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.

Jeffrey  
Property Owner

Property Owner Signature

JOHN HUFFMAN, MANAGING MEMBER OF 1400 SOUTH LLC

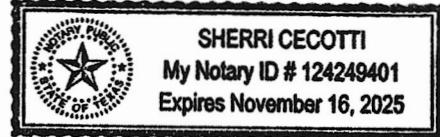
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Texas )  
COUNTY OF Dallas )  
 ) SS.  
 )

The foregoing instrument was acknowledged before me by John Huttman this 14  
day of March, 2023. WITNESS my hand and official seal.

Notary Public

My commission expires:



11/14/25



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**

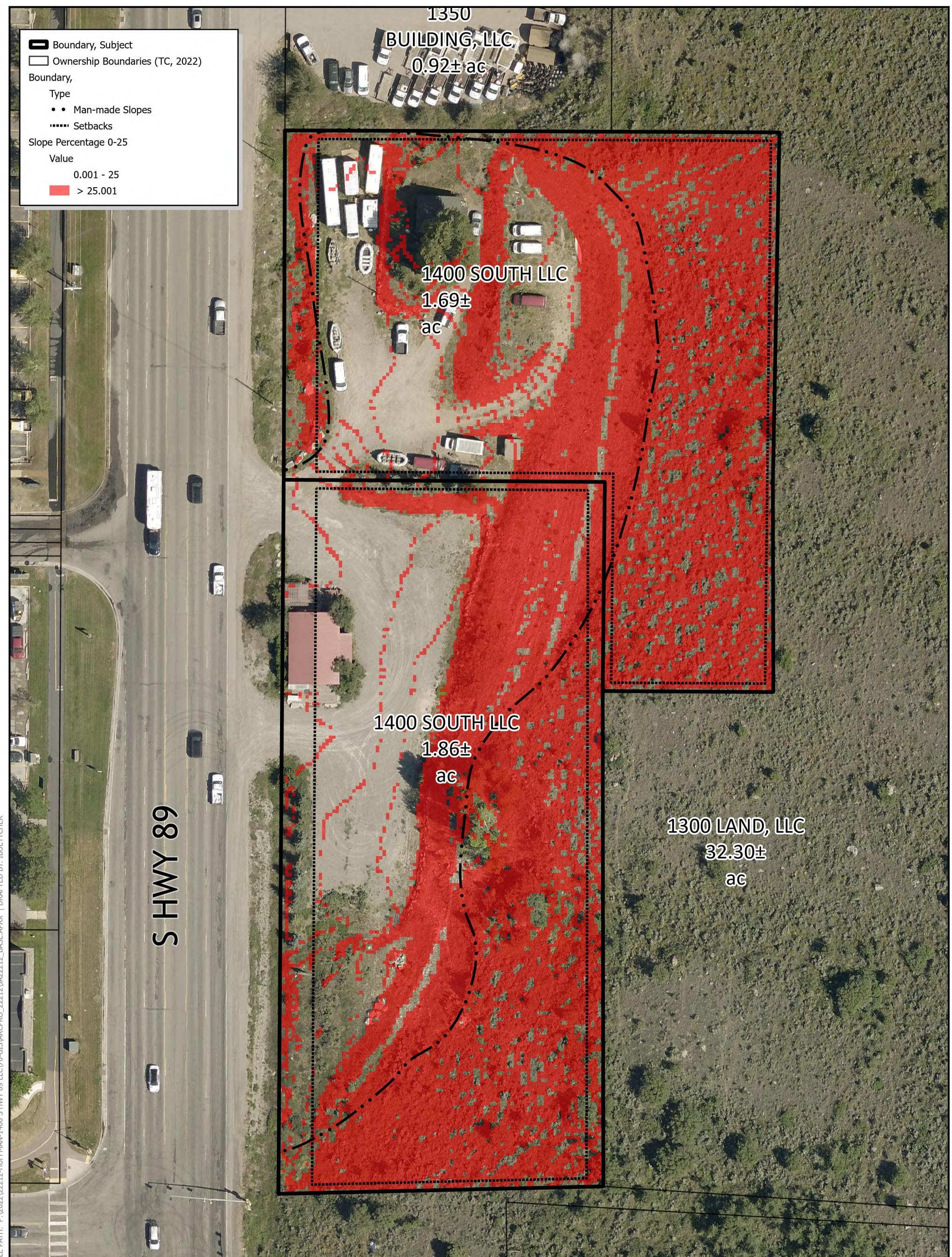


Mila Dunbar-Irwin  
Land Use Project Manager

**JORGENSEN GEOTECHNICAL**



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



PROJECT NUMBER:	22212
SHEET TITLE:	
Subject Property	
DESIGN DATE:	1/4/2023
FIGURE:	

## 1400 S Hwy 89 1400 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

0 20 40 60  
FT  
1 INCH = 53 FEET

SCALE VALID FOR 11x17 PRINTS ONLY

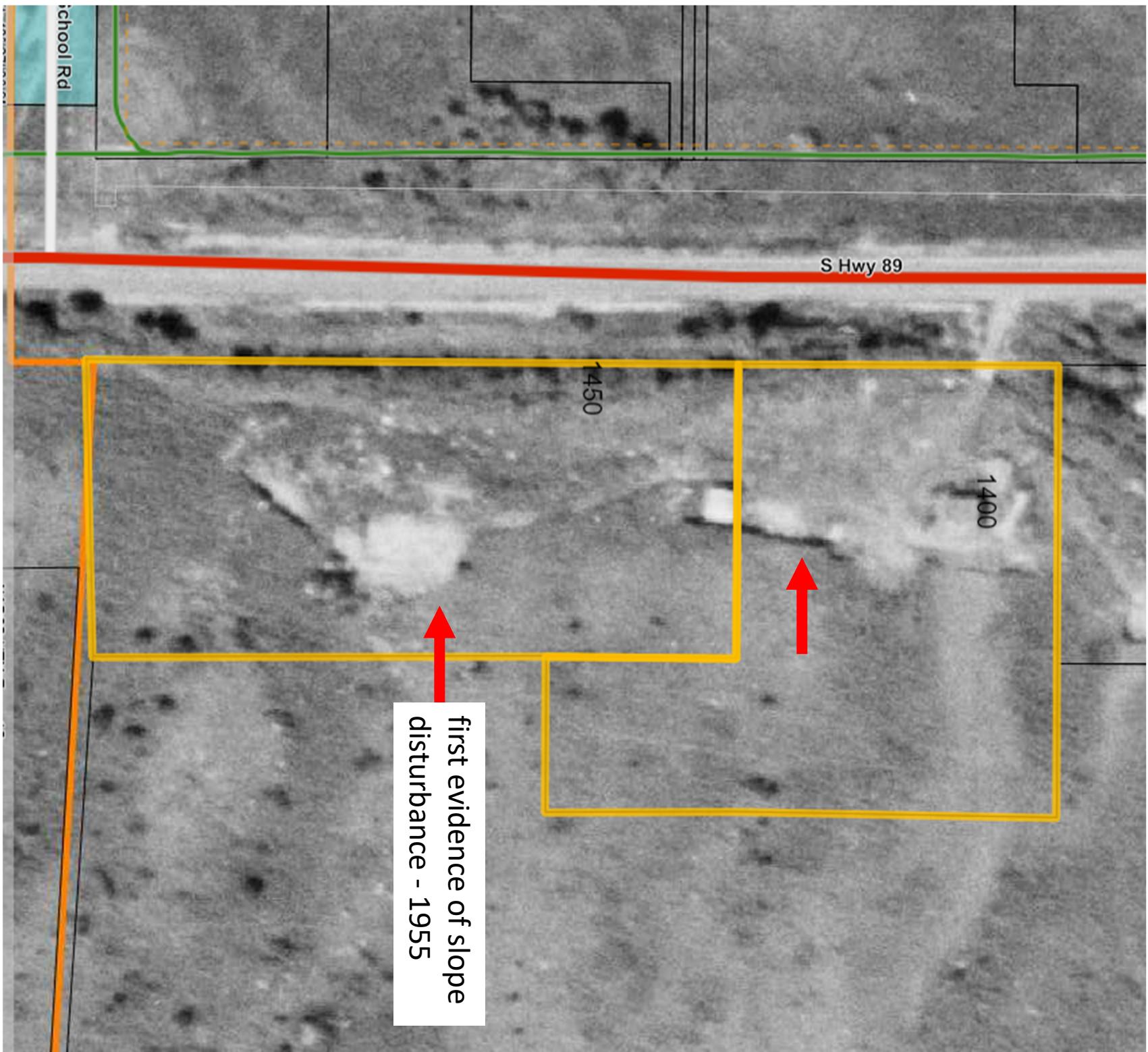


**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
www.jorgeng.com

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

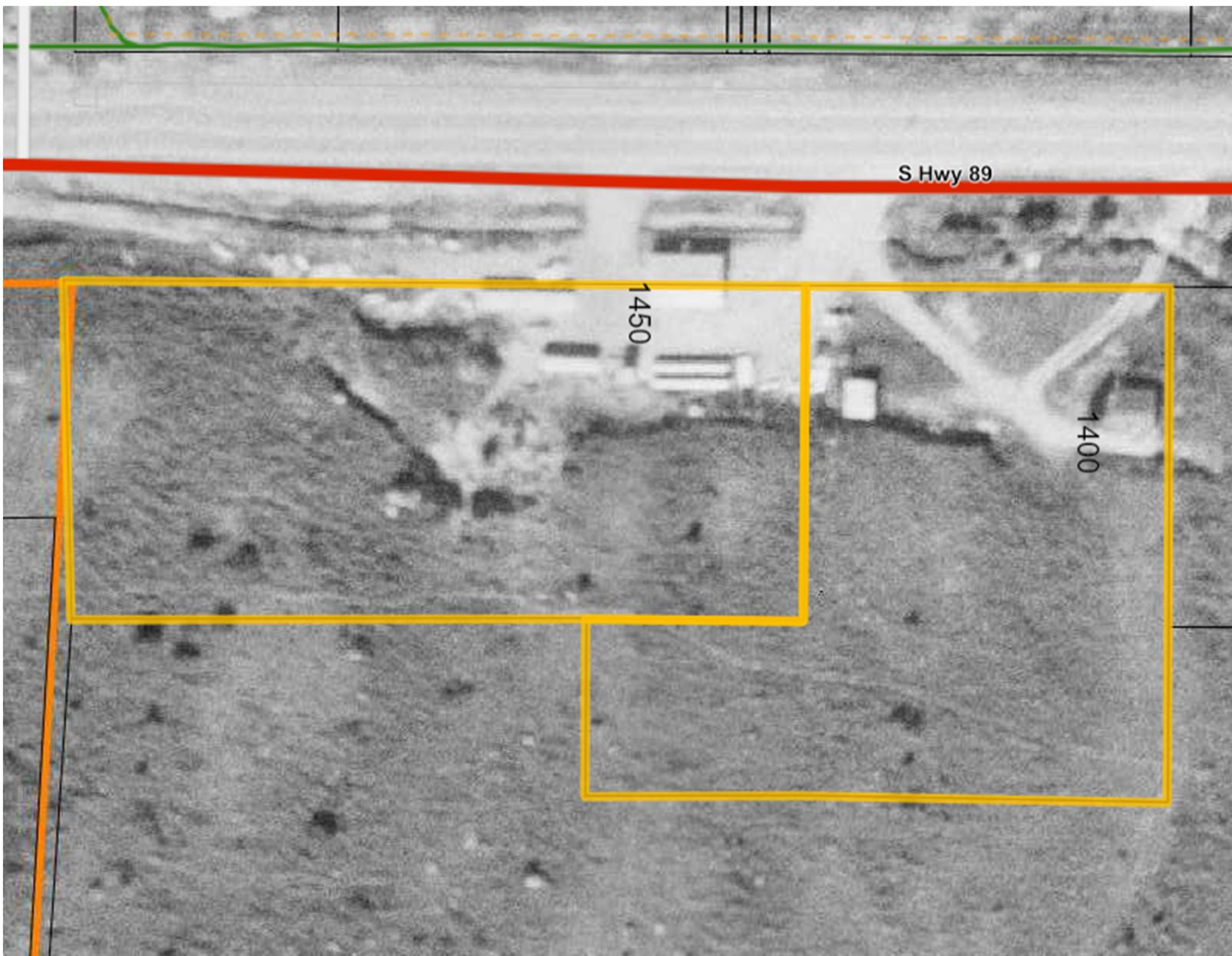
1955 B&W, 2ft resolution

Teton County MapServer

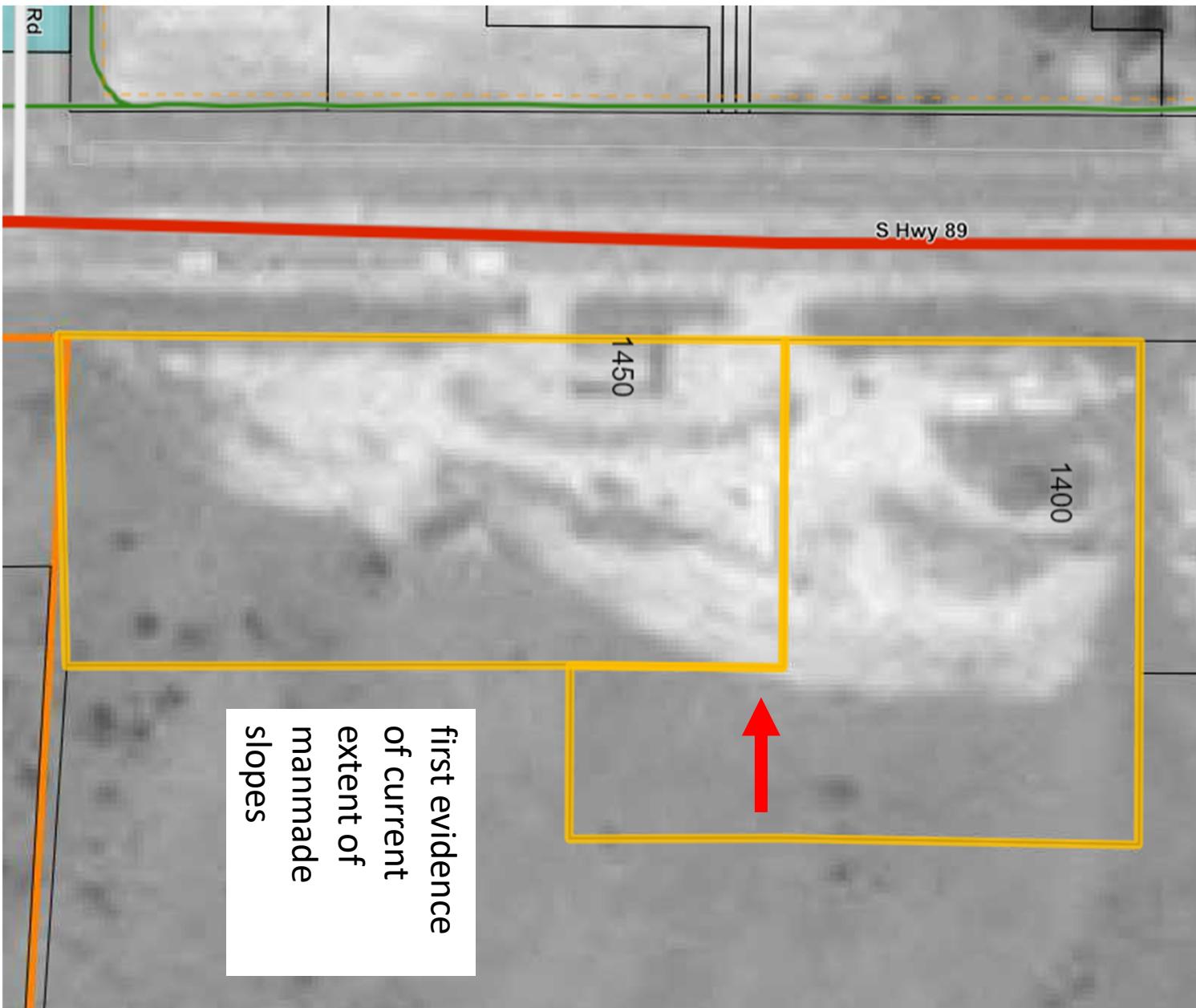


1967 B&W

Teton County MapServer



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

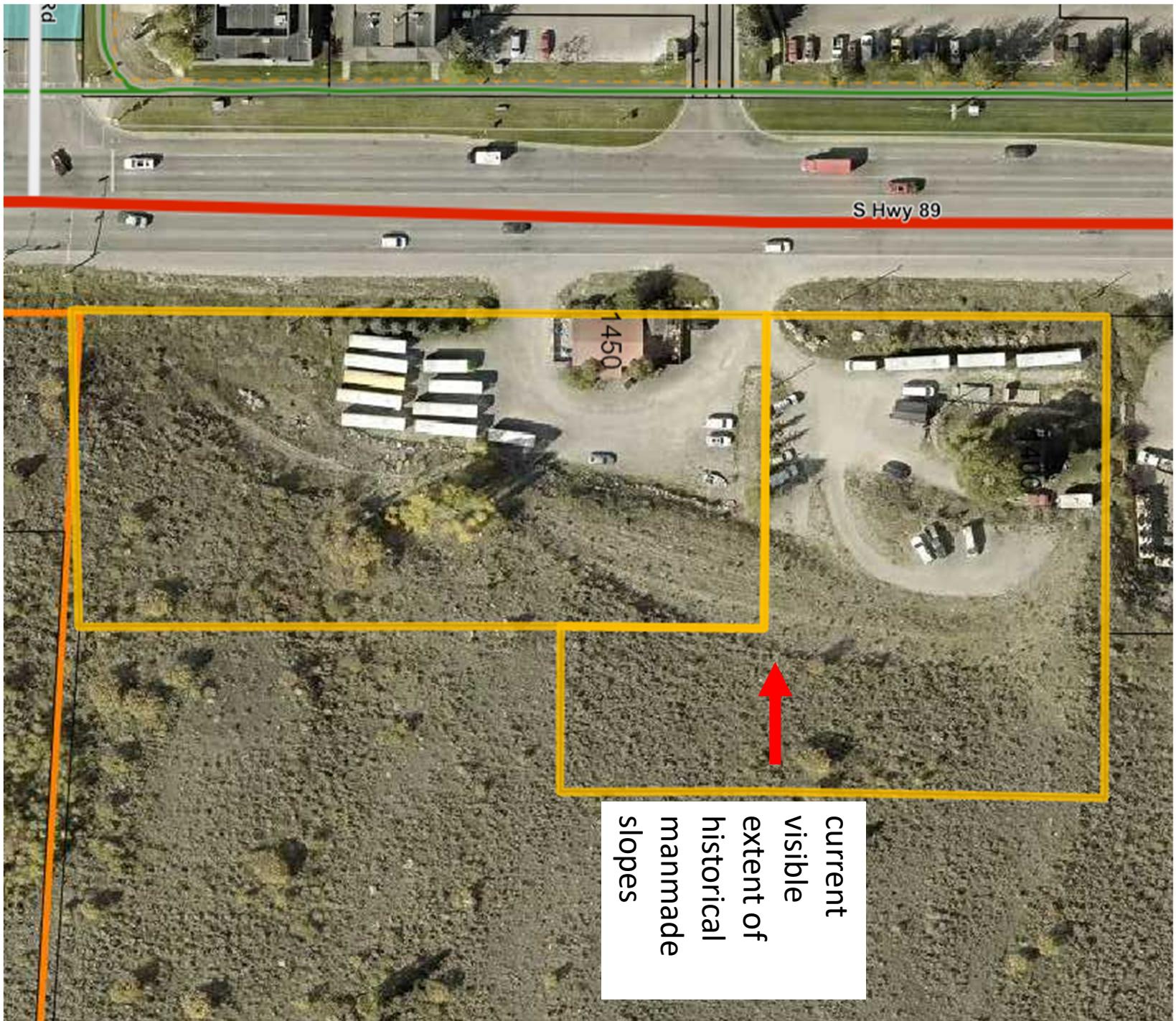


1999 Color, 1ft  
Teton County MapServer

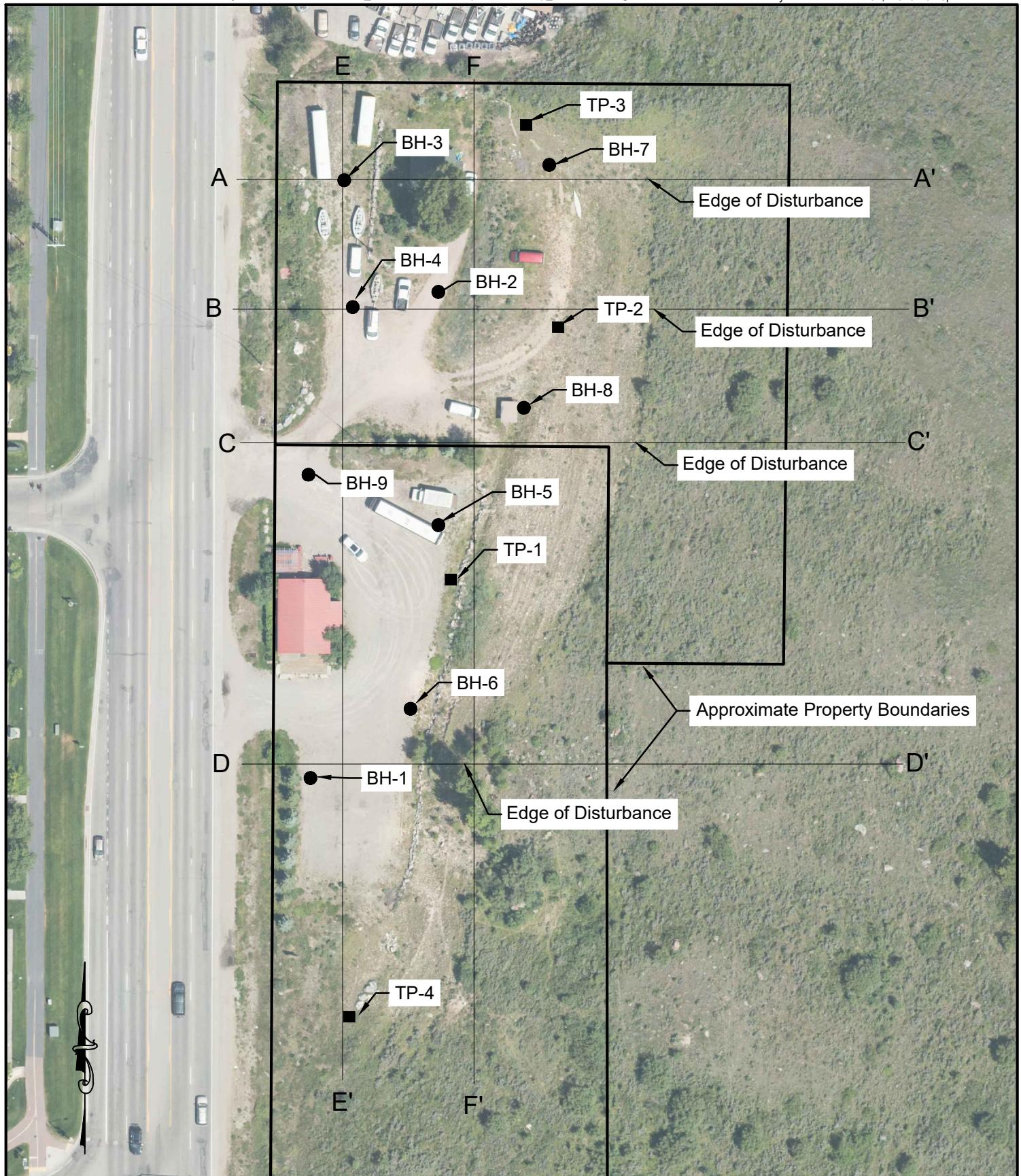


ZCV for Manmade Slopes  
1400 and 1450 S Hwy 89  
January 25, 2023

2022 Aerial Photography  
Teton County MapServer



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



DRAFTED BY: JBJ  
REVIEWED BY: DB  
PROJECT NUMBER  
15012

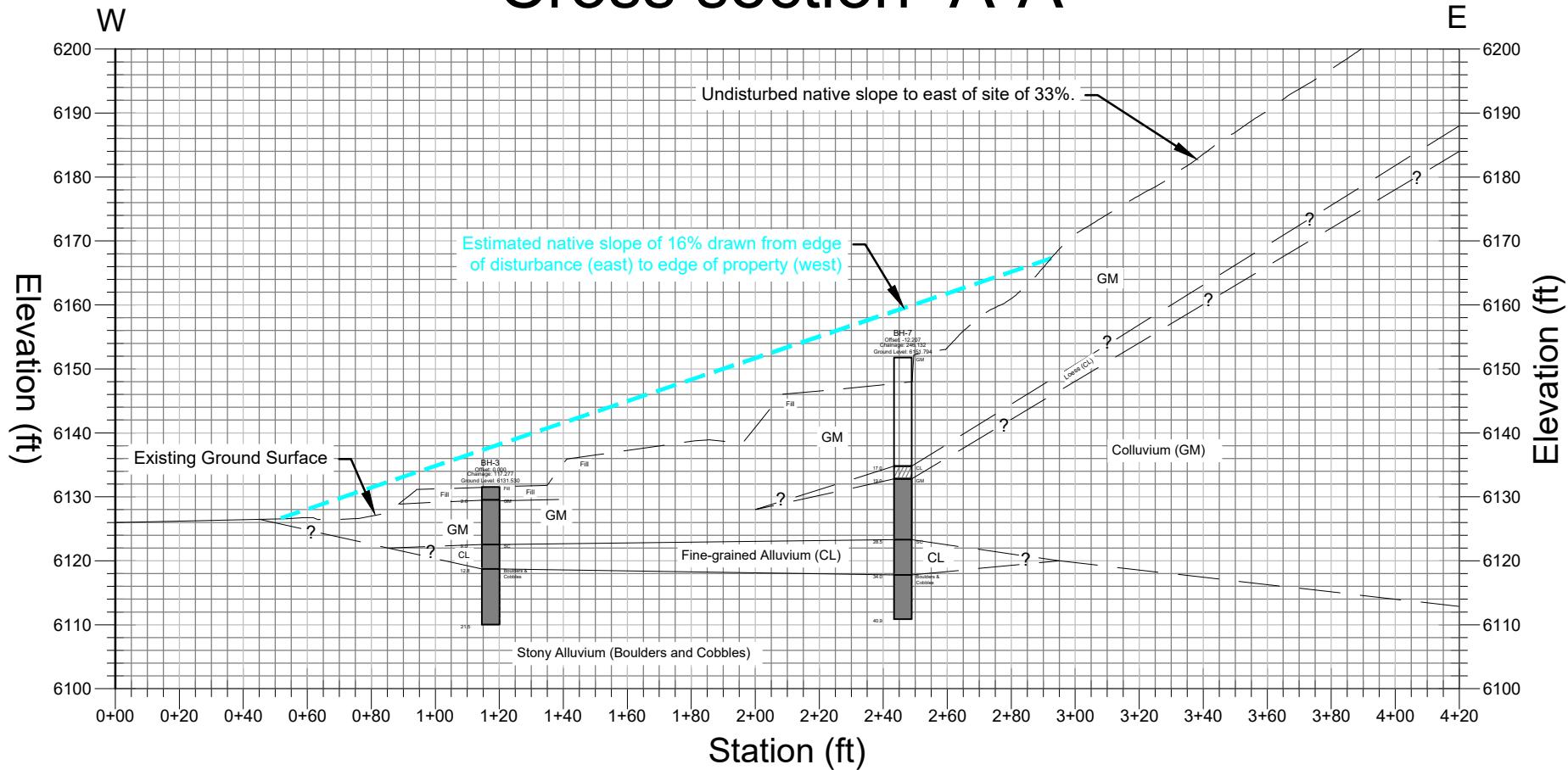
SHEET TITLE:  
Figure 1  
Borehole, Test Pit, and  
Cross Section Location Map

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



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

## Cross section A-A'



## SCALE

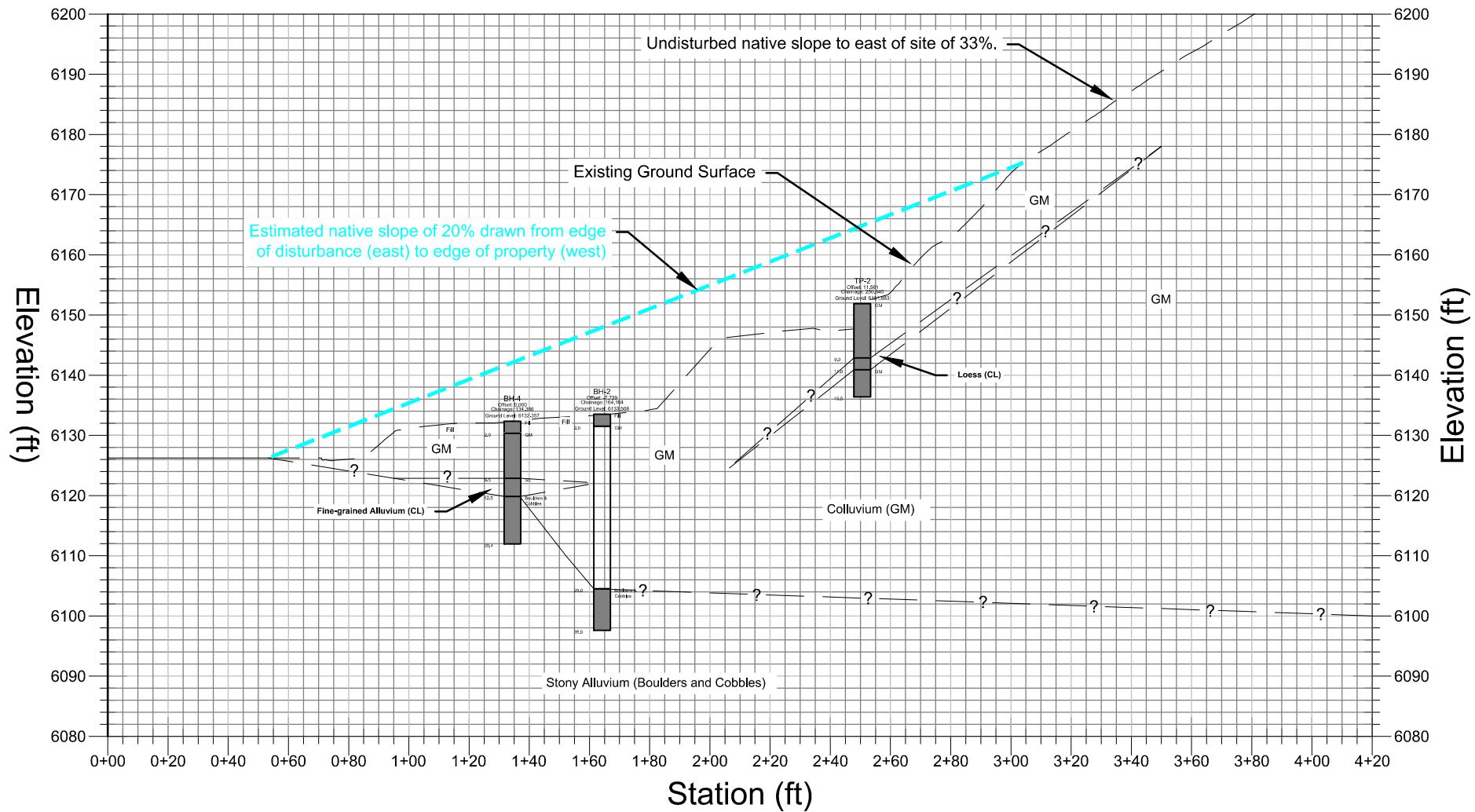
H 1:1

V 2:1

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

DRAFTED BY:	JBJ	SHEET TITLE:	PROJECT TITLE:	
REVIEWED BY:	DB	Figure 2	ZCV	
PROJECT NUMBER 22212		Anticipated Natural Slope and Geologic Cross Section A-A'	1400 & 1450 Hwy 89 South Teton County, Wyoming	 <b>JORGENSEN</b> Geotechnical, LLC 307-733-5150 www.jorgeng.com

# 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:	JB
REVIEWED BY:	DB
PROJECT NUMBER	

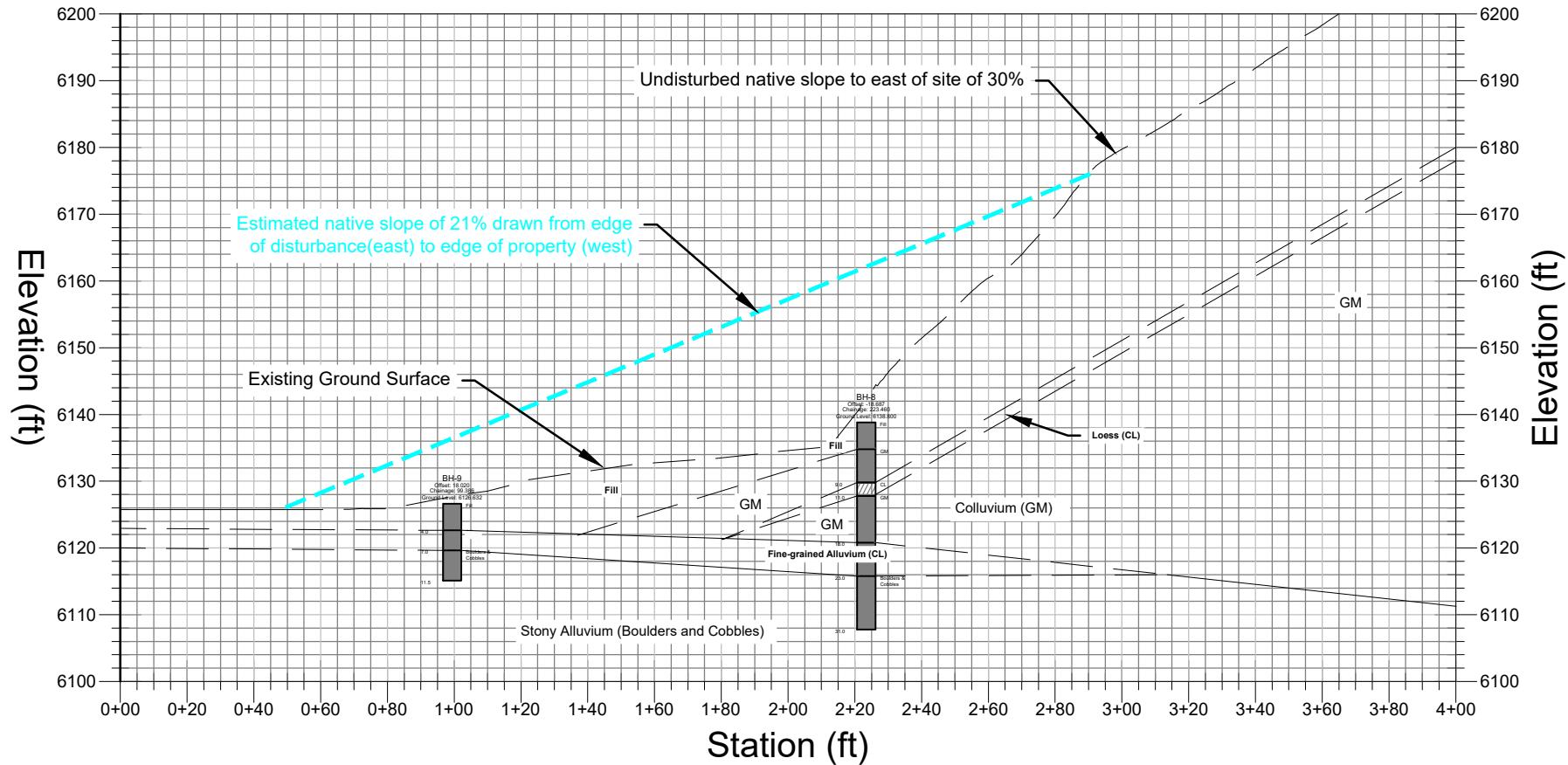
SHEET TITLE:  
Figure 3  
Anticipated Natural Slope and  
Geologic Cross Section B-B'

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



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

# Cross section C-C'



## SCALE

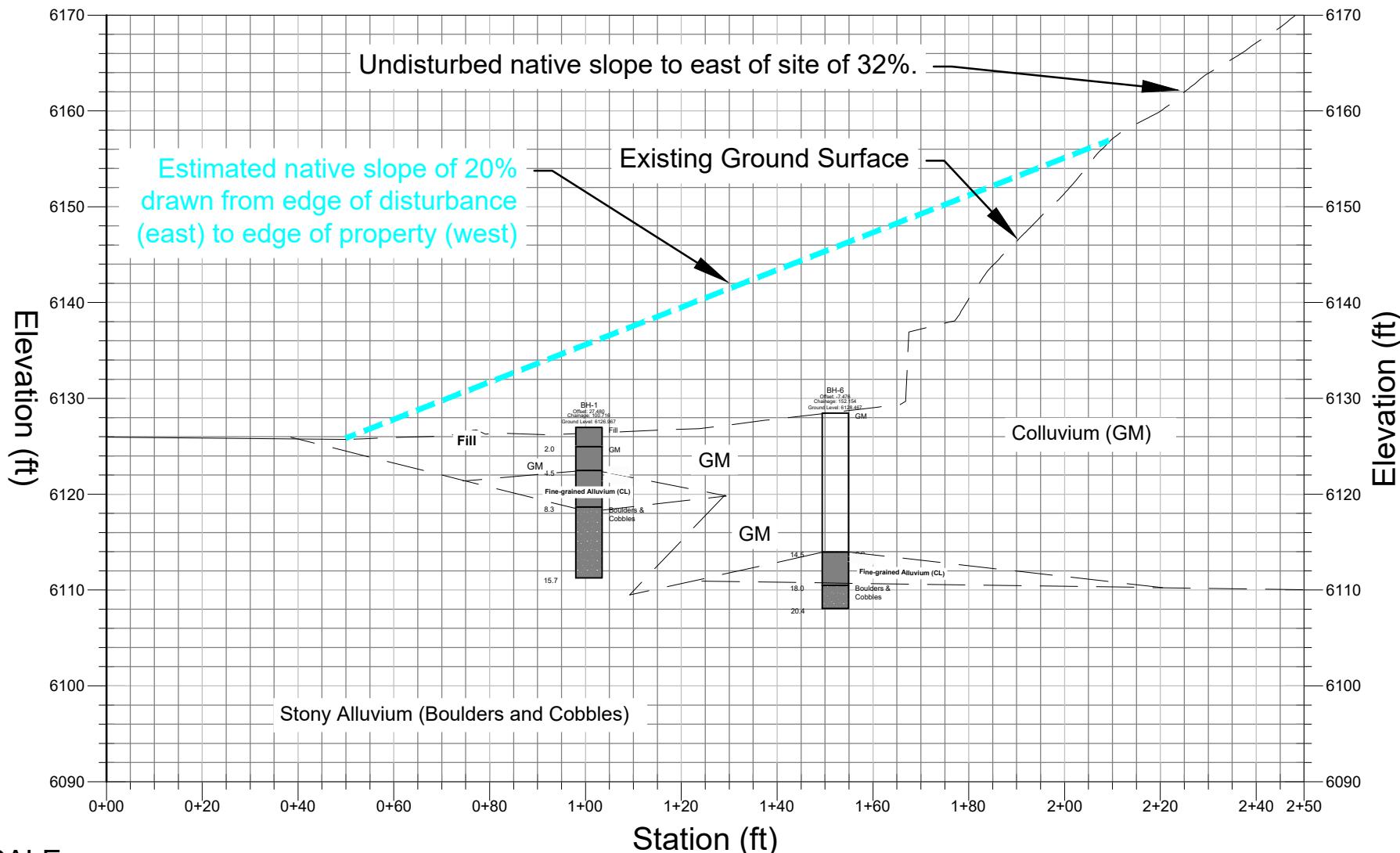
H 1:1

V 2:1

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

DRAFTED BY:	JB	SHEET TITLE:	PROJECT TITLE:	 <b>JORGENSEN</b> Geotechnical, LLC 307-733-5150 www.jorgeng.com
REVIEWED BY:	DB	Figure 4	ZCV	
PROJECT NUMBER	22212	Anticipated Natural Slope and Geologic Cross Section C-C'	1400 & 1450 Hwy 89 South Teton County, Wyoming	

# Cross section D-D'



## 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 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](http://www.jorgeng.com)