



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: July 31, 2023

Item #: P23-140

Planner: Katelyn Page

Phone: 733-0440 ext. 13025

Email: kpage@jacksonwy.gov

Owner

DSL 2020, LLC
PO Box 3617
Jackson, WY 83001

Applicant

Vacasa – Alissa Ensminger
PO Box 1338
Boise, ID 83701

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for short-term rental use at the property located at 152 E Gill Ave. #3, PIDN: 22-41-16-27-3-32-003

For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.

Please respond by: **August 14, 2023 (Sufficiency)**
August 21, 2023 (with Comments)

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: 152 E Gill Ave #3

Physical Address: 152 E Gill Ave, #3, Jackson, WY 83001

Lot, Subdivision: N/A

PIDN: 22-41-16-27-3-32-003

PROPERTY OWNER.

Name: DSL 2020, LLC, Alexandra (Sandy) & Paul Zuber, member

Phone: 415-378-8817

Mailing Address: PO Box 3617, Jackson, WY

ZIP: 83001

E-mail: sandyzuber3@gmail.com

APPLICANT/AGENT.

Name: Alissa Ensminger

Phone: 509-449-2711

Mailing Address: Vacasa, Attn Permitting Dept, PO Box 1338, Boise, ID

ZIP: 83701

E-mail: alissa.ensminger@vacasa.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

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. DocuSigned by:

 Alissa Ensminger

Signature of Property Owner or Authorized Applicant/Agent

Alissa Ensminger

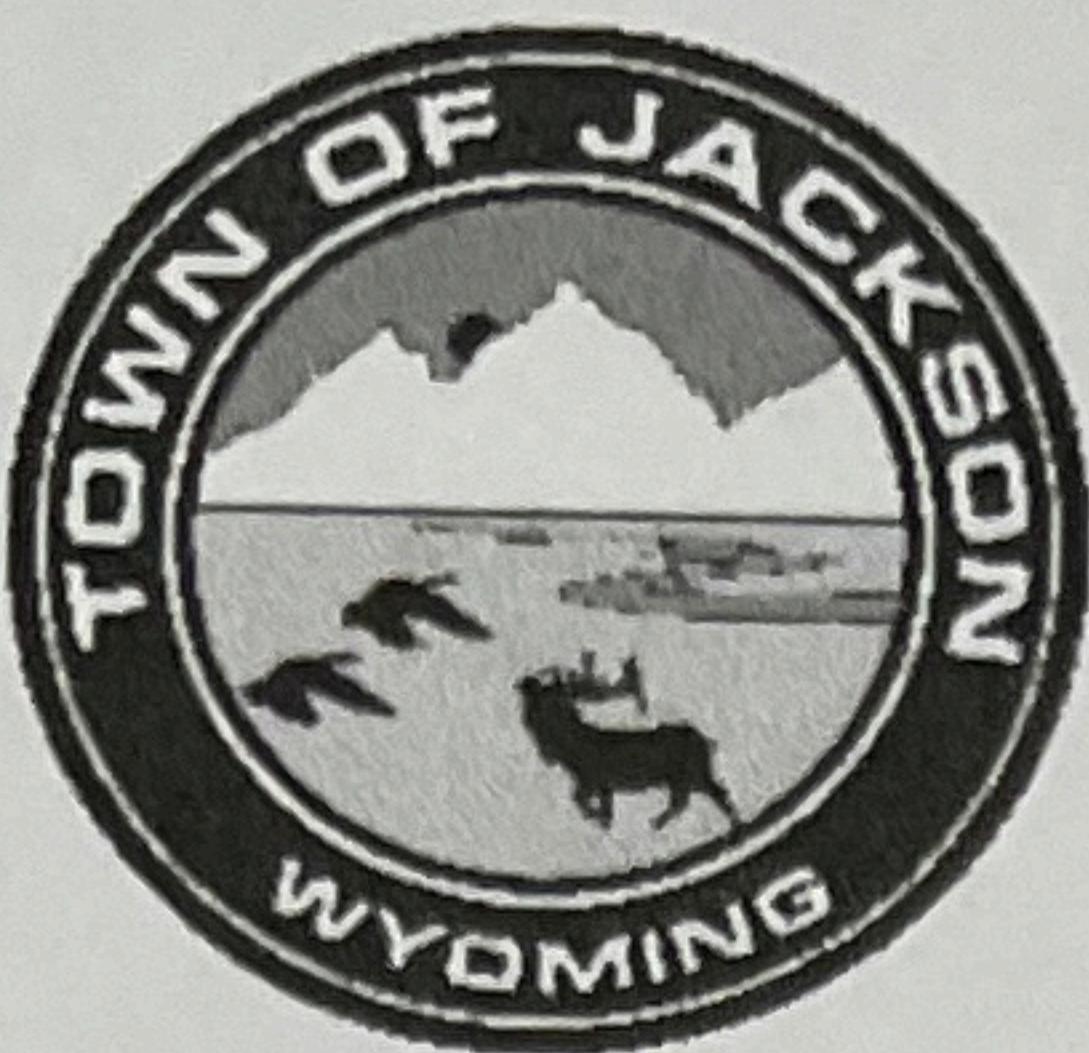
Name Printed

7/21/23

Date

OnboardingCoordinatorVacasa

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:

JULY 20, 2023

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 DS 5020, LLC is the owner in fee of the premises located at:

Name of legal property owner as listed on deed

Address of Premises: 152 E Gill Ave, #3, Jackson, WY 83001

Address of Premises: Unit 3 of the Gayle Building Condominium Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the office of the Teton County
Legal Description: County, Wyoming, according to that plat recorded in the office of the Teton County
Please attach additional sheet for additional addresses and legal descriptions

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

Mailing address of Applicant/agent: Vacasa, Attn: Permitting Dept PO Box 1338, Boise, ID 83701

Email address of Applicant/agent: alissa.ensminger@vacasa.com

Phone Number of Applicant/agent: 509-449-2711

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:

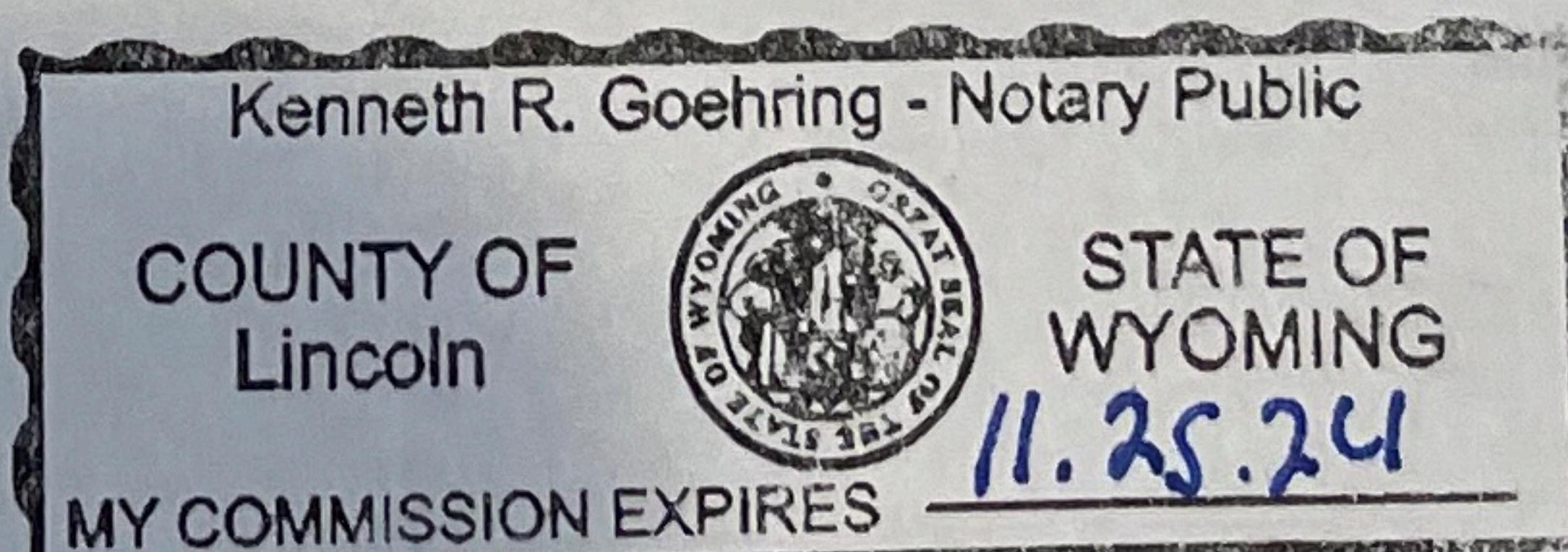
- Development/Subdivision Plat Permit Application
- Building Permit Application
- Public Right of Way Permit
- Grading and Erosion Control Permit
- Business License Application
- Demolition Permit
- Home Occupation
- Other (describe) Basic Use Permit and Short-term Rental License

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

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

STATE OF Wyoming _____
COUNTY OF Lincoln _____



The foregoing instrument was acknowledged before me by Paul Huber this 20
day of July 2023. WITNESS my hand and official seal.

Notary Public

My commission expires: 11.28.24

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing use and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Workforce Housing Credit 0.204

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms	2	1533	1	0.204

Affordable Workforce Housing Required: 0.000 units Fee-in-Lieu Amount: \$

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect



Alissa Ensminger
Onboarding Coordinator
Vacasa Wyoming LLC
PO Box 10091
Jackson, WY 83002
(509) 449-2711

Description of Use:

Proposed Short-term Rental - 153 E Gill Ave #3, Jackson, WY

OVERVIEW

This description of use is to inform you of the homeowner's and our intent to use 152 E Gill Ave #3, Jackson, WY 83001, as a short-term rental. This rental will be managed by Vacasa Wyoming LLC, an established full-service property management company in Jackson and surrounding areas. We provide property management, reservations, housekeeping, maintenance, and security. We strive to maintain our properties in as good or better condition than the surrounding.

GOALS

1. To comply with the Town of Jackson as a short-term rental by obtaining a Basic Use Permit, and if approved, we will work towards obtaining a Residential Short-term Rental License.
2. To provide an outstanding vacation experience to our guests, ensure owner satisfaction, and be good neighbors to neighboring homeowners and businesses.

SPECIFICATIONS

Unit 3 is a lofted condominium located on the second floor of the Gayle Building. There are a total of five residential units. Unit 3 includes 2 bedrooms, 2.5 baths, and a total of 1533 sq ft.

Physical Address: 152 E Gill Ave, Unit 3, Jackson, WY Owner: DSL 2020, LLC

Parcel: 22-41-16-27-3-32-003

SECTION 27, T41N, R116W

Legal Description: 22-41-16-27-3-32-003 - BAYLE BUILDING CONDOMINIUM ADDITION TO THE TOWN OF JACKSON BEING IDENTICAL WITH A PARCEL LOCATED WITHIN SW1/1SW1/4 SECTION 27, T41N, R116W, 6TH P.M. TOWN OF JACKSON TETON COUNTY WYOMING

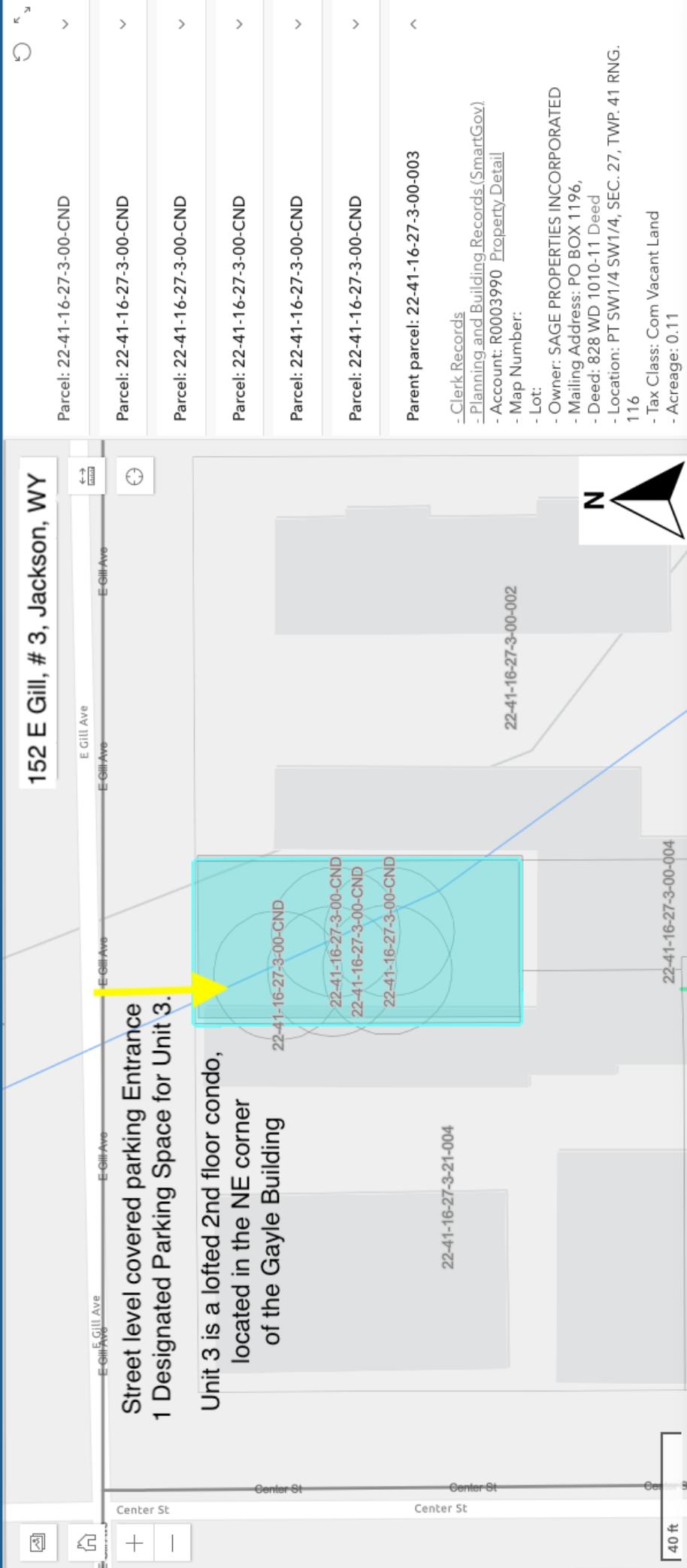
Property Management: The local General Manager is Courtney Beitzel. Either she or an on-call representative will address any concerns at 503-345-9399.

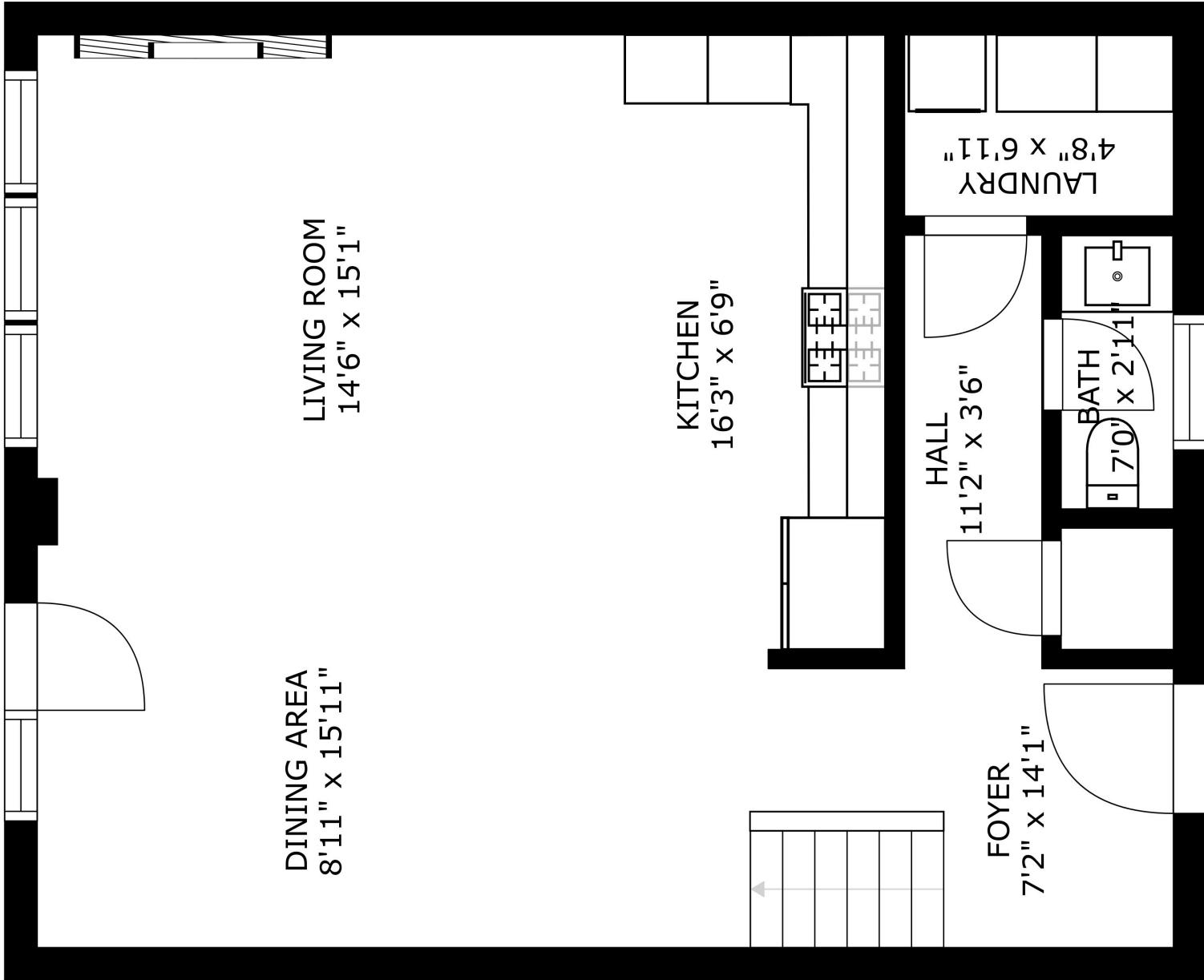
Housekeeping: We employ a staff of vetted housekeepers. Homes are generally cleaned between the hours of 10 am and 4 pm. Housekeepers monitor the schedule and may arrive and depart at other times.

By booking a reservation with Vacasa, guests agree to all policies, terms, and conditions which included but are more limited to:

- Noise audible outside of the Property is prohibited between 10 p.m. and 8 a.m.
- Guests agree to conduct themselves throughout their stay in a manner that is respectful of and not disruptive to neighbors, traffic flow, or the community and that will not prompt complaints to Vacasa from police, neighbors, or neighborhood or homeowner associations.
- The number of people present at the Property may not exceed the maximum posted occupancy - the maximum occupancy for this rental will be four (4).
- No smoking is permitted at the Property (including porches, decks, or outdoor areas) at any time.
- No animals or pets of any kind are permitted at the Property except bona fide service animals that we are required by law to allow.
- Guests agree to abide by all applicable parking restrictions and limitations - this rental will include one (1) designated parking space in the street-level covered parking.

Thank you,
Alissa Ensminger
Onboarding Coordinator
Vacasa





Sales/Use Tax License No: 28000028 Business Start Date : 11/04/2020 Certificate Print Date: 11/12/2020

The vendor shown below has registered with the Department of Revenue and has been authorized to collect the sales/use tax imposed by the sales/use Tax Act of 1937, as amended and to furnish receipts therefore. This license shall be valid and effective until canceled or revoked and is not transferable.

Location: **999 W MAIN ST STE 300**
BOISE ID 83702-9012
UNITED STATES



Issued To: **VACASA WYOMING LLC**
VACASA WYOMING LLC
PO BOX 1338
BOISE ID 83701-1338
UNITED STATES

Display Conspicuously at the Place of Business for Which Issued

Cut along this line to separate license certificate. Please retain the information below for your reference.

WYOMING SALES/USE TAX REPORTING INFORMATION

1. Your filing frequency is Monthly beginning: 11/4/2020. Quarterly filers will be setup on calendar quarter. If you are a quarterly filer, your first return may be for a portion of a calendar quarter.
2. You will receive your return approximately the first week of the month in which it is due. Example: MONTHLY filers; January return will be received first half of February and it must be post marked on or before the last day of February. QUARTERLY filers; January, February, and March returns will be received first half of April and must be post marked on or before the last day of April.
3. **Failure to receive a return from the Department of Revenue does not relieve you from the responsibility of filing and paying the tax due on or before the due date. Returns must be filed even if no sales were made or any tax due.**
4. The postmark date determines the timeliness of your return. Returns with a late postmark are subject to penalty and interest.
5. Please notify the Excise Tax Division at the Cheyenne Office in writing if there is a change of address or ownership. Be sure to include your Wyoming Sales/Use tax license number on any correspondence and/or remittance sent to the Department to ensure timely processing.