



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: August 27, 2024

Item #: P24-131

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner / Applicant

SnowPack LLC
80 N Gros Ventre St
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Basic Use Permit for a short-term rental for the property located at 80 N Gros Ventre St. PIDN: 22-41-16-27-3-20-005.

For questions, please call Katelyn Page at 733-0440 x 1302 or email the address shown. Thank you.

Please respond by: September 17, 2024 (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: Snow Pack LLC / single family home
Physical Address: 80 N Gros Ventre Street
Lot, Subdivision: Gill Addition PIDN: 22-41-16-27-3-20-005

PROPERTY OWNER.

Name: Snow Pack LLC Phone: 5614451441
Mailing Address: 3109 Grand Avenue Suite 506 ZIP: 33133
E-mail: packnico@gmail.com

APPLICANT/AGENT.

Name: Leigh Chrisinger (Jackson Hole Property Manager) Phone: 3076909863
Mailing Address: PO Box 14751, Jackson, WY ZIP: 83002
E-mail: leigh@jacksonholepm.com

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
Nicole Pack, Manager, on behalf of Snow Pack LLC (Owner)

Name Printed

August 19, 2024

Date
Owner

Title

SHORT-TERM RENTAL NEIGHBORHOOD NOTICE

****Required for all STRs *outside* the Lodging Overlay****

Per the Town of Jackson Land Development Regulations, property owners or their agents must provide notice to the owners of neighboring parcels within 200 feet of the short-term rental property. **The Town of Jackson Planning Department must be a recipient of this notice.** A copy of the notice and a list of the recipients must be included in the application and submitted using Smartgov.

Rental Physical Address: 80 N Gros Ventre St

Bldg./Apt: **City:** Jackson **State:** WY **Zip Code:** 83001

For questions or concerns regarding rental operations for this property please contact:

Owner or Managing Agent (Required to be on call 24/7 and located within Teton County, WY)

Name: Leigh Chrisinger / Jackson Hole Property Management

Post Office Box: 14751 **City:** Jackson **State:** WY **Zip Code:** 83002

Phone Number: (307) 201-1914

Fax/email address: leigh@jacksonholepm.com

For more information regarding residential short-term rentals *outside* the Lodging Overlay, within The Town of Jackson, please see the Town of Jackson website at:

<https://www.jacksonwy.gov/335/Short-Term-Rentals>.



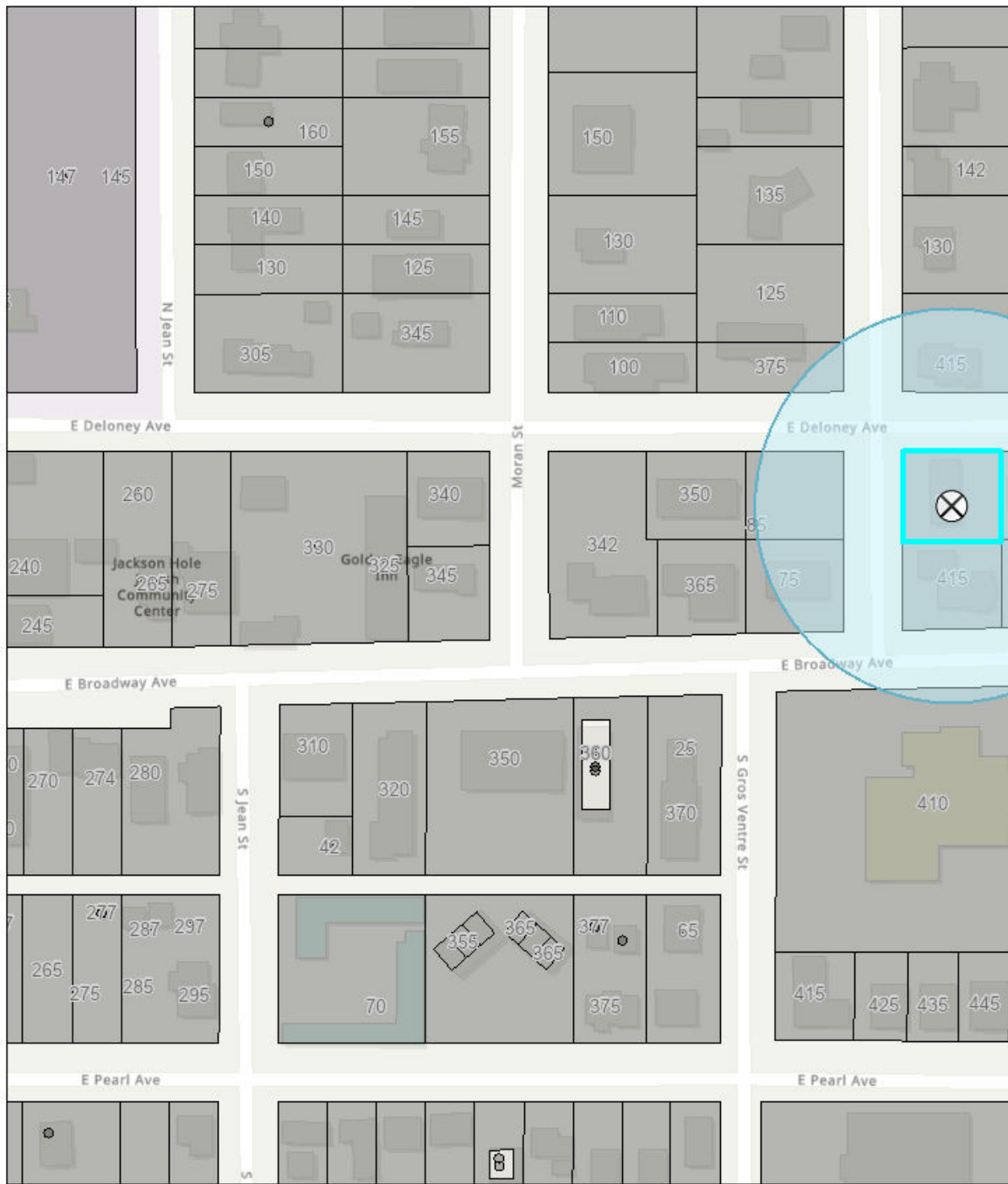


Address Export

Area of Interest (AOI) Information

Area : 125,380.34 ft²

Aug 19 2024 10:17:00 Mountain Daylight Time



Physical Address
 Owner's Mailing Address

1:2,257
 0 0.01 0.03 0.05 mi
 0 0.02 0.04 0.08 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management,

Summary

| Name | Count | Area(ft²) | Length(ft) |
|-------------------------|-------|-----------|------------|
| Physical Address | 7 | N/A | N/A |
| Owner's Mailing Address | 13 | 74,238.94 | N/A |

Physical Address

| # | Street Address | Community | Parcel | City | State | Zip Code | Count |
|---|-------------------------------|---------------------|--------------------------|---------|-------|----------|-------|
| 1 | 460 E DELONEY AVENUE | | 22-41-16-27-3-2 0-003 | JACKSON | WY | 83001 | 1 |
| 2 | 415 E DELONEY AVENUE | | 22-41-16-27-3-0 8-010 | JACKSON | WY | 83001 | 1 |
| 3 | 415 E BROADWAY AVENUE | | 22-41-16-27-3-2 0-006 | JACKSON | WY | 83001 | 1 |
| 4 | 450 E DELONEY AVENUE | | 22-41-16-27-3-2 0-004 | JACKSON | WY | 83001 | 1 |
| 5 | 425 E BROADWAY AVENUE | | 22-41-16-27-3-2 0-007 | JACKSON | WY | 83001 | 1 |
| 6 | 80 N GROS VENTRE STREET | SUBJECT PROPERTY | 22-41-16-27-3-2 0-005 | JACKSON | WY | 83001 | 1 |
| 7 | 75 N GROS VENTRE STREET | | 22-41-16-27-3-1 9-005 | JACKSON | WY | 83001 | 1 |

Owner's Mailing Address

| # | Parcel | Owner | Mailing Address | Mailing City | Mailing State | Mailing Zip | Area(ft²) |
|----|----------------------|--|-------------------------|--------------|---------------|-------------|-----------|
| 1 | 22-41-16-27-3-09-017 | BALTZELL-RICHARDS TRUST | PO BOX 1357 | JACKSON | WY | 830011357 | 2.52 |
| 2 | 22-41-16-27-3-09-015 | CRC 1973 REVOCABLE TRUST | 6515 BANDERA AVE APT 3B | DALLAS | TX | 752253979 | 1,550.05 |
| 3 | 22-41-16-34-2-00-022 | CHURCH OF JESUS CHRIST OF | PO BOX 7206 | JACKSON | WY | 83002 | 1,559.46 |
| 4 | 22-41-16-27-3-31-001 | PACITTI, CHRISTOPHER A. & DEBRA | 70 PASCAL LN | AUSTIN | TX | 787462552 | 2,074.28 |
| 5 | 22-41-16-27-3-20-008 | CHH-JAN TRUST | PO BOX 1495 | JACKSON | WY | 830011495 | 2,808.50 |
| 6 | 22-41-16-27-3-20-003 | FLEMING, FRANCES B. | 2425 E 30TH ST | TULSA | OK | 741145620 | 4,183.59 |
| 7 | 22-41-16-27-3-19-005 | ATLANTIC CREEK HOLDINGS LLC | PO BOX 1114 | JACKSON | WY | 830011114 | 6,575.82 |
| 8 | 22-41-16-27-3-19-001 | ATLANTIC CREEK HOLDINGS LLC | PO BOX 1114 | JACKSON | WY | 830011114 | 7,937.50 |
| 9 | 22-41-16-27-3-20-006 | QUASDORF, ORVILLE G. & THELMA TRUSTEES | PO BOX 4578 | JACKSON | WY | 830014578 | 8,837.93 |
| 10 | 22-41-16-27-3-20-004 | SIMIC & WEBER 1995 TRUST | PO BOX 4637 | JACKSON | WY | 830014637 | 8,898.56 |
| 11 | 22-41-16-27-3-20-007 | STRATTON, DIANA L. | PO BOX 3801 | JACKSON | WY | 830013801 | 8,906.34 |
| 12 | 22-41-16-27-3-20-005 | SNOW PACK, LLC | SUBJECT PROPERTY | | | | |
| 13 | 22-41-16-27-3-08-010 | NGV 0613 LLC | PO BOX 1701 | JACKSON | WY | 830011701 | 11,718.70 |

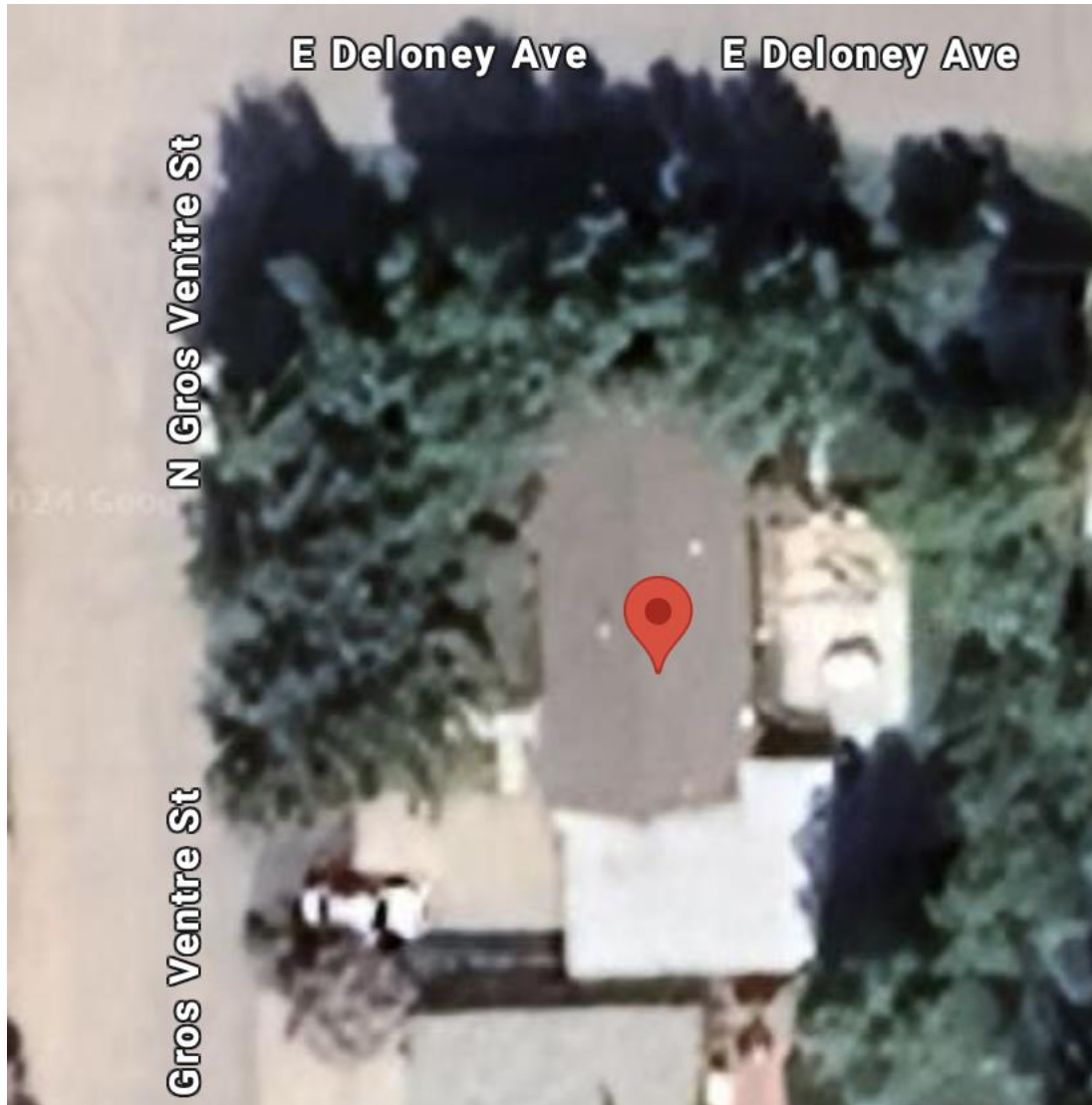
Narrative Description of Use

80 N Gros Ventre St
Jackson, WY 83001

Owner is desirous of renting the entire property out for up to 3 short term stays (in addition to long term stays). The entire property will be rented out for each rental. Owner will not be occupying the property when the property is being rented however Owner may leave a car in the garage.

The property has a driveway that can accommodate 4 vehicles and a garage that can accommodate 2 vehicles.

Parking Plan
80 N Gros Ventre St
Jackson, WY 83001



At least 4 cars can fit on the pictured driveway and 2 cars can fit in the garage.

Rental Dates and Number of Nights Rented

80 N Gros Ventre St
Jackson, WY 83001

At this time, there are no short term rentals booked. Only one long term rental starting September 1, 2024.

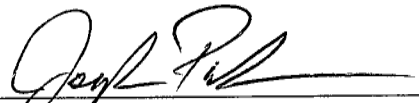
QUITCLAIM DEED

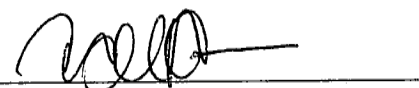
Nicole Pack and Joseph A. Pack, wife and husband, tenants by the entirety, GRANTOR, of 80 N Gros Ventre St, Jackson WY 83001, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY(S) AND QUITCLAIM(S) TO Snow Pack, LLC a Wyoming limited liability company, GRANTEE, whose address is 80 N Gros Ventre St, Jackson WY 83001, all right, title and interest in and to the following described real estate situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

The North 92 feet of Lots 1 and 2 of Block 3 of the L.G. Gill Subdivision to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 16, 1950 as Plat No. 139.

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Quitclaim Deed this 12 day of October, 2021.


Joseph A. Pack


Nicole Pack

State of Wyoming

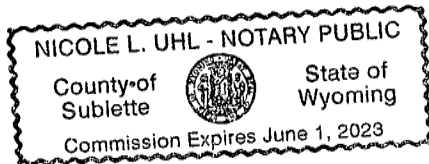
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County of Teton

This instrument was acknowledged before me this 12 day of October, 2021
by Joseph ^A~~X~~ Pack and Nicole ^N~~X~~ Pack.

(SEAL)

Nicole L. Uhl
Signature of Notarial Officer



Title and Rank

My Commission Expires _____