



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police
- Ecosystem Stewardship

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division
- Engineer
- Surveyor
- 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
- Regional Transportation

Date: October 23, 2024

Item #: P24-158

Planner: Katelyn Page

Phone: 733-0440 ext. 1302

Email: kpage@jacksonwy.gov

Owner

Paul Cluskey Irrevocable Trust
212 S Main Ave.
Suite 131
Sioux Falls, SD 57104

Applicant

Paul Cluskey
970 W Broadway, Suite E
PMB376
Jackson, WY 83001

REQUESTS:

The applicant is submitting a request for a Zoning Compliance Verification (regarding nonconforming use) for the property located at 415 East Pearl Avenue, legally known as:

PT NE1/4NW1/4, SEC 34, TWP 41, RNG 116

PIDN: 22-41-16-34-2-00-006

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

Please respond by: October 31, 2024 (with Comments)

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: **415 E Pearl Avenue**

Lot, Subdivision: _____

PIDN: **22-41-16-34-2-00-006**

PROPERTY OWNER.

Name: **Paul Cluskey** Phone: **619-994-3700**

Mailing Address: **970 W Broadway STE E, PMB 376** ZIP: **83001**

E-mail: **pcluskey@gmail.com**

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

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> 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

Paul Cluskey

Name Printed

10/2/2024

Date

Owner

Title

415 E Pearl Revisions



Paul Cluskey <pcluskey@gmail.com>
To Town of Jackson Planning Department

Reply Reply All Forward ...
Fri 10/18/2024 9:04 AM

If there are problems with how this message is displayed, click [here](#) to view it in a web browser.
Click [here](#) to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Zoning Compliance Request Revisions:

1) Question:

Based on the information provided, does the planning director consider the use of the property at 415 E Pearl to be legally established non-conforming use per LDR Sec. 1.9.3?

2) Timeline of uses:

Current Tenant- Has occupied the building since 2001, first as a renter and then as the owner of the property. Prior to 2001, the building was occupied by various doctors and businesses as office space.

-Dr. Roland Fleck, Urologist

-Dr. Dennis Butcher, Internist

-Dr. Brent Blue, current coroner, see affidavit

-Ann Kreilkamp - Crone Chronicles (magazine company)

Question:

Does the county view 415 E Pearl that the nonconforming use has not been discontinued thus may be maintained at the property?

3) Classification of current use:

Current tenant is VCA and locally run by Ernie Patterson. The scope of the business is as follows:

-Small animals only

-There are no indoor or outdoor runs for animals

-They do not offer boarding services

-Appointment only business

-Business operates similar to medical or dental office

Question:

How does the town classify the existing use of the property, whether it is considered office or service use as described in LDR sce 6.1.6?

415 E Pearl has been used as office space since at least the 1970's. The building was owned by Stan Christensen in the 70's and 80's. He was the county coroner, and he rented it to physicians. Roland Fleck, urologist (retired) had the northern half and Dennis Butcher, internist (retired) had the southern half. Then Brent Blue, GP and current Teton County coroner rented the southern half after Dennis Butcher moved his office. Ann Kreilkamp purchased the building from Christiansen and she and her husband had a magazine "Crone Chronicles" that half of the building was used for. Ernie Patterson rented the southern half (became renter around 1999-2001) and the housing trust rented the northern half. Ernie Patterson then purchased the building at a later date from Ann Kreilkamp. The housing trust office got a new location after about a year and Ernie Patterson expanded into the rest of the building.

As you can see from the above detailed history the building has always been used as office and continues to be used as office today. Ernie Patterson's business that is located at 415 E Pearl, which is currently owned by VCA (Veterinary Centers of America), is exclusively a small animal appointment business, which means, no large animals, no dog run, no boarding of animals. 415 E Pearl functions like medical office today and the chain of office use for the last 30 plus years has not been broken. I have attached an affidavit from Dr. Brent Blue.

State of Wyoming County of Teton

Affidavit of Dr. Brent Blue

Dr. Brent Blue, being first duly sworn, deposes and says:

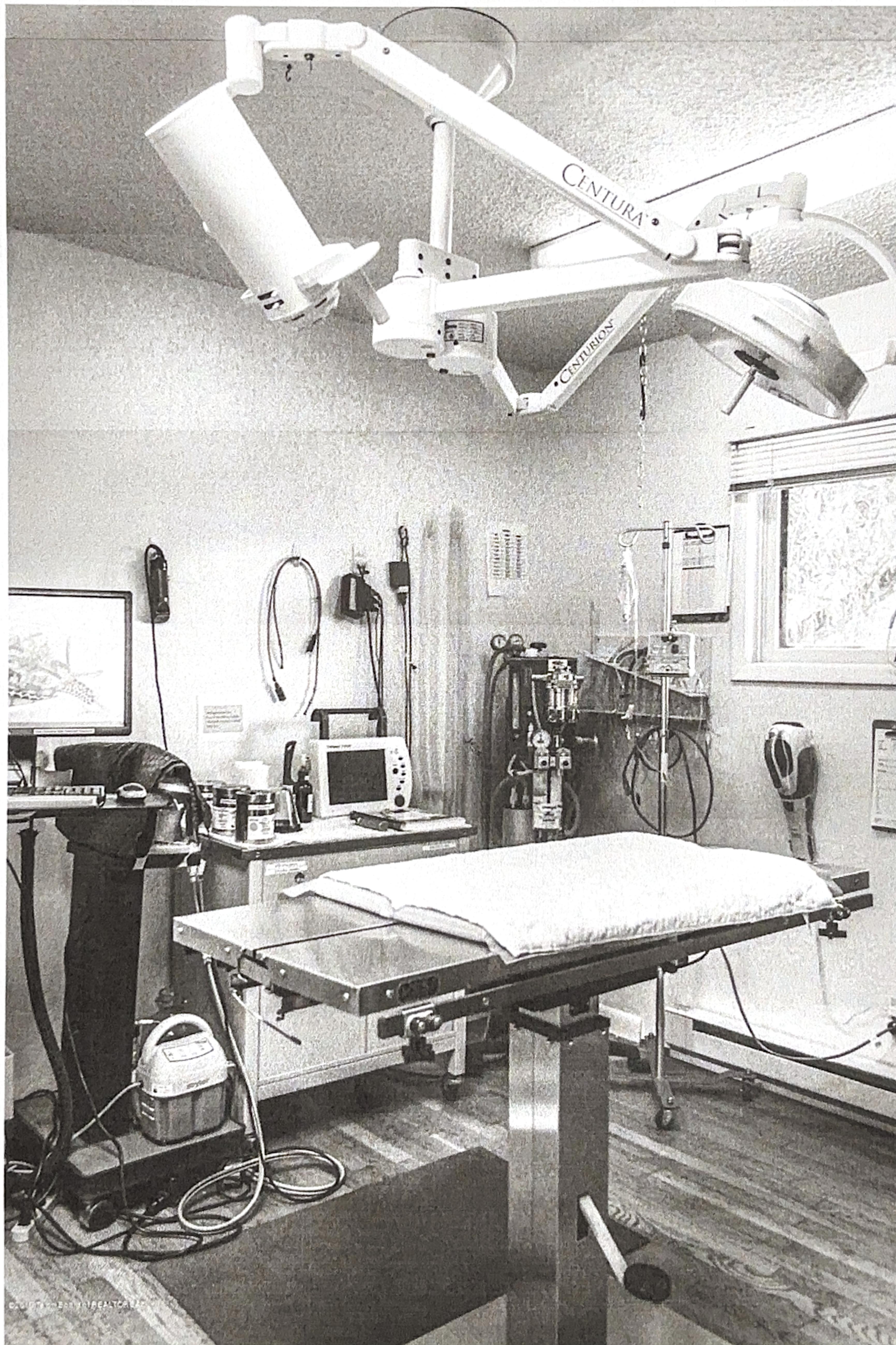
1. I am the current coroner for Teton County, Wyoming. My current term ends January 1, 2027.
2. During the mid to late 1980s, I maintained office space at the location of 415 East Pearl, Jackson, Wyoming 83001.
3. I recall that Dr. Roland Fleck office was in the same building for multiple years.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 2nd day of October, 2024.



Dr. Brent Blue



Off Market: \$1,574,081 (2 beds, 2 baths, 2,454 Square Feet)