



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 & Recreation
- ☐ Pathways
- ☐ Joint Housing Dept.

Teton County

- ☐ Planning Division
- ☐ Engineer
- ☐ Surveyor
- ☐ Assessor
- ☐ Clerk & Recorder
- ☐ Road & Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game & Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ Start
- ☒ Jackson Hole Fire/EMS
- ☐ Regional Transportation

Date: August 11, 2025	REQUEST: The applicant is submitting a request for a Zoning Compliance Verification (ZCV) for a Minor Deviation to modify the landscape plan for Albertson's at 105 & 155 Buffalo Way. Specifically, the request proposes removing 32 Cottonwood trees and replacing them with 33 new trees (Ash, Maple, and Crabapple)
Item: P25-152	
Planner: Tyler Valentine Phone: 733.0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner: Albertson's Stores Sub PO Box 800729 Dallas, TX 75380	PIDN: 22-41-16-32-4-19-001 22-41-16-32-4-19-002
Applicant: Valley Landscape Services Dan Tolson 307-413-3627	For questions, please call Tyler Valentine at 733-0440, x 1305, or email to the address shown below. Thank you.
Please respond by: August 25, 2025	
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: Albertsons Landscaping Update 2025
Physical Address: 105 Buffalo Way
Lot, Subdivision: Lot 3, Bishop Addition PIDN: 22-41-16-32-4-19-001

PROPERTY OWNER.

Name: Albertsons Stores Sub LLC Phone: 208-579-9397
Mailing Address: PO Box 800729 ZIP: 75380
E-mail: im.division@albertsons.com

APPLICANT/AGENT.

Name: Valley Landscape Service Inc. Phone: 307-733-1588
Mailing Address: PO Box 7671 ZIP: 83002
E-mail: dan@vlsjh.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



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: 7/30/2025

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

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 : Brent C. Tingey, Authorized Signatory - Albertson's Stores Sub LLC

Being duly sworn, deposes and says that Albertson's Stores Sub LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 105 Buffalo Way, Jackson, WY 83001

Legal Description: LOT 4, BISHOP ADDITION PARKING LOT & LOT 3, BISHOP ADDITION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Dan Tolson

Mailing address of Applicant/Authorized Representative: _____

Email address of Applicant/Authorized Representative: dan@vlsjh.com

Phone Number of Applicant/Authorized Representative: 307-733-1588

Is authorized to act as property owner's representative 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 ☒ Other (describe) Zoning Compliance Verification

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.

By: Brent C. Tingey
Property Owner Signature Brent C. Tingey
Authorized Signatory - Albertson's Stores Sub LLC, a Delaware limited liability company

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

STATE OF IDAHO)
) SS.
COUNTY OF ADA)

The foregoing instrument was acknowledged before me by Brent C. Tingey this 30th
day of July, 2025. WITNESS my hand and official seal.

Helene Myers
Notary Public

My commission expires:
12/21/2025



6/18/2025

Proposed Landscape Modifications

Albertsons

105 Buffalo Way, Jackson WY



Dear Town of Jackson Planning Department,

Later this summer the Albertsons grocery store at 105 Buffalo Way is planning to do parking lot and curb repair work. Store management has requested we take advantage closed parking lot to remove some of the Cottonwood trees that have outgrown their space. Many of these trees are 30+ years old. They are now too big for the areas they are planted in and have damaged the asphalt and curbs creating a bad aesthetic, hazardous pedestrian conditions and parking lot drainage issues.

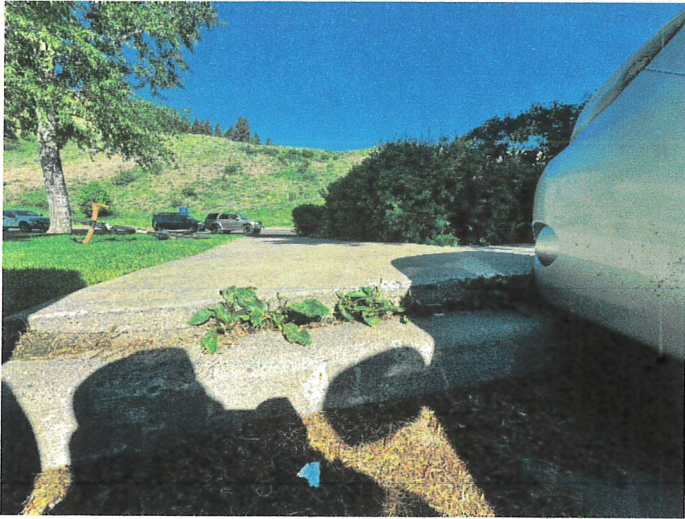
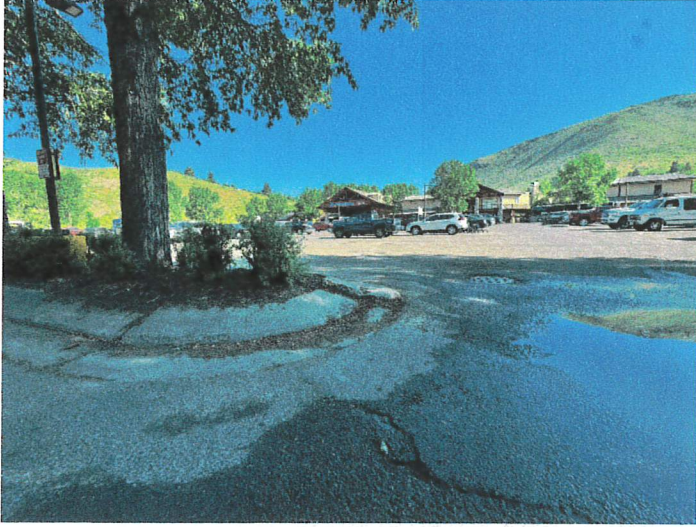
As the landscape company responsible for the property, I am seeking permission from the TOJ to remove the trees and replace them with thoughtful landscape plants better suited to the space. We will install a mixture of Patmore Ash, Potentilla, native bunch grasses and other drought tolerant shrubs with the intent to make the property as 'Trout Friendly' and low maintenance as possible.

The project is scheduled to take place in early August 2025. Below is a satellite image with a **red X** over the trees we propose to remove. Also, some pictures of the current condition of some of the damage around the store. Lastly there are some pictures of the east entrance, which was converted in Fall 2020 after a number of the big Cottonwoods blew down. Those pictures are representative of what the new material will look like after being installed.

You can reach me via cell phone at 307-413-3627 or by email at dan@vlsjh.com. Please let me know what else you may need from me to grant permission for this project.

Sincerely,

Dan Tolson, owner
Valley Landscape Service



Damage to sidewalks and curbs from tree roots.
Also shows parking lot grade change creating
drainage problems.



To whom it may concern,

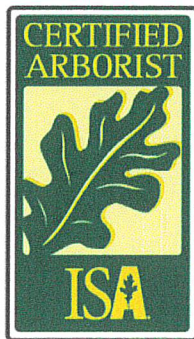
After reviewing 32 Cottonwood trees at Albertson (105 Buffalo Way) it has been concluded that the trees selected have become hazardous and a safety concern. These trees pose a threat to the parking areas, walkways and other areas where the trees have been planted. It has become an ongoing safety issue where the roots are pushing up the concrete in these spots. These trees have become too large for the space in which they are growing causing drainage issues and resulting in vulnerability to blow over. A large-scale blowdown event was observed here 5 years ago. It is our recommendation that these trees be removed.

Thank You,

Derek Egan

Corey Felton

ISA Certified arborist # RM-7893A



PLANT LIST

Quant	Qty	Plant Name	Notes	Size
4	4'	Am. grandiflora	Am. grandiflora	2" x 3"
25	10'	Fraxinus americana	Fraxinus americana	2" x 3"
4	4'	Malus 'Spiral'	Malus 'Spiral'	2" x 3"
3	3'	Cornus 'Riverside'	Cornus 'Riverside'	1 1/2" x 2"
3	3'	Prunella 'Blackberry'	Prunella 'Blackberry'	1 1/2" x 2"
4	4'	Spirea 'Alba'	Spirea 'Alba'	1 1/2" x 2"
3	3'	Salix 'Baculus'	Salix 'Baculus'	1 1/2" x 2"



WEAVER & ASSOCIATES P.A.
LANDSCAPE ARCHITECTS
1000 N. 10TH ST., SUITE 200
JACKSON, WY 83201
2025-2026



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JACKSON, WY 83201
2025-2026

ALBERTSONS	
JACKSON, WYOMING	DATE: 04-14-25 REV: 08-01-25
DRAWING NO.: L1.2	

LANDSCAPE PLANTING PLAN

SCALE: 1/8" = 1'-0"

For Replacement Trees

TOTAL Cottonwoods to be removed : 32

TOTAL Patmore Ash to be Planted : 25

TOTAL Amur Maple to be Planted : 4

TOTAL Spring Snow
to be Planted : 4



TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE REMOVED

EXISTING TREE PLAN

SCALE: 1" = 30'-0" - 30'-0" - 30'-0"

0 50 100 150

Trees to be removed Shown in Red.



WEAVER & ASSOCIATES PA
LANDSCAPE ARCHITECTS
1000 N. GARDEN STREET
JACKSON, WYOMING 83201
PHONE: 337-2222
FAX: 337-2223
WWW.WEAVERPALANDSCAPE.COM



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JACKSON, WYOMING 83201
PHONE: 337-2222
FAX: 337-2223
WWW.WEAVERPALANDSCAPE.COM

ALBERTSONS
JACKSON, WYOMING

DATE: 04-14-25
REV:

DRAWING NO.

L1.1