



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

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| <p>Date: March 1, 2022</p> <hr/> <p>Item #: P22-047</p> <hr/> <p>Planner: Paul Anthony</p> <p>Phone: 733-0440 ext. 1303</p> <p>Email: panthony@jacksonwy.gov</p> <hr/> <p>Owner Town of Jackson PO Box 1687 Jackson, WY 83001</p> <hr/> <p>Applicant: Lower Valley Energy PO Box 572 Jackson, WY 83001</p> | <p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for an Easement for the properties located at 1025,1040 and 1045 Budge Drive, legally known as PT. LOT 9, HILLSIDE SUBDIVISION, LOT 10, HILLSIDE SUBDIVISION, and LOT 1, HILLSIDE SUBDIVISION, PIDNs: 22-41-16-32-1-03-008, 22-41-16-32-1-03-009, and 22-41-16-32-1-03-001</p> <p>For questions, please call Brian Lenz at 733-0440, x1410 or email to the address shown below. Thank you.</p> |
| <p>Please respond by: March 22, 2022 (with Comments)</p> | |

RESPONSE: For Departments not using Trak-it, please send responses via email to: blenz@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: Hillside Subdivision
Physical Address: 1025 and 1045 Budge Drive
Lot, Subdivision: pt Lot 9 and Lot 10 PIDN: 22-41-16-32-1-03-008 & -009

PROPERTY OWNER.
Name: Town of Jackson Phone: 733-3079
Mailing Address: Box 1178 ZIP: 83001-1178
E-mail: jziem@jacksonwy.gov

APPLICANT/AGENT.
Name: Lower Valley Energy Phone: 307-739-6038
Mailing Address: Box 572 ZIP: 83001
E-mail: jwood@lvenergy.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*

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

Richard Knori
Signature of Property Owner or Authorized Applicant/Agent

Richard Knori
Name Printed

2/28/2022
Date

Director of Engineering
Title

PARCEL IDENTIFICATION #22-41-16-32-1-03-009
PARCEL IDENTIFICATION #22-41-16-32-1-03-008
SEC.32, T41N, R116W

DISTRIBUTION ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, TOWN OF JACKSON, a Wyoming Municipal Corporation, ("Grantor") for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey and warrant unto Lower Valley Energy, a Cooperative Corporation, of Afton and Jackson, Wyoming and to its successors and assigns, ("Grantees"), a perpetual easement and right of way for the construction and continued maintenance, repair, alteration and replacement of the electric distribution circuits, lines and equipment of the Grantee to be constructed and maintained under, upon and across the premises of Grantor in Teton County, State of Wyoming, along a line described as follows, to wit:

As described and as shown on Exhibit A, attached hereto and by this reference made a part hereof.

Together with all necessary and reasonable rights of ingress and egress and to excavate and refill ditches and trenches for the location and repair of said facilities and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth, or other obstructions interfering with the repair and maintenance of the facilities.

The Grantor acknowledges that Electric and Magnetic Fields (EMF) are naturally occurring in the transmission or distribution of electricity, and that the Grantee has here notified Grantor that EMF testing and information is available upon request from the Grantee. This Easement by Grantor is intended to include so much space as is necessary or appropriate to the presence of EMF and reasonable operation of the Grantee's distribution lines.

Grantor agrees that all poles, wires and other facilities, installed on or under the described lands shall remain the property of the Grantee removable in the sole discretion of the Grantee at the Grantee's expense. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns. Grantor shall compensate Grantee for any damages to Grantee's facilities caused by Grantor, including payment of Grantee's attorney fees if action is undertaken by Grantee to enforce the commitments described in this easement. Grantor reserves the right to improve, occupy and use this easement for all purposes not inconsistent with the easement grant. Each party shall have the remedy of specific performance regarding this easement. The rights and obligations described in this easement shall run with the land. This easement is not exclusive, and Grantor retains all rights not specifically granted by this easement. This is the entire agreement of the parties regarding this easement, except as may be set forth in writing after the date of this easement and signed by the parties. Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of Wyoming.

WITNESS the Hand of the Grantor, this ___ day of _____, 20__.

TOWN OF JACKSON

By: _____

Its: _____

STATE OF }

COUNTY OF }

The foregoing instrument was acknowledged before me by _____,
affirming proper authority as the _____ of Town of Jackson, this
_____ day of _____, 20__.

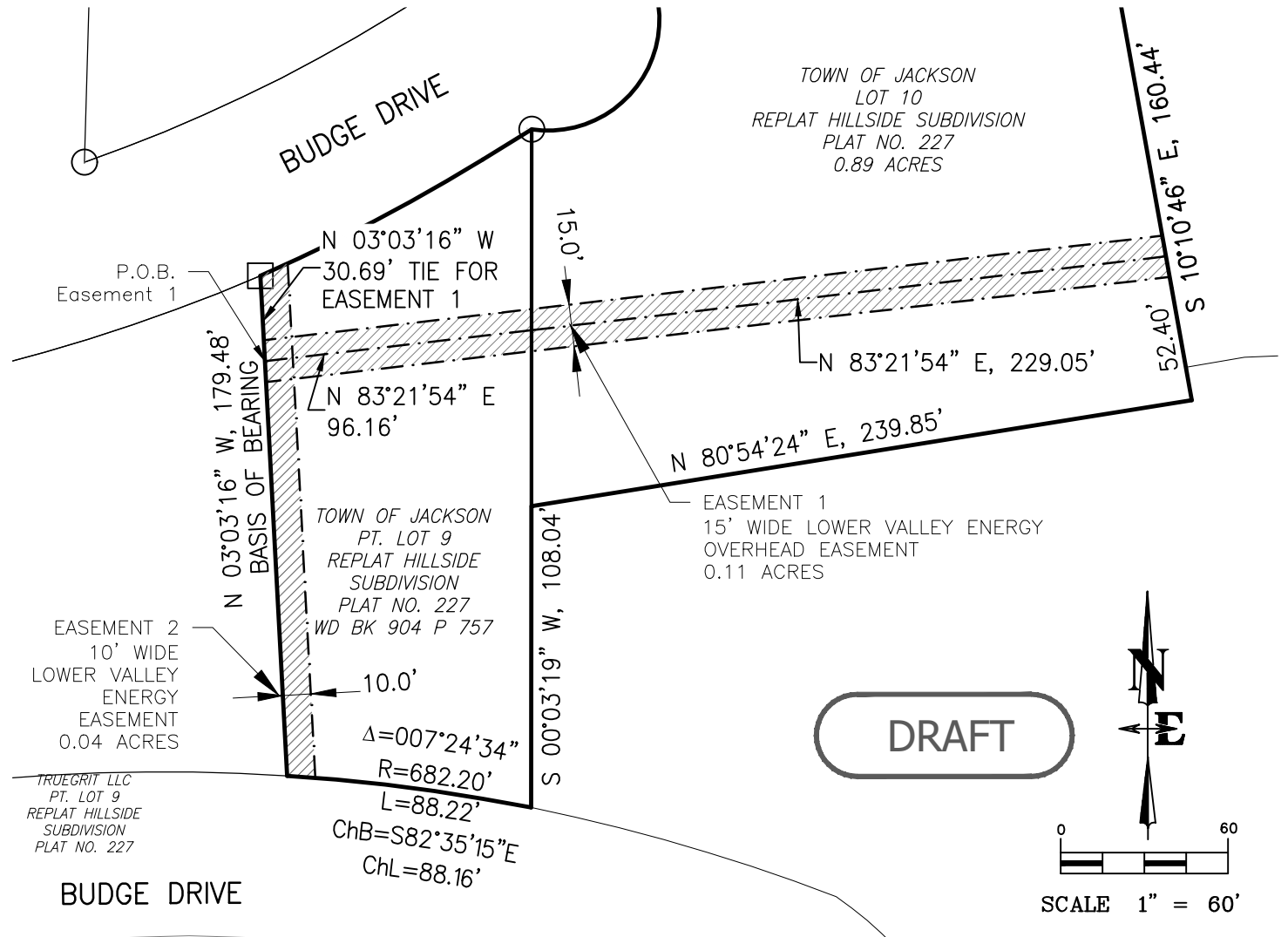
(Seal)

Witness my hand and official seal.

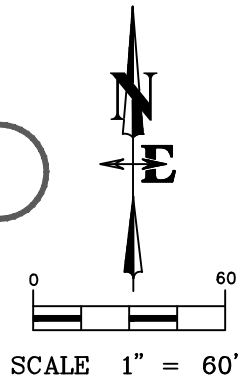
Notary Public

My commission expires:

EXHIBIT



DRAFT



LEGAL DESCRIPTION

Two strips of land located in the SE 1/4 NE 1/4 of Section 32, & the SW 1/4 NW 1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, and being within Part of Lot 9 as described in Book 904, page 757 and Lot 10 of Hillside Subdivision Second Addition to the Town of Jackson, Plat No. 227.

EASEMENT 1

A 15 foot wide strip of land, the centerline of said strip being 7.5 feet either side of the following described centerline:

Beginning at a point on the westerly line of said Lot 9, said point being S03°03'16"E, a distance of 30.69 feet from the northwest corner of Said Lot 9;

Thence N83°21'54"E along a centerline of said easement, a distance of 96.16 feet to the common line of said Lot 9 and said Lot 10;

Thence N83°21'54"E continuing along said centerline, a distance of 229.05 feet to the easterly property line of Said Lot 10 and the end of this description.

Said strip contains 0.11 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

EASEMENT 2

A 10 foot wide strip of land being described as the westerly 10 feet of said Part of Lot 9 of Book 904, page 757.

Said strip contains 0.04 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sign and/or of record.

The Basis of Bearing for these descriptions is S03°03'16"E along the westerly property Line of Said Lot 9.

The sidelines to be lengthened or shortened to end on said described lines.

As shown hereon and by this reference made a part hereof.

PT. LOT 9 and LOT 10
 REPLAT HILLSIDE SUBDIVISION
 ADDITION TO THE
 TOWN OF JACKSON, PLAT NO. 227
 BEING LOCATED IN
 SE 1/4 NE 1/4, Section 32 &
 SW1/4 NW 1/4, Section 33, 6TH P.M.
 TETON COUNTY, WYOMING

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|------------------------------|--|--|---|
| DRAWING NO EXHIBIT | DRAWING TITLE OVERHEAD POWER LINE EASEMENT TO LOWER VALLEY ENERGY FROM THE TOWN OF JACSKON | NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087 | DATE 2/02/2022 |
| JOB NO 14-175-01 | | | ENGINEERED DRAWN SK CHECKED LR APPROVED LR |