



# 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: June 9, 2025

Item #: P25-098

Planner: Andrew Bowen

Phone: 733-0440 ext. 1306

Email: [abowen@jacksonwy.gov](mailto:abowen@jacksonwy.gov)

#### Owner

Hoy, David Scott & Shannon Kelly  
8630 Harney St.  
Omaha, NE 68114-4006

#### Applicant

Leigh Chrisinger  
PO Box 14751  
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 410 Wister Ave.

PIDN: 22-41-16-33-4-14-001

For questions, please call Andrew Bowen at 733-0440 x 1306 or email the address shown. Thank you.

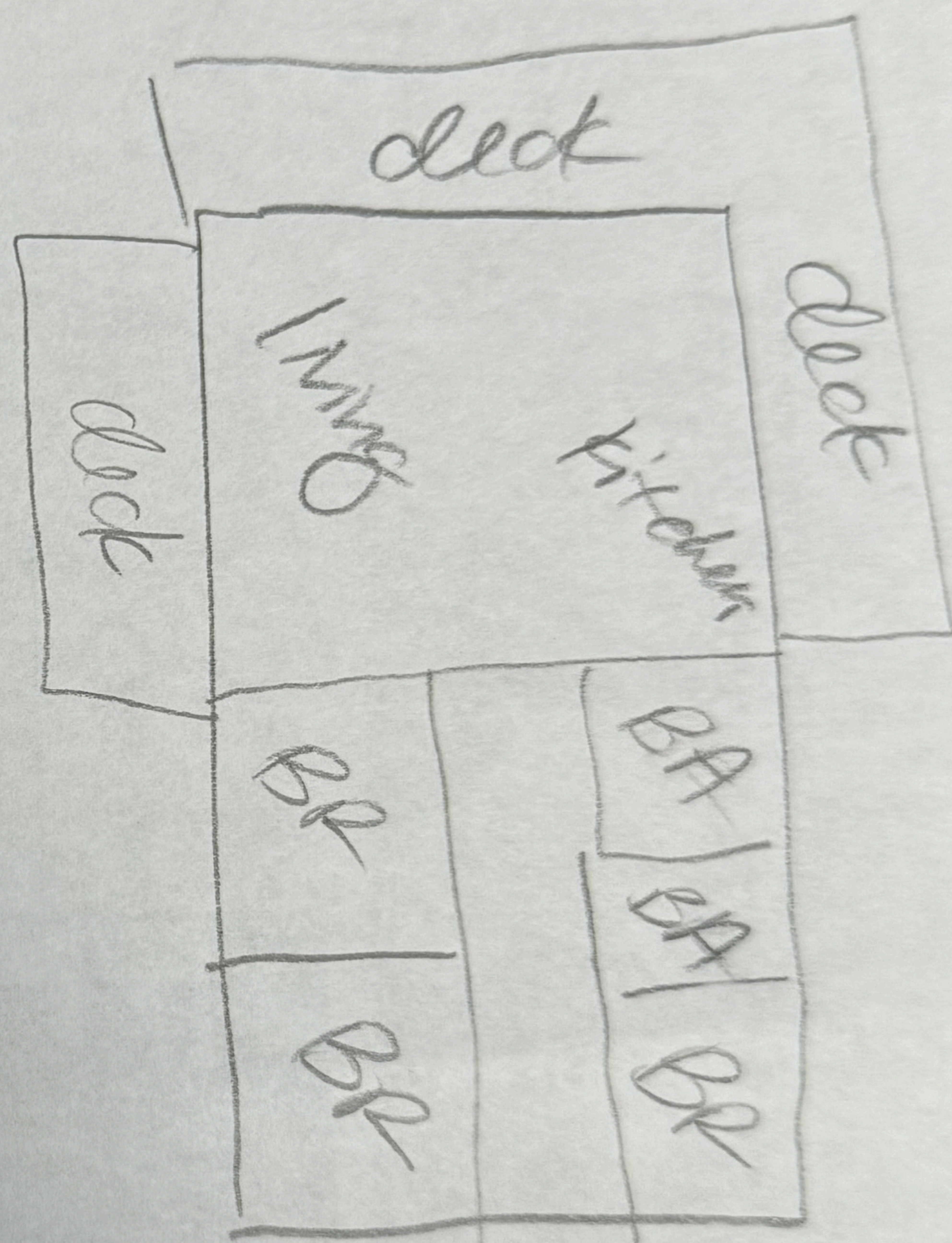
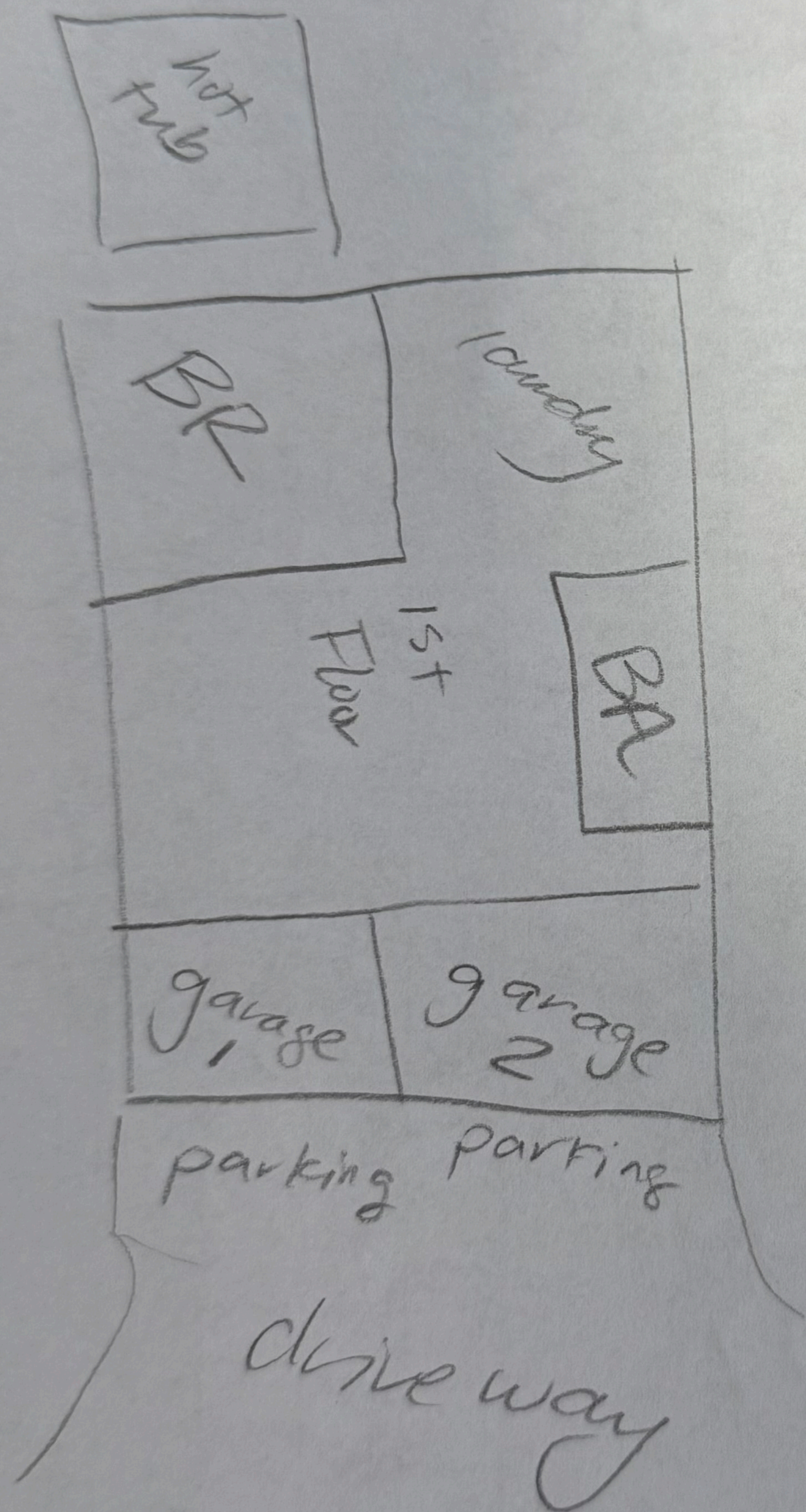
**Please respond by June 19, 2025 (with Comments)**

**RESPONSE:** For Departments not using SmartGov, please send responses via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)

#### 410 Wister Ave Narrative

This is a 4BR/3BA 2 story home on a hill beside snow king area w 2 car garage bay and 2 parking spots just outside of the garage. There is a Hot tub beside the entry level deck to the E of the house and not much yard to speak of because of it's location on the hill. There is an upstairs deck for outdoor seating and a grill. 1 BR and BA are on the entry level w a laundry room. The second story has 3 BR's and 2 BA's along w the sitting, dining, and kitchen area. This home will pursue 3 short term rentals within the bounds of the '24 town law that was passed.





410  
wister





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:

## 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: David Hoy      Title: Owner

Being duly sworn, deposes and says that David Hoy      is the owner in fee of the premises located at:  
Name of      property owner as listed on deed

Address of Premises..410 Wister St

Legal Description.. Home

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Leigh Crisinger

Mailing address of Applicant/agent.. PO Box 14751 Jackson, 'M' 83002

Email address of Applicant/agent: leigh@jacksonholepm.com

Phone Number of Applicant/agent: 307 690 9868



Is authorized to  
application(s)  
this(these)

SUSHIL GUPTA  
My Comm. Exp. September 10, 2028

act as property owners agent and be the applicant for the  
checked below for a permit to perform the work specified in  
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

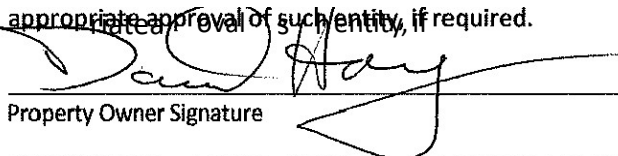
☐ Demolition Permit

☐ Home Occupation

☐ Other (describe) Rental agreements

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  
nonindividual Owner

STATE OF Nebraska

) SS.

COUNTY OF Douglas P

The foregoing instrument was acknowledged before me by David Scott Hoy this 22-h day of  
May, 2025. WITNESS my hand and official seal.

  
Notary Public

My commission expires: 7/1/2028

## **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.

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Rental Physical Address: 410 Wister

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

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**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: Jackson Hole Property Management

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

Phone Number: ( 307 ) 201.1914

Fax/email address: info@jacksonholepm.com

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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>**

**From:** [Greg Von Doersten](#)  
**To:** [Town of Jackson Planning Department](#)  
**Subject:** Fwd: 410 Wister Short Term Rental Letter  
**Date:** Friday, May 30, 2025 2:45:30 PM  
**Attachments:** [410 Wister Short Term Rental Letter.docx](#)

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Hi Mary,

Here's the email chain and a letter questioning his STR's I sent in August of 2023. They STR had multiple rentals that summer which broke TOJ rental rules and regulations.

GREG VON DOERSTEN PRODUCTIONS  
P.O. BOX 8123/430 Wister Ave.  
Jackson, WY 83001  
Mobile/Studio: 307.690.5640

[greg@gregvondosteren.com](mailto:greg@gregvondosteren.com)  
<http://www.gregvondosteren.com>

[Twitter](#) | [Facebook](#) | [Tumblr](#) | [Instagram](#)

----- Forwarded message -----

From: **Greg Von Doersten** <[greg@gregvondosteren.com](mailto:greg@gregvondosteren.com)>  
Date: Fri, Aug 4, 2023 at 10:58 AM  
Subject: 410 Wister Short Term Rental Letter  
To: <[shanhoy@me.com](mailto:shanhoy@me.com)>, <[dochoy99@yahoo.com](mailto:dochoy99@yahoo.com)>

Hi Shannon and David,

Please read the attached letter and send it to your property manager so everyone is on the same page.

Please reach out to me directly so we can resolve the situation.

Thank you,

Greg



GREG VON DOERSTEN PRODUCTIONS  
P.O. BOX 8123/430 Wister Ave.



Jackson, WY 83001

Mobile/Studio: 307.690.5640

[greg@gregvondoersten.com](mailto:greg@gregvondoersten.com)

<http://www.gregvondoersten.com>

[Twitter](#) | [Facebook](#) | [Tumblr](#) | [Instagram](#)



**From:** [Greg Von Doersten](#)  
**To:** [Town of Jackson Planning Department](#)  
**Subject:** Fwd: Regulations Email  
**Date:** Friday, May 30, 2025 3:12:09 PM

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Here's more email chains claiming they were compliant when they were not.

They have never admitted to wrongdoing or my concerns and actively apologized or changed their behavior or abide to the rules I requested for the driveway.

GREG VON DOERSTEN PRODUCTIONS  
P.O. BOX 8123/430 Wister Ave.  
Jackson, WY 83001  
Mobile/Studio: 307.690.5640

[greg@gregvondorsten.com](mailto:greg@gregvondorsten.com)  
<http://www.gregvondorsten.com>

[Twitter](#) | [Facebook](#) | [Tumblr](#) | [Instagram](#)

----- Forwarded message -----

From: **Shannon hoy** <[shanhoy@me.com](mailto:shanhoy@me.com)>  
Date: Tue, Jan 23, 2024 at 8:23 PM  
Subject: Fwd: Regulations Email  
To: Greg Von Doersten <[greg@gregvondorsten.com](mailto:greg@gregvondorsten.com)>  
Cc: Leigh Chrisinger <[leigh@jacksonholepm.com](mailto:leigh@jacksonholepm.com)>

Begin forwarded message:

**From:** leigh [jacksonholepm.com](mailto:leigh@jacksonholepm.com) <[leigh@jacksonholepm.com](mailto:leigh@jacksonholepm.com)>  
**Subject:** Regulations Email  
**Date:** January 23, 2024 at 5:29:27 PM CST  
**To:** "[shanhoy@me.com](mailto:shanhoy@me.com)" <[shanhoy@me.com](mailto:shanhoy@me.com)>, 'David Hoy' <[dochoy99@yahoo.com](mailto:dochoy99@yahoo.com)>  
**Cc:** Laura Lee Caldwell <[lauralee@jacksonholepm.com](mailto:lauralee@jacksonholepm.com)>

410 Wister will continue to be rented as a 31 day plus rental. We will have 1 group for a thirty one day period in house. The Town of Jackson does not require a business permit or a Basic Use Permit for the type of rentals that we are doing. We have confirmed with the town planners on how we are renting and have



gotten consent to proceed.If there any questions or issues, please do not hesitate to contact either JH property management or us. WE have actively communicated with the town of Jackson and are fully complaint with all rules and regulations as set forth in the newly issued rental rules.

Shannon and David Hoy



**From:** [Greg Von Doersten](#)  
**To:** [Town of Jackson Planning Department](#)  
**Subject:** STR notice for 410 Wister Ave inquiry and legal status of BUP  
**Date:** Friday, May 30, 2025 2:47:40 PM  
**Attachments:** [410 Wister Short Term Rental Letter.docx](#)

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Hello Mary

This is Greg Von Doersten, the owner of 430 Wister Ave. I left you a message about an STR rental situation at 410 Wister Ave. the property of David and Shannon Hoy who use Jackson Hole Property Management for their rental services. David is a second home owner which has been illegally STR in the past since they bought the property. I just received a letter and was given a notice they just applied for BUP status.

I wanted to make you aware of a number of issues I've experienced as a neighbor, with their rental history, choice of renters and TOJ violations. Two involving TOJ noise ordinances and one which was an EMS/Carbon Monoxide ALARM for a call they had to make due to some shady toothless renters with loud trucks that left a car running in the garage for hours. Apparently the JHPM rented to lift mechanics for JHMR that were less than desirable and scared me and my girlfriend. I've been trying to be a good neighbor and work through these issues but given the lack of enforcement the TOJ provides on illegal STR's I had no other recourse then to talk write and email and call TOJ PD officer regarding this matter last year and working with the owner to resolve the situation. He called the owner and property management person at Jackson Hole Property Management with no response to his illegal STR's. David Hoy claimed to me he was told by JHPM he was legally renting when they were doing multiple STR's over 5-6 shorter in the summer that were less than 31 days. The owner and JHPM never replied or admitted to illegal STR's and the officer never heard from them?

As mentioned, the big issue at 410/ 430 Wister is we have a shared driveway which needs to be taken into consideration that is small and steep which is not conducive to rentals. (especially in the winter) In fact it's one of the steepest and most challenging driveways in the TOJ. The problem with a shared driveway is we have had ongoing parking issues which has caused missed Fed Ex deliveries, rescheduled contractor appt's, loss of the driveways use due to cars and trucks going off the driveway in Winter and over parking when myself and visitors can barely turn around to get out of my driveway in the summer when there are renters. In the summertime when they rent to over 8 people with multiple truck, vans or cars there's barely any room to use my driveway. in fact every time JHPR comes to do work they park in the middle of the driveway because I have called them on their lack of transparency of STR's after requesting to move to the right or left side so we don't have access to come and go without having to ask them to move their cars or trucks. Beyond this we have had noise violations where I have called the TOJ PD department a number of times. I never filed a complaint because I have always gone through the owners when I'm having issues.

As further proof I have email chains to David Hoy since August 3rd 2023 since there have been problems renting this property in the summer and even winter on a STR basis given the number of cars and parking issues. In the winter, renters and the JHPM company have had issues where a wood truck slid off the hill and I wasted 3-4 hours of my time trying to dig him out only to call a tow truck. Additionally renters don't have proper 4 x 4 trucks/cars in the winter with quality snow tires and go off the road and destroy it for are plow man who has



considered quitting the job due to their lack of care by his tenants. I'm concerned if this abuse continues I will lose the only snow plowman that will service this driveway because it's so dangerous for their trucks. This has happened multiple times with renters in the Winter due to the steep nature of the driveway that monetarily and physically taxes my time and patience.

Before you make your decision for a BUP at 410 Wister, I would like you to look over the letter I sent him in August of 2023, all of the facts with rental history, noise violations, shared driveway and limited parking and the number of times I've had to deal with the situation wasting my time and money by dealing with these parties that have lied and refused to address TOJ rental rules and broken STR rules in the past and should not be awarded a BUP. There is no monetary gain for the troubles and wasted time I continually spend each year which needs to be considered by the TOJ and owners.

In closing what TOJ property rights do I have as a property owner when it comes to a shared driveway and do we need to re-write the STR and rental rules that need to be considered for other landowners in the same situation in the future?

I've considered hiring a lawyer but would prefer to work this through diplomatic channels with the TOJ.

Thank you for your time and assistance.

Greg

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P.O. BOX 8123/430 Wister Ave.  
Jackson, WY 83001  
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