



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
- Housing Department

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: October 18, 2019

Item #: P19-239

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Fax: 734-3563

Email: tvalentine@jacksonwy.gov

Owner:

Teton Gables, LLC – Tyler Davis
PO Box 991
Jackson, WY 83001

Applicant:

Cornelius Kinsey
PO Box 12258
Jackson, WY 83002

REQUESTS:

The applicant is submitting a request for a Zoning Compliance Verification at 1140 W. Highway 22.

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

Please respond by: **November 1, 2019 (Sufficiency)**
November 8, 2019 (with Comments)

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@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: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

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

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 www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-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


Tyler Davis

Name Printed

10/15/19
Date
Owner
Title

Paul Anthony
Town of Jackson Planning and Building
150 East Pearl Avenue
Jackson, WY 83001

16 October 2019

Dear Paul,

Teton Gables, LLC is submitting these materials for a Zoning Compliance Verification (ZCV) for the Teton Gables Motel property located at 1140 West Hwy 22.

1. If the site is exempt from the SRO per the reasons given by Alder Environmental EA? The EA addresses Section 5.3.2: C, D, E, F & H.
2. If the site is exempt from the NRO per the reasons given by Alder Environmental EA? If an exemption may be granted per Section 8.2.2.B1.e.ii?
3. If the steep slopes that are manmade and therefore subject to a Hillside CUP for construction on the slopes? Nelson Engineering's analysis show the estimation of what the original slope steepness was and where the toe of the slope was located.

Also, the owner would like to see if the ZCV could have a two-year expiration date. Thank you for help on this matter and please call if you have any questions.

Sincerely.

Cornelius Kinsey, AIA NCARB

Enc.
Executed ZCV Form
Alder Environmental EA
Nelson Cover Letter
Nelson Memorandum
Gables Slope Exhibit A
Gables Slope Exhibit B

NELSON ENGINEERING since 1964

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AL/18-262-04

October 16, 2019

Teton County Planning and Development Department
P.O. Box 1727
Jackson, Wyoming 83001

ATTN: Planner

RE: Teton Gables Pre-Existing Site Slopes, Zoning Compliance

Dear Planner:

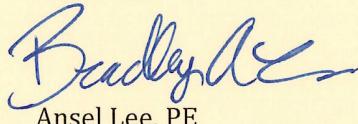
This letter accompanies an application and supporting documents for a Zoning Compliance Verification for 1140 W HWY 22, Teton Gables and is intended to supplement a submittal package being prepared by the Owner and Architect. The attached exhibits show the existing site for the property and include imagery and contour data prior to the development of the site. The exhibits offer a comparison of the site from the 1930s and 40s to the 1960s. Based on the aerial imagery, it is clear that these exhibits demonstrate the nature of the site prior to and shortly after the original development of the property. An exhibit has also been provided to show, based on 2016 Teton County lidar topography, that the overall slope of the site from above manmade disturbances, through the property in question is less than 25 percent.

Items included with this letter include the following:

- A memorandum discussing the assessment and findings regarding the pre-existing site slopes
- An exhibit showing comparisons of historical imagery and historical topography (Exhibit A)
- An exhibit showing the overall slope through the property based on undeveloped locations
- An Existing Site Plan of the property

Please feel free to contact me regarding any additional information or questions.

Sincerely,



Ansel Lee, PE

Enclosures

cc: Tyler Davis, Owner

TO: Planning & Building Department

COMPANY: Town of Jackson

FROM: Ansel Lee - Nelson Engineering

PC: _____

DATE: 10-16-2019

RE: 1140 W Highway 22 - Existing Slopes ZCV

PROMO/JOB #: 18-262-04

To Whom it may concern:

Nelson Engineering has prepared supporting documentation regarding the presence of manmade slopes and an approximation of pre-existing slopes at 1140 W Highway 22 (Teton Gables and Cutty's Restaurant). Discussed below are findings from assessing historical imagery and mapping as well as current available data:

Aerial Imagery 1945 – Aerial photos from 1945 (provided by Teton County GIS) show the property (and adjacent properties) prior to any significant disturbance or earthwork. The existing toe of the slope is roughly consistent with the property line.

USGS Topography 1935 – mapping from 1935 shows the road alignment and 100-ft contours. Slope analysis performed using this map indicate a 13-14% site slope along the northeast ridge of Highschool Butte to Highway 22. Although this measurement is not orthogonal to the toe of the slope within the property, it is indicative of somewhat flat pre-existing slopes along the northeast toe of Highschool Butte.

Aerial Imagery 1967 – Aerial photos show that original infrastructure has been constructed at the subject property, however, there are no indications of large-scale earthwork at the property to the west (Currently Old West Storage).

USGS Topography 1963 –although it is clear that the property in question has been developed at this point, the contours on the USGS map provide useful information. The prevailing slope above the site is approximately 28 percent, but the slope clearly flattens out between the adjacent property to the west and the highway alignment. Interpolating site slopes based on the 40-foot contour interval provides a much flatter slope (12%) than the existing hillside to the southwest.

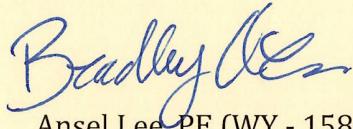
Exhibit B 2016 Contour Data – Teton County GIS contours from 2016 were utilized in conjunction with county property line data. Site slope was measured from a location above any man-made developments to a location that is believed to be near the original toe of the

slope. These locations were chosen based on indications of development within the topography as well as historical photos from Teton County GIS.

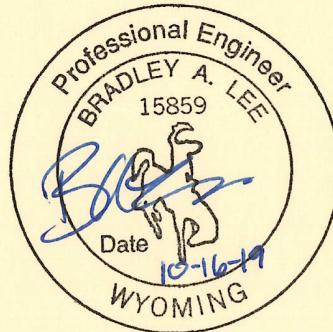
Taken together, it can reasonable assumed that the site slopes of this property were less than 25 percent prior to any development. The site slopes prior to development may be approximated as 20 percent based on the available data. Although there is not a clear way to assess localized areas of steeper or flatter topography, the slopes at this site appear to have been fairly consistent based on the historical data provided in Exhibit A.

This analysis was performed with available information for the site. If additional information becomes available, the findings within this memorandum may warrant additional evaluation for accuracy of the approximated site slopes.

Sincerely,



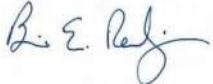
Ansel Lee, PE (WY - 15859)
Nelson Engineering



ALDER ENVIRONMENTAL

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January 28, 2018

To: Tyler Valentine, Senior Planner, Town of Jackson Planning & Development Department
From: Brian Remlinger, Principal / Professional Wetland Scientist
Heidi Bellorado, Environmental Consultant 
Cc: Cornelius Kinsey, Kinsey LLC
Re: **Proposed Teton Gables Motel Phase II, Environmental Analysis Exemption Request**
(PIDN: 22-41-16-32-1-00-031)

This memo is submitted by Alder Environmental LLC (Alder) as a component of a forthcoming Zoning Compliance Verification (ZCV) application pertaining to the Teton Gables Motel Phase II development of a parking structure with housing and lodging above. The property is located at 1140 W Highway 22 within the Town of Jackson limits. This memo serves as a request for an exemption from the requirements to prepare an Environmental Analysis (EA) for the Teton Gables Motel Phase II development. This EA Exemption request addresses the applicable Natural Resources Standards (LDRs Divisions 5.1 and 5.2) typically covered in an EA for a development project with no proposed alternatives. Figures 1 and 2 display the relevant natural resources within a half mile of the property.

EXEMPTION FROM THE REQUIREMENT TO PREPARE A FULL EA

The proposed development qualifies for an exemption from the requirement to prepare a full EA under LDR *Division 8.2.2.B.1.g.ii, Other*. This exemption allows development located within the Natural Resources Overlay District (NRO) to be exempt from the requirement to prepare a full EA if there is well documented habitat information and the proposed physical development and use are expected to have minimal additional negative impacts to wildlife species protected by *Section 5.2.1, Natural Resources Overlay Standards*. The following demonstrates the proposed development complies with this exemption.

SITE INVENTORY & DATA REVIEW

A site visit was conducted on November 1, 2018 to evaluate existing wildlife habitat conditions and use. Photos 1 and 2 depict current site conditions consisting of developed impervious surfaces and disturbed lands with non-native and invasive plant species. The project site is entirely surrounded by development with active human use and activities. No signs of ungulate use (tracks, trails or scat) or bird nests (raptors specifically) were observed on the project location during the field inventory.



PHOTO 1 – Looking west at proposed parking structure.



PHOTO 2 – Looking northwest at slope behind existing motel.

For the purposes of this review, *wildlife* shall be defined as those species and associated habitat protected in the in the current LDRs (Div. 5.2) and those species identified in the Teton County Focal Species Habitat Mapping Project (Alder 2017). *Impacts* shall be defined as development and/or uses that will detrimentally affect the food supply and/or cover provided by the habitat or detrimentally affect the potential for survival of the protected and focal species.

VEGETATIVE COVER (DIVISION 5.2)

Vegetative cover on the project area is designated by the Teton County Vegetation Layer (Cogan and Johnson, 2013) and was verified during the site visit as disturbed (buildings, driveways, parking lots, landscaping) and agricultural meadow (mixed planted and introduced grassland herbaceous vegetation). All vegetative cover types are heavily impacted by humans. There are no wetlands nor waterbodies on the Property.

CRUCIAL WILDLIFE HABITATS AND MIGRATION ROUTES (DIVISION 5.2.1)

Alder reviewed three well-documented existing sources of wildlife habitat: 1) Wyoming Game and Fish Department (WGFD) designated ungulate crucial winter ranges and migration routes and Bald Eagle Nests (WGFD 2012 & 2018), 2) the 2013 WYDOT / Teton Science Schools mule deer movement and habitat use study (Riginos et. al, 2013) and 3) the Teton County Focal Species Habitat Mapping Project (Alder 2017). The only protected or focal wildlife species potentially using the project site or impacted by the proposed development is mule deer.

The Property is located within the NRO due to formerly designated WGFD mule deer crucial winter yearlong range. However, according to the most recent WGFD data (2012), the Property is no longer located within designated mule deer crucial winter range and does not meet the identified habitat nor locations defined in LDR Sections 5.2.1.C.3.f & g (Figure 1). Elk crucial winter yearlong range exists just within a half mile of the Property. However, this area within the half mile buffer does not constitute as elk winter habitat due to significant existing developed lands and lack of suitable winter range composition.

The 2013 WYDOT/TSS Mule Deer Study designates the project site as a *low use movement area* for mule deer. This study also designates the project site as low to *moderate probability of winter use* due to the site's proximity to *high probability winter use* areas on High School Butte southwest of the project site and North Gros Ventre Butte to the north.

The Property is not within the Teton County Focal Species Habitat Map of *mule deer winter habitat*. This study combined the relative habitat values for 20 focal species to determine relative habitat values in Teton County. The project site was quantified as a 7 (lowest value) and 10 out of a possible 42 (highest value) (Alder 2017). The Countywide Habitat Value Map designates the Property and location of the proposed development as *Low Value Habitat* (EcoConnect 2018).

The site inventory, WGFD data, 2013 WYDOT/TSS Study and 2017 County Focal Species Mapping indicate that mule deer crucial winter range does not exist at the project site (WGFD 2012, Riginos 2013, Alder 2017). The site is highly disturbed, subject to high levels of human use and generally contains very poor habitat for mule deer and other wildlife species.

FINDINGS AND OPINION

Wildlife use of the subject property is considered to be minimal and non-existent based off the site inventory and data reviews. Direct impacts from the proposed development to wildlife species and habitat protected by the Town of Jackson LDRs (*Section 5.2.1, Natural Resources Overlay Standards*) and those focal species identified in the Teton County Focal Species Habitat Mapping Project are negligible, if essentially non-existent.

REFERENCES

Alder 2017. Final Report: Focal Species Habitat Mapping for Teton County, WY. Alder Environmental LLC. Jackson, WY. April 2017.

Cogan, D. and S. Johnson. 2013. Final Report and GIS Data: Vegetation and Non-Vegetation Cover Type Mapping for Teton County. Jackson, Wyoming. Available online at: <http://www.tetonwyo.org/plan>

EcoConnect. 2018. Focal Species Habitat Mapping for Teton County, WY. Report Addendum. EcoConnect Consulting LLC. June 2018.

Riginos C., K. Krasnow, E. Hall, M. Graham, S. Sundaresan, D. Brimeyer, G. Fralick and Doug Wachob. 2013. Mule Deer (*Odocoileus hemionus*) Movement and Habitat Use Patterns in Relation to Roadways in Northwest Wyoming. Conservation Research Center of the Teton Science Schools. Jackson, WY.

Teton County. 2017. Land Development Regulations. November 28, 2017 Teton County, WY.

WGFD. 2012. Big Game Ranges Geographic Information Systems Layers. Cheyenne, WY.

WGFD. 2018. Bald Eagle Nests Data. Wyoming Game and Fish Department, Jackson, WY.

FIGURE 1

Natural Resources Overlay/Mule Deer & Elk Crucial Ranges

Teton Gables LLC

TETON GABLES

MOTEL PHASE II

1140 W Highway 22
Jackson, WY 83001

Legend

- Property Boundary
- 0.5 mi Property Buffer
- Teton County Ownership
- State & County Roads
- Natural Resources Overlay
- Mule Deer Crucial Winter/Yearlong Range
- Elk Crucial Winter/Yearlong Range

Sources

TETON COUNTY
- Aerial Imagery, June 2017
- Ownership Boundaries
- Roads
- Natural Resources Overlay (NRO)
WGFD
- Big Game Crucial Ranges and Migration Routes (2012)

1 in = 600 feet
0 150 300 600
Feet

January 28, 2019

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Jackson, WY alderenvironmental.com

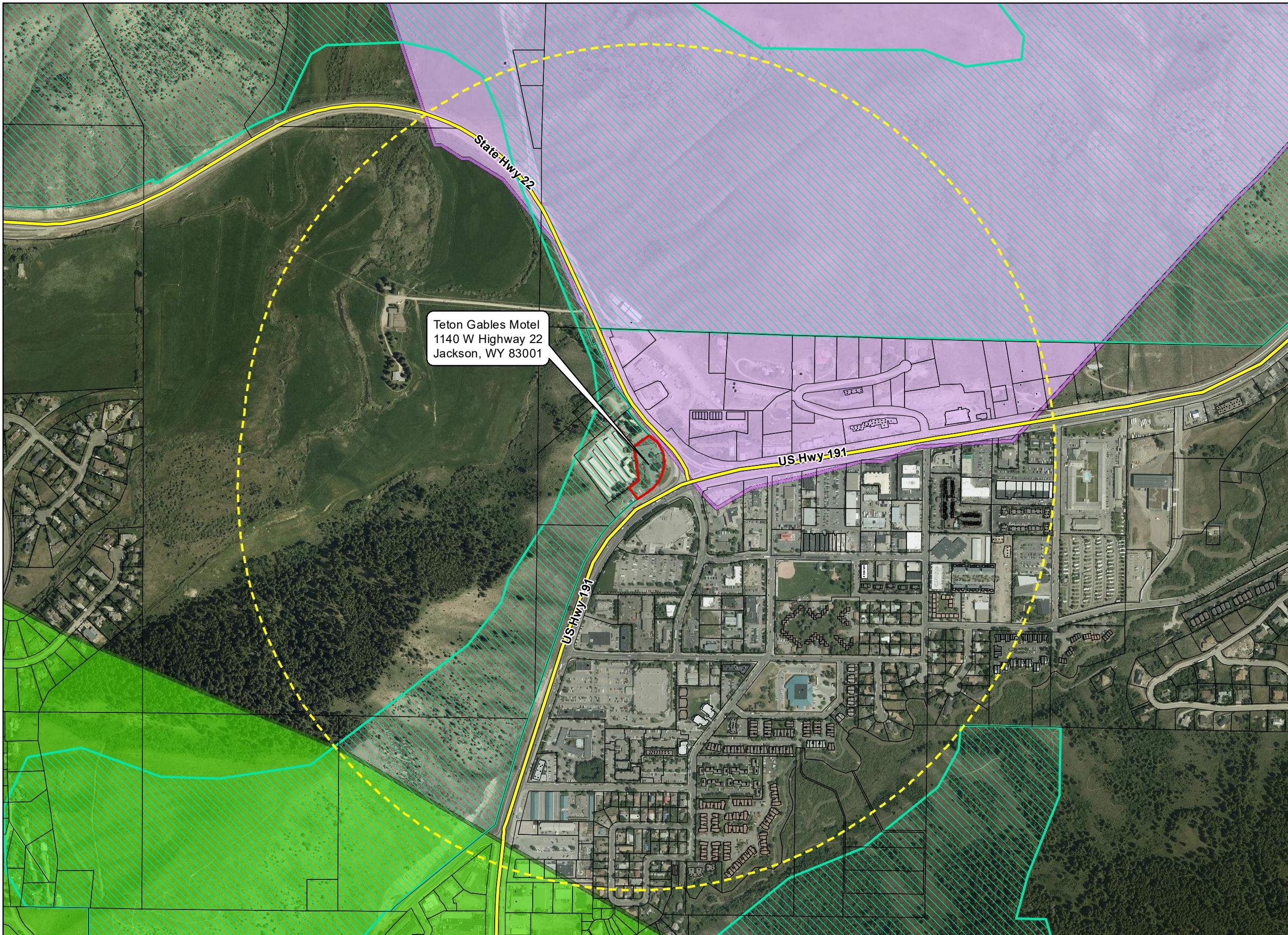


FIGURE 2

Focal Species Habitat
& CRC/WYDOT
Mule Deer Ranges

Teton Gables LLC
TETON GABLES
MOTEL PHASE II

1140 W Highway 22
Jackson, WY 83001

Legend

- Property
- 0.5 mi Property
- State & County Roads
- Teton County Ownership
- Mule Deer Winter Habitat (Alder 2017)

Mule Deer Use

Winter 2011 & 2012
Kernel Density &
Utilization Distribution (TSS/WYDOT 2013)

HIGH PROBABILITY

Moderate Probability

Sources

- Teton County
 - Aerial Imagery, June 2017
 - Ownership Boundaries
- Alder Environmental (2017)
 - Focal Species Habitat Map - Mule Deer
- Conservation Research Center of Teton Science Schools/WY Dept. of Transportation (2013)
 - Mule Deer Kernel Density and Utilization Distribution

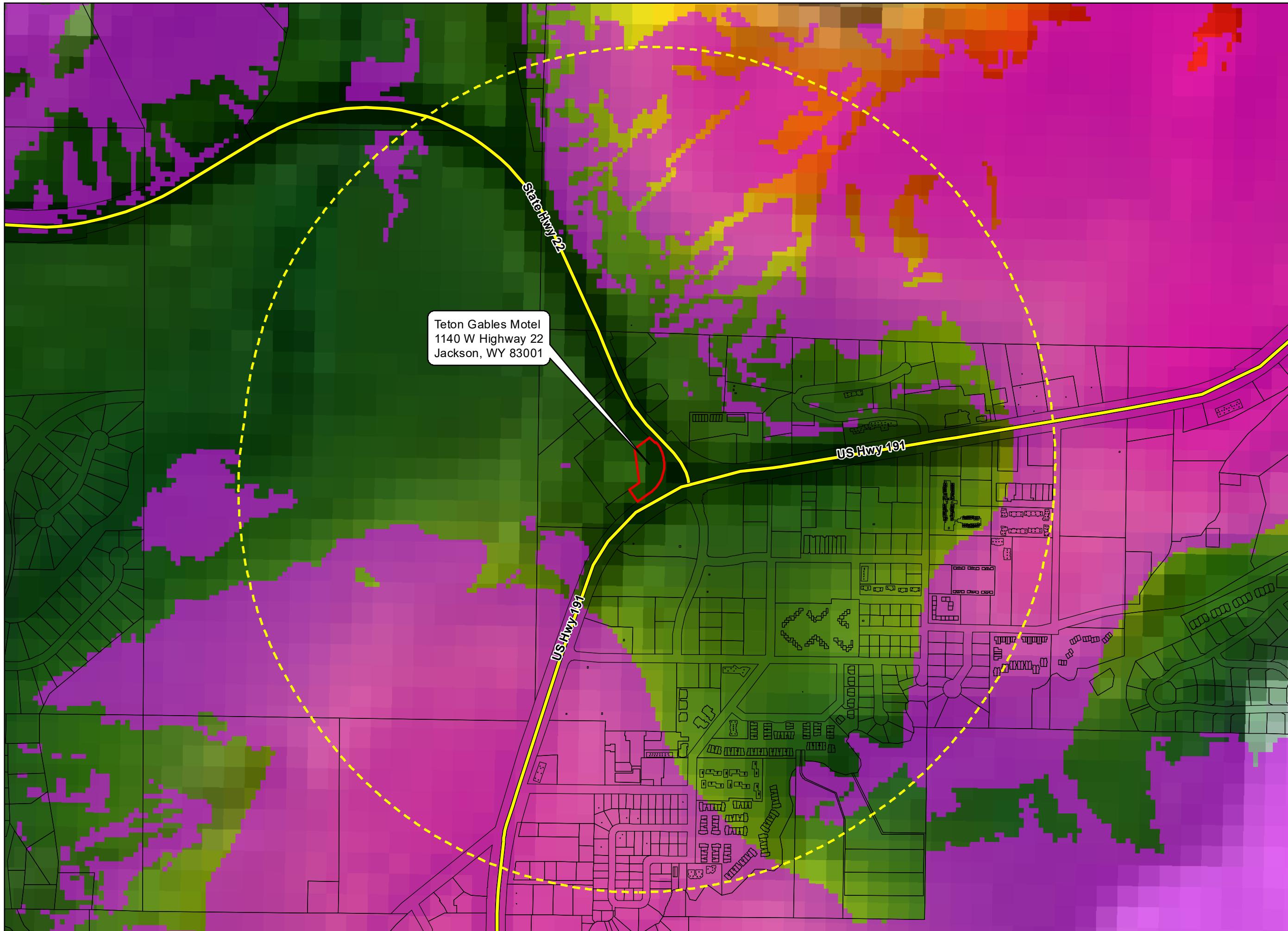
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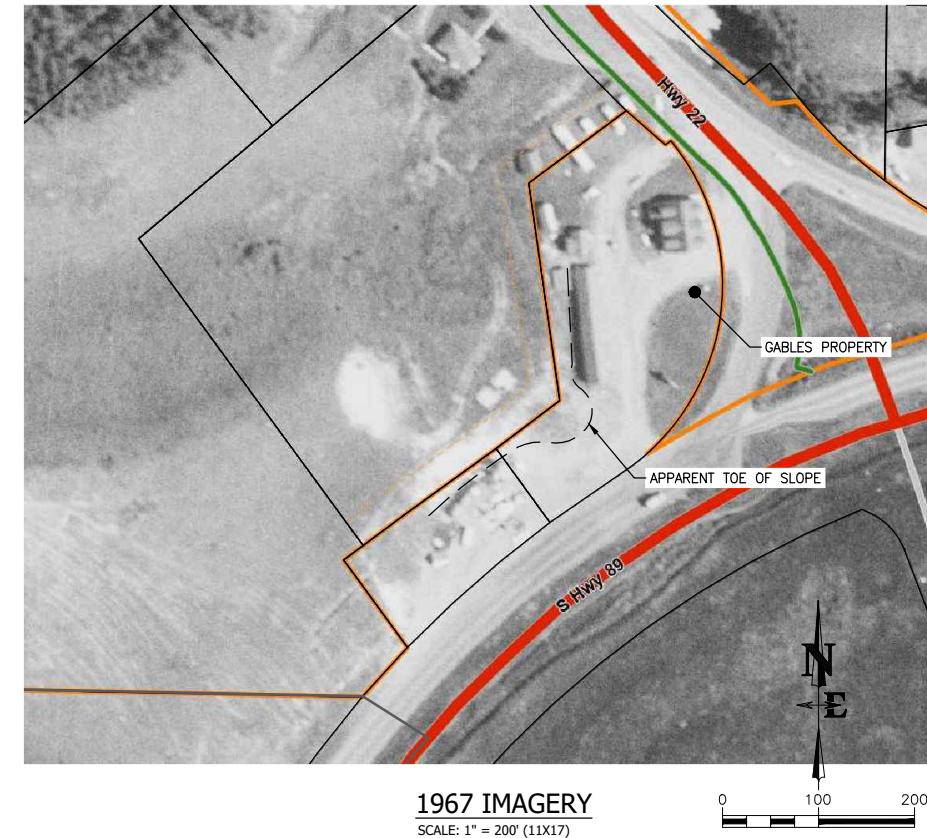
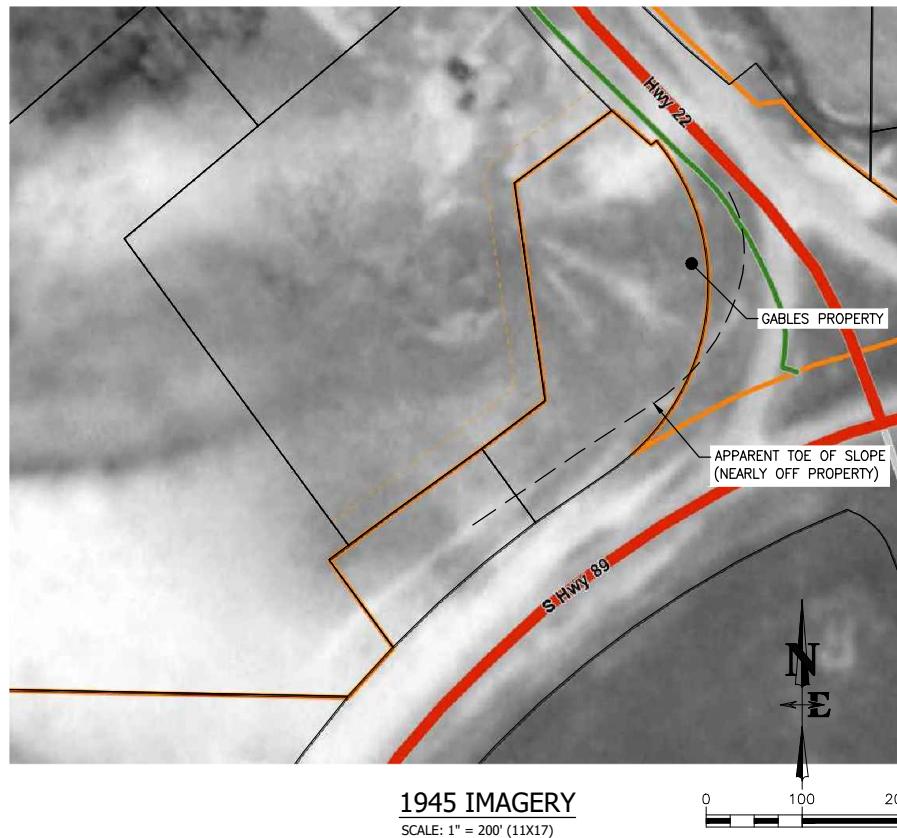
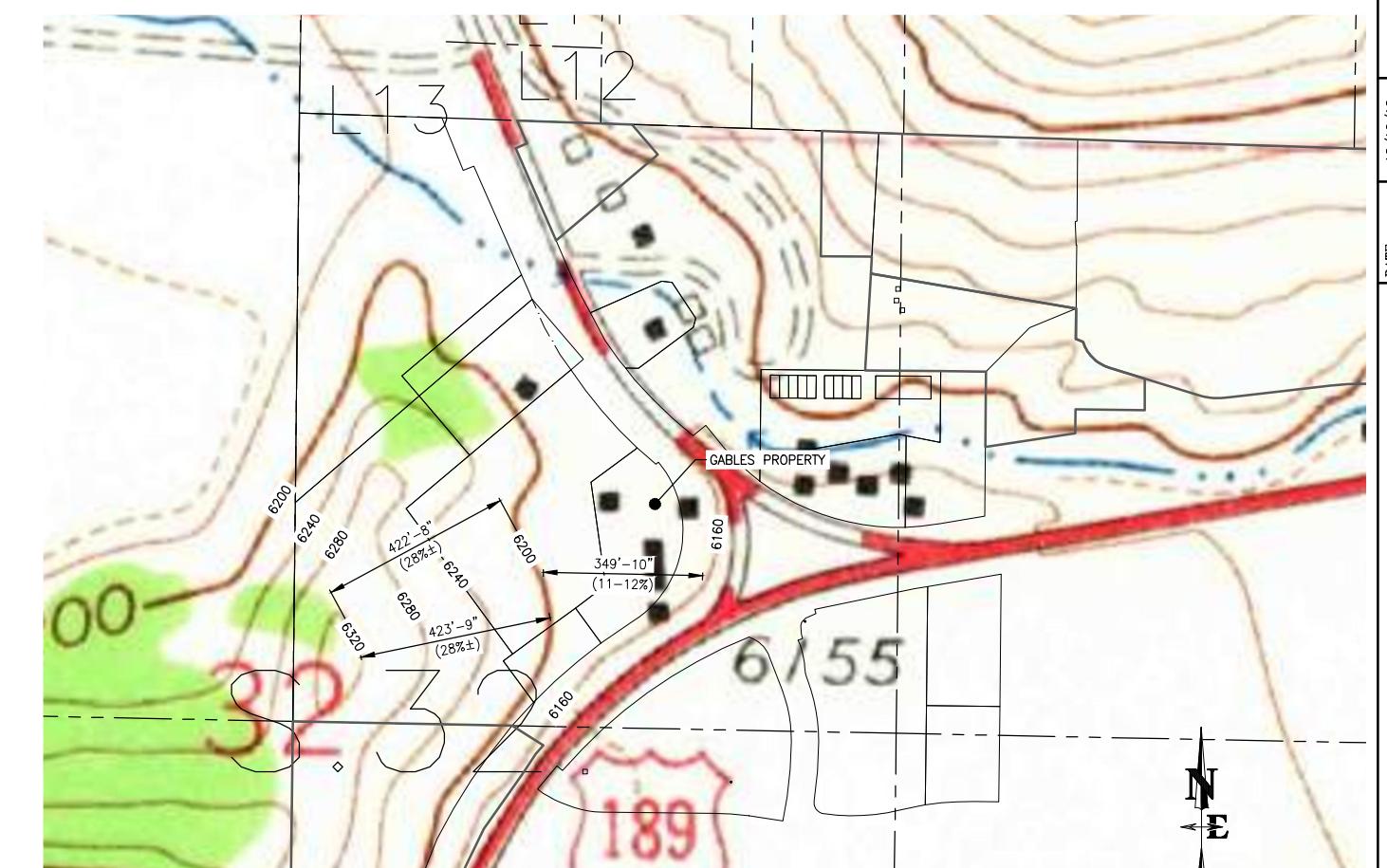
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January 28, 2019

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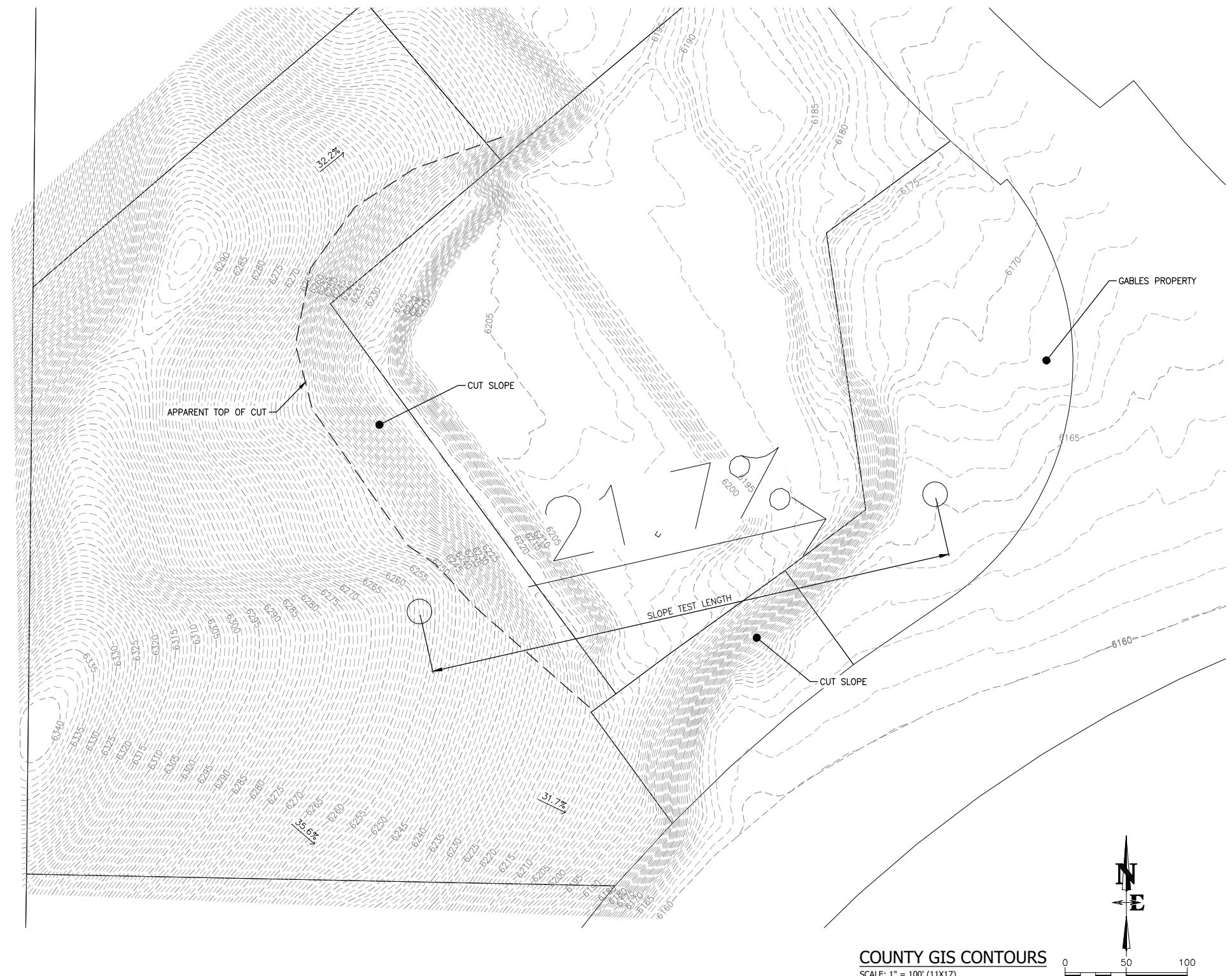
Jackson, WY alderenvironmental.com





DRAWING NO	EXHIBIT A	JOB TITLE	DRAWING TITLE
18-262-04		TYLER DAVIS GABLES MOTEL JACKSON, WY	USGS QUADS SLOPE ANALYSIS
			DATE 10/16/19 REV.
			SURVEYED NE ENGINEERED AL DRAWN AL CHECKED MB APPROVED MB

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



DRAWING NO		JOB TITLE		DRAWING TITLE			
EXHIBIT B		TYLER DAVIS		SLOPE EXHIBIT FROM COUNTY CONTOURS			
JOB NO		GABLES MOTEL					
18-262-04		JACKSON, WY					
				DATE	10/16/19		
				SURVEYED	NE		
				ENGINEERED	AL		
				DRAWN	AL		
				CHECKED	MB		
				APPROVED	MB		
REV. 1							