



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: February 23,2022	REQUESTS:
Item #: P22-038	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner: 7700 S Hwy 89, LLC PO Box 1513 Jackson, WY 83001	
Applicant: Nelson Engineering PO Box 1599 Jackson, WY 83001	
Please respond by: March 17, 2022 (with Comments)	

The applicant is submitting a request for a Sewer Connect located at 7700S Highway 89, legally known as PT LOT 9, SEC. 3, TWP. 39, RNG. 116, PIDN: 22-39-16-03-4-00-015

For questions, please call Brian Lenz 733-0440 x1410 or email to the address shown below. Thank you.

RESPONSE: For Departments not using Trak-it, please send responses via email to:
btlenz@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: 7700 S HIGHWAY 89 MUNGER MOUNTAIN SEWER SYSTEM CONNECTION

Physical Address: 7700 S HIGHWAY 89

Lot, Subdivision: PT LOT 9, SEC. 3, TWP. 39, RNG. 116 PIDN: 22-39-16-03-4-00-015

PROPERTY OWNER.

Name: 7700 S HWY 89, LLC Phone: 307-730-9155

Mailing Address: PO BOX 1513, JACKSON, WY ZIP: 83001

E-mail: KELLYLOCKHART@ME.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 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 checked="" type="checkbox"/> Other: <u>SEWER CONNECTI</u>
<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?

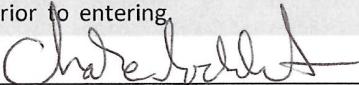
Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

KELLY LOCKHART, 7700 S HWY 89, LLC

Name Printed

2-16-22

Date

Title



WARRANTY DEED

*First American Title
Insurance Company*

DEE J. RAMMELL and TAMARA E.C. RAMMELL, husband and wife, whose mailing address is P.O. Box 12675, Jackson, WY 83002, **GRANTORS**, for ten dollars (\$10) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **CONVEY AND WARRANT** to **7700 S HWY 89, LLC**, a Wyoming limited liability company, whose mailing address is P.O. Box 1513, Jackson, WY 83001, **GRANTEE**, the following described real estate attached hereto as Exhibit A, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit A.

PIN Number: 22-39-16-03-4-00-015

Released	/
Indexed	✓
Abstracted	✓
Scanned	

Including and together with all and singular tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to all taxes, reservations, covenants, encroachments, conditions, restrictions, easements and rights-of-way of sight and/or record.

Dated the 30 day of June, 2017.

GRANTORS:

Dee J. Rammell

Tamara F. C. Rammel

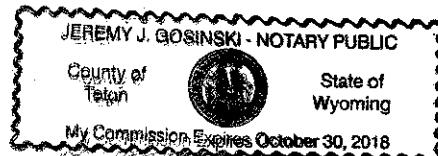
The foregoing instrument was acknowledged before me this 30th day of June, 2017, by
Doe J. Rammell and Tamara E.C. Rammell, husband and wife.

WITNESS my hand and official seal

(seal)

~~Notary Public~~

Fodor Law Office, PC
PO Box 551
Jackson, WY 83001
307.733.2880



GRANTOR: RAMMELL, DEE J ET UX
GRANTEE: 7700 S HWY 89 LLC
Doc 0930996 bk 948 pg 423-424 Filed At 16:20 ON 06/30/17
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy

EXHIBIT "A"
to Warranty Deed

A tract of land in Lot 9 of Section 3, T39N, R116W, 6th P. M., Teton County, Wyoming, and more particularly described as follows:

Beginning at the intersection of the line between Lots 9 and 10 of said Section 3 and the Easterly right-of-way of U.S. Highway 26, 89, 187, and 189 at which point is found a 5/8" 0 steel reinforcing bar; Thence along the Easterly right-of-way of said highway along a curve to the left having a radius of 11534.16 feet and a chord bearing of N 50° 42' 45" W, 360.67 feet to a highway right-of-way marker; Thence N 38° 35' 15" E, 25.0 feet to a highway right-of-way marker; Thence along the Easterly right-of-way marker;

Thence along the Easterly right-of-way of said highway along a curve to the left having a radius of 11559.16 feet and a chord bearing of N 52° 02' 30" W, 185.76 feet to a highway right-of-way marker; Thence N 52° 29' 15" W, 38.0 feet along the Easterly right-of-way of said highway to a 5/8" x 14" steel reinforcing bar with Surv-Cap inscribed "Nelson Engr. PE & LS 578";

Thence N 58° 43' E, 125.35 feet to a point on a line meandering the right bank of the Snake River, said point being marked by a 5/8" x 14" steel reinforcing bar with Surv-Cap inscribed "Nelson Engr. PE & LS 578";

Thence S 49° 53' 30" E, 249.63 feet along a line meandering the right bank of the Snake River to a point marked by a 3/8" x 8" steel spike;

Thence S 47° 36' 15" E, 429.48 feet along a line meandering the right bank of the Snake River to the line between Lots 9 and 10 of said Section 3, said point of being marked by a BLM type cap set and appropriately inscribed by Paul N. Scherbel, RLS 164;

Thence West 175.06 feet along the line between Lots 9 and 10 to the Point of Beginning.



**Checklist for an
APPLICATION FOR A CONNECTION AND USE
AGREEMENT FOR WATER AND SEWER SERVICES**
Planning & Building Department
Planning Division

150 East Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

APPLICABILITY. *This checklist should be used when applying to the Town of Jackson for consideration of connection to Town Sewer, Water and/or Stormwater infrastructure, or a private extension thereto, through a Connection and Use Agreement for a development, service district, or property outside of the Town's corporate boundary AND not within an existing approved service area.*

When is an APPLICATION FOR A CONNECTION AND USE AGREEMENT FOR WATER AND SEWER SERVICES required?

An application to connect and, if approved, the resulting Connection and Use Agreement, are required prior to a development, service district, property, or any individual property within a development or service area, applying for a Town of Jackson / Teton County Sewer and Water Connection permit. *For more detailed information on the process see the PROCESS section of this checklist.*

INSTRUCTIONS. *Use this checklist to provide the information required for review of an application. All items on this checklist should be shown or noted in the application or on the plans, including not applicable items.*

<input type="checkbox"/>	DESCRIPTION
	Submit all materials with a Planning Application to the Planning Division, select the <i>Miscellaneous</i> option.
	Town of Jackson Letter of Authorization if applicant is other than the owner.
X	<p>ENGINEER'S REPORT:</p> <ul style="list-style-type: none">• All materials shall be prepared and sealed by a licensed Wyoming engineer with experience designing municipal water and/or sewer infrastructure.• A brief narrative of the proposed project and request of the Town.• Reason for requesting the connection(s). e.g. permit compliance, existing system failure, high ground water, proximity to surface water, geological conditions, etc.• Alternatives, if any, considered for sewage collection and treatment and/or water supply. Include any reasons for not pursuing the alternatives or whether the alternative is still being proposed.• Proposed schedule for the project.• Provide a statement regarding who will pay the costs of design, permitting, construction, operation, maintenance, regulatory compliance, repair, and replacement of the system.• Identify the entity that will own the system(s) and be legally responsible for the system(s), i.e. the party that would execute a Connection and Use Agreement with the Town.<ul style="list-style-type: none">○ If applicable, identify the certified operator that will operate the proposed system(s).• Provide information regarding how customers that are delinquent on paying for services will be handled, e.g. water shutoffs.• Provide information regarding the proposed method of metering.• WATER AND SEWER<ul style="list-style-type: none">○ Estimated Water Demands<ul style="list-style-type: none">▪ AWWA M22, actual flows, or other approved methodology○ Estimated Sewer Volumes<ul style="list-style-type: none">▪ AWWA M22, actual volumes, Wyoming DEQ, Other approved methodology.○ For estimated demands use the most conservative sewer volumes and/or water demands for the potential service area based on maximum allowed development for the service area at build out. For example, if there are 20 existing hotel rooms but 40 are allowed by development regulations, use 40 rooms for the

	<p>estimate.</p> <ul style="list-style-type: none"> ▪ Include estimated volumes and demands from the adjacent properties within 500 feet of the proposed system. ▪ Provide the information separated into the proposed service area and potential future service areas, include a table by parcel for individually metered lots, e.g. lots that connect via an unmetered gravity system. • Sewage Characteristics: <ul style="list-style-type: none"> ○ For proposed development provide information regarding the anticipated wastewater strengths e.g. Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS); types of use e.g. residential, brewery, industrial, commercial, lodging; and any other expected characteristics. ○ For existing developments provide a summary of any existing wastewater strength or quality monitoring data.
X	<p>PLANS AND MAPS:</p> <ul style="list-style-type: none"> • Map of the Proposed Service Area. <ul style="list-style-type: none"> ○ Show all properties intended to be served by the proposed system and requested connection. ○ Show all properties within 500 feet of the proposed infrastructure, regardless of whether or not the property intends to connect to the private system at this time. • Water and/or Sewer Plans showing the proposed systems, sizes, and points of connection. • Existing utilities. • Easements: Existing or proposed required for the system and connection. • Parcel Information: existing, proposed, future boundaries. Provide parcel id, street address, and ownership information. • Vicinity Map • Scaled drawings with north arrows. • Any other relevant information.
X	<p>PERMITTING:</p> <ul style="list-style-type: none"> • Provide a list of all applicable local, state, and federal permits required to complete the project and indicate whether they were issued, waived, denied, or pending. <ul style="list-style-type: none"> ○ Teton County, Wyoming Department of Environmental Quality, Wyoming Department of Transportation, Army Corps of Engineers, private properties, etc. • For an existing system, provide a list of any existing local, state, and federal permits and indicate if the permit is in good standing, under review, citations, fines, or otherwise pertaining to the permit.
X	<p>PRIVATE PROPERTIES AND SYSTEMS:</p> <ul style="list-style-type: none"> • Provide a list of all private properties that are impacted by the project and any required easements, approvals, land acquisitions, etc. and indicate the status of each. • Provide a list of all private systems required to make the connection and indicate the status of each. Include any and willingness to serve letters, approved permit, etc.

REQUEST TO CONNECT AND CONNECTION AND USE AGREEMENT PROCESS. *This summary is general and each application may vary depending on the circumstance.*

X	<p>REQUEST TO CONNECT:</p> <ul style="list-style-type: none"> ○ Apply to connect using the Planning Application – Miscellaneous Option and this checklist. ○ Staff Review of Application for a Connection and Use Agreement for Water and Sewer Services. ○ Council Review: Request for connection will be presented and reviewed by Council at a regularly scheduled council meeting.
	<p>CONNECTION AND USE AGREEMENT:</p> <ul style="list-style-type: none"> ○ If Council approves the Request to Connect, Town staff will prepare the Connection and Use Agreement(s) and incorporate any conditions of approval as part of the application. Each utility will be covered by its own agreement. ○ Applicant will have a chance to review the agreement prior to presenting to Council for approval. ○ Applicant shall be responsible for preparing and paying for all exhibits required for all agreement(s) to the Town's satisfaction. Required exhibits vary by project but typically include a map of the service area, list of parcels within the service area, table of estimated peak demands, conceptual system plans, and / or other relevant information. ○ Council Review: Connection and Use Agreement(s) will be presented for review by Council at a regularly scheduled council meeting. ○ Following Council approval of the Connection and Use Agreement, it will be finalized according to Council approval. ○ Staff will provide the applicant the final agreement(s) for execution. The Mayor will execute the agreement(s) after the applicant. ○ Recordation: The Connection and Use Agreement(s) shall be recorded with the Teton County Clerk against all properties within the approved service area. Applicant shall pay all recording fees.
	<p>CONSTRUCTION: <i>Following execution and recordation of the Connection and Use agreement construction of the proposed connection(s) is permitted as follows:</i></p> <ul style="list-style-type: none"> ○ SEWER AND WATER CONNECTION PERMIT (SWP) Application for the system if applicable ○ SEWER AND WATER CONNECTION PERMIT (SWP) Application for the individual properties within the service area.

7700 S. HIGHWAY 89 SEWER CONNECTION

ENGINEERING REPORT

Project Narrative

The owners of the property at 7700 South Highway 89 are requesting to connect a sewer service to the Munger Mountain Elementary School Sewer System (MMESSS), owned by Teton County School District (TCSD), which is ultimately accepted to the Town of Jackson (TOJ) Wastewater Treatment Plant (WWTP) for treatment. Preliminary conversations with TCSD and MMESSS operators have indicated that if approved by the TOJ to enter accept wastewater from 7700 S. Highway 89, the property will be annexed into the MMESSS district. Prior to completing the final application to MMESSS including a complete project design, the owners are applying for this request to connect. If the TOJ agrees to accept the wastewater, the project will be final designed and all permits and connection fees will be finalized.

Reason for Request

The property is currently being used by Lockhart Cattle Company for processing of beef which is raised, processed, and sold locally in Teton County. The facility is a USDA inspected processing plant, in which the operation includes slaughter of beef, processing, and ultimately packaging for sale within Teton County. The sewer system is currently on a permitted existing septic system. Due to high Biological Oxygen Demand (BOD) from the animal waste the Owners would like to enhance their current wastewater treatment system to upgrade from a basic septic system treatment to an enhanced treatment system. Because of the location of the facility, improvements to the current permitted septic system would have to occur within the 150 foot Snake River development setback which is a Teton County Land Development Regulations. There is not adequate distance from the river to the highway in which this setback can be avoided. In addition, to reduce the BOD, resulting in better wastewater treatment, a significant amount of infrastructure must be added to the system, in turn making operation more intensive for the owners. Having to install an enhanced treatment unit would be costly and maintenance intensive which in turn equates to higher operational costs. If improvements to the facility become great enough, the processing plant may be forced to shut down which in turn forces a local food source to now sell to processing plants elsewhere thereby increasing local demand on imported food supply. By connecting to the MMES and ultimately the TOJ WWTP, it allows the owners to continue to provide locally raised beef to the community.

Alternatives

As noted above, to address the high BOD levels, an enhanced septic system would be required which includes large air compressors and treatment tank to add air to the treatment process. With the existing 150 foot Snake River setback there is not room on the site to avoid encroachment.

Proposed Schedule

The Owners are wanting to complete the construction as soon as possible. If the request to connect is approved by the TOJ, final design and permitting will occur with ultimate goal of construction completion by June 2022.

Owner Responsibility

Per the MMESSS agreement, the Owners will be responsible for all costs of design, permitting, construction, operation, maintenance, regulatory compliance, repair, and replacement of the system from the property to the connection with the MMESS system.

System Owner

Owner of the system will be the Lockhart Family, they will execute the connection and use agreement with the TOJ. Preliminary discussions have been had with Macy's to install the system and maintain.

Delinquent Payment

Due to the nature of the agreement with MMESSS, the owner will be paying MMESSS for service and usage. The MMESSS agreement addresses delinquent payment and will not be the responsibility of the TOJ.

Metering

Per the MMES agreement, the water meter approved by the TOJ will be installed and read by MMESSS.

Sewer Demand

Due to the nature of the facility and greatly varying water use day to day, a water meter was installed on the facility to monitor daily use. All water used at the facility returns to the sewer system. Based on typical operation use, the maximum day demand is 800 gallons per day, with an average of 290 gallons per day.

Map

Attached in this application is a map showing the property and the location of the tie in. Additionally, a preliminary pump station and pipe alignment is shown. The location of the pump station is where the existing septic tank is located.

Permitting

The following is a list of permits that will be required:

WYDOT- Utility Permit
Teton County – SWP

Town of Jackson Sewer Agreement
MMESSS - Agreement and Connection Permit

Private Properties and Systems

No other properties will be impacted by the project.

