



# 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: September 11, 2024	<b>REQUESTS:</b>  The applicant is submitting an Environmental Analysis update for 1400 & 1450 S Hwy 89, PIDNs: 22-40-16-05-2-00-010 and 22-40-16-05-2-00-012  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P24-141	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> Nobel Development Group, LLC 2000 Monarch Tower 3424 Peachtree Road, N.E. Atlanta, GA 30326  <b>Applicant:</b> Alder Environmental PO Box 6519 Jackson, WY 83002	
<b>Please respond by: October 2, 2024 (with Comments)</b>	

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



## **ENVIRONMENTAL ANALYSIS (EVA) APPLICATION**

### **Planning & Building Department**

#### **Planning Division**

150 E Pearl Ave.  
P.O. Box 1687  
Jackson, WY 83001

ph: (307) 733-0440  
fax: (307) 734-3563  
[www.townofjackson.com](http://www.townofjackson.com)

#### ***For Office Use Only***

Fees Paid \_\_\_\_\_

Check # \_\_\_\_\_

Credit Card \_\_\_\_\_

Cash \_\_\_\_\_

Application # \_\_\_\_\_

**APPLICABILITY.** *This application should be used when applying for review of an **Environmental Analysis**. The purpose of the environmental analysis is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site.*

#### **When is an Environmental Analysis required?**

An environmental analysis is required for all physical development, use, development option, or subdivision proposals that are subject to Division 5.1: General Environmental Standards, Division 5.2: Environmental Standards Applicable in Specific Areas, or Section 7.1.2, Planned Residential Development, unless the project qualifies for one of the exemptions listed in Subsection 8.2.2.B of the LDRs. If required, an environmental analysis must be completed prior to submittal of an application for the physical development, use, development option or subdivision proposed.

#### **Do I need a Pre-Application Conference?**

Yes, a Pre-Application Conference is required.

**Pre-Application Conference #** P24-095 (Sketch Plan) & P23-106 (original EA)

#### **PROJECT.**

Name/Description: Environmental Analysis Update for 1400 & 1450 S Highway 89

Physical Address: 1400 and 1450 S Highway 89, Jackson WY, 83001

Lot, Subdivision: \_\_\_\_\_

PIDN: 22-40-16-05-2-00-010 & 22-40-16-05-2-00-012

#### **APPLICANT/OWNER.**

Name, Agency: Noble Development Group, LLC

Phone: 404-682-1920

Mailing Address: 2000 Monarch Tower, 3424 Peachtree Road, N.E., Atlanta, Georgia

ZIP: 30326

E-mail: owen.berry@nobleinvestment.com

#### **QUALIFIED ENVIRONMENTAL PROFESSIONAL.**

Name, Agency: Alder Environmental, LLC

Phone: 307-690-3706

Mailing Address: P.O. Box 6519, Jackson, WY

ZIP: 83002

E-mail: heidi@alderenv.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_ Applicant/Owner

X Environmental Professional

**SUBMITTAL REQUIREMENTS.** *One copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. The initial application submittal may occur electronically, but one hard copy of all materials is required for an application to be found sufficient.*

*Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications.*

*Have you attached the following?*

X **Application Fee.** See the currently adopted Fee Schedule in the Administrative Manual for more information.

x **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

X **Response to Environmental Analysis Pre-Application Conference Summary Checklist.** During the pre-application conference, you will be provided with a summary and checklist of applicable LDR standards and requirements that must be addressed for a sufficient application.

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.

Heidi C. Bellorado

Signature of Owner or Authorized Applicant/Agent

Heidi C. Bellorado

Name Printed

08/23/2024

Date

Principal & Owner

Title





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

Being duly sworn, deposes and says that 1400 South LLC is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 1400 and 1450 S Highway 89, Jackson WY, 83001

Legal Description: Pt SW1/4 NW1/4, Sec 5, Twp 40, Rng 116 - Parcels: 22-40-16-05-2-00-010 & 22-40-16-05-2-00-012  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Heidi Bellorado, Alder Environmental, LLC

Mailing address of Applicant/agent: P.O. Box 6519, Jackson, WY 83002

Email address of Applicant/agent: heidi@alderenv.com

Phone Number of Applicant/agent: 307-733-5031

Is authorized to act as property owner's agent 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      ☐ Demolition Permit  
☒ Other (describe) Environmental Analysis Update

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  
MANAGER OF 1400 SOUTH, LLC

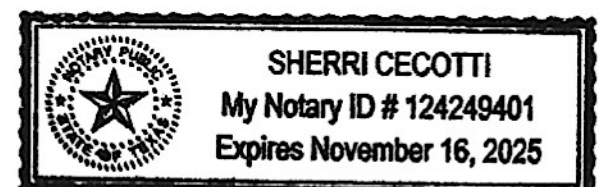
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF TEXAS )  
 ) SS.  
COUNTY OF DALLAS )

The foregoing instrument was acknowledged before me by JOHN HUFFMAN this 26TH  
day of AUGUST, 2024. WITNESS my hand and official seal.

Notary Public

My commission expires:



August 26, 2024

**To:** Tyler Valentine, Town of Jackson

**Cc:** Owen Berry, Noble Development Group, LLC  
Kevin Grass, Noble Development Group, LLC

**From:** Heidi Bellorado, Senior Consultant, Alder Environmental, LLC *Heidi C. Bellorado*  
Hannah Cangilla, Natural Resources Scientist, Alder Environmental, LLC

**Re:** Environmental Analysis Update for 1400 & 1450 S Highway 89 (update to application P23-106)

Alder Environmental, LLC (Alder) is submitting this report as a request to update the previously submitted Environmental Analysis (EA, P23-106) on behalf of Noble Development Group, LLC for proposed development located at 1400 and 1450 S Highway 89 and depicted in Figure 1 (the Property; 22-40-16-05-2-00-010 & 22-40-16-05-2-00-012). This update serves to document the changes to the proposed development area since the previous EA (dated December 15, 2022). Alder conducted a site visit on August 21, 2024, to assess current property conditions and vegetative cover.

This EA Update proposes slight modifications to the development area since the original EA (P23-106). The limits of disturbance (LOD) has changed slightly from what was proposed in P23-106 and the LOD now accommodates a multi-building design with increased site permeability. The number of units has decreased from a 191-unit apartment complex with a parking garage (detailed in P23-106) to an 89-unit workforce housing with two buildings and outdoor parking (see enclosed site plan). Alder verified the existing conditions on the Property and in the vicinity, conducted a habitat inventory, and identified wildlife resources and use. Unless noted below, the information presented in P23-106 remains true and accurate to the best of Alder's knowledge.

#### VEGETATIVE COVER TYPES

The vegetative cover types have not changed since P23-106 as depicted in Figure 1. As a result of the minor expansion to the LOD in the southern portion of the site, there is a slight increase in impacts to the surrounding vegetative cover (Table 1).

**Table 1. Change in permanent impacts to vegetative cover types between 2023 (P23-106) and 2024**

Vegetative Cover Type	Cover Type Ordinal Ranking (10 is the highest)	Total Area (ac)	% of Total Area	2023 Proposed Impacts (ac)	2024 Proposed Impacts (ac)	Change in Impacts (ac)
Non-Mesic Tall Shrub	8	0.41	11.50%	0.01	0.02	0.01
Juniper	6	0.02	0.63%	0.00	0.00	-
Non-Mesic Shrub	5	0.93	26.35%	0.01	0.01	-
<b>Higher Ranked Cover Types (≥ 3) - Mitigation Required</b>		<b>1.36</b>	<b>38.47%</b>	<b>0.02</b>	<b>0.03</b>	<b>0.01</b>
Non-Mesic Grassland	3	0.11	3.13%	0.06	0.09	0.03
Lawns and Landscaping	1	0.36	10.20%	0.30	0.30	-
Disturbed Grassland	1	0.84	23.84%	0.79	0.82	0.03
Disturbed	1	0.86	24.36%	0.86	0.86	-

<b>Lower Ranked Cover Types (<math>\leq 3</math>) - Mitigation Not Required</b>	<b>2.18</b>	<b>61.53%</b>	<b>2.01</b>	<b>2.06</b>	<b>0.06</b>
<b>GRAND TOTAL</b>	<b>3.54</b>	<b>100%</b>	<b>2.03</b>	<b>2.09</b>	<b>0.07</b>

#### WILDLIFE RESOURCES AND PROPOSED EXCLUSION FENCING

Wildlife resources have not changed since P23-106. Based on Wyoming Game and Fish Department (WGFD) designated ranges, the Property contains mule deer and elk winter habitat. The upper western facing slopes are designated as WGFD mule deer and elk crucial winter habitat.

Nesting and winter habitat for Trumpeter Swans and spawning habitat for Snake River cutthroat trout are not present on the Property due to a lack of aquatic resources. High quality nesting habitat for Bald Eagles is also not present on the Property; however, a Bald Eagle nest is located 0.65 miles east of the Property (WGFD, 2022) and Bald Eagles may utilize trees on the Property for roosting year-round.

In order to protect the crucial habitat and reduce negative human/wildlife interactions, Alder proposes a wildlife exclusion fence bordering the eastern boundary of the proposed development area. The purpose of the fence is to isolate human and pet traffic within the development thus reducing conflict and negative impacts to wildlife, particularly during the winter months when the crucial hillside habitat is being utilized. As the site currently exists, there is not a safe or preferable wildlife crossing of Highway 89. Alder supports the idea of developing wildlife fencing, when necessary, in a comprehensive matter to reduce unintended negative consequences. However, the inclusion of a wildlife fence would not further degrade the quality of any existing wildlife crossing patterns. The inclusion of the fencing in the final site plan will provide a net benefit by reducing human-wildlife conflict. For more detail, see the *Follow Up to Environmental Analysis* (P23-106) for 1400 & 1450 S Highway 89 that Alder submitted to the Town of Jackson on August 29, 2023, which directly addresses WGFD, Teton Conservation District, and Town of Jackson concerns relating to the proposed enclosure fencing.

#### PROPOSED MITIGATION

Alder visited the Property to identify a potential mitigation area to be planted with tall shrubs (*Amelanchier* and *Symphoricarpos spp.*) to compensate for impacts (0.03 ac) to high quality habitat (Figure 1). This is a conceptual mitigation plan for the purpose of the EA Update. A final Habitat Enhancement Plan that provides the final site development plan and specifications on plantings, establishment, and monitoring will be submitted with future development permit applications. A surety estimate will accompany the final Habitat Enhancement Plan. Table 2 summarizes the impact to high quality vegetative cover types (with an ordinal ranking higher than 3) and the required mitigation.

**Table 2. Vegetative cover types and required mitigation**

<b>Vegetative Cover Types</b>	<b>Cover Type Ordinal Ranking (10 is the highest)</b>	<b>Permanent Impacts (ac)</b>	<b>Permanent Impacts (sf)</b>	<b>Required Mitigation (ac)</b>	<b>Required Mitigation (sf)</b>
Non-Mesic Tall Shrub	8	0.02	869.94	0.04	1,739.87
Juniper	6	0	0	NA	NA
Non-Mesic Shrub	5	0.01	435.21	0.02	870.42
<b>TOTAL</b>		<b>0.03</b>	<b>1305.15</b>	<b>0.06</b>	<b>2,610.29</b>

#### SUMMARY

Based on the August 21, 2024, site visit, there have been no significant changes on the Property since the 2022 EA except for minor changes to the Limits of Disturbance. No development has occurred within the vicinity of the Property that would significantly alter wildlife patterns or habitat.

Thank you for your consideration of this Environmental Analysis Update for 1400 & 1450 S Highway 89.

#### **REFERENCES**

Alder. 2022. Environmental Analysis, 1400 South LLC (P23-106). Town of Jackson, Wyoming. Alder Environmental LLC, Jackson, WY. December 15, 2022.

Teton County. 2024. Land Development Regulations. August 14, 2024. Teton County, WY.

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

WGFD. 2022. Bald Eagle Nest Data. Wyoming Game and Fish Department, Jackson, WY.

#### **ENCL.**

Photos

Figure 1. Vegetative Cover & Proposed Development  
Site Plan



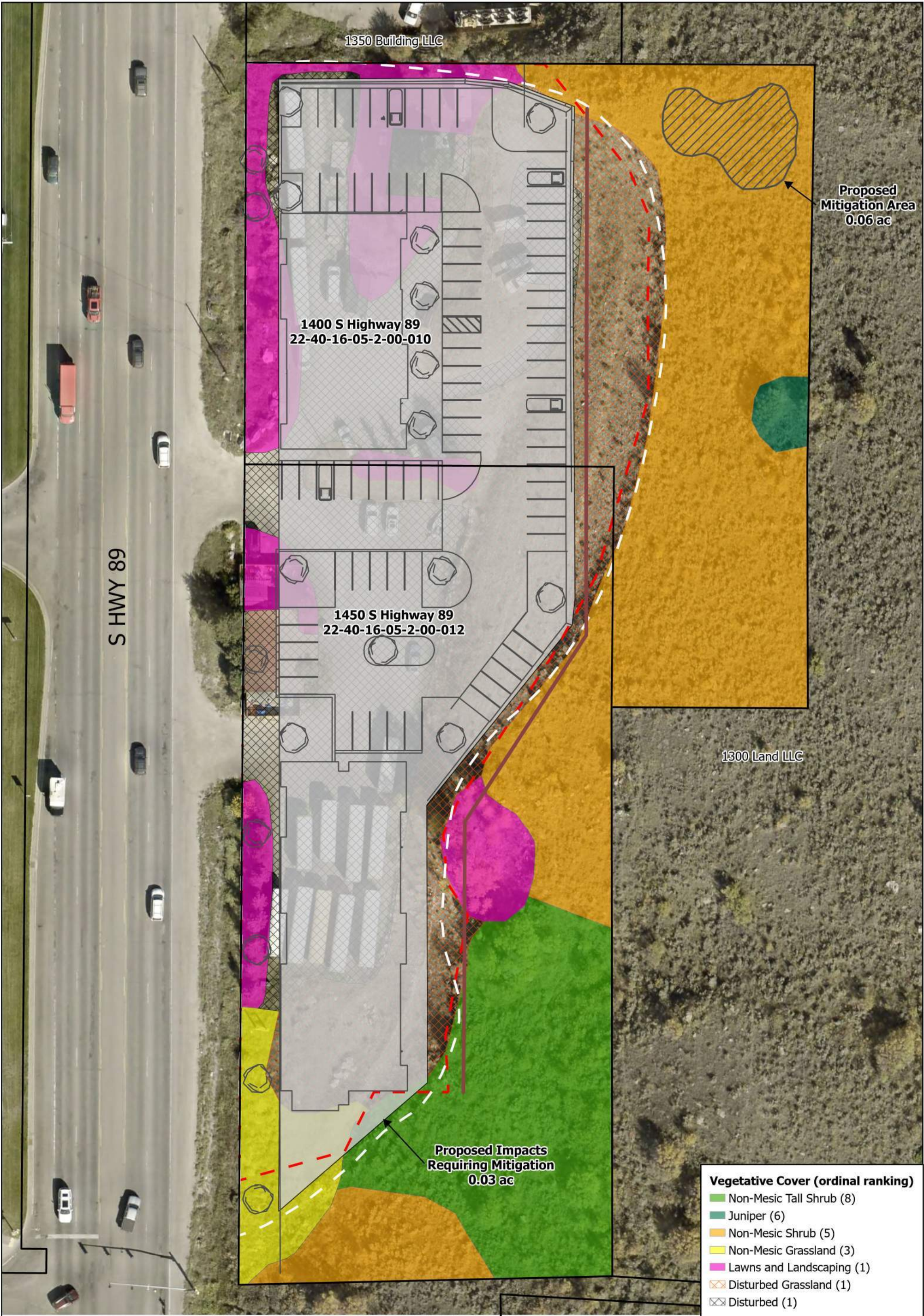


**Photo 1.** Looking northwest, view of proposed mitigation area for tall shrub plantings with Highway 89 and dense development in the background (August 21, 2024).



**Photo 2.** Looking west, view of mesic shrub with Highway 89 and dense development in the background, not suitable for safe wildlife crossing (August 21, 2024).

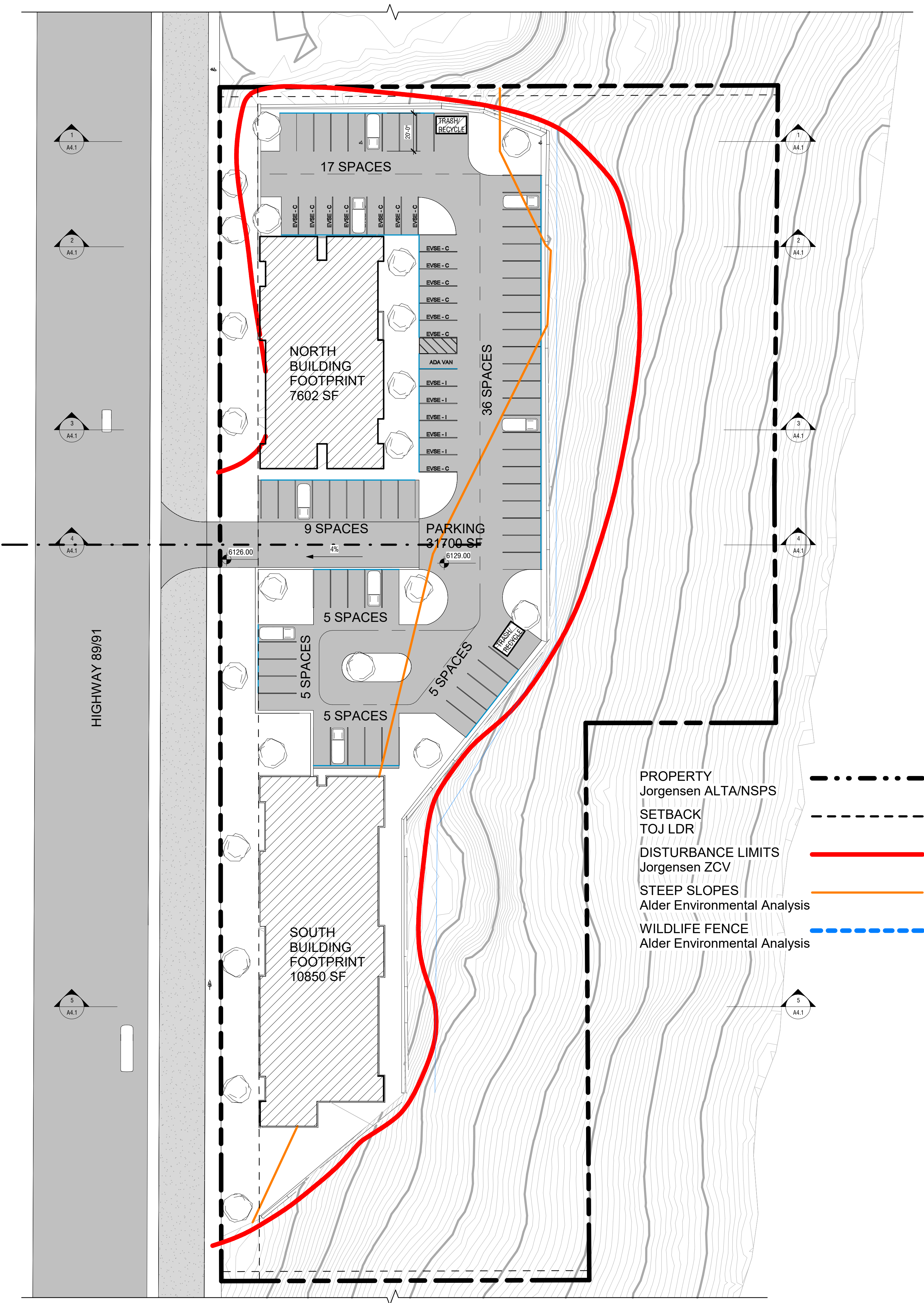




Vegetative Cover (ordinal ranking)	
<span style="color: green;">■</span>	Non-Mesic Tall Shrub (8)
<span style="color: teal;">■</span>	Juniper (6)
<span style="color: orange;">■</span>	Non-Mesic Shrub (5)
<span style="color: yellow;">■</span>	Non-Mesic Grassland (3)
<span style="color: magenta;">■</span>	Lawns and Landscaping (1)
<span style="color: orange;">▨</span>	Disturbed Grassland (1)
<span style="color: grey;">▨</span>	Disturbed (1)

<p><b>FIGURE 1</b></p> <p><b>Vegetative Cover &amp; Proposed Development</b></p>	<p><b>Noble Development Group, LLC.</b></p> <p>Environmental Assessment Update</p> <p>1400, 1450 S HWY 89 Teton County, WY</p> <p>August 23, 2024</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"><li><span style="color: red;">▬</span> Previous LOD (P23-106)</li><li><span style="color: grey;">▬</span> Proposed LOD</li><li><span style="color: grey;">▬</span> Proposed Site Plan</li><li><span style="color: black;">▬</span> Lots &amp; Parcels</li><li><span style="color: red;">▬</span> Proposed Wildlife Exclosure Fence</li><li><span style="color: grey;">▨</span> Proposed Mitigation Area (0.06ac)</li></ul>	<p><b>Sources</b></p> <p>TETON COUNTY</p> <ul style="list-style-type: none"><li>- Aerial Imagery, 2022</li><li>- Ownership Boundaries</li></ul> <p>DYNIA ARCHITECTS</p> <ul style="list-style-type: none"><li>- Site Plan</li><li>- Limits of Disturbance</li></ul> <p>ALDER ENVIRONMENTAL</p> <ul style="list-style-type: none"><li>- Vegetative Cover (9/28/22)</li><li>- Proposed Wildlife Fence</li></ul>	<p>1in = 40ft</p> <p>0 10 20 40 Feet</p> <p>N</p> <p><b>ALDERENVIRONMENTAL</b></p> <p>water   wetlands   ecological consulting</p> <p>Jackson, WY alderenvironmental.com</p>
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1 SITE PLAN  
A1.0  
1" = 30'-0"

SITE PLAN

NOBLE 24

180 EAST DELONEY  
JACKSON, WYOMING  
PIDN: 22-42-18-05-1-00-003

DYNIA

PO Box 4356 1085 W Hwy 22 Jackson, WY 83001  
T: 307.733.3766 F 307 733 1762 www.dynia.com

A1.0