



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

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

For Office Use Only

Fees Paid _____

Check # _____ Credit Card _____ Cash _____

Application #s _____

PROJECT.

Name/Description: Westview Townhomes

Physical Address: 125 West Highway 22

Lot, Subdivision: _____ PIDN: 22-41-16-32-1-00-008

OWNER.

Name: FSD, Investments, LLC Phone: (307)413-4088

Mailing Address: P.O. Box 9879, Jackson, Wyoming ZIP: 83002

E-mail: groverjh@wyom.net

APPLICANT/AGENT.

Name: Jorgensen Associates, P.C. Phone: (307)733-5150

Mailing Address: P.O. Box 9550, Jackson, Wyoming ZIP: 83002

E-mail: rarmijo@jorgensenassociates.com

DESIGNATED PRIMARY CONTACT.

_____ Owner Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

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

PRE-SUBMITTAL STEPS. Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #: P15-084 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. 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.

Have you attached the following?

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- 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.
- Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

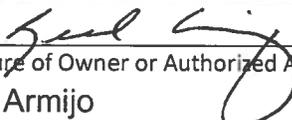
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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 Owner or Authorized Applicant/Agent
Reed Armijo

Name Printed

JANUARY 6, 2016

Date
Principal

Title



**Application Submittal Checklist for a
CONDITIONAL USE PERMIT (CUP)
Planning & Building Department
Planning Division**

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Jackson, WY 83001 | www.townofjackson.com

APPLICABILITY. *This checklist should be used when submitting an application for a Conditional Use Permit.*

When is a Conditional Use Permit required?

Section 6.1.1 of the LDRs contains the Use Schedule for all zones. Allowed uses that require a Conditional Use Permit are denoted with a "C." You can also determine whether a Conditional Use Permit is required by referencing Subsection C of the applicable zone.

Do I need a Pre-Application Conference first?

Yes, a Pre-Application Conference is required.

FINDINGS FOR APPROVAL. *The application shall include a narrative statement addressing each of the applicable Findings for Approval, found in Section 8.4.2, Conditional Use Permit.*

A conditional use permit shall be approved upon finding the application:

1. Is compatible with the desired future character of the area; and
2. Complies with the use specific standards of Division 6.1: Allowed Uses and the zone; and
3. Minimizes adverse visual impacts, and;
4. Minimizes adverse environmental impacts; and
5. Minimizes adverse impacts from nuisances; and
6. Minimizes adverse impacts on public facilities; and
7. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

GENERAL INFORMATION.

X **Response to 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.



**Westview Townhomes
Conditional Use Permit
Findings for Approval
January 6, 2016**

This Conditional Use Permit (CUP) is required for the proposed Westview Townhomes projects located at 1255 West Highway 22 in Jackson, Wyoming. This CUP is required based upon of the Town of Jackson Land Development Regulations (LDR) *Article 2.3.4 Urban Residential (R) B. Physical Development 9. Natural Hazards to Avoid – Steep Slopes, Lots with average cross slopes in excess of 10%* as this parcel has slopes that will be impacted by the development in excess of 10%.

Section 8.4.2 Conditional Use Permit, C. Findings of Approval indicates that a CUP shall be approved based upon a set of findings for approval. The findings for each item listed in the set of findings of approval included in the LDR's are summarized below.

1. *Is consistent with the desired future character of the area:*

The proposed Westview Townhomes are in Character District 4 – Midtown, Subarea 4.2 – Northern Hillside of the Comprehensive Plan. It meets the Complete Neighborhood definition of defined character and high quality design for the future of providing 2 to 3 stories with single family townhomes. The location offers access to multi-modal choices including START and pathways and close access to grocery shopping, restaurants and bars, banking, and the post office.

2. *Complies with the specific standards of Div. 6.1:*

The Westview Townhomes are Attached Single Family Residential Units in the AC Zone. The zoning is being changed to UR-PUD. Attached Single Family Residential Units are an allowed use requiring a Basic Use Permit according to Div. 6.1 of the LDR's.

3. *Minimizes adverse visual impacts:*

The site presently consists of an older metal building and an exposed, man-made slope. The project site as recently been used as a rental car facility with a significant number of vehicles parked on the upper and lower lots and previously has been a gas station and convenient store. The project will remove the building and incorporate aesthetically pleasing residential townhomes with a landscaped berm along the frontage of WY22 and landscaping interspersed throughout the residences. This development is designed to improve upon the current use and will complement the existing landscape. It will not block or interfere with any views and will improve upon the existing visual impacts from neighboring properties and WY22.

4. *Minimizes adverse environmental impact:*

Biota Research and Consulting has prepared Environmental Analysis for the parcel and no negative impacts to wildlife are expected to result from the proposed action. Potential adverse impacts have been considered and addressed with the proposed site plan.

5. *Minimizes adverse impacts from nuisances:*

As a planned single family residential neighborhood, there are not anticipated to be any nuisances. Noise and other impacts are anticipated to be far less than the adjacent commercial

operations (rental car business, fuel storage yard, etc.).

6. *Impact on Public Facilities:*

It is not anticipated that the Westview Townhomes will have adverse impacts on public facilities. The site is served by Town sewer. The applicant is coordinating with the Town Engineer to ensure adequate downstream capacity. The applicant is coordinating with the Town Engineer to identify the necessary water service improvements to ensure available capacity to serve the development. Storm water will be managed in accordance with Town requirements. The location of the development will minimize traffic impacts as the site is served by pathways and is a walkable distance from START service and several basic services such as grocery store, restaurant and bar, banks, etc. One of the existing accesses is being eliminated to reduce impacts on WY 22 from the project site. Structures will meet all required codes and will not have adverse impacts on police, fire, and EMT facilities.

7. *Complies with other relevant standards of these Land Development Regulations:*

The proposed Westview Townhomes project complies with all other applicable provisions of the Land Development Regulations for use, layout, and general development characteristics.

8. *Is in substantial conformance with all standards or conditions of any prior applicable permits or approval:*

The applicant is not aware of any prior standards or conditions of any prior applicable permits or approvals for this parcel.



Westview Townhome Traffic Impact Statement Jackson, Wyoming

Prepared by: Jorgensen Associates, PC
Project No. 09040

I. INTRODUCTION

The proposed Westview Townhomes development will be a 1.1 acre residential development located on U.S. Highway 22 within the Jackson town limits. The parcel is approximately 1,030 ft. from the U.S. Highway 89 and Wyoming Highway 22 intersection. The site will consist of twenty residential units in 6 buildings. Four of the six buildings will have 4 units-3 bedrooms per unit in each building and the upper two buildings will consist of 2 units each and have 3 bedrooms per unit. Access to the site will be provided in two existing locations; one on Wyoming Highway 22 and the other using the Search and Rescue road.

This statement focuses on the proposed project, previous use comparison, estimated traffic generation for previous uses vs. proposed use, and mitigation measures. This report will identify and discuss any upgrades to the study area that may be necessary due to the impacts of the development.

All data, calculations, and worksheets can be found using the Institute of Transportation Engineer's (ITE) *Trip Generation, 7th Edition*.

II. EXISTING LAND USE AND TRANSPORTATION SYSTEM

EXISTING LAND USE

The existing land of the Westview Townhome development proposal consists of one single lot currently occupied by a rental car company building and fleet parking for [xx vehicles or xx square feet of fleet parking].. It has two frontage accesses to Wyoming Highway 22 and a third access to the Batch Plant Road that services the Search and Rescue Facility. This property is surrounded by a variety of land uses including residential, commercial and state owned lands.

Previously, the land has been used as a Gas Station/Convenience Store, Small Grocery Store (Choice Meats), and currently the Rental Car facility.

EXISTING ROADWAYS AND PATHWAYS

Wyoming Highway 22 is a State Primary Highway in the Wyoming Department of Transportation (WYDOT) system. Wyoming Highway 22 serves as Jackson's main connector to Wilson, Teton Village, and the Victor and Driggs area of Idaho. Along the frontages of the Westview Townhomes development site Highway 22 has a four lane section with two lanes in each direction, curb and gutter on both sides, and no shoulders.

The Batch Plant Road that services the Search and Rescue facility is a two lane 24 ft. wide gravel road with a paved approach to the highway.

There is a 6' pathway on both sides of the highway in the area of this study so bicycles do not share the roads with other vehicles. The pathway along the westbound lane currently ends near Spring Gulch Road, which is 2,250 ft north of the closest ingress/egress to the site. There is little pedestrian activity and the closest pedestrian crossing is at the U.S. Highway 89 and Highway 22 intersection. This crossing allows direct convenient access to Cutty's (a popular restaurant/bar), Albertsons, Wells Fargo Bank, a nearby Post Office, Pizza Hut, Lucky's (grocery store), and various other local customer friendly businesses.

EXISTING TRAFFIC

The existing traffic in this analysis is estimated from previously existing land uses on this parcel. Trip generations from these land uses are compared to the proposed development using the Institute of Transportation Engineer's (ITE) *Trip Generation, 7th Edition*.

Jorgensen would need to perform a physical count of traffic to obtain an understanding of existing traffic conditions but we feel this analysis will give an accurate feel for how traffic would flow with the proposed conditions. The AM and PM peak hours for each day were then averaged to find the Background Design Hour Volumes.

III. PROPOSED CONDITIONS

The Westview Townhomes development will be comprised of twenty residential units in 6 buildings. 1 of the buildings containing 4 units will be deed restricted employee or affordable housing with the remainder of the buildings being market rate units. Access to the site will be proposed from two directions.

Currently the proposed site has two accesses to U.S. Highway 22, one approximately 1100 feet from the Highway 89/Highway 22 intersection and a second approximately 1230 feet from the same intersection. The Westview Townhomes project will consolidate these accesses by eliminating the one nearer to Highway 89 and formalizing the further one. This upgraded access will be as far from the intersection as feasible.

The second access to this site will be from Batch Plant Road (Search and Rescue Road) and its intersection with Highway 22. This access will be used to reach the top two buildings, buildings 5 and 6. Improvements will be made to the Batch Plant Road intersection with Highway 22 to improve its functionality. The purpose of eliminating one of the Highway 22 accesses and using the existing Batch Plant Road will control traffic onto a public roadway while maintaining safety, capacity, and function of the roadway as stated in Division 7.6 Transportation Facility Standards of the 2015 Town of Jackson Comprehensive Plan.

BACKGROUND TRAFFIC

Background traffic refers to the current existing traffic and the future traffic that is anticipated without the proposed development and using the previous land uses. For this study the background traffic is calculated using the size of the existing building and the uses described in the Institute of Transportation Engineer's (ITE) *Trip Generation, 7th Edition*.

TRIP GENERATION

This report uses the Institute of Transportation Engineer's (ITE) *Trip Generation, 7th Edition*, to calculate the traffic generated by the proposed Westview Townhomes. *Trip Generation* provides trip generation

rates for a myriad of land uses and is considered the standard for trip generation calculations in the traffic professions. To estimate the traffic generated by the development, the proposed use is matched to a Land Use type in *Trip Generation*. Table 1 shows the best matched ITE Land Uses.

Table 1 – Land Use

Proposed Land Use	ITE Land Use	ITE Code
Westview Townhome	Residential Condominium/Townhouse	230
Gas Station/Convenience Store	Convenience Market with Gasoline Pumps	853
Small Grocery Store	Supermarket	852
Rental Car Facility	None	None

The table below show the anticipated trips generated by the 20 residential units in Westview Townhome development.

Table 2 – Westview Townhome Trip Generation- Per Dwelling Unit

			<i>Directional Distribution</i>			
<i>Analysis Period</i>		<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	59	50%	50%	29	29

Portions of these generated trips were assigned to each building for the potential of assigning each building's trips to one of the accesses. The trip allocation was made based on the percentage of total units in each building. For example, if Building 1 had 10% of the total residential units in the development it was assigned 10% of the generated trips. The trip allocation calculations were then rounded up to ensure no building was responsible for a fraction of a trip and to add a level of conservatism to the analysis.

Table 3 – Westview Townhome Adjusted Trip Generation

<i>Analysis Period</i>		<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	3	3

This study uses the traffic volumes presented in Table 3 as the traffic generated by Westview Townhome.

Table 4 displays the projected traffic generated by The Gas Station/Convenience Store based on the existing size of the building that is currently on the property of 3,200 sqft

Table 4 – Gas Station/Convenience Store Trip Generation – Per 1,000 sqft

			<i>Directional Distribution</i>			
<i>Analysis Period</i>		<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>	<i>Exiting</i>
ADT	Weekday	2538	50%	50%	1269	1269

Table 5 displays the projected traffic generated by The Small Grocery Store.

Table 5 – Small Grocery Store (Butcher Shop)-Per 1,000 sqft

<i>Analysis Period</i>			<i>Directional Distribution</i>			
			<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>
ADT	Weekday	1733	50%	50%	867	867

Table 6 displays the projected traffic generated by the Rental Car Facility.

Table 6 – Rental Car Facility-Vehicles currently on site

<i>Analysis Period</i>			<i>Directional Distribution</i>			
			<i>Calc'd Trips</i>	<i>Entering</i>	<i>Exiting</i>	<i>Entering</i>
ADT	Weekday	160	50%	50%	80	80

TRIP DISTRIBUTION

The traffic generated by Westview Townhomes will use the access point off Highway 22 for buildings 1-4 and Batch Plant Road to access buildings 5 & 6 to enter and exit the site. Buildings 5 & 6 will be on a tier and no access from below, i.e. the Highway 22 access, will be available for these buildings. The distribution of traffic will be approximately 20% onto the Batch Plant Road access onto Highway 22, which is about 620 ft from the proposed direct access onto Highway 22 to which the other 80% will use as an access point.

The traffic generated with the Westview Townhome is the least amount of traffic when compared to all of the existing/past uses for the site.

TOTAL TRAFFIC

Typically the total traffic for the study intersections is found by adding the generated and distributed trips to the background Design Hourly Volume (DHV). This study requires additional steps and is not covered in this analysis.

IV. Conclusions and Mitigation Measures

The effects of the proposed Westview Townhome development will not increase traffic volumes over existing uses or most previous uses on the site. Expected traffic volumes for the proposed development fall below the existing and previous uses. Improvements to the existing accesses will be incorporated in to the design to allow for stacking of vehicles leaving the site and the smooth entrance and exit of vehicles.

The location of this development allows for the use of alternative transportation methods. The site is located within walking distance of two grocery stores, a popular bar/restaurant, convenience/liquor store, two banks, and other shopping possibilities. The site is also within walking distance of START bus stops going in both the east (in to Town) and west (towards Wilson and Teton Village) directions. The site's proximity to the Main Jackson post office will help eliminate the single occupancy vehicle trips usually associated with going to pick up the mail.

As stated previously, the existing east access onto Highway 22 will be eliminated thus easing traffic flow onto the highway.

The existing traffic signals at the Spring Gulch Road/ Highway 22 intersection as well as the U.S. Highway 89/ Highway 22 will be useful in providing gaps in the flow of traffic on Highway 22 for the proposed traffic from the townhomes to enter the highway.

Westview Townhomes

Town Of Jackson
Jackson, Wyoming

PROPOSED LAND USES

Land Use: Westview Townhouse-Cars and Trucks
 ITE Land Use Category: **Residential Condominium/Townhouse**
 ITE Land Use Code: **230**
 Independent Variable: Dwelling Units
 Value: 6

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	$\ln(T) = .85 * (\ln(X)) + 2.55$	59	50%	50%	29	29

EXISTING LAND USES

Land Use: Gas Station/Convenience Store - 1000 sqft Gross Floor Area
 ITE Land Use Category: **Retail**
 ITE Land Use Code: **853**
 Independent Variable: 1000 sqft Gross Floor Area
 Value: 846

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	Not Given so = $3(X)$	2538	50%	50%	1269	1269

Land Use: Small Grocery Store
 ITE Land Use Category: **Retail**
 ITE Land Use Code: **852**
 Independent Variable: 1000 sqft Gross Floor Area
 Value: 5 Adjusted based on single item sold (Butcher Shop)

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	$T = 66.95(X) + 1391.58$	1733	50%	50%	867	867

Land Use: Rental Car Facility
 ITE Land Use Category: **None**
 ITE Land Use Code: **None**
 Independent Variable: Vehicles
 Value: 80

Analysis Period		Average Rate or Equation	Calc'd Trips	Directional Distribution			
				Entering	Exiting	Entering	Exiting
ADT	Weekday	$T = 2 * (X)$	160	50%	50%	80	80



September 29, 2015

Mr. Eric Grove
F.S.D. Investments, Inc.
P.O. Box 9879
Jackson, WY 83002

**RE: PRELIMINARY SLOPE STABILITY ANALYSIS, WESTVIEW TOWNHOMES,
1255 WEST HWY 22, JACKSON, WYOMING**

Dear Mr. Grove:

At your request, we have performed a preliminary slope stability analysis for the proposed Westview Townhomes development at 1255 West Highway 22 in Jackson, Wyoming. This letter briefly summarizes our procedure and presents our recommendations for the project. In summary, the preliminary modeling indicates the slope is likely to be stable and there is relatively low risk of destabilizing the slope with the proposed development.

This analysis does not constitute an appropriate final design and a site specific geotechnical investigation is required to better understand the underlying subsurface conditions. Three areas of greatest uncertainty are strength of underlying soils, the depth to an anticipated failure surface (i.e., weak soil), and seasonal groundwater fluctuations. We are happy to provide a scope of work for such an investigation and analysis at your request.

Site Description

The project site located in Jackson, Wyoming, along Highway 22 just north of the intersection of Highways 22 and 89, at the southwestern toe of East Gros Ventre Butte. A slope steeper than 30% separates two portions of the lot referred to in this report as the upper and lower benches (Figure 1). Preliminary plans indicate several townhouses are proposed for the lot, including 2 to 3 on the upper bench and 4 to 6 along the toe of the slope on the lower bench.

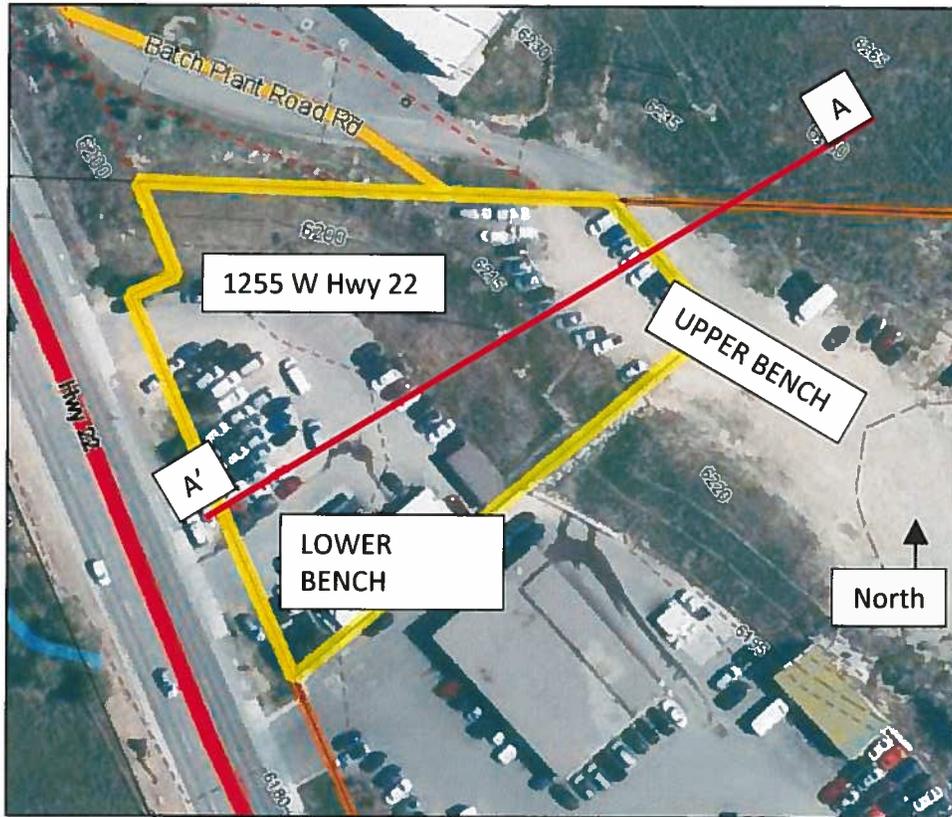


Figure 1: Site Plan and Cross Section Location Map

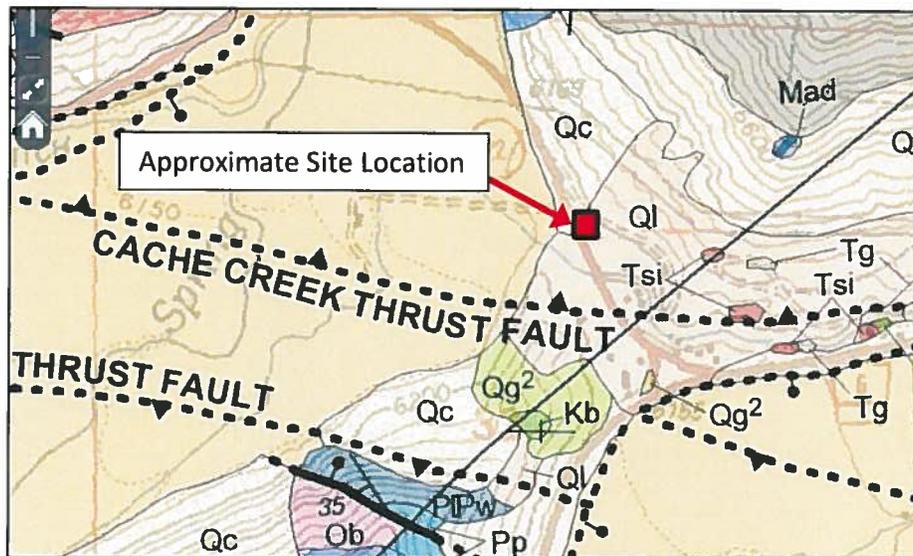


Figure 2: Geologic Map (Love, 2003)

Jackson, WY · Pinedale, WY · Driggs, ID



Stability Analysis Methodology

The modeled cross section chosen to be representative of the slope geometry on the property is shown on Figure 1. The following methodology was performed in order to develop the stability model:

1. **Geology:** The property is found on the Geologic Map of the Jackson Quadrangle (Love and Albee, 1972; Love, 2003), shown in Figure 2. The map shows the location of surface deposits, bedrock units, and geologic structures (i.e., faults and folds). The project site is shown on the map along the boundary between Quaternary-age windblown deposits called loess (Ql) and gravity deposits (i.e., colluvium, Qc). Geologic contacts are rarely as abrupt as indicated by the map and mixing or layering of the loess and colluvium in the subsurface is possible.

Drilling on properties nearby to the southeast observed clay and silt lake beds believed to be part of the Tertiary Shootin' Iron Formation (Tsi) at elevations similar to the elevation of the lower parking lot of the project site.

2. **Geometry:** Figures 3 through 6 show the modeled cross section and predicted external and internal geometry. External geometry (i.e., ground surface) of the cross-section was developed using topographic data and historical aerial photography from the Teton County GIS website. Historical photography shows the upper bench and lower parking lot were constructed sometime in the 1960s with minor improvements being made from then to the present. It would appear the upper bench was constructed using cut and fill techniques meaning the fill would be recycled native soil (i.e. loess or colluvium).

Internal geometry (i.e., subsurface ground conditions) is limited by our understanding of the subsurface conditions at the site. For this preliminary analysis, we projected conditions from boreholes on an adjacent property. **Additional investigation (i.e., site specific drilling, lab testing, etc.) is required for final analysis and design.** Lakebeds may be assumed to be horizontal and little geological movement is believed to have occurred since Tertiary time. However, nearby borings did not reach far enough into the fill or native material of the upper bench to determine the nature of the geological contacts.

Slip surfaces were developed using a "Block Specified" approach. In this model, the left and right "blocks" were collapsed to create points along a line to examine translational failure of the slope along the lakebed deposits, assumed to be the critical mechanism of failure. The program creates hundreds of slip surfaces by connecting points of the blocks and selects the critical slip surface as the one with the lowest Factor of Safety (FS). FS is the ratio of forces resisting slope failure divided by forces tending to cause failure. A FS



of 1.0 indicates imminent slope failure. $FS < 1.0$ implies failure and $FS > 1.0$ implies stability.

- Materials:** Effective stress shear strength parameters pertaining to a Mohr-Coulomb strength model were estimated for the site soils. Strength of the lakebeds was estimated using correlations between the soil's plasticity index (PI) and peak (Ladd et al, 1977) or residual (Voight, 1973) strength. Soils often display strain-softening behavior, meaning they become weaker with shearing as in the case of slope movement, going from peak strength to residual strength. The peak and residual strengths provide an upper and lower bound for behavior of the soil.

Lakebeds along the base of East Gros Ventre Butte are likely comprised of layers of silt and clay. Failure, should it occur, would be assumed to follow a layer of clay and we have estimated strength values assuming PI values in the range of 25 to 30. Table 1 shows estimated soil parameters used in the stability analysis.

The shear strength consists of two parameters: cohesion (c'), which expresses the shear strength at zero overburden pressure, and friction angle (ϕ'), which expresses the relationship between overburden pressure and shear strength, i.e., that shear strength increases with loading, from a minimum of c' .

As indicated in Table 1, the residual strength is the lowest strength, usually occurring in soils that have been previously sheared. Most undisturbed soils exist at peak strength. Unless the slope is known to have previously moved, it is appropriate to use the peak strength.

Table 1: Modeled Soil Properties

Layer Name	Strength Model	Unit Weight (pcf)	Cohesion (c' , psf)	Friction Angle (ϕ' , degrees)
SILTY LOESS	Mohr-Coulomb	110	50	28
STONY COLLUVIUM	Mohr-Coulomb	125	0	35
LAKEBEDS – RESIDUAL STRENGTH, LOWER BOUND	Mohr-Coulomb	100	0	20
LAKEBEDS – PEAK STRENGTH, UPPER BOUND	Mohr-Coulomb	100	0	30

- Phreatic Surface:** Groundwater at this site appears to be deep and has not been included in the model. A site investigation will involve installing piezometers at depth to measure seasonal fluctuations of groundwater at the site, which if present will be used in a more detailed model.



5. **Seismicity:** The site (Latitude: N 43.476°, Longitude: W 110.790°) is in an area of moderate seismic activity. The current peak horizontal acceleration (%) with 10% probability of exceedence in 50-years is 0.198g, according to the USGS National Seismic Hazard Maps (2008). Seismicity is assessed in the slope stability models using a pseudo-static method with half the horizontal seismic load, or $k_h = 0.1g$.
6. **Building Loads:** Due to the number of construction variables at this point in design and uncertainties involved in the preliminary model, we decided not to include building loads, which is typically small compared to soil pressures. Loading from building and site grading is estimated to be minimal. Foundations constructed on the upper bench may result in a net reduction of driving force, increasing the FS with respect to slope stability.
7. **Analyses:** The slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2012 version 8.15.1.11236, produced by GEO-SLOPE International, Ltd. The Morgenstern-Price limit equilibrium method, which takes into moment and force equilibrium, was used to analyze slope stability. Schematic cross-sections are shown on Figures 3, 4, 5, and 6.

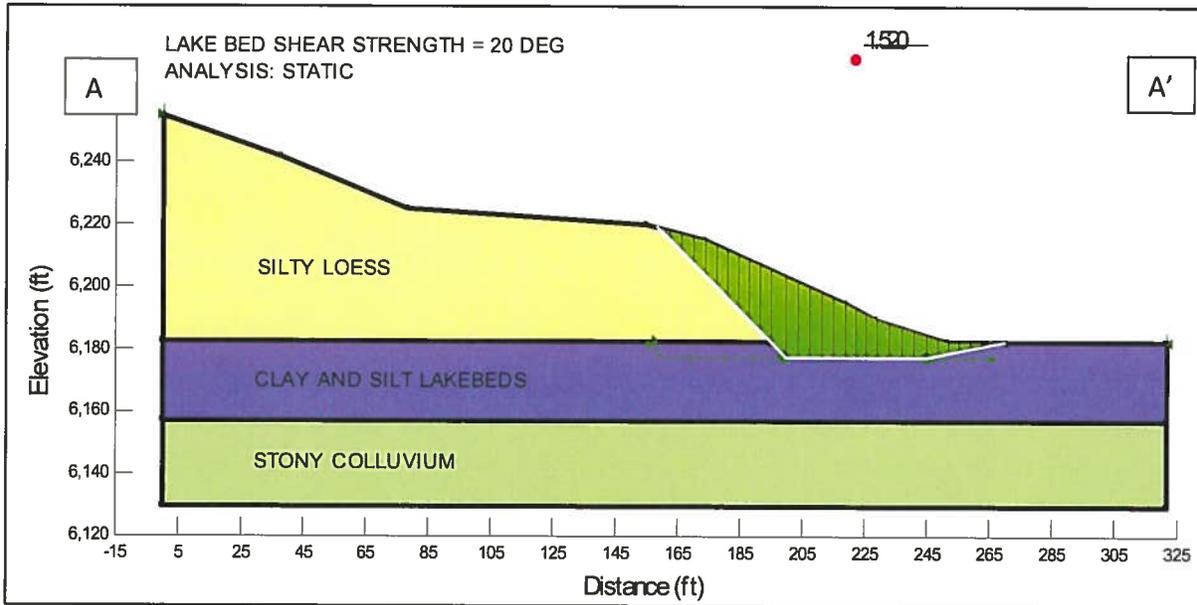


Figure 3: Lower Bound (Residual) Strength of Lakebed Soil - 20°, Static Analysis

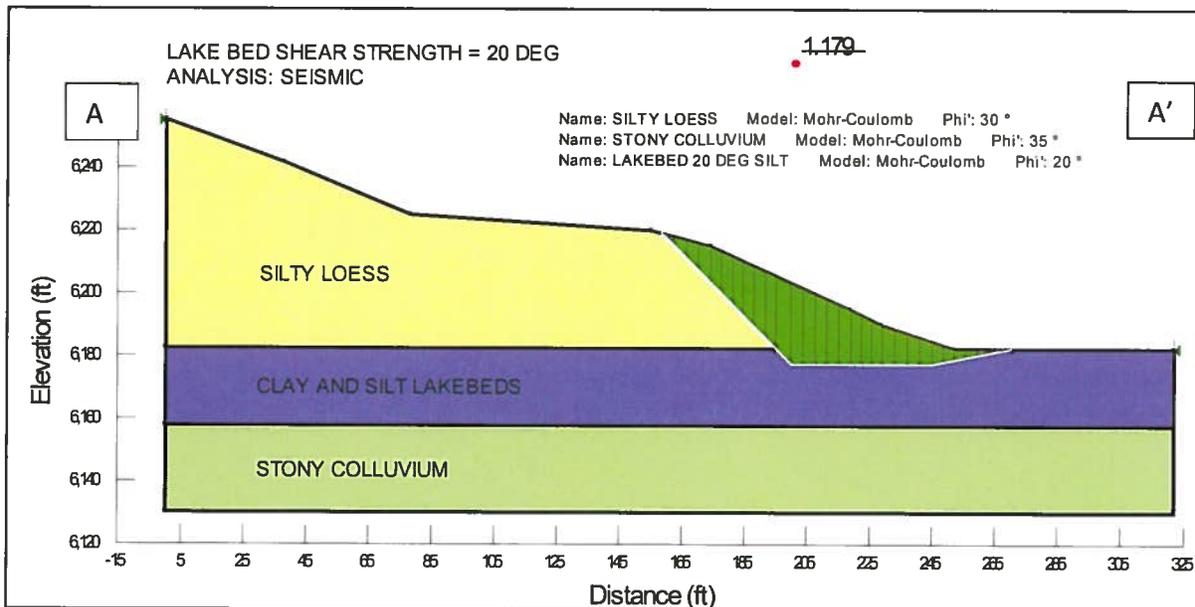


Figure 4: Lower Bound (Residual) Strength of Lakebed Soil - 20°, Seismic Analysis

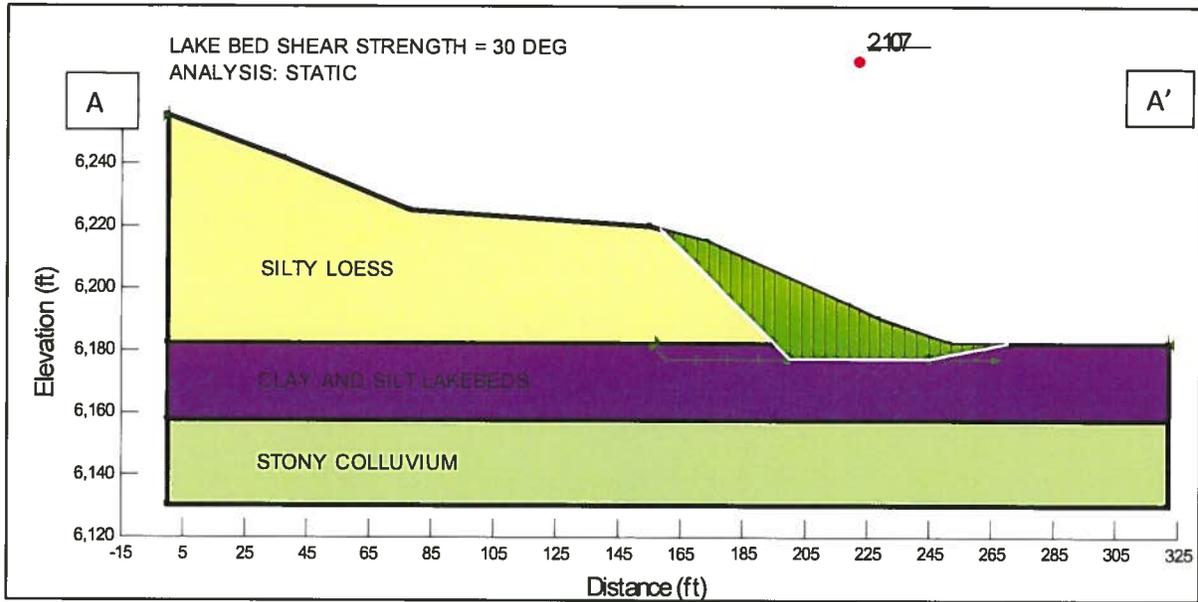


Figure 5: Upper Bound (Peak) Strength of Lakebed Soil - 30°, Static Analysis

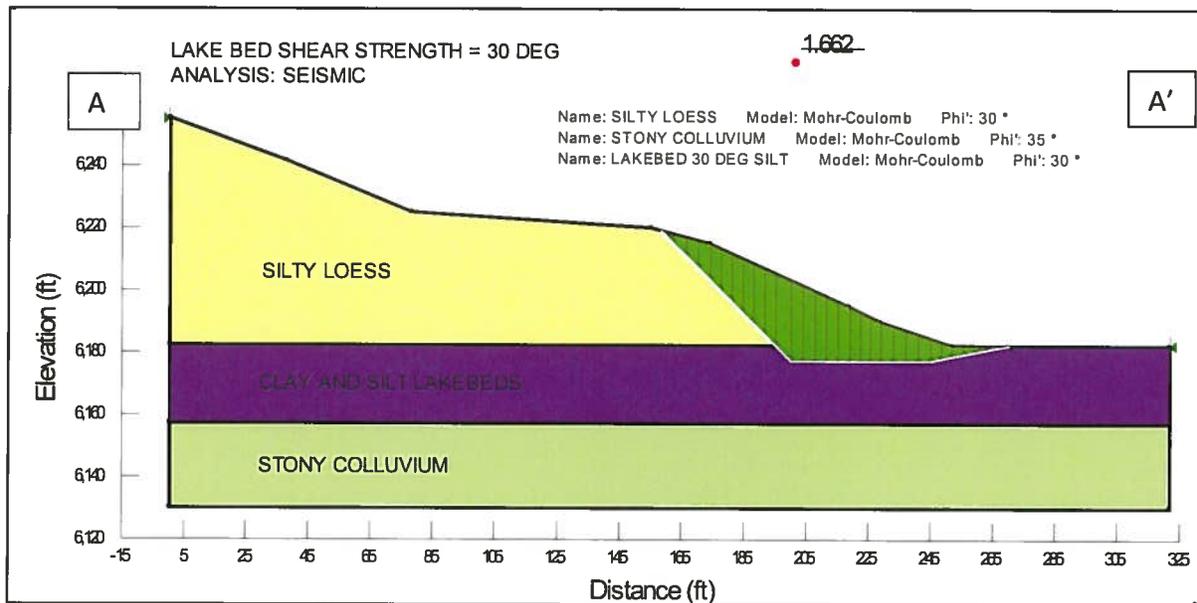


Figure 6: Upper Bound (Peak) Strength of Lakebed Soil - 30°, Seismic Analysis



Stability Analysis Results

Results of the preliminary stability analyses are shown in Table 2 and cross sections of each analysis with critical slip surfaces and associated factors of safety (FS) are presented in Figures 3, 4, 5, and 6. FS with respect to slope stability indicate the slope is likely stable..

Table 2: Stability Analysis Results

Figure No.	Lakebed Strength	Analysis	Factor of Safety
3	Lower Bound – 20° (Residual)	Static	1.52
4	Lower Bound – 20° (Residual)	Seismic	1.18
5	Upper Bound – 30° (Peak)	Static	2.11
6	Upper Bound – 30° (Peak)	Seismic	1.66

FS values are above values generally accepted by engineering practice for slope stability (FS > 1.5 static and FS > 1.1 for seismic). Soil strength of the lakebed soils are likely greater than the estimated lower bound and likely to result in FS values well above required limits. Laboratory testing of the lakebed soils during the recommended site investigation will verify these estimates.

Limitations

This report has been prepared based on a very limited amount of data. At this point, geotechnical uncertainties are high and actual site conditions may vary considerably from the assumptions made in these analyses. Site specific investigation, laboratory testing, and modeling is required before final development and design. Stability analyses are dependent upon a number of conditions including, but not limited to: slope geometry, construction methods, building loads, runoff and other water features, etc. Changes in design and construction of the proposed development could dramatically change the inputs to the model. As such, recommendations in this letter and future stability analysis are contingent upon our involvement for the duration of the project.

These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.



JORGENSEN GEOTECHNICAL, LLC

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www.jorgeng.com

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,
JORGENSEN GEOTECHNICAL, LLC

Reviewed by:

Colter H. Lane, M.S., E.I.

Ray Womack, P.E., P.G.

**-ENVIRONMENTAL ANALYSIS-
WESTVIEW TOWN HOMES PROJECT,
JACKSON, WYOMING**



Prepared For
JORGENSEN ENGINEERING
P.O Box 9550, Jackson, WY 83001



P. O. Box 8578 • 140 E Broadway, Suite 23, Jackson, WY 83002; voice: (307) 733-4216 • fax: (307) 733-1245

January 6, 2016

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ENVIRONMENTAL ANALYSIS

WESTVIEW TOWN HOMES PROJECT, JACKSON, WYOMING

INTRODUCTION AND BACKGROUND

Biota Research and Consulting, Inc. (Biota) prepared an Environmental Assessment (EA) of proposed development within the Westview Town Homes property. The EA was requested by Jorgensen Engineering, agent for the landowner. Information provided in this document is required by the Town of Jackson Planning Department per Section 5.4.1 of the Jackson Land Development Regulations, Natural Hazard Protection Standards, because the project area is located within a designated Steep Slope area. The EA documents the extent of wildlife use occurring on the property and potential adverse impacts to wildlife and habitat resulting from the project.

LOCATION, PHYSIOGRAPHY, AND HISTORIC LAND USES

The property is located within the Town of Jackson in Teton County, Wyoming (T41N, R116W, Section 32; Appendix 1- Exhibit 1). The 1.1 acre project area is situated on the lower slopes of East Gros Ventre Butte approximately 1,000 feet north of the “Y” intersection of US Highway 89 (West Broadway) and Wyoming Highway 22. The terrain of the property is in a largely disturbed condition, although a narrow strip of native vegetation persists along the upper sloped area. Elevations range between 6,160 and 6,240 feet, and drainage is generally north to south. Most of the project area show evidence of historic land altering activities associated with historic development and commercial uses.

SURFACE HYDROLOGY AND WETLANDS

No surface hydrologic features or wetlands are present within the project area.

VEGETATIVE COVERTYPES

Vegetative covertypes consist of primarily existing disturbed areas along with a small area of the xeric shrub coertype (Appendix 1-Exhibit 2). The Land Development Regulations ranked the relative values of mesic and non-mesic covertypes by assigning each an ordinal value ranging from 1 (lowest value) to 10 (highest value). These criteria include wildlife species diversity, abundance and distribution of habitats, wildlife species using given habitats, and the degree of alteration associated with the habitats. Disturbed areas are not ranked under the relative wildlife habitat value criteria. Acreages, percent occurrence, and relative habitat values of each coertype are summarized in Table 1.

Table 1. Acreages, percent occurrence, and ordinal ranking of vegetative covertypes within the Westview Town Homes project area.

Vegetative Covertypes	Acres	%	Ranking
Xeric Shrub	0.06	5	3
Disturbed - Grassland	0.33	30	
Disturbed - Impervious Surface	0.71	65	
Total	1.1	100	NA

XERIC SHRUB

The xeric shrub coverytype comprises 0.06 acres of the project area, and is located on the upper slopes in the only location that has not experienced historic land disturbance activities. Scattered low-growing sagebrush and rabbitbrush shrubs occur here in combination with invasive plant species. The xeric shrub coverytype has been given an ordinal ranking of 3.

DISTURBED

Disturbed land comprises 95% (1.04 acres) of the project area and includes 0.71 acres of impervious surface or areas lacking vegetative cover, and areas revegetated in grass and noxious weed (0.33 acres). Disturbed areas appear primarily associated with the actions taken to flat areas for commercial uses. The Land Use Regulations assigned no ordinal ranking to disturbed areas because of their typical lack of foraging and cover habitat for wildlife.

WILDLIFE SPECIES OF SPECIAL CONCERN

Vegetative communities within the project area represent habitat for a several species of birds and mammals, some of which have been classified as species of special concern (SSCs) in the Jackson-Teton County Comprehensive Plan and Land Use Regulations (2015). In addition, migratory birds and amphibians are addressed in this section because they are considered sensitive species and are often used as ecological indicators by management agencies. Wildlife species of special concern that are or might be present within the project area are discussed below.

BALD EAGLE

Teton County Land Development Regulations protect nesting bald eagles by prohibiting development within 660 feet of standing/occupied, active, or inactive nests, and also protects known perch and roost trees regarded as crucial winter habitat (Section 5.2.1 G6a & b). No bald eagle nests are within 660 feet of the project area. The High School Hill bald eagle nest is located on the wooded north face of High School Butte, approximately 2,900 feet west of the project area. Although these nesting birds, their offspring, and perhaps other bald eagles can be expected in the vicinity, they are not expected to use the project area itself due to the high percentage of disturbed ground, the high volume transportation corridor neighboring the project area, and surrounding land uses. Observations of eagles in this area are primarily linked to their movements to and from foraging habitat associated with Spring Creek, Flat Creek, or nearby mule deer winter ranges when carrion from winter-killed animals may be present. There are no important bald eagle habitat features present within the project area.

Teton County Land Development Regulations protect nesting bald eagles by prohibiting development within 660 feet of standing/occupied, active, or inactive nests, and also protects known perch and roost trees regarded as crucial winter habitat (Section 5.2.1 G6a & b). No bald eagle nests are within 660 feet of the project area.

RAPTORS

One general group of raptors involving shrub-grassland species is expected to be present along the undeveloped slopes adjacent to the project area. Shrub-grassland raptors primarily exploit open shrub- and grass-dominated communities, and use trees for perching and nesting. It is likely that red-tailed hawks, great horned owls, and American kestrels use the project area in a very limited capacity, and in conjunction with adjacent areas. No evidence of raptors presently or historically nesting within the

project area was discovered, and there are no natural roosting or perching structures located on the property.

MULE DEER

The entire project area has been generally mapped as crucial mule deer winter range by the Wyoming Game and Fish Department (Appendix 1-Exhibit 3). The mapping depicts the entire south end of East Gros Ventre Butte as crucial winter range including West Broadway, regardless of whether or not development is present. In reality, however, most of the project area represents little, if any, habitat to wintering mule deer due to the absence of browse species, the lack of thermal cover, the disturbed nature of the site, and its location amidst surrounding development. Past land uses have resulted in the site being largely denuded of native shrubs and replaced primarily with bare ground, or grasses and invasive species. Relatively high levels of commercial use have and continue to occur within and in the vicinity of the project area.

Teton County Land Development Regulations protect crucial mule deer winter range and migration corridors (Section 5.2.1 G2a & b) and state:

No physical development, use, development option, or subdivision shall occur within crucial mule deer migration routes, unless the applicant can demonstrate that it can be located within the mule deer migration route in such a way that it will not detrimentally affect the ability of mule deer to migrate from their summer ranges to their crucial winter ranges.

No physical development, use, development option, or subdivision shall occur on crucial mule deer winter range, unless the applicant can demonstrate that it can be located within the mule deer crucial winter range in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the mule deer, or detrimentally affect the potential for survival of the mule deer using the crucial winter range.

Direct evidence of mule deer presence observed within the project area included approximately a dozen sets of tracks of animals moving across the project area; no evidence of bedding, resting or foraging were observed. Mule deer were observed foraging on the native vegetation that persists on the cut slope below the Teton County Search and Rescue facility⁷, and nearly all of the tracks across the project area originated or terminated in this area. This suggests that individual deer can be expected to move through the project area in route to more favorable habitat located in the vicinity.

Thirteen years of data collected during a winter mule deer study on East Gros Ventre Butte by Biota (1979-1994) and additional data collected by the Conservation Research Center (Teton Science School) showed that deer were not observed within the project area (Appendix 1-Exhibit 3). Three mule deer groups were observed in proximity to the project area at higher elevations during nearly 20 years of data collection.

The Teton County Search and Rescue Facility Mule Deer Monitoring Report prepared by Alder Environmental in 2011 reported no mule deer within or in proximity to the project area during 33 observation events from December 2010 through March 2011. The closest mule deer group observed during the TECO SAR Facility mule deer monitoring study was approximately 250 feet east of the project area. It is a unique circumstance where data over such a time frame, and with this level of effort, are available to substantiate the findings that the proposed development area is not providing crucial winter habitat or vital movement corridors for mule deer.

MOOSE

The project area does not represent either crucial or non-crucial moose winter range, but has been mapped as non-crucial spring-summer-fall habitat by the Wyoming Game and Fish Department. Moose presence within the project area is expected to be a rare event where individual moose are moving between areas of more suitable habitat.

Teton County Land Development Regulations protect moose winter range (Section 5.2.1 Subsection G.3) and state:

No physical development, use, development option, or subdivision shall occur within crucial moose winter habitat, unless the applicant can demonstrate that it can be located within the moose crucial winter habitat in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter habitat to the moose, or detrimentally affect the potential for survival of the moose using the crucial winter habitat.

ELK

The project area does not represent either crucial or non-crucial elk winter range, but has been mapped as non-crucial spring-summer-fall habitat by the Wyoming Game and Fish Department. No elk sign was observed within the project area. However, an expanding elk population on the Gros Ventre Buttes suggests that a small number of elk may forage in areas proximate to the project area during early green-up, but elk use of the parcel is not expected.

Teton County Land Development Regulations protect crucial elk winter range and migration corridors (Section 5.2.1 Subsection G.1.a & b) and state:

No physical development, use, development option, or subdivision shall occur within crucial elk migration routes, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the ability of elk to migrate from their summer ranges to their crucial winter ranges.

No physical development, use, development option, or subdivision shall occur on crucial elk winter range, unless the applicant can demonstrate that it can be located in such a way that it will not detrimentally affect the food supply and/or cover provided by the crucial winter range to the elk, or detrimentally affect the potential for survival of the elk using the crucial winter range.

MIGRATORY BIRDS

Migratory birds include raptors, passerines, and shorebirds that breed in North America but migrate to Mexico, and Central and South America for the winter. In Wyoming, 162 bird species are considered neotropical migrants (Cerovski et al. 2001) with peak migration periods occurring May through early October. Nesting is typically initiated in May and June and potential nesting habitat includes native grasslands, shrublands, and cottonwood and coniferous forest stands. In general, deciduous forest communities with cottonwood, willow, and aspen have been found to have higher avian species abundance and richness than any other vegetative community in the western U.S. (Smith and Wachob 2005). Riparian areas often serve as migration corridors for migratory birds and conserving these areas is believed to be essential to maintaining healthy population structures of birds in this region.

A total of 7 ornamental deciduous shrubs and a single conifer are present within the project area, and these plants, at best, represent low quality migratory bird nesting and foraging habitat. Existing development within the property and its associated high level of disturbance may allow generalist avian species such as house sparrows, European starlings, black-billed magpies and pigeon species to inhabit the site. The remaining disturbed portions of the project area offer little or no habitat to migratory birds.

THREATENED AND ENDANGERED SPECIES

In addition to SSCs, the Teton County’s Land Development Regulations require that all animals and plants listed under the Endangered Species Act as threatened or endangered be analyzed as part of this EA. Below is a list of threatened, endangered, or recently delisted species that have been documented in Teton County and could potentially occur within the project area. Although 4 listed plant species occur in Wyoming, these plants (i.e., Ute Ladies’-tresses, Colorado butterfly plant, blowout penstemon, and desert yellowhead) have very specific habitat requirements and ranges outside of Teton County.

<u>Species name</u>	<u>Classification/Status</u>
Grizzly bear	Threatened
Gray wolf	Experimental/Non-essential
Canada lynx	Threatened
Yellow-billed Cuckoo	Threatened

No species listed under the Endangered Species Act are present within the project area.

DEVELOPMENT IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The property previously had a one-story commercial building, and provided storage for a bus fleet and rental vehicles. Future development includes residential townhomes and parking, as provided by Jorgensen Engineering. The approximate area of the proposed site plan includes 0.25 acres of structural development, and 0.25 acres of parking (Exhibit 4).

IMPACT DEFINITIONS

The assessment of environmental consequences of the proposed development on wildlife and fish used the following impact measure, duration, and intensity definitions.

Impact Measures - Four impact measures are examined for wildlife. These include habitat loss, mortality, habitat fragmentation, and human-caused disturbance.

- Habitat Loss - Implementation and perpetuation of all or part of the project would result in a direct loss of habitat.
- Mortality - Implementation and perpetuation of all or part of the project would result in the death(s) of individuals.
- Habitat Fragmentation - Implementation and perpetuation of all or part of the project would result in the fragmentation of habitat.
- Human-caused Disturbance - Implementation and perpetuation of all or part of the project would result in the displacement of individual animals.

Duration of Impact - A short-term impact would have a duration less than or equal to 3 years and a long-term impact would have a duration greater than 3 years following implementation.

Intensity of Impact - Impact thresholds are defined in Table 2.

Table 2. Impact threshold definitions				
Measures	Negligible	Minor	Moderate	Major
Habitat Loss Mortality Habitat Fragmentation Human-caused Disturbance	A small number of individual animals and/or a small amount of their respective habitat may be adversely affected via direct or indirect impacts associated with a given alternative. Populations would not be affected or the effects would be below a measurable level of detection. Mitigation measures are not warranted.	Adverse impacts to individual animals and/or their respective habitats would be more numerous and detectable. Populations would not be affected or the effects would be below a measurable level of detection. Mitigation measures may be needed and would be successful in reducing adverse effects.	Effects to individual animals and their habitat would be readily detectable, with consequences occurring at a local population level. Mitigation measures would likely be needed to reduce adverse effects and would likely be successful.	Effects to individual animals and their habitat would be obvious and would have substantive consequences on a regional population level. Extensive mitigation measures would be needed to reduce any adverse effects and their success would not be guaranteed.

IMPACTS TO SURFACE HYDROLOGY

The proposed development action will not impact any surface water feature.

IMPACTS TO WETLANDS

The proposed development action will not impact any wetlands.

IMPACTS TO VEGETATIVE COVERTYPES

There will be no impacts to native vegetative covertypes as a result of proposed development. Impacts to vegetative covertypes total approximately 0.5 acres, and are constrained to disturbed areas.

IMPACTS TO WILDLIFE

Bald Eagles

Proposed development will not adversely impact bald eagle nesting areas or crucial winter foraging habitat. The nearest active bald eagle nest is located approximately 2,900 feet from the western project area boundary, and therefore, proposed development occurring within the project area complies with LDRs pertaining to bald eagles. The eagle nest is not visible from the project area because of its location on the north side of High School Butte and the surrounding vegetation that visually screens it. No precautions associated with the current project need to be taken to protect this nest or bald eagle habitat.

Mule Deer

Proposed development is not expected to adversely impact mule deer or their habitat. The location of proposed development is on a site that has experience numerous iterations of commercial development, and land disturbing activities that have impacted approximately 95% of the surface area over time. A narrow strip of slopeside xeric shrub remains with remnant native cover, however, this area too is impacted by noxious weeds that are prevalent on the site. Development is proposed within a largely disturbed area, with very little evidence of mule deer use with the exception of a low incidence of movement between areas of higher habitat quality. No important winter range or crucial habitat is present within the project area, therefore, proposed development will not adversely impact the mule deer population. The proposed action will not inhibit mule deer movements in the vicinity of the project area.

For these reasons proposed development is in full compliance with Section 5.2.1 G2a & b of the Land Development regulations.

MOOSE

Proposed development is not expected to adversely impact moose and, therefore, is compliant with Section 5.2.1 Subsection G.3 of the Land Development Regulations.

ELK

Proposed development is not expected to adversely impact elk and, therefore, is compliant with Section 5.2.1 Subsection G.1.a & b of the Land Development Regulations..

RAPTORS

Proposed development is not expected to adversely impact raptors.

MIGRATORY BIRDS

Proposed development is not expected to result in the net loss of any migratory bird foraging or nesting habitat.

Threatened and Endangered Species

Proposed development on the property is not likely to adversely affect threatened or endangered species.

PROJECT VICINITY IMPACT STATEMENT

The project vicinity impact statement is meant to analyze cumulative adverse impacts on protected resources and critical wildlife habitat resulting from the proposed development and other existing development in the vicinity. The required geographical vicinity of analysis is a 1/2-mile radius around the project area. The cumulative impacts being analyzed are equivalent to the additive effects of the proposed development to existing residential development and human use in the project vicinity as outlined below.

The Westview Town Homes site is situated along the southern toe of slope of East Gros Ventre Butte, in the Town of Jackson Auto-Urban Commercial Zone. The 1/2-mile impact vicinity zone is comprised of Auto-Urban Commercial, Auto-Urban Residential, Urban Residential, NC Zones, Public Park, and areas zoned Rural within Teton County to the north and west. The proposed development density is consistent with development density occurring within the Auto-Urban zones and Urban Residential zones within the impact area.

Crucial mule deer winter range is the only critical wildlife habitat within the 1/2-mile vicinity of the tract. The proposed project is not expected to contribute to adverse cumulative impacts on mule deer in conjunction with other development in the vicinity. No cumulative impacts to elk or moose crucial winter ranges are expected. Development like the proposed and other development in the vicinity will continue to accommodate year-round and winter mule deer use that occurs in proximity to the urban, commercial zones so long as development avoids important habitats and leaves adequate open space for ungulate foraging and movement. There are no adverse cumulative impacts to bald eagles, raptors, migratory birds or Federally protected threatened or endangered species as a result of the proposed development given that there will be no additive loss of productive habitat.

CONCLUSIONS

The Natural Hazard Protection Standards of the Jackson Land Development Regulations classify the Westview Town Homes project area as a qualifying “Steep Slope” and proposed development requires an assessment of wildlife use and potential adverse impacts to wildlife. The project area falls within mapped crucial winter range for mule deer. Elk and moose crucial winter ranges are absent. The project area occurs in the vicinity of an active bald eagle nest but outside of the 660-foot nest setback. The site has been almost entirely disturbed as a result of historic and existing commercial use and development; only about 5% of the land area supports native, xeric shrub vegetation.

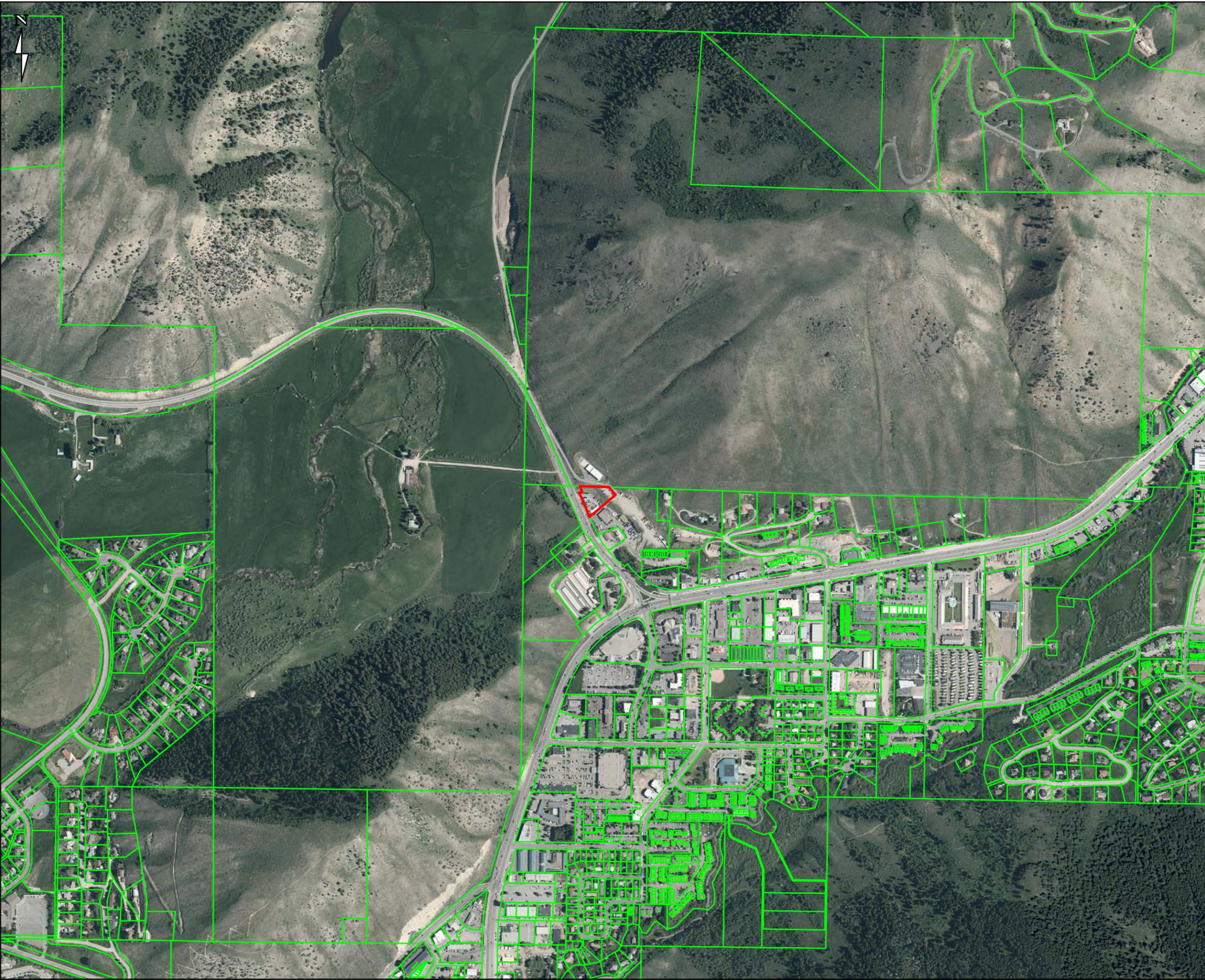
The proposed development is confined almost exclusively to previously disturbed areas bordering Wyoming Highway 22, but falls within Wyoming Game and Fish Department mapped mule deer crucial winter range. The determination of potential impacts to mule deer involved both mapping and evaluating foraging opportunities, as well as reviewing several observational datasets that span the years from 1979 through 2011 (including 14 winter seasons). Review of each of these studies provided empirical support for a conclusion that no negative impacts to mule deer, their crucial habitat, or crucial movement corridors are expected to result from the proposed action. In addition, no negative impacts are expected to effect other protected natural resources including wetlands, watercourses or associated setbacks, wildlife species of special concern, or species with Federal protected status.

APPENDIX 1 – LIST OF EXHIBITS

WESTVIEW TOWN HOMES PROJECT AREA

ENVIRONMENTAL ANALYSIS, TETON COUNTY, WYOMING

- 1)** Aerial photograph depicting the location and site characteristics of the Westview Town Homes property in Jackson, Teton County, Wyoming.
- 2)** Aerial photograph depicting vegetative covertypes within the Westview Town Homes property in Jackson, Teton County, Wyoming.
- 3)** Aerial photograph depicting mapped mule deer habitat and historic observations on and in the vicinity of the Westview Town Homes property in Jackson, Teton County, Wyoming.
- 4)** Aerial photograph depicting proposed development within the Westview Town Homes property in Jackson, Teton County, Wyoming.



Attachment 1
Aerial photograph depicting the location and
site characteristics of the Westview Town Homes
property in Jackson, Teton County, Wyoming.

January 6, 2016

Approximate Scale: 1 inch = 800 feet

Legend

	Westview Town Homes Property
	Platted Parcels

research & consulting inc.



PO Box 8578, 140 E. Broadway, Suite 23, Jackson, WY 83002



Attachment 2
Aerial photograph depicting vegetative
covertypes within the Westview Town Homes
property in Jackson, Teton County, Wyoming.

January 6, 2016

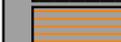
Approximate Scale: 1 inch = 50 feet

Legend

 Westview Town Homes Property

Covertypes Legend

 Disturbed Grassland

 Xeric Shrubland

 Disturbed

research & consulting inc.



PO Box 8578, 140 E. Broadway, Suite 23, Jackson, WY 83002



Attachment 3
 Aerial photograph depicting mapped mule deer
 habitat and historic observations on and in the
 vicinity of the Westview Town Homes property
 in Jackson, Teton County, Wyoming.

January 6, 2016

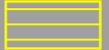
Approximate Scale: 1 inch = 400 feet

Legend

 Westview Town Homes Property

Mule Deer Habitat Legend

 Crucial Winter Range

 Crucial Winter Yearlong Range

Number of Mule Deer Observations

Within Project Area

None

Adjacent To Project Area

- ★ 1982-83 = 20
- ☆ 1987-88 = 10
- ★ 1987-88 = 1





Exhibit 4
Aerial photograph depicting proposed
development within the Westview Town Homes
property in Jackson, Teton County, Wyoming.

January 6, 2016

Approximate Scale: 1 inch = 50 feet

Legend

-  Westview Town Homes Property
-  Parking
-  Townhomes
-  Platted Parcels

research & consulting inc.



PO Box 8578, 140 E. Broadway, Suite 23, Jackson, WY 83002

Town Council
Town of Jackson
Jackson, Wyoming



January 6, 2016

RE: Design character and visual analysis for the Westview Town Homes Project.

Council Members,

I'm writing on behalf of the owners of the Westview Town Homes Project, a proposed development for 1255 West Highway 22. I assisted the Owners with the design and siting of the project, and was asked to provide some explanation for our thought process.

The topography of the site created 2 development areas – one at street level adjacent to highway 22, the other on the bench above – accessible from Batch Plant Road, north of the project. The lower four buildings (pods) each house 4 units, the upper two buildings: 2, for a total of 20 residential units.

By arranging the units around a central parking area, we minimized the amount of paving need to service the buildings. This also creates a village configuration around a semi-enclosed courtyard, which is desirable and especially appropriate for a residential development. On the open side of the courtyard, the side adjacent to highway 22, we created separation with a berm and trees. The resulting arrangement creates a sense of separation and security for the units and a natural but defined street edge for the highway.

We used neutral earth tones in the materials palette to complement rather than contrast with the site. The units are pushed into the hillside to reduce their visual impact and preserve the natural flat area of the site for circulation, in turn eliminating a need for expressed retaining walls. We used low slope roofs to get the units stacked and under the height allowed, which allowed us to break the development up into smaller buildings. Finally, we're planning to reclaim and enhance the hillside with new trees and irrigation to further soften and tie the development to the site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Lee', with a long horizontal line extending to the right.

Christopher Lee
Owner – Design Associates Architects.



WESTVIEW TOWN HOMES
 1255 WEST HWY 22 - JACKSON, WY
 CONDITIONAL USE PERMIT
 1-5-16



DESIGN ASSOCIATES ARCHITECTS
 JACKSON, WY

PROJECT NO. 15-16 ARCHITECT, CIVIL
 2519 WEST JACKSON ST. JACKSON, WY
 (307) 733-3000
 designassociatesarchitects.com



NO.	DATE	ISSUE HISTORY	DATE
1	7-29-15	PRELIMINARY	
2	8-4-15	PRELIMINARY	
3	8-25-15	PRELIMINARY	
4	8-25-15	PRELIMINARY	
5	9-10-15	DESIGN DEVELOPMENT	
6	9-23-15	DESIGN DEVELOPMENT	
7	9-23-15	DESIGN DEVELOPMENT	
8	1-5-16	COND. USE PERMIT	

WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

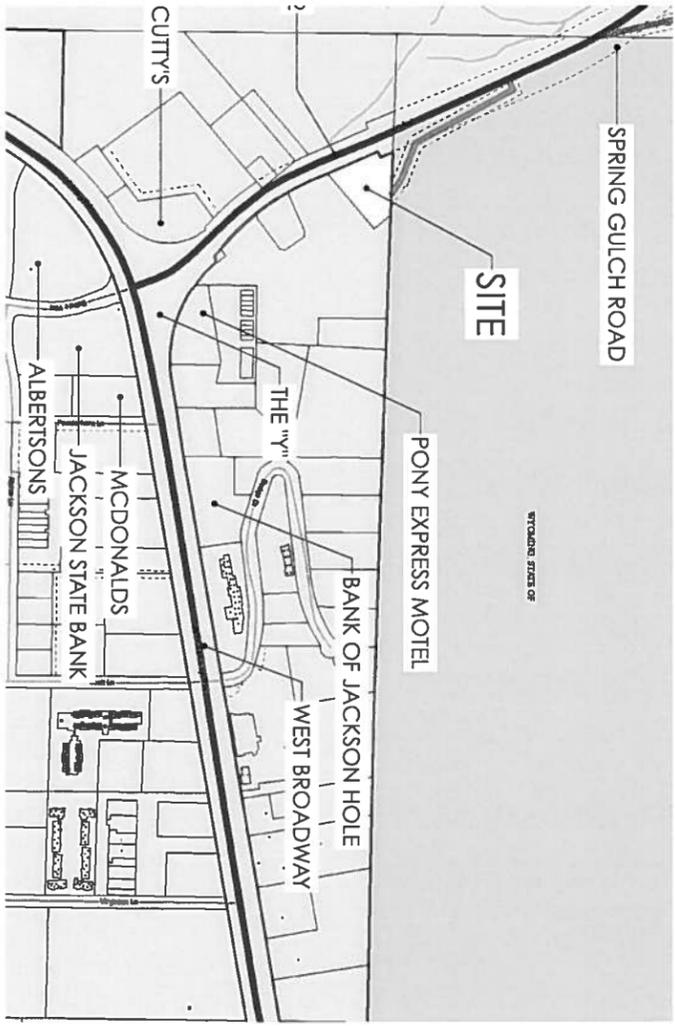
CONDITIONAL USE PERMIT
 1-5-16

A000

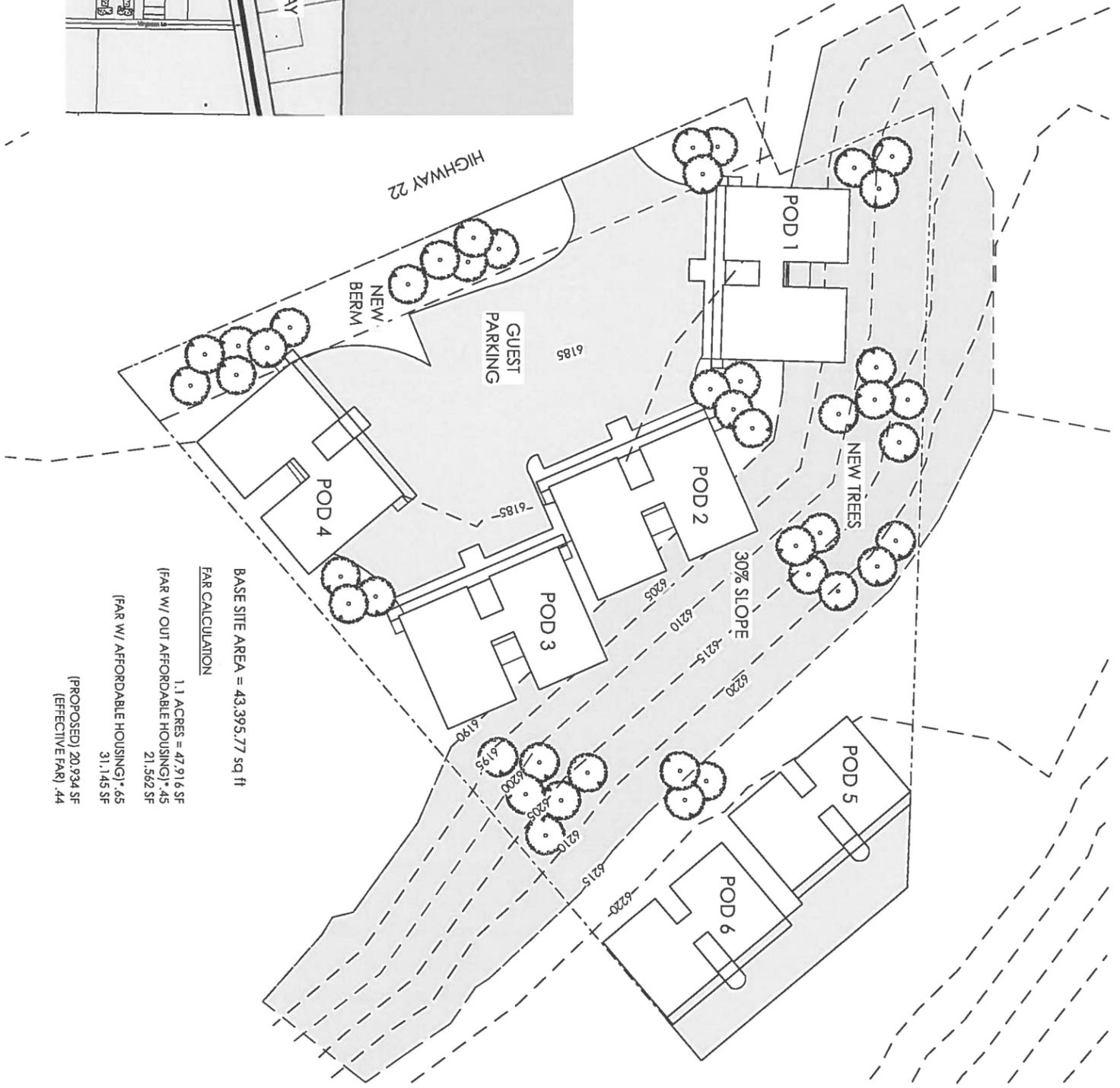
COVER



NO.	DATE	ISSUE HISTORY	DATE
1	7-22-15	PRELIMINARY	
2	8-4-15	PRELIMINARY	
3	8-5-15	PRELIMINARY	
4	8-25-15	PRELIMINARY	
5	9-10-15	PRELIMINARY	
6	10-23-15	DESIGN DEVELOPMENT	
7	11-23-15	DESIGN DEVELOPMENT	
8	1-21-16	CONCEPT DESIGN	
9	1-21-16	CONCEPT DESIGN	
10	1-21-16	CONCEPT DESIGN	
11	1-21-16	CONCEPT DESIGN	
12	1-21-16	CONCEPT DESIGN	
13	1-21-16	CONCEPT DESIGN	
14	1-21-16	CONCEPT DESIGN	
15	1-21-16	CONCEPT DESIGN	
16	1-21-16	CONCEPT DESIGN	
17	1-21-16	CONCEPT DESIGN	
18	1-21-16	CONCEPT DESIGN	
19	1-21-16	CONCEPT DESIGN	
20	1-21-16	CONCEPT DESIGN	
21	1-21-16	CONCEPT DESIGN	
22	1-21-16	CONCEPT DESIGN	
23	1-21-16	CONCEPT DESIGN	
24	1-21-16	CONCEPT DESIGN	
25	1-21-16	CONCEPT DESIGN	
26	1-21-16	CONCEPT DESIGN	
27	1-21-16	CONCEPT DESIGN	
28	1-21-16	CONCEPT DESIGN	
29	1-21-16	CONCEPT DESIGN	
30	1-21-16	CONCEPT DESIGN	
31	1-21-16	CONCEPT DESIGN	
32	1-21-16	CONCEPT DESIGN	
33	1-21-16	CONCEPT DESIGN	
34	1-21-16	CONCEPT DESIGN	
35	1-21-16	CONCEPT DESIGN	
36	1-21-16	CONCEPT DESIGN	
37	1-21-16	CONCEPT DESIGN	
38	1-21-16	CONCEPT DESIGN	
39	1-21-16	CONCEPT DESIGN	
40	1-21-16	CONCEPT DESIGN	
41	1-21-16	CONCEPT DESIGN	
42	1-21-16	CONCEPT DESIGN	
43	1-21-16	CONCEPT DESIGN	
44	1-21-16	CONCEPT DESIGN	
45	1-21-16	CONCEPT DESIGN	
46	1-21-16	CONCEPT DESIGN	
47	1-21-16	CONCEPT DESIGN	
48	1-21-16	CONCEPT DESIGN	
49	1-21-16	CONCEPT DESIGN	
50	1-21-16	CONCEPT DESIGN	



VICINITY MAP



BASE SITE AREA = 43,395.77 sq ft
 FAR CALCULATION
 1.1 ACRES = 47,916 SF
 (FAR W/ OUT AFFORDABLE HOUSING)* .45 = 21,562 SF
 (FAR W/ AFFORDABLE HOUSING)* .65 = 31,145 SF
 (PROPOSED) 20,934 SF
 (EFFECTIVE FAR) .44

SITE PLAN

SCALE: 1" = 20'

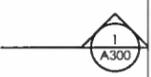


WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

CONDITIONAL USE PERMIT
 1-5-16

A100

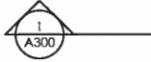
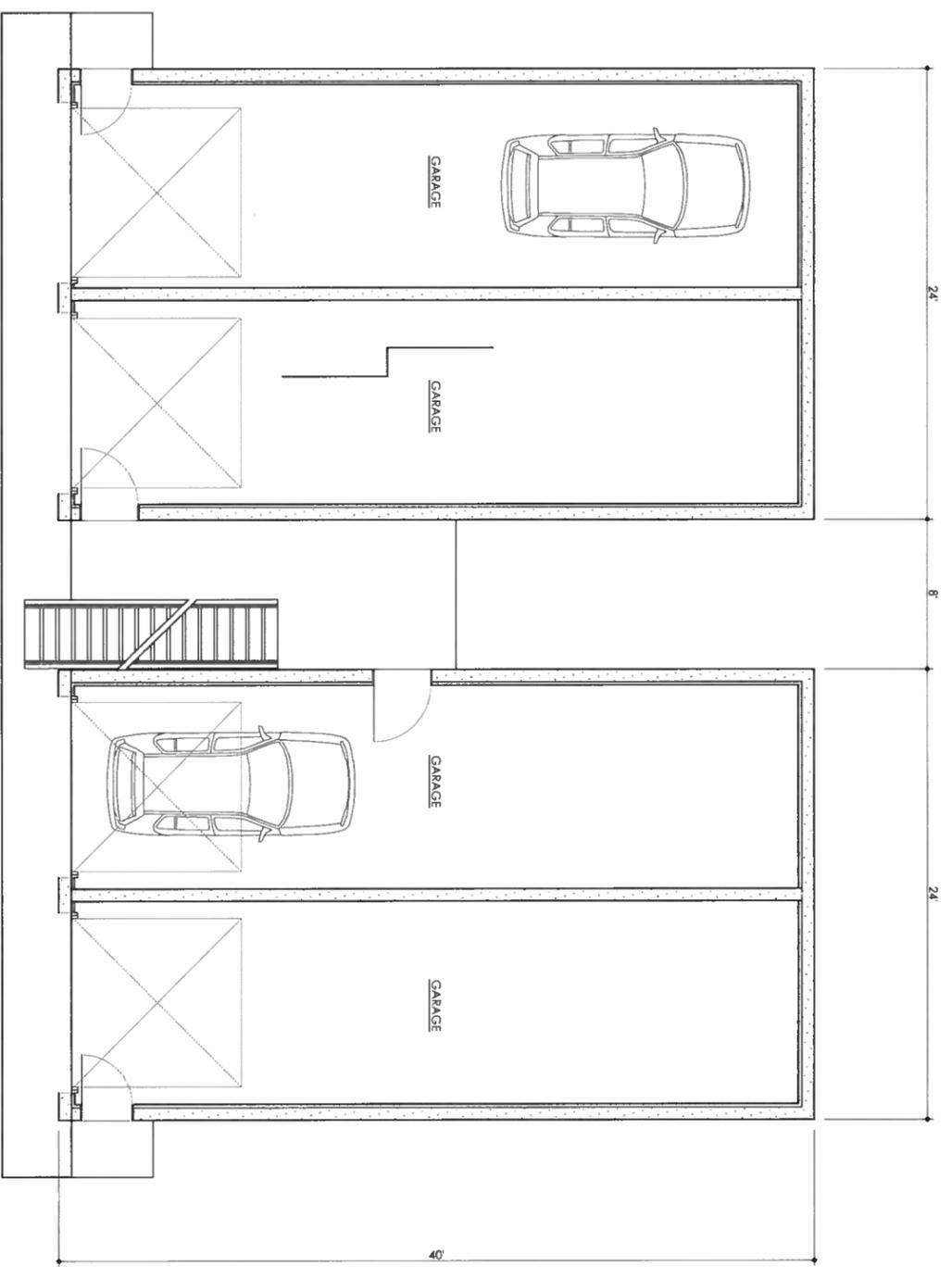
SITE



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 design@daarchitect.com



NO.	DATE	PART
1	PRELIMINARY	7-22-13
2	PRELIMINARY	8-14-13
3	PRELIMINARY	8-25-13
4	PRELIMINARY	9-10-13
5	PRELIMINARY	9-25-13
6	DESIGN DEVELOPMENT	11-14-13
7	DESIGN REVIEW SET	11-24-13
8	CONDO USE PERMITS	1-25-14



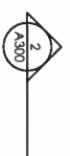
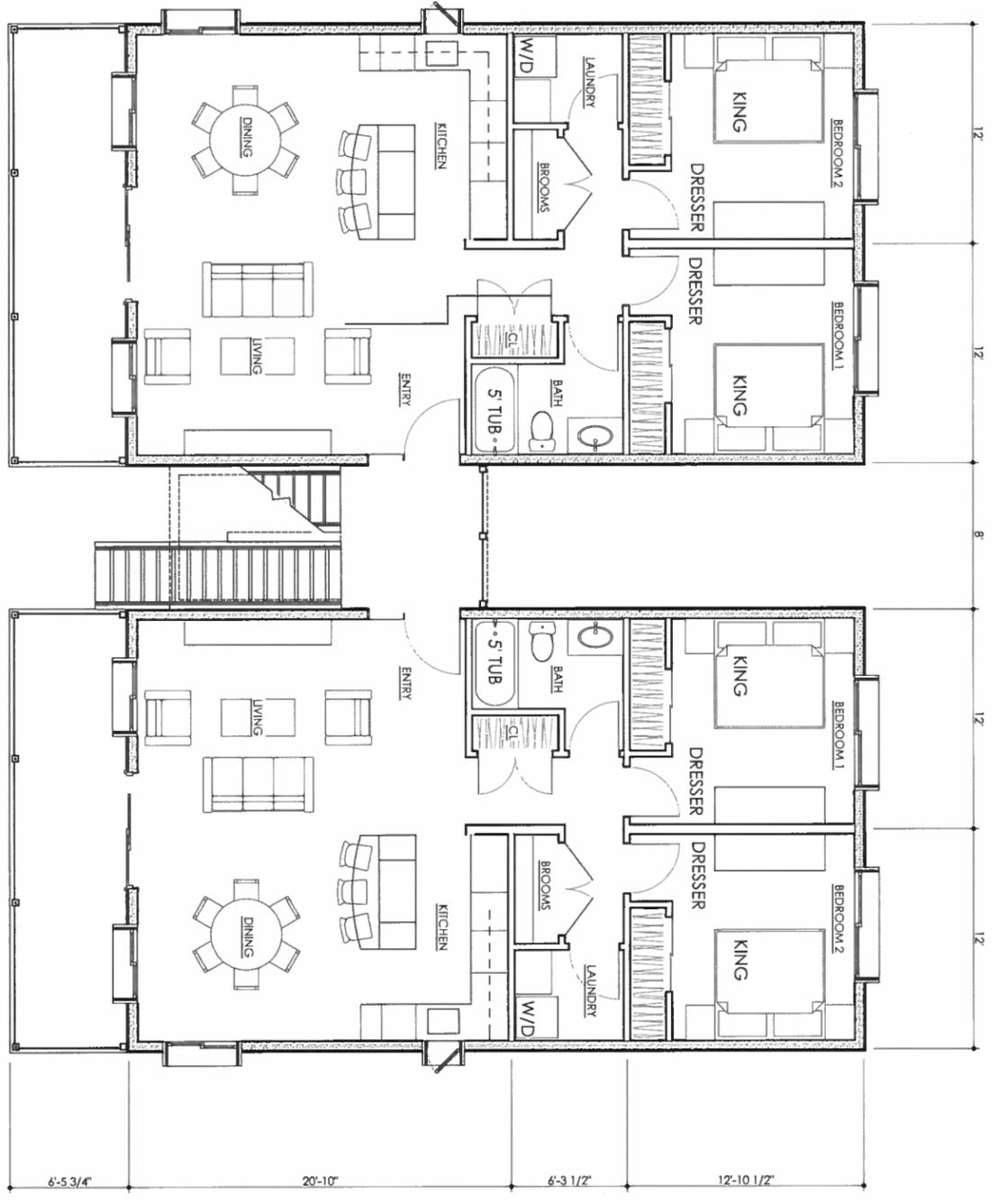
THIRD FLOOR PLAN - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"

CONDITIONAL USE PERMIT
 1-5-16

WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

A200

PLAN



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 (307) 733-3800
 designassociatesarchitects.com



NO.	ISSUE HISTORY	DATE
1	PRELIMINARY	2-22-15
2	PRELIMINARY	8-4-15
3	PRELIMINARY	8-25-15
4	PRELIMINARY	8-25-15
5	PRELIMINARY	9-10-15
6	DESIGN DEVELOPMENT	9-25-15
7	DESIGN REVIEW SET	11-4-15
8	COND. USE PERMIT	1-5-16

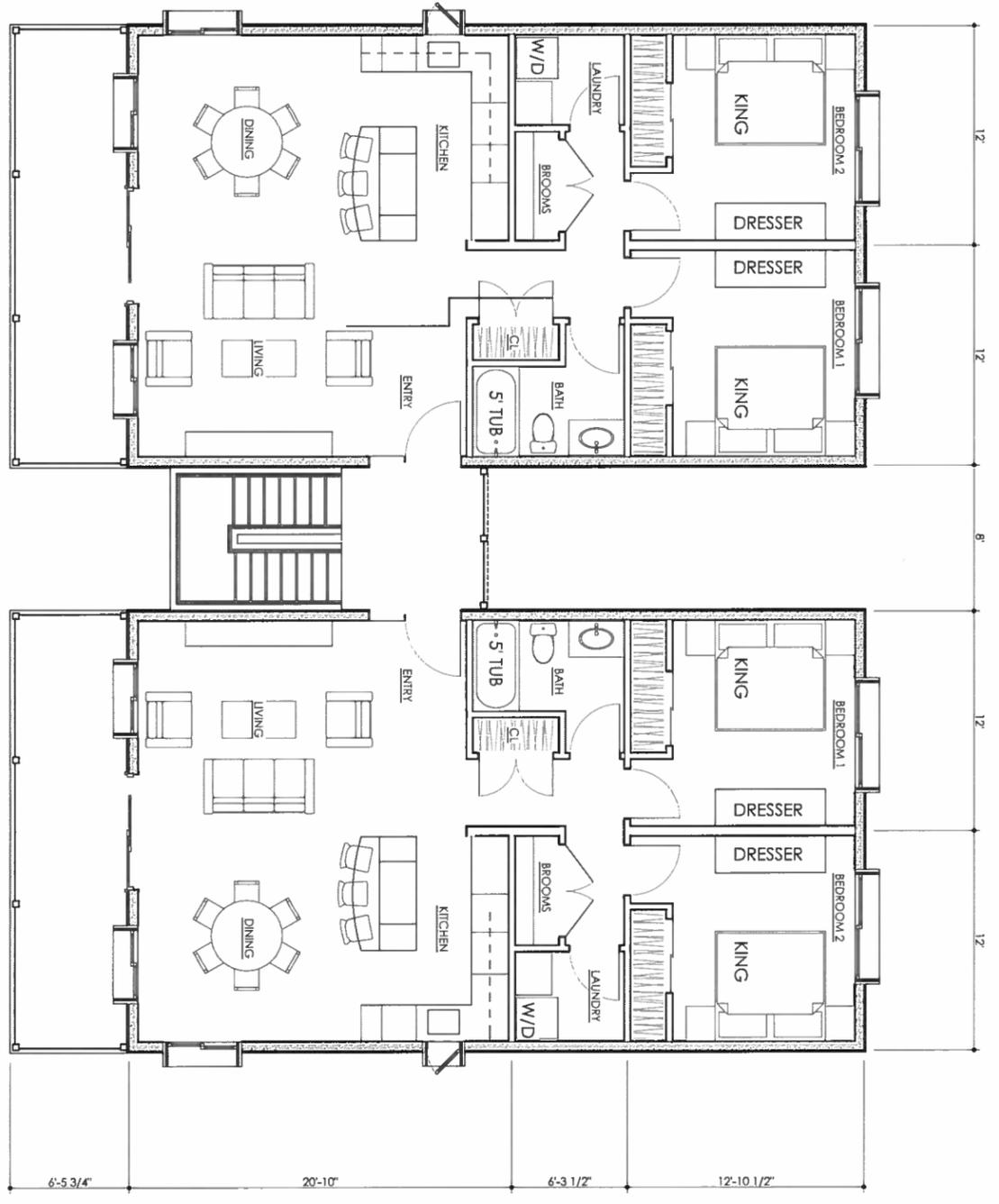
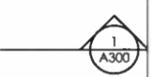
WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

CONDITIONAL USE PERMIT
 1-5-16

A201

THIRD FLOOR PLAN - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"

PLAN



THIRD FLOOR PLAN - LOWER UNIT (PODS 1-4)

SCALE: 1/4" = 1'-0"



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PROJECT NO: 18-018 ARCHITECT: DTA
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NO.	ISSUE	DATE	BY
1	PRELIMINARY	7-23-18	
2	PRELIMINARY	8-4-18	
3	PRELIMINARY	8-25-18	
4	PRELIMINARY	8-25-18	
5	PRELIMINARY	9-10-18	
6	DESIGN DEVELOPMENT	9-25-18	
7	DESIGN DEVELOPMENT	11-4-18	
8	COND. USE PERMIT	1-24-19	

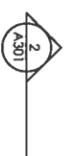
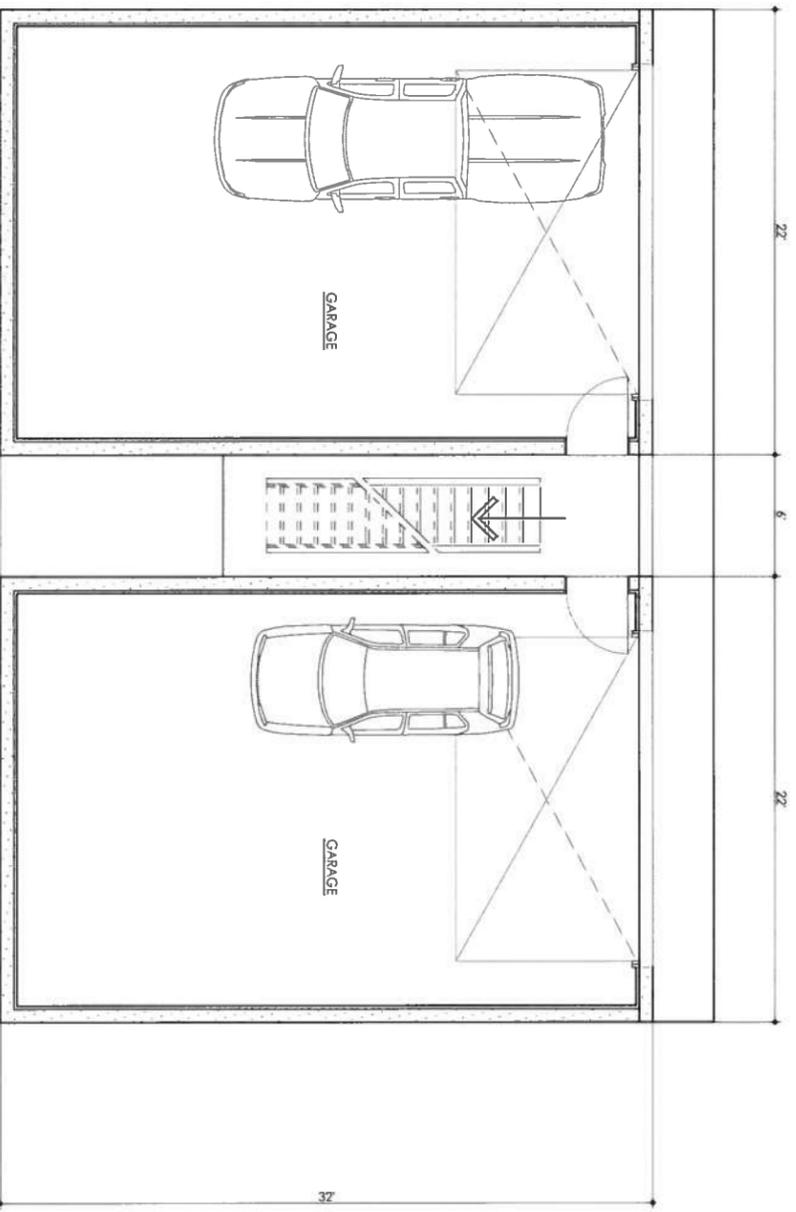
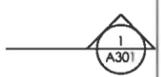
WESTVIEW TOWN HOMES

1255 WEST HWY 22
JACKSON, WY

CONSTRUCTION PERMIT
1-9-19

A202

PLAN



FIRST FLOOR PLAN - UPPER UNIT (PODS 5&6)

SCALE: 1/4" = 1'-0"



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 503 S. ILLINOIS, 3RD FLOOR, JACKSON, WY
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 design@daarchitect.com



NO.	DATE	DESCRIPTION
1	7-23-15	PRELIMINARY
2	8-4-15	PRELIMINARY
3	8-5-15	PRELIMINARY
4	8-25-15	PRELIMINARY
5	9-10-15	PRELIMINARY
6	9-25-15	DESIGN DEVELOPMENT
7	11-4-15	DESIGN REVIEW SET
8	1-25-16	CONDO USE PERMIT

WESTVIEW TOWN HOMES

1255 WEST HWY 22
 JACKSON, WY

CONDITIONAL USE PERMIT
 1-25-16

A203

PLAN



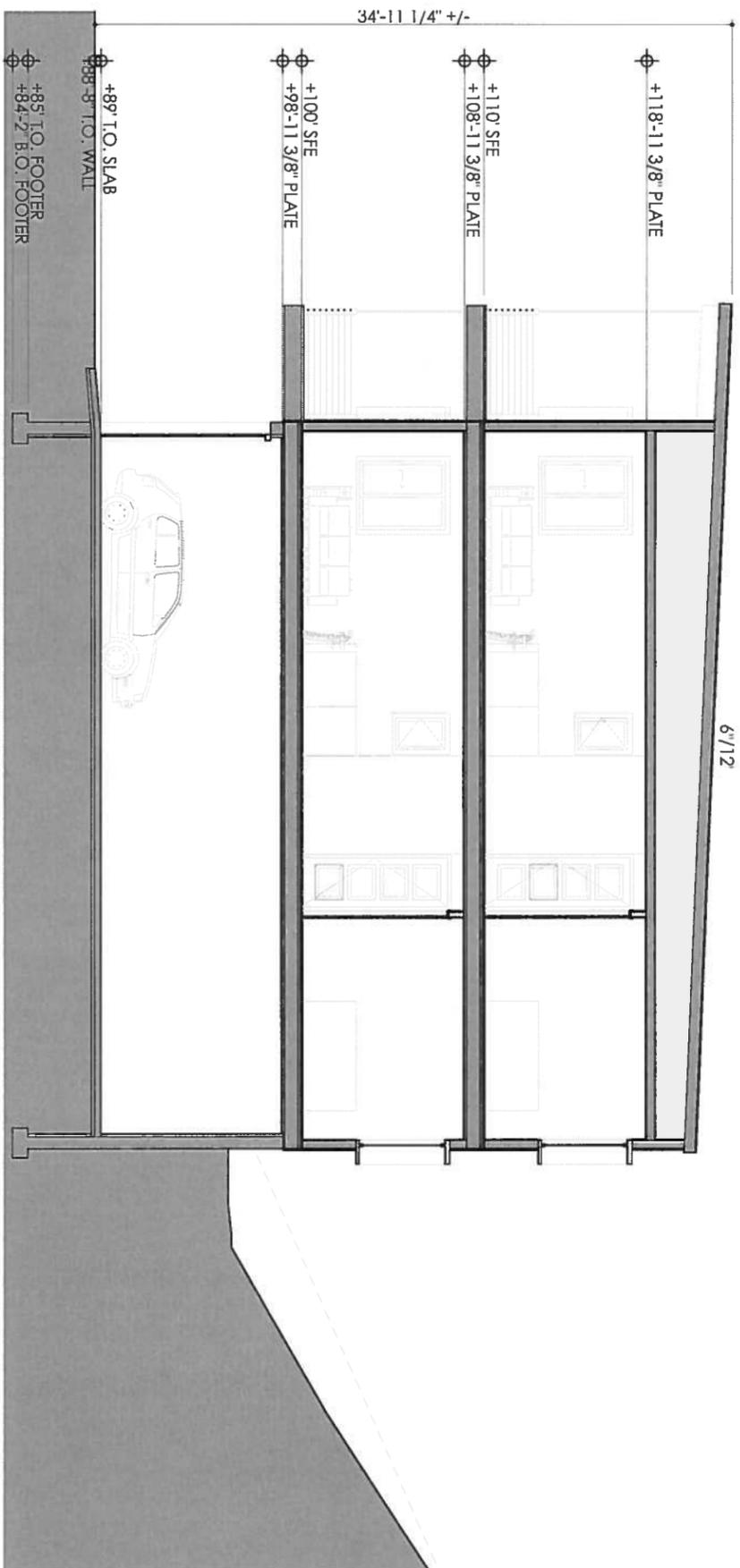
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2	PRELIMINARY	8-4-15	
3	PRELIMINARY	8-25-15	
4	PRELIMINARY	9-10-15	
5	DESIGN DEVELOPMENT	9-25-15	
6	DESIGN DEVELOPMENT	11-4-15	
7	PERSON REVIEW SET	11-4-15	
8	POD, USER REVIEW	1-5-16	

WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

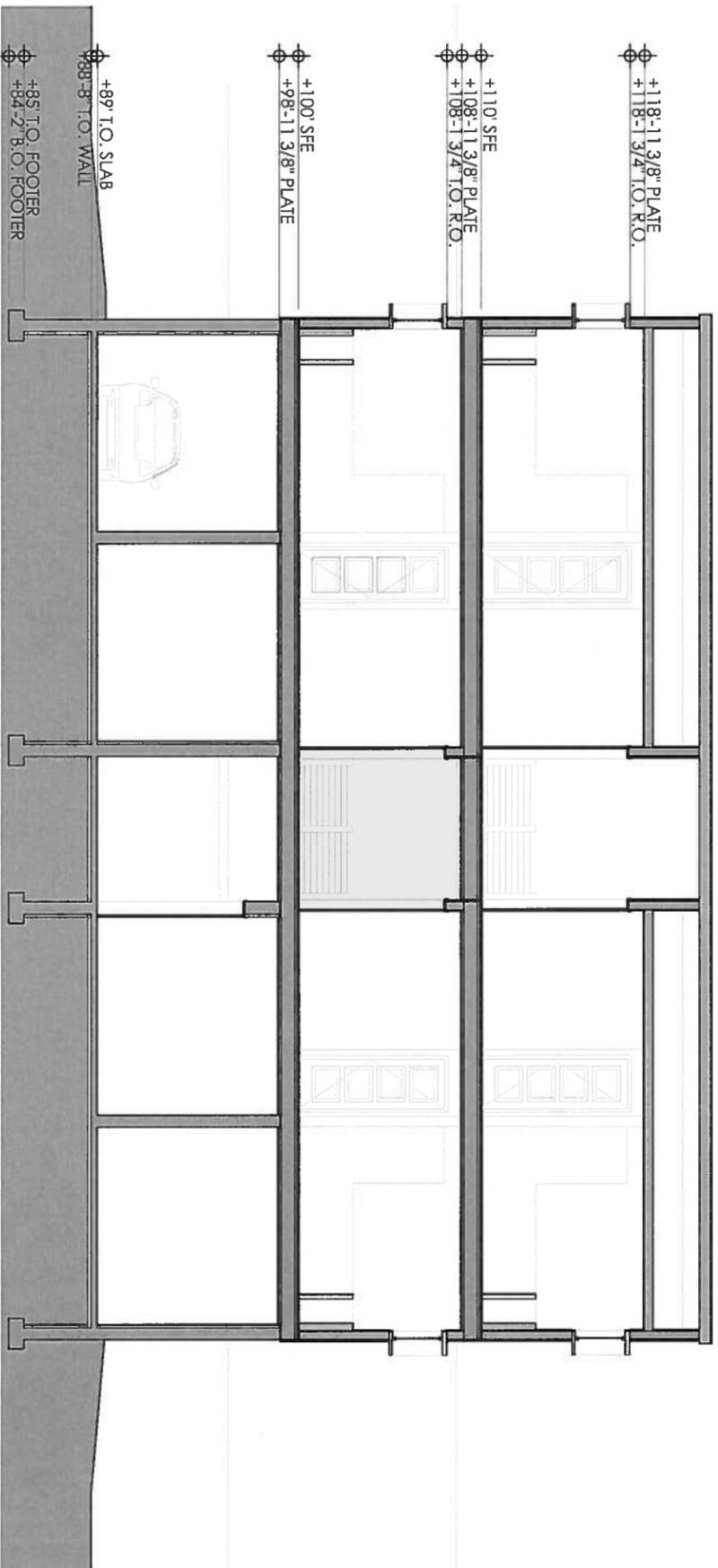
CONDITIONAL USE PERMIT
 1-5-16

A300

SECTION



1 SECTION - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"



2 SECTION - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
1	10/22/15	PRELIMINARY
2	11/4/15	PRELIMINARY
3	11/15/15	PRELIMINARY
4	11/15/15	PRELIMINARY
5	11/15/15	PRELIMINARY
6	11/15/15	PRELIMINARY
7	11/15/15	PRELIMINARY
8	11/15/15	PRELIMINARY

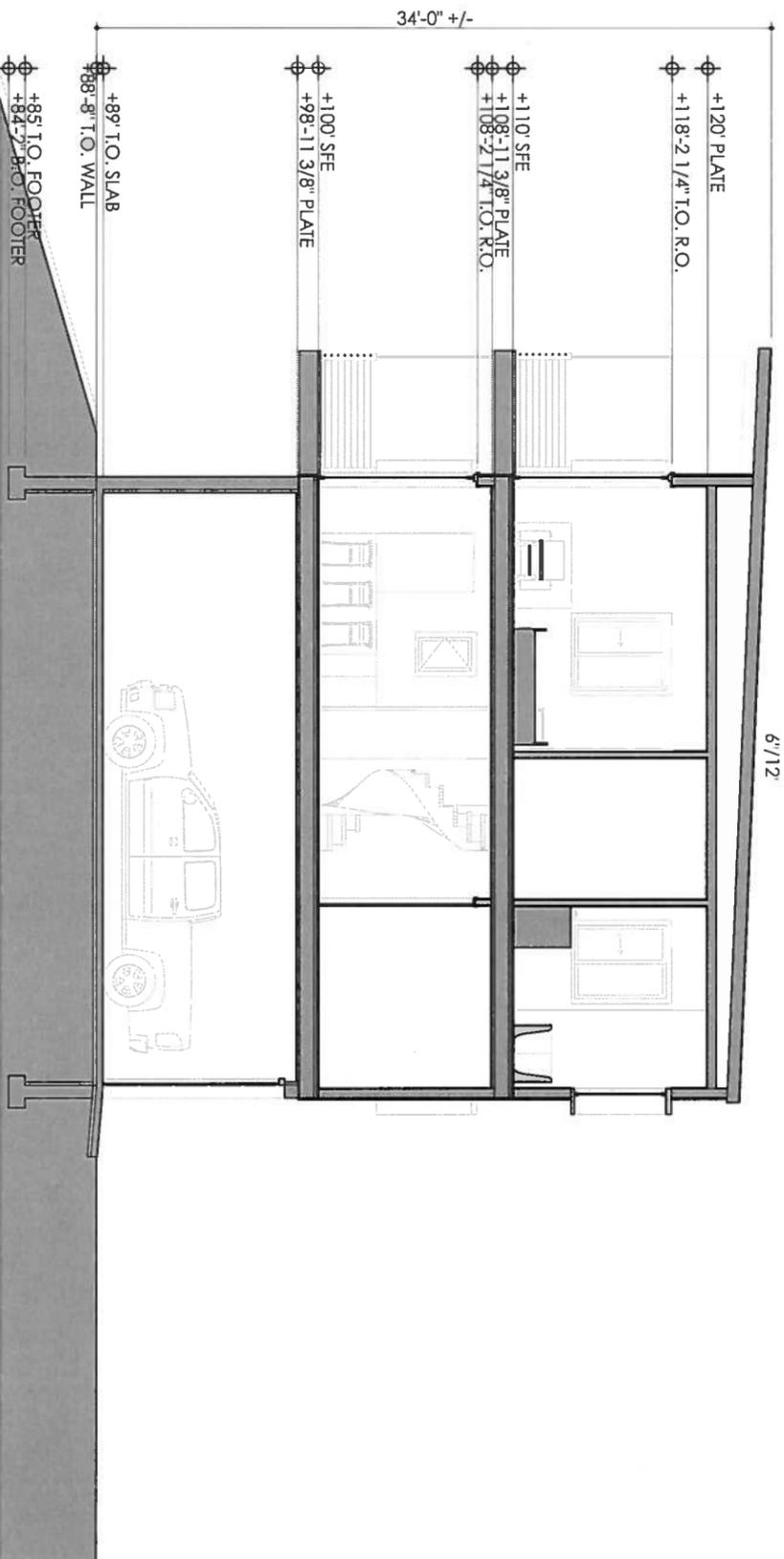
WESTVIEW TOWN HOMES

1255 WEST HWY 22
JACKSON, WY

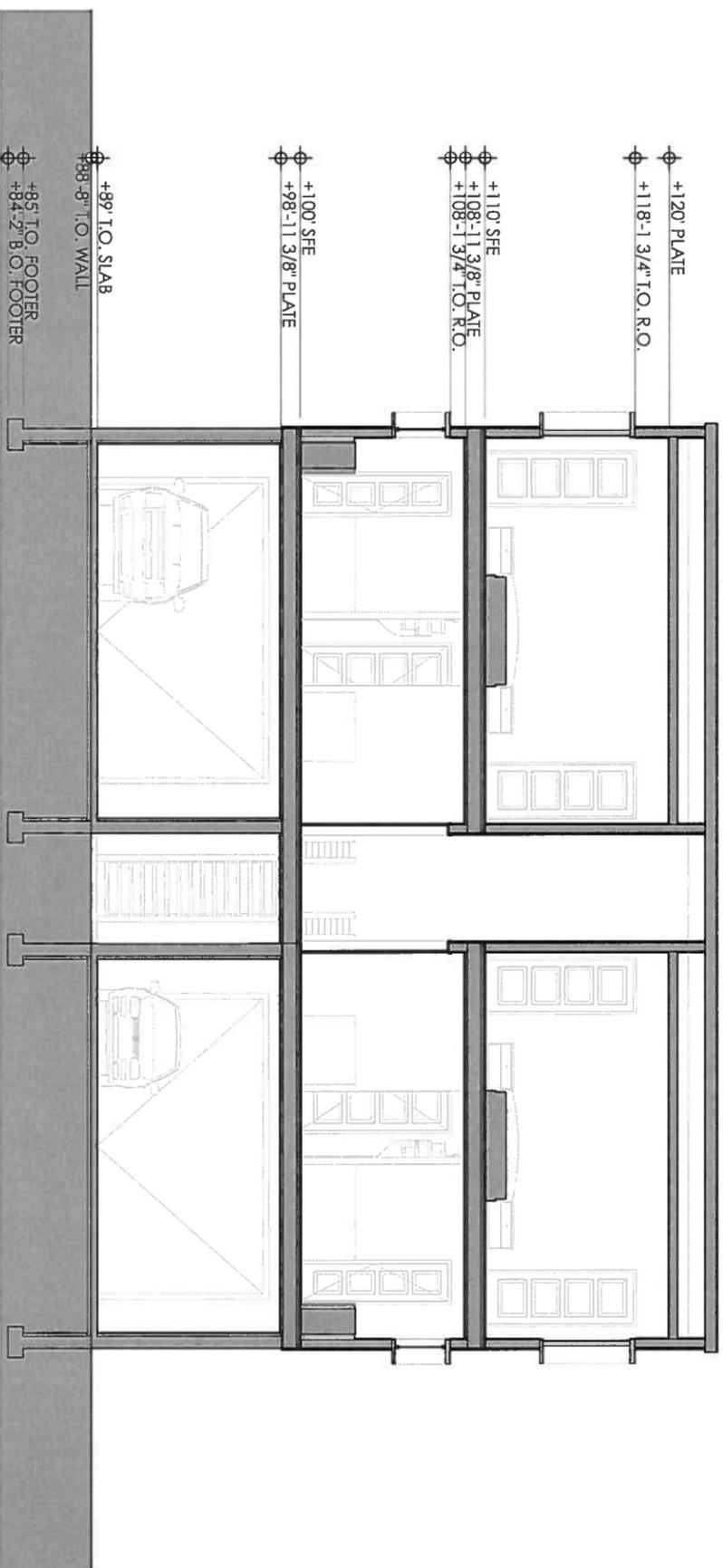
CONDITIONAL USE PERMIT
1-5-16

A301

SECTION



1 SECTION - UPPER UNIT (PODS 5&6)
SCALE 1/4" = 1'-0"



2 SECTION - UPPER UNIT (PODS 5&6)
SCALE 1/4" = 1'-0"



DESIGN ASSOCIATES ARCHITECTS
 303 S W 3RD ST 2ND FLOOR JACKSON WY
 82001
 307.733.2888
 design@designarchitect.com



ISSUE HISTORY	
NO.	DATE
1	PRELIMINARY 7-22-15
2	PRELIMINARY 8-4-15
3	PRELIMINARY 8-25-15
4	PRELIMINARY 8-25-15
5	PRELIMINARY 9-10-15
6	DESIGN DEVELOPMENT 9-25-15
7	DESIGN REVIEW SET 11-4-15
8	COND. USE PERMIT 1-5-16

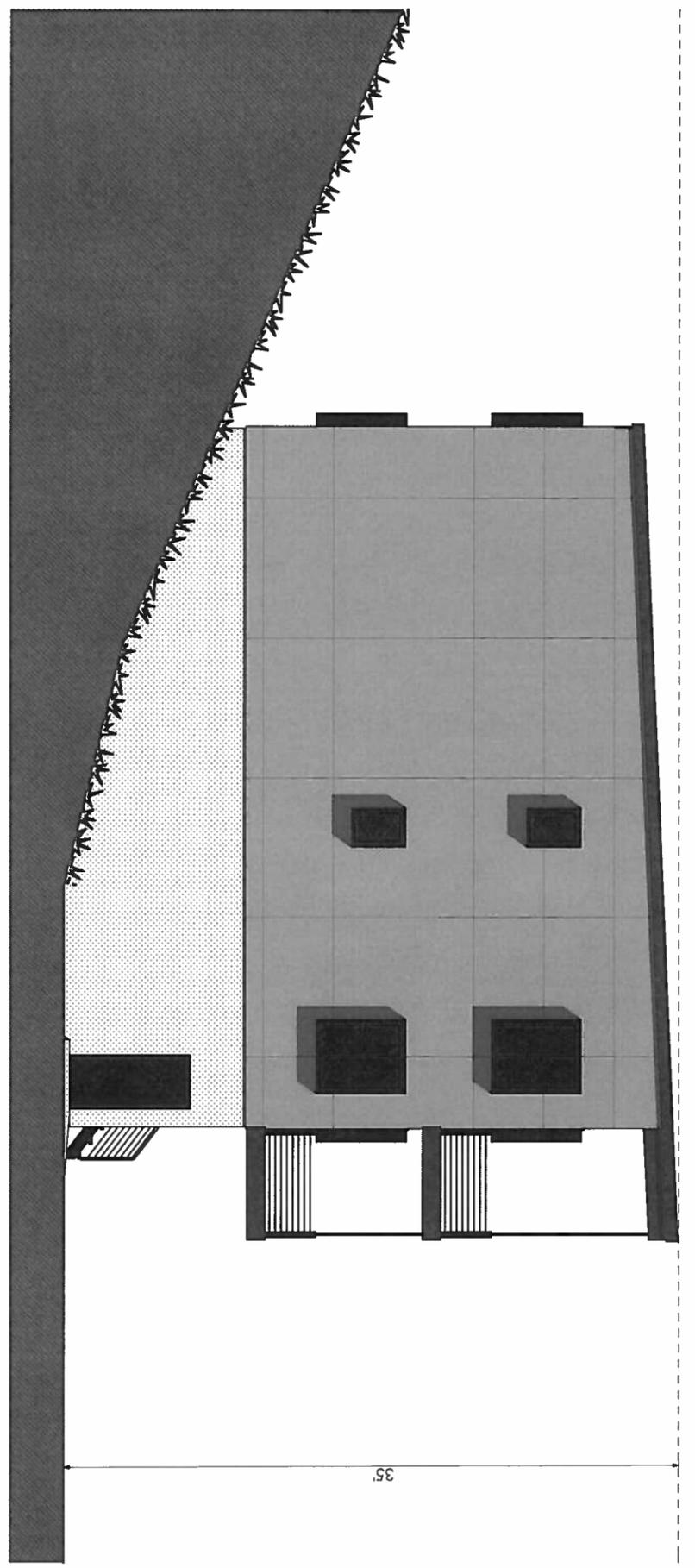
WESTVIEW TOWN HOMES

1255 WEST HWY 22
 JACKSON, WY

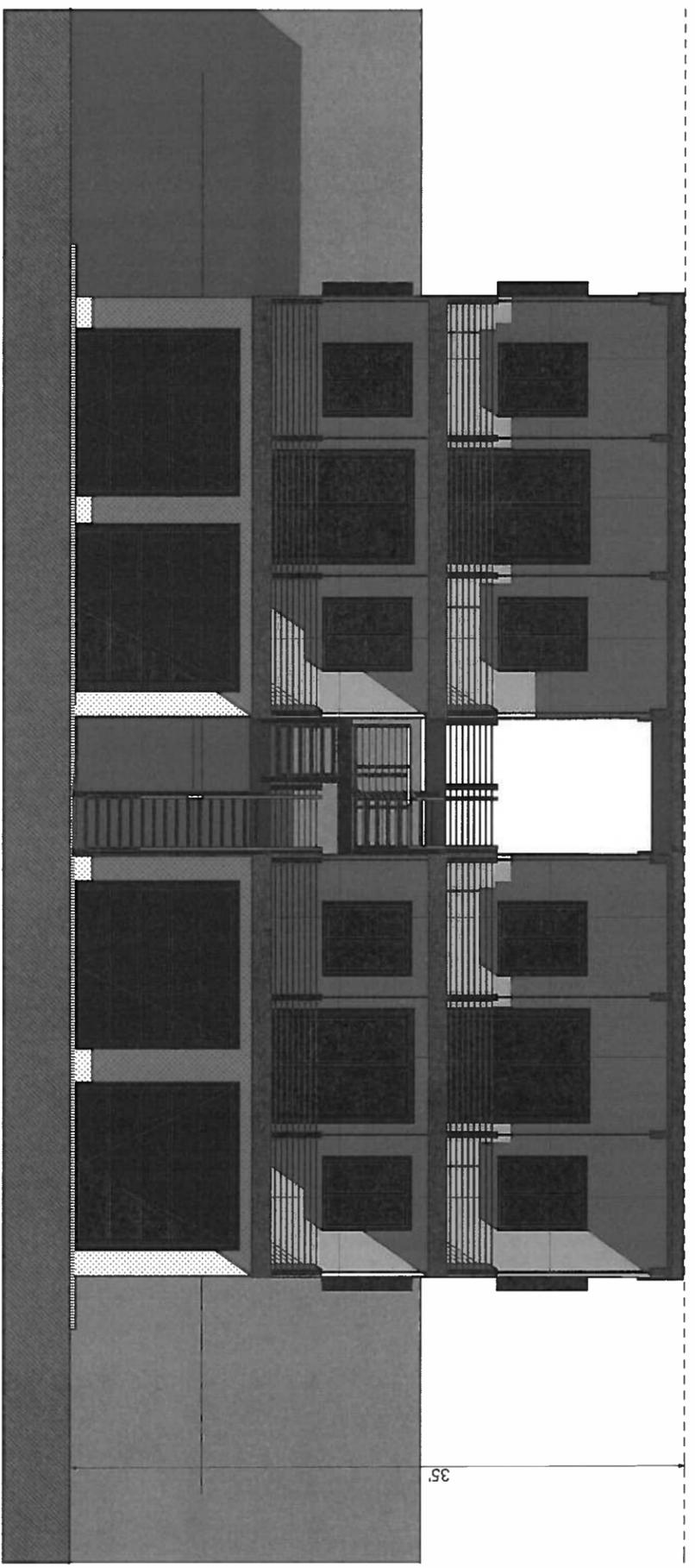
CONDITIONAL USE PERMIT
 15-51-6

A400

ELEVATION



LEFT ELEVATION - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - LOWER UNIT (PODS 1-4)
 SCALE: 1/4" = 1'-0"



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PROJECT NO. 15-18 ARCHITECT: CTR
POLE REPORT ASSOCIATES ARCHITECTS



ISSUE HISTORY	
NO.	DATE
1	PRELIMINARY 1/22/13
2	PRELIMINARY 8-11-13
3	PRELIMINARY 8-31-13
4	PRELIMINARY 8-26-13
5	PRELIMINARY 9-10-13
6	DESIGN DEVELOPMENT 9/23/13
7	DESIGN DEVELOPMENT 11-14-13
8	CONC. DESIGN 11/24/13

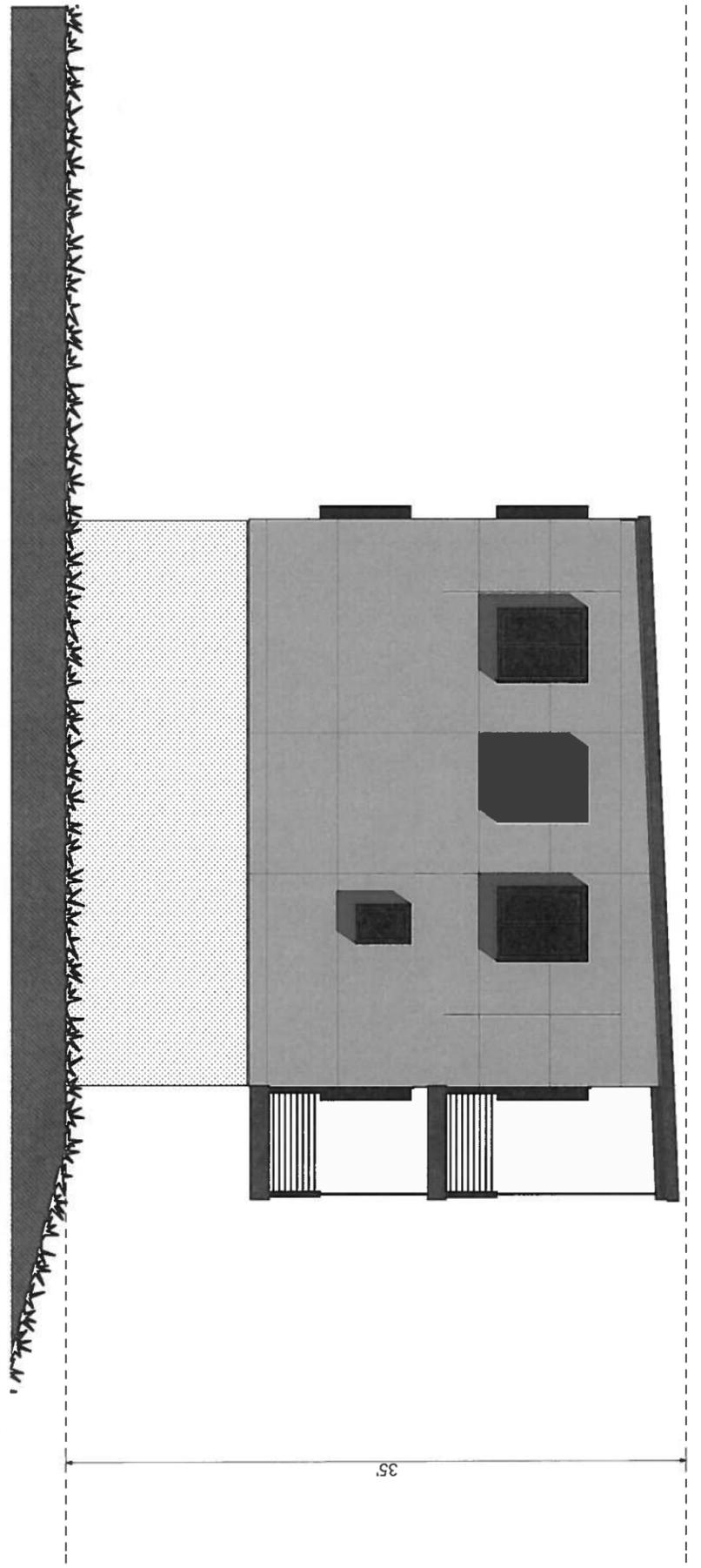
WESTVIEW TOWN HOMES

1255 WEST HWY 22
JACKSON, WY

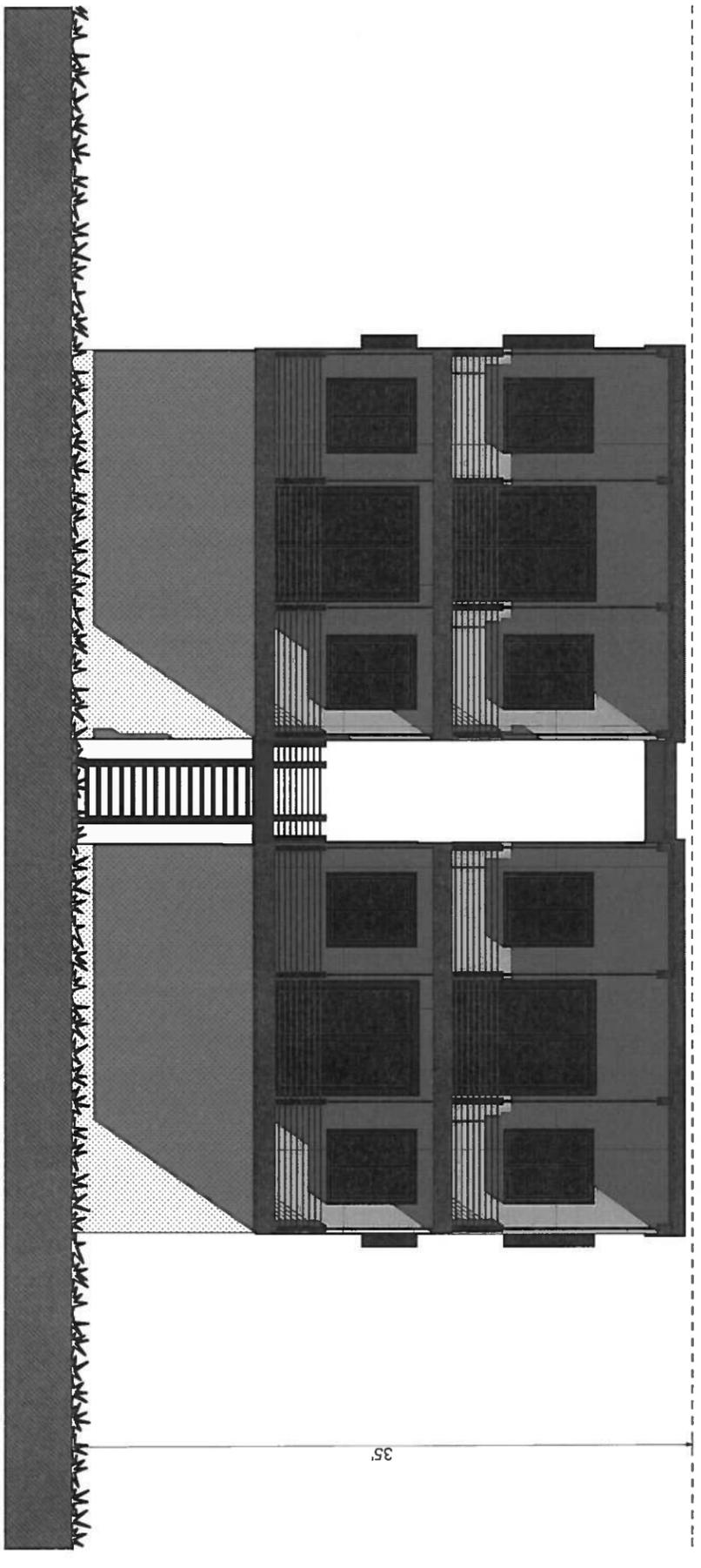
CONDITIONAL USE PERMIT
1-5-16

A402

ELEVATION



LEFT ELEVATION - UPPER UNIT (PODS 5&6)
SCALE 1/4" = 1'-0"



FRONT ELEVATION - UPPER UNIT (PODS 5&6)
SCALE 1/4" = 1'-0"

RESNA ASSOCIATES ARCHITECTS
 501 LONO AVE 201 JACKSON WY
 (307) 733 3500
<http://www.resnaarchitects.com>
 REGISTERED ARCHITECTS SINCE 2011 RESNA ASSOCIATES ARCHITECTS, PC
 2011 RESNA ASSOCIATES ARCHITECTS, PC



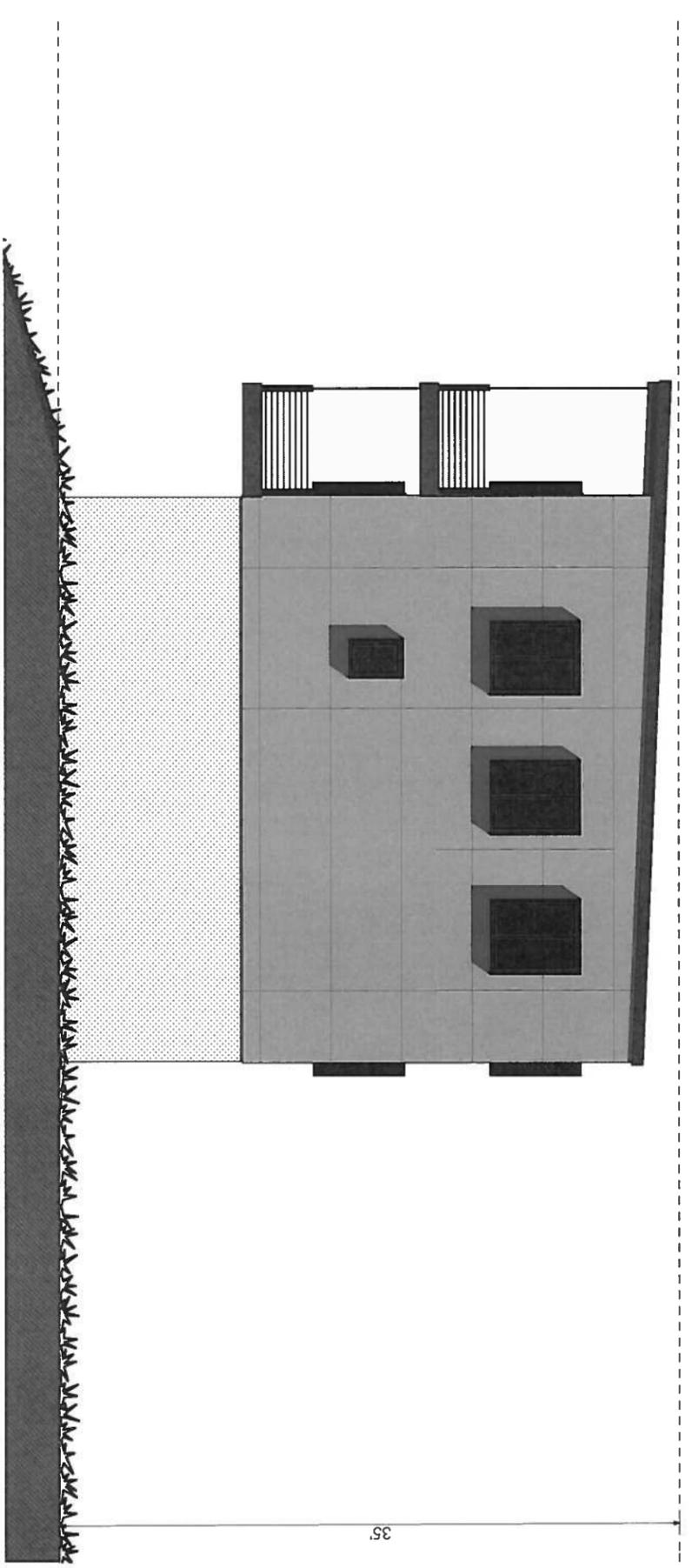
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3	8-5-15		PRELIMINARY
4	8-25-15		PRELIMINARY
5	8-26-15		PRELIMINARY
6	10-15-15		PRELIMINARY
7	11-4-15		PERIODIC CHECK
8	11-4-15		PERIODIC CHECK
9	1-5-16		COND. USE PERMIT

WESTVIEW TOWN HOMES
 1255 WEST HWY 22
 JACKSON, WY

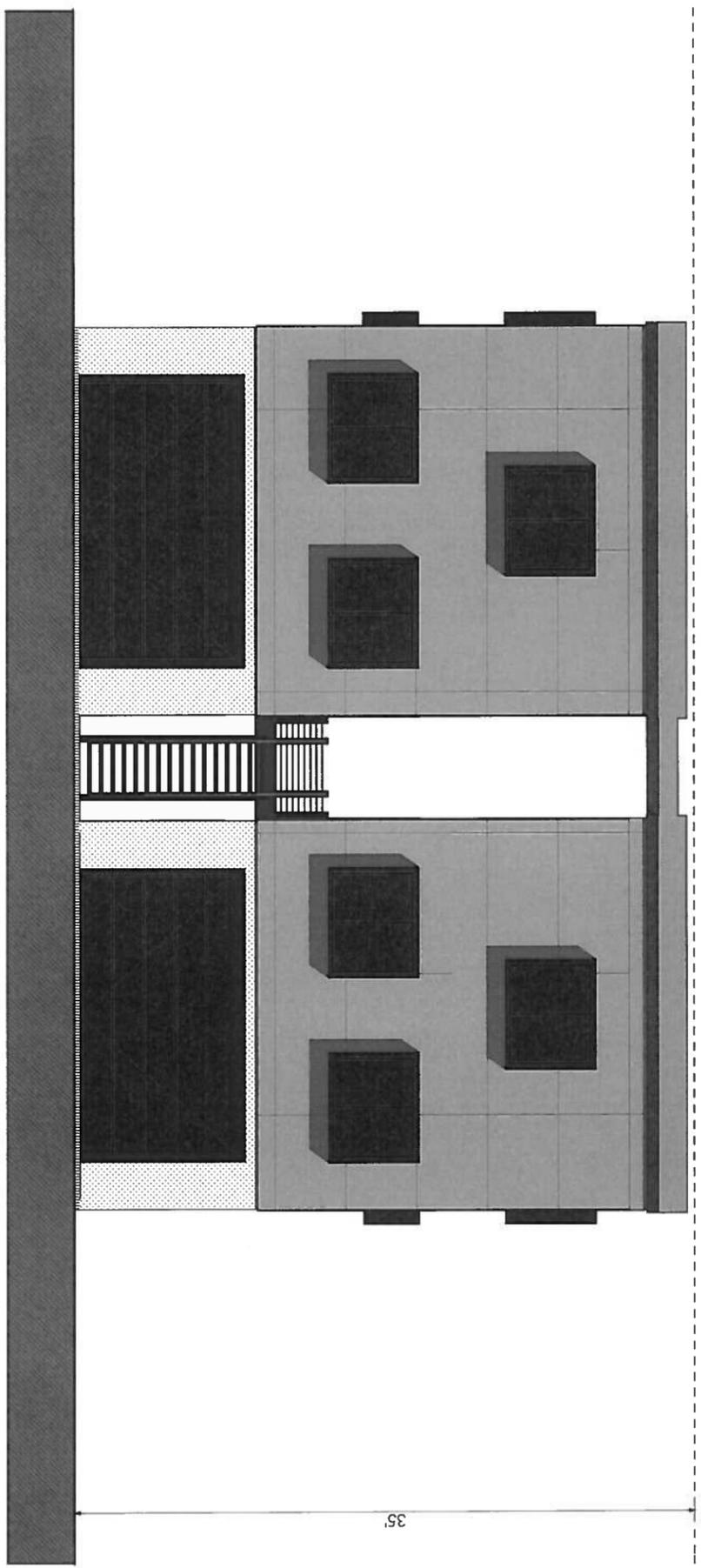
CONDITIONAL USE PERMIT
 1-5-16

A403

ELEVATION



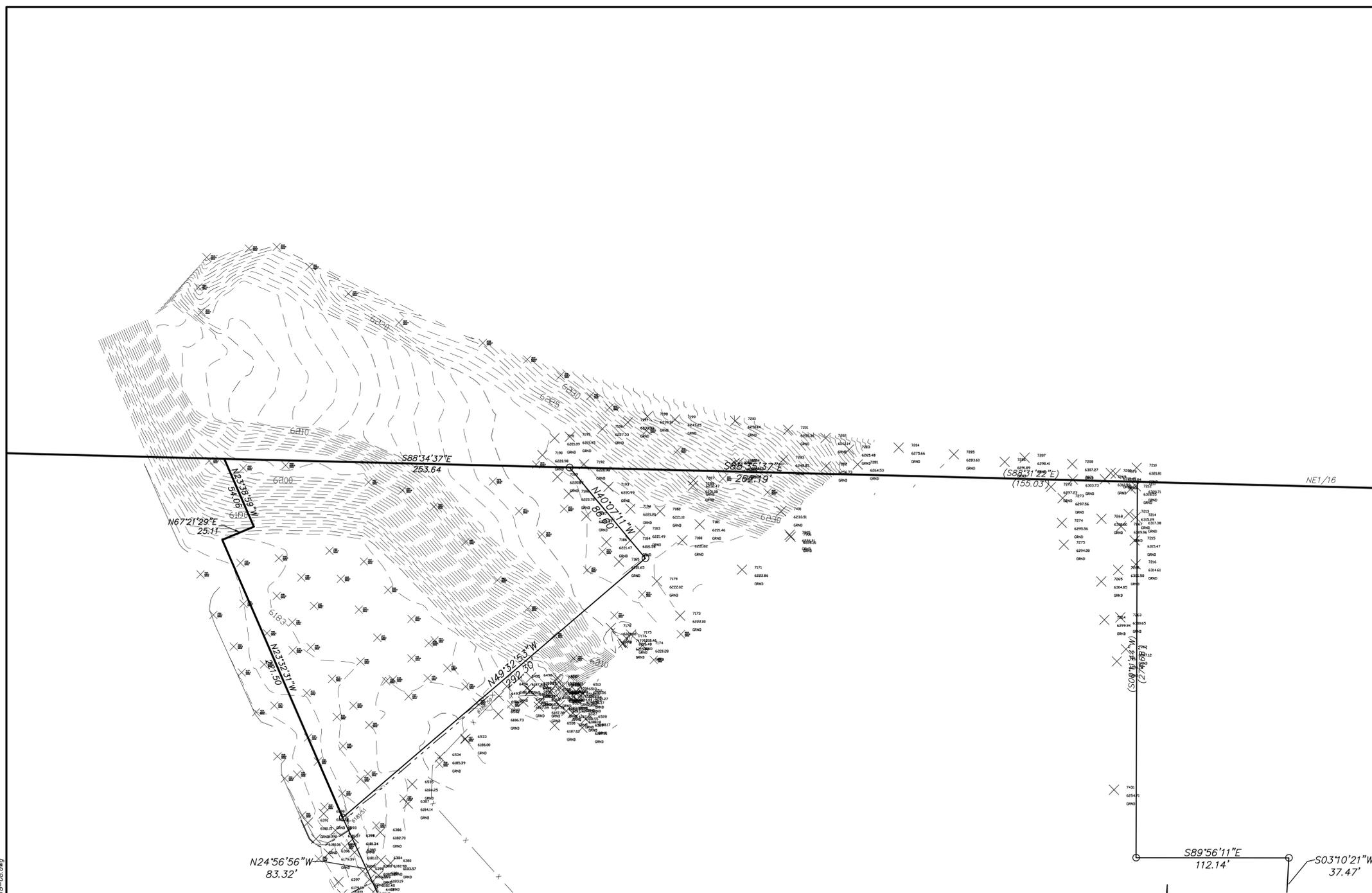
RIGHT ELEVATION - UPPER UNIT (PODS 5&6)
 SCALE: 1/4" = 1'-0"



BACK ELEVATION - UPPER UNIT (PODS 5&6)
 SCALE: 1/4" = 1'-0"

LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- - - - - EASEMENT LINE
- - - - - EDGE OF PAVEMENT
- - - - - EDGE OF GRAVEL
- - - - - EDGE OF CONCRETE
- TOP BACK OF CURB
- FLOW LINE OF GUTTER
- OH — OVERHEAD POWER LINE
- x — x — FENCE LINE
- - - - - INDEX CONTOUR LINE (5' INTERVAL)
- - - - - INTERMEDIATE CONTOUR LINE (1' INTERVAL)

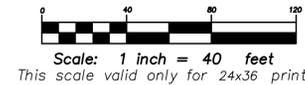


NOTES

This survey was conducted in 2008 and prepared under the direction of Kenneth G. Magroth, Wyoming PLS 8469, and does not include an engineering review.

Locations of utilities are not depicted hereon.

All existing infrastructure is not depicted hereon.



— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

TOPOGRAPHIC ELEVATION CONDITIONS
WESTVIEW TOWNHOMES SITE
Located In The
SW1/4 NE1/4 Section 32
T41N, R116W, 6th Principal Meridian
Teton County, Wyoming