From:	Tyler Sinclair - Teton County
To:	County Commissioners
Cc:	Alyssa Watkins
Subject:	Mead Ranch Update
Date:	Wednesday, November 02, 2016 4:03:29 PM
Attachments:	Mead Ranch.pdf

Commissioners,

One additional project that I meant to mention on Monday was work that is beginning on properties commonly known as the Mead Ranch in Spring Gulch (see attached map), owned by Vogel Hill LLC, Mead Family, LLC and Bradford S. Mead et al.

Below you will find a summary of the planning applications handled by the department to date:

- A pre-application conference for an access road from Spring Gulch Road to the toe of the hill was held on July 11, 2016 with Nelson Engineering.
    - At the time of the pre-application conference, the Mead Family intended on selling a 400-acre parcel through the State 35-acre exemption process.
- An Exempt Land Division application was submitted to the County and approved on Oct. 18, 2016 creating a 430-acre parcel. The warranty deed was recorded on Sept. 26, 2016 to Vogel Hill LLC. The parcel is on the hillside between the Mead Ranch and Coyote Canyon (Science School). This parcel could further be subdivided into twelve, 35-acre parcels through State Exempt Land Division process with limited County review.
- A Grading & Erosion Control Permit (GEC) for the access road from Spring Gulch Road, through the Mead Ranch to the base of the hill was approved by staff on August 16, 2016. An associated access permit was obtained from Road & Levee. Issuance of the GEC included a review of the natural resources on the site.
    - The roadway across the Mead Ranch is essential access
        - The 430 acre parcel does not have legal access through Coyote Canyon
        - Location of the roadway is limited by the numerous conservation easements in the area
    - The roadway is outside of the Natural Resource Overlay
    - The roadway meets all waterbody and wetland setbacks, except where it crosses wetlands as essential access. Those crossings are mitigated as required through a wetland mitigation area at the base of the hill.
    - Because the roadway is essential access, is outside of the Natural Resources Overlay District, and complies with all wetland and waterbody setback and buffer standards, it was found to be exempt from the requirement to prepare an Environmental Assessment (Letter of Decision Regarding an EA Exemption Request, August 3, 2016; GEC2016-0110).
- Soon after issuance of the GEC, a revision was submitted by the applicant, realigning the roadway slightly, which actually eliminated one wetland crossing. This revision also included a Basic Use Permit (BUP) for 2 temporary gravel extraction sites at the base of the hill. The material extracted will be used for the road base, and the extraction sites will be reclaimed as ponds. The revision to the GEC is about to be forwarded to the Engineering Office for approval.
    - Location of the ponds was exempt from the requirement to prepare an Environmental Assessment pursuant to Division 8.2.2.B.1g.ii., that states, “The lot of record is in the

NRO but is also in an area that has well-documented habitat information"(Letter of Decision Regarding an EA Exemption Request, October 24, 2016; MSC2016-0053).

- The proposed ponds are approximately 0.6 acres and 1.5 acres in size with a combined total of 20,265 cubic yards being extracted for the road base.
- There are no natural wetland impacts resulting from pond construction,
- There is no Trout spawning habitat in the neighboring reach of an unnamed spring creek
- There is a 50-ft buffer from the main channel of an unnamed spring creek to the open water component of the ponds. Emergent wetlands will be constructed within the 50-ft buffer from an unnamed spring creek, which are permitted as bona fide habitat enhancement.

It does not appear at this time that any required applications related to this development will need to be reviewed by the BCC. Should you have any additional questions on these applications please let me know.

Sincerely,

Tyler