

TETON COUNTY WASTE MANAGEMENT STUDY 2011

Prepared by Teton County Engineering and Planning & Development Offices

Dated 11/10/11

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History

The current waste management site located at 5400 S. Highway 89 directly east of Melody Ranch Lower Ranch, was originally owned by the Bureau of Land Management. The Landfill and Trash Transfer Station (TSS) were developed in the 1950s and 1989, respectively. The property was deeded to Teton County in 2008. When land was obtained from the United States, it was zoned Rural. Shortly after obtaining the land, Teton County re-zoned the parcel to Public/Semi-Public (P/S-P), which is a zoning designation specifically used for government agency-owned and/or operated sites and facilities intended for necessary community services. The current site contains the Trash Transfer Station, a composting operation, the County Sheriff's impound yard and a shooting practice Range.

As mandated by DEQ, the inactive landfill requires a final cap to reduce potentially significant environmental consequences. Teton County previously requested a six-year permit extension with DEQ, which was denied by DEQ. Instead, DEQ and Teton County will mutually form an Administrative Order on Consent for the capping and closure of the Horsethief Canyon facility. A timeline will be created and Teton County will be required to adhere to certain benchmark dates within the timeline for capping, closure, and permitting a new or redeveloped facility.

In order to continue at this location, the refuse could be excavated and either moved uphill or transported to Sublette County to create a six-acre "clean" working area. The maximum useable area at the current site would be approximately 4 acres based on the reclamation process and existing steep slopes.

The purpose of this Study is to explore land options for a new Trash Transfer Station and composting yard as well as the possibility of continuing operations on the existing Trash Transfer Station site. To effectively accommodate future growth, a new Trash Transfer Station or a "Waste Management Campus," including both a recycling and hazardous waste, will require approximately 10 to 15 acres of developable land. The site would require a facility similar to the current facility complete with a scale house and structure to contain the trash transfer operation. Depending on the proximity to adjacent residences, other structures to store waste may be required. The addition of a composting operation will require an additional 10 acres for efficient operations. Depending on the final site, the composting operation could be either outdoors or contained within structures. The DEQ requirements may limit the outdoor use because of required setbacks from residences for both operations. Ideally one site could be used for the entire operation in order to create a "campus" location where residents could drop off all of their wastes and recyclables. If one site is not available, two separate sites could be used if in close proximity.

With regard to the Teton County Land Development Regulations (LDRs), the trash transfer and composting uses are separated. The trash transfer station use falls under Section 2390, Utilities, Central Facilities, which includes all types of solid waste collection and transfer facilities. It is an allowed use with Conditional Use and Development Permits in all zoning districts with the exception of Business Park, where it is an outright use with a Development Permit only.

The composting use currently falls under Section 23370, Agricultural Support/Service. This is an allowed use in the Auto-Urban Commercial, Business Park, and Wilson Commercial with a Development Permit. It is an allowed use with Conditional Use and Development Permits in the Rural and Business Conservation zoning districts. It is not a permitted use in the Public/Semi-Public zoning district.

Ideally, once a property is purchased, a re-zone to Public/Semi-Public would occur. Because the composting use currently is not a designated use in the Public/Semi-Public zoning district, a text amendment could be proposed to either 1) allow composting to occur in the P/S-P zoning district or 2) add a use allowing in the P/S-P zone such as a public or government-operated composting operation to the Utilities, Central Facilities definition.

This Study is structured with 2 sections as follows:

Part One of this report evaluates potential sites. These sites were chosen initially because of the size, location, and topography. Each site is reviewed in terms of characteristics, wildlife issues, access, safety, comprehensive plan, visibility, etc.

Part Two is a ranking system with each property examined in a number of categories, including wildlife, access, visibility, and noise impacts, thus resulting in staff's recommendation of viable and potential waste management sites within the County.

PART ONE

POTENTIAL WASTE MANAGEMENT SITES

This report identifies specific parcels in the County potentially suitable for a long-term collection/transfer station and/or composting site. Staff has reviewed each use separately for the option of using two separate sites. Also reviewed was a replacement site for the Wyoming Highway Commission. The criteria for parcel selection consist of identifying undeveloped large parcels with truck access to a main highway within Teton County. Staff has reviewed the following parcels:

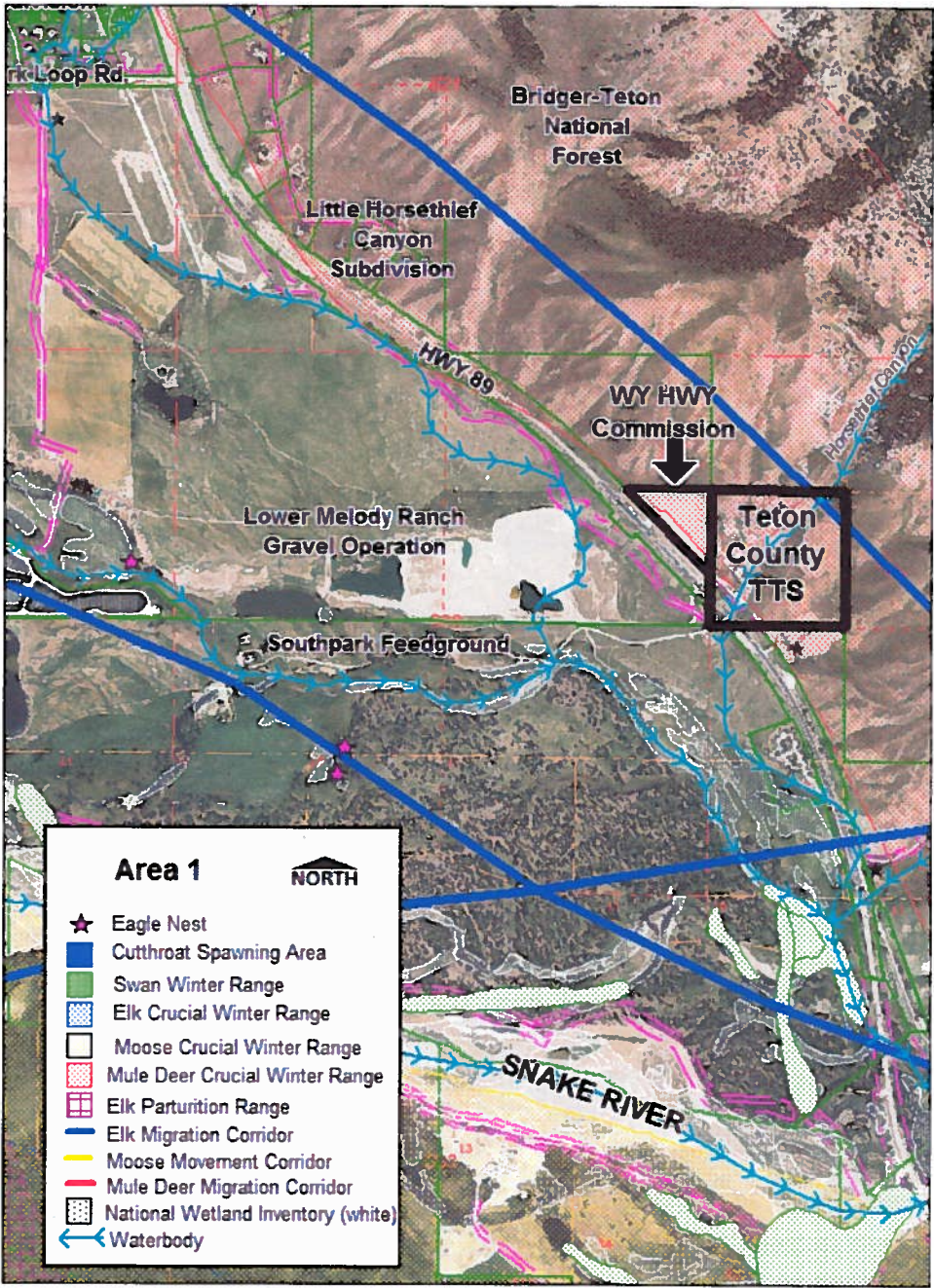
<u>Property Owners</u>	<u>Location</u>	<u>Total Acreage</u>	<u>Current site</u>
Area 1: South Park area			
Teton County (<i>Current TTS site</i>)	Sec. 27, T40N, R116W	40 ac	Disturbed w/sage hillside
Wyoming Highway Commission	Sec. 28, T40N, R116W	8 ac	Disturbed
Area 2: Hog Island area			
Evans	Sec. 3, T39N, R116W	341 ac	Ag/disturbed/riparian
Robertson	Sec. 3, T39N, R116W	105 ac	Ag
Ross (Lower Ross)	Sec. 2, 3, T39N, R116W	24 ac	Ag w/nursery storage
Ross (Plateau)	Sec. 11, T39N, R116W	160 ac	Ag
Area 3: WestBank			
State of Wyoming	Sec. 36, T42N, R117W	643 ac	Ag/aspens/commercial disturbances

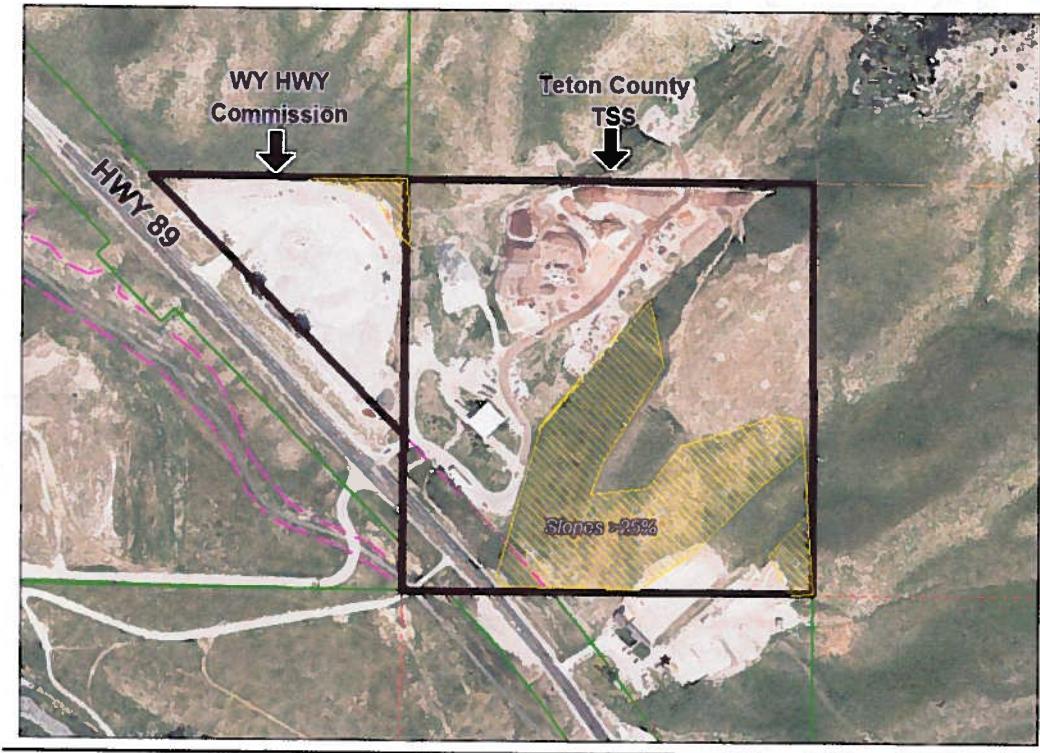
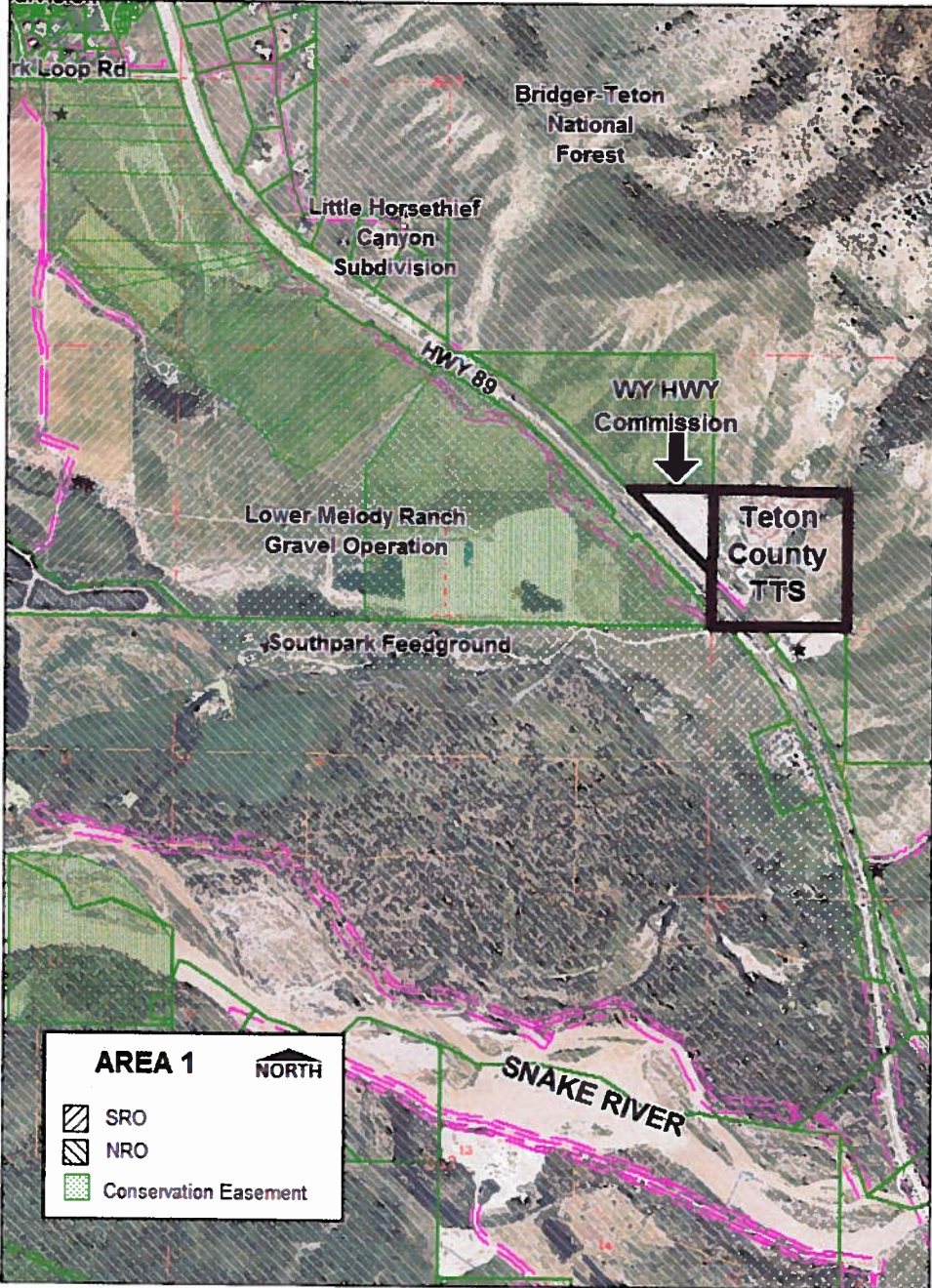
Each property has been reviewed looking at the following criteria:

- Property Description.** The descriptions include location, size, zoning, and overlays (Natural Resource Overlay or Scenic Resource Overlay).
- Property Characteristics.** Characteristics include wetlands and waterbodies, vegetation, soils, groundwater, topography, current land uses, and surrounding land uses. The surrounding land uses focus on incompatible uses like residential areas and proximity. The wetland information was gathered by the National Wetland Inventory from US Fish & Wildlife and previous environmental or natural resource studies on file in the Teton County Planning & Development Office.
- Wildlife Issues.** Wildlife migration corridors and crucial winter ranges have been mapped and described for each property as depicted on the Geographic Information System (GIS mapping systems) derived from WGFD information. Staff has also researched parcels files for additional wildlife information from previous environmental studies on file and such documents as the Teton County Gravel Study.
- Access.** This includes a description of access road types; distances to main highways; safety issues such as narrow roads, inadequate bridges or school zones; and road impacts.
- Visibility/Noise/Odor.** This section evaluates visibility of the site. It will be reviewed based on the Scenic Resource Overlay and if the site is or could be screened either by vegetation or topography from public roads, rivers or residential areas. Additionally, the site will be reviewed in terms of proximity to residences as the operation will be using heavy equipment and possibly emit odor. The Gravel Study concluded that operations involving heavy equipment (i.e. crushing and processing) would be louder than 55 decibels within ¼ mile of the operation. Staff has used the same criteria as we lack noise data for a transfer facility.
- Comprehensive Plans.** This section evaluates the objectives set forth in the current 1994 Comprehensive Plan.
- Additional Information.** Some of the specified properties have approved development plans, such as commercial operations. Recreational impacts are reviewed, which include impacts to roads or pathways that are used by recreationalists, access through public lands or sites that abut public lands which are used for recreation such as boating, hiking or camping. Lastly, each use will be reviewed in terms of zoning regulations and dimensional limitations such as required setbacks per both the LDR standards and DEQ Solid Waste standards.
- Replacement Site.** Should the Wyoming Highway Commission parcel be used for either a transfer station or composting site in conjunction with the current site, land would be needed elsewhere to replace WYDOT's current operation. This new site would be used for such activities as material stockpiling, gravel processing, asphalt production and munitions storage. While it is uncertain whether a state government entity would be required to go through the Special Use Permit process per Section 231200, Gravel Processing and Extraction, when reviewing a site, Staff has reviewed the following additional factors: 300' setbacks from property lines and road easements and whether a site could be located ¼ mile or more from residences to mitigate possible noise impacts. Many of the same factors are reviewed for both uses in terms of traffic, visibility, recreational impacts, road impacts, etc. For more information, please refer to the 2009 Update to the Teton County Gravel Study available in the Teton County Planning & Development Office.
- Summary.** The summary lists both the pros and cons of each property for a trash transfer station, composting site and a new WYDOT location.

Area 1: South Park area

- Teton County (Current TTS site)** Sec. 27, T40N, R116W
This is the current site of the Trash Transfer Station. Please refer to the introduction for the history of the operation. In order to continue at this location, it is possible that the refuse could be excavated and either moved uphill or transported to Sublette County to create a six-acre “clean” working area. The maximum usable area at the current site would be approximately 4 acres based on the reclamation process and existing steep slopes. Additionally, if efforts are concentrated on using the current facility and expanding into the adjacent Wyoming Highway Commission parcel, the County would be responsible to find a new site for WYDOT capable of gravel stockpiling, processing, asphalt production and munitions storage. This study, in conjunction with the 2009 Update to the Teton County Gravel Study, reviews the cited properties for a possible WYDOT site approximately 8 to 10 acres in size.
- Wyoming Highway Commission** Sec. 28, T40N, R116W
If the current Trash Transfer Station referenced above could be capped and approved for further use, the Wyoming Highway Commission parcel could further expand the current location by 8 acres. A new location would have to be found for WYDOT for such activities as gravel/material stockpiling, processing, asphalt production and munitions storage.





Teton County (Current TTS site)

1. **Property Description**

- Location: Sec. 27, T40N, R116W
- Size: 40 acres total; approximately 4 acres after reclamation process
- Zoning: Public/Semi-Public
- NRO: Entire property
- SRO: N/A
- Easements: This property does not contain easements; however, there are conservation easements directly to the northwest and directly west across Highway 89, all related to Melody Ranch Subdivision.

2. **Property Characteristics**

- Wetlands/Waterbodies: No wetlands are depicted on the GIS mapping system. The GIS system depicts a small waterbody labeled Little Horsethief Canyon cutting diagonally through the site from the northeast to the southwest corners. Staff is unsure whether it qualifies as a stream; more information is required. Flat Creek is approximately ¼ mile southwest and the Snake River is approximately ¾ mile to the southwest.
- Topography: Approximately 15 acres of the site have steep slopes greater than 25%. The remaining site is sloped 10-15% with the exception of the building sites and areas previously leveled for composting.
- Vegetation: Sagebrush hillsides, disturbances resulting from current landfill and waste management facility.
- Soil type: Because of the deficiencies on this property, in order to use it in the future for similar uses, a good soil will have to be imported from another site in order to cap the existing landfill.
- Groundwater information: Unavailable.
- Current Land Use: Current waste management facility consists of a weigh station, trash transfer structure, composting area, disposal areas for autos, animals, concrete, steel, wood, etc. and shooting range.
- Surrounding Land Uses: Surrounded by Bridger-Teton National Forest to the north and east; shooting club/range directly south on Wyoming Game & Fish Commission property; Wyoming Highway Commission storage and staging site directly west; and Melody Ranch Lower Ranch (including gravel operation) across highway to the west.
- Other: Does not lie within a flood zone; does not lie within a fire evacuation zone.

3. **Wildlife Issues**

- Mule Deer Crucial Winter Range on entire property outside of right-of-way.
- Elk Migration Corridor through upper northeast corner of the property.
- Moose Crucial Winter Range southwest across highway, but not mapped on site.
- Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
- Bear Conflict Priority Area 1.

4. **Access**

- Access via Highway 89.
- Safety issues: Site has direct access to Highway 89, which is ideal; road is relatively straight, but with moderate sight distance.
- Road Impacts: Road impacts are minimal to this state highway.

5. **Visibility/Noise/Odor.**

- Visibility/Screening: The majority of the two structures (scale house and transfer station) are visible from Highway 89. The majority of the disposal areas are not visible from the highway with the small exception of the some of the composting stockpiles. Visible impacts from residences are minimal.
- Noise Impacts: The property is approximately ¼ mile from Old West Cabins and over ½ mile to future Melody Ranch homesites. Due to the topography and the distance, noise impacts are minimal.
- Odor impacts: The property is approximately ¼ mile from Old West Cabins and over ½ mile to future Melody Ranch homesites. Due to the topography and the distance to residences, operations can take place outdoors and odor impacts are minimal. However, concerns regarding bear attractants are present. The current operation composts landscaping materials and no food wastes.

6. **Comprehensive Plan.**

- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. However, the maps do exist and do show industrial uses in the general Hog Island area – most specifically proximate to the Evan's Construction site area one mile south of this site. Further, the map notes the area as also appropriate for Rural uses and articulates the scenic corridor along the Highway 89.

Additionally, the 94 Plan recognizes that any location for such use within the County would be controversial. Moreover, it recognizes the essential need for bus barns, animal shelters and recycling centers. These uses are inherently incompatible with most land uses in the Valley. Thus, it suggests careful consideration of architectural standards, materials, site design and landscaping.

Generally speaking, the South Highway 89 corridor presently serves several purposes: 1) It contains much of the County's Business Park uses. 2) It provides government uses such as Adams Canyon & WYDOT facilities. 3) It provides 5-35 acre residential uses and hayfields. 4) It hosts intense mining/processing uses such as Evan's Construction. 5) It contains areas important to wildlife such as migration corridors and critical habitat – particularly at the southern end. 6) The northern end provides important gateway visual elements entering into the Town of Jackson – primarily near the Hereford Ranch.

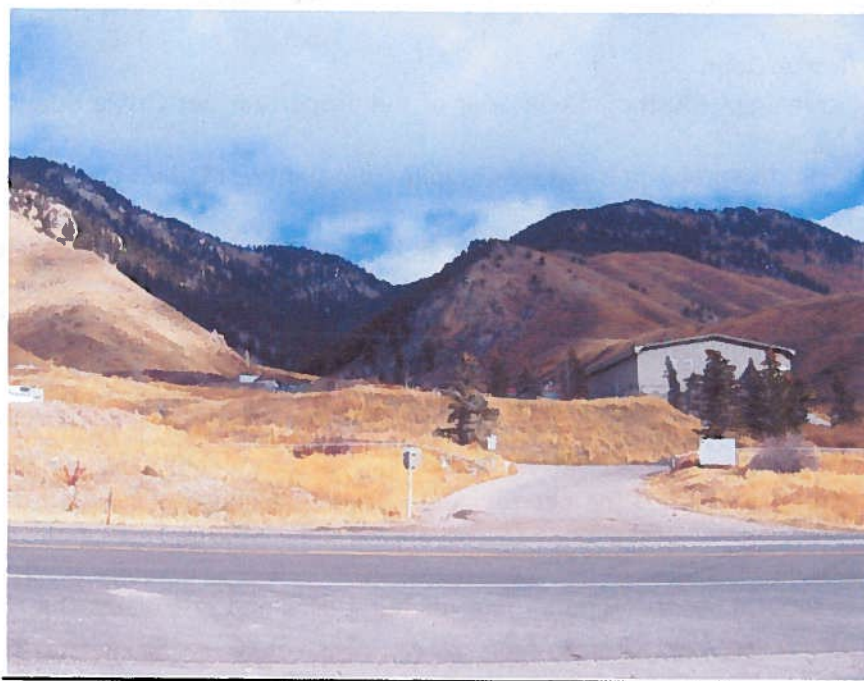
7. **Additional Information**

- **Recreational Impacts:** A pathway runs along the west side of Highway 89; therefore causing no impacts to the pathway or its users.
- **Zoning:** The site was re-zoned in 2009 from Rural to Public-Semi-Public. Collection and transfer station is a permitted use with Conditional Use and Development Permits with the current P/S-P zoning. Composting is currently not a permitted use in the P/S-P zoning district.
- **Setbacks:** Due to the location and being surrounded by federal lands with no residences, the DEQ setbacks are met easily wherein an outdoor operation must meet a 1,000-foot setback from residences. While the current operation does not meet the LDR 300-foot setback from property lines, the shared property lines are with federal lands rather than private properties. Should the operation be continued at this location in the future, a variance may be required in order to comply with this standard. DEQ also requires a 1,000-foot setback from public right-of-ways unless the facility is screened from view. Adequate screening would be required as a facility on this site could not be developed meeting a 1,000-foot setback.

8. **Replacement Site.** Not applicable.

9. **Summary**

- **Pros:** Not located within SRO, good access via Highway 89, existing turning lanes, minimal road impacts, safe entrance with no pathway crossings, located ¼ - ½ mile from residential area with minimal noise impacts, zoned for collection/transfer facility use, minimal hauling distance to Sublette County, low visibility from residences, currently disturbed, no waterbody or wetland issues, minimal odor impacts.
- **Cons:** Located within NRO, Crucial Mule Deer Habitat, Elk Migration Corridor, heavily-sloped property, previous concern of groundwater contamination, small size of useable land may not accommodate both proposed uses in future.



Wyoming Highway Commission

1. Property Description

- Location: Sec. 28, T40N, R116W
- Size: 8 acres
- Zoning: Rural
- NRO: Entire property
- SRO: N/A
- Easements: This property does not contain easements; however, there are conservation easements to the north and directly west across Highway 89, all related to Melody Ranch Subdivision.

2. Property Characteristics

- Wetlands/Waterbodies: No wetlands exist on the disturbed property.
- Topography: The majority of the site is flat from previous disturbances, which is currently used for stockpiling materials.
- Vegetation: The entire site is disturbed.
- Soil type: Unavailable.
- Groundwater information: Unavailable.
- Current Land Use: WYDOT currently uses the property for storage materials, some gravel processing, asphalt production and munitions storage. Per aerial photos, site was used since 1978.
- Surrounding Land Uses: Bridger-Teton National Forest is to the northeast; Melody Ranch Investments owned property directly north under easements; and Melody Ranch Lower Ranch (including gravel operation) across highway to the west.
- Other: Does not lie within a flood zone; does not lie not within a fire evacuation zone.

3. Wildlife Issues

- Mule Deer Crucial Winter Range on entire property.
- Elk Migration Corridor to the northeast, but not mapped on site.
- Moose Crucial Winter Range southwest across highway, but not mapped on site.
- Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
- Bear Conflict Priority Area 1.

4. Access

- Access via Highway 89.
- Safety issues: Site has direct access to Highway 89, which is ideal; road is relatively straight with good sight distance.
- Road Impacts: Road impacts are minimal to this state highway.

5. Visibility/Noise/Odor.

- Visibility/Screening: Much of the interior of the property is not visible due to the stockpile locations along the highway.
- Noise Impacts: The property is just over ¼ mile from Old West Cabins and over ½ mile to future Melody Ranch homesites, therefore minimizing noise impacts.
- Odor impacts: The property is approximately ¼ mile from Old West Cabins and over ½ mile to future Melody Ranch homesites. Due to the topography and the distance to residences, operations can take place outdoors and odor impacts are minimal. However, concerns regarding bear attractants are present. The current operation composts landscaping materials and no food wastes.

6. Comprehensive Plan.

- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. However, the maps do exist and do show industrial uses in the general Hog Island area – most specifically proximate to the Evan's Construction site area one mile south of this site. Further, the map notes the area as also appropriate for Rural uses and articulates the scenic corridor along the Highway 89.

Additionally, the 94 Plan recognizes that any location for such use within the County would be controversial. Moreover, it recognizes the essential need for bus barns, animal shelters and recycling centers. These uses are inherently incompatible with most land uses in the Valley. Thus, it suggests careful consideration of architectural standards, materials, site design and landscaping.

Generally speaking, the South Highway 89 corridor presently serves several purposes: 1) It contains much of the County's Business Park uses. 2) It provides government uses such as Adams Canyon & WYDOT facilities. 3) It provides 5-35 acre residential uses and hayfields. 4) It hosts intense

mining/processing uses such as Evan's Construction. 5) It contains areas important to wildlife such as migration corridors and critical habitat – particularly at the southern end. 6) The northern end provides important gateway visual elements entering into the Town of Jackson – primarily near the Hereford Ranch.

7. **Additional Information**

- **Recreational Impacts:** A pathway runs along the west side of Highway 89; therefore causing no impacts to the pathway or its users.
- **Zoning:** The site is currently zoned Rural. Collection, transfer station and composting are permitted uses with Conditional Use and Development Permits.
- **Setbacks:** Due to the location with no surrounding residences and open spaces easements allowing no residences on the surrounding properties, the DEQ setbacks are met easily as an outdoor operation must meet a 1,000-foot setback from residences. Locating an outdoor composting operation back from the highway 300 feet per the LDRs would restrict much of the site; however if the site was used in conjunction with the current Trash Transfer Station site, it could be feasible. DEQ also requires a 1,000-foot setback from public right-of-ways unless the facility is screened from view. Adequate screening would be required as a facility on this site could not be developed meeting a 1,000-foot setback.

8. **Replacement Site.** Not applicable.

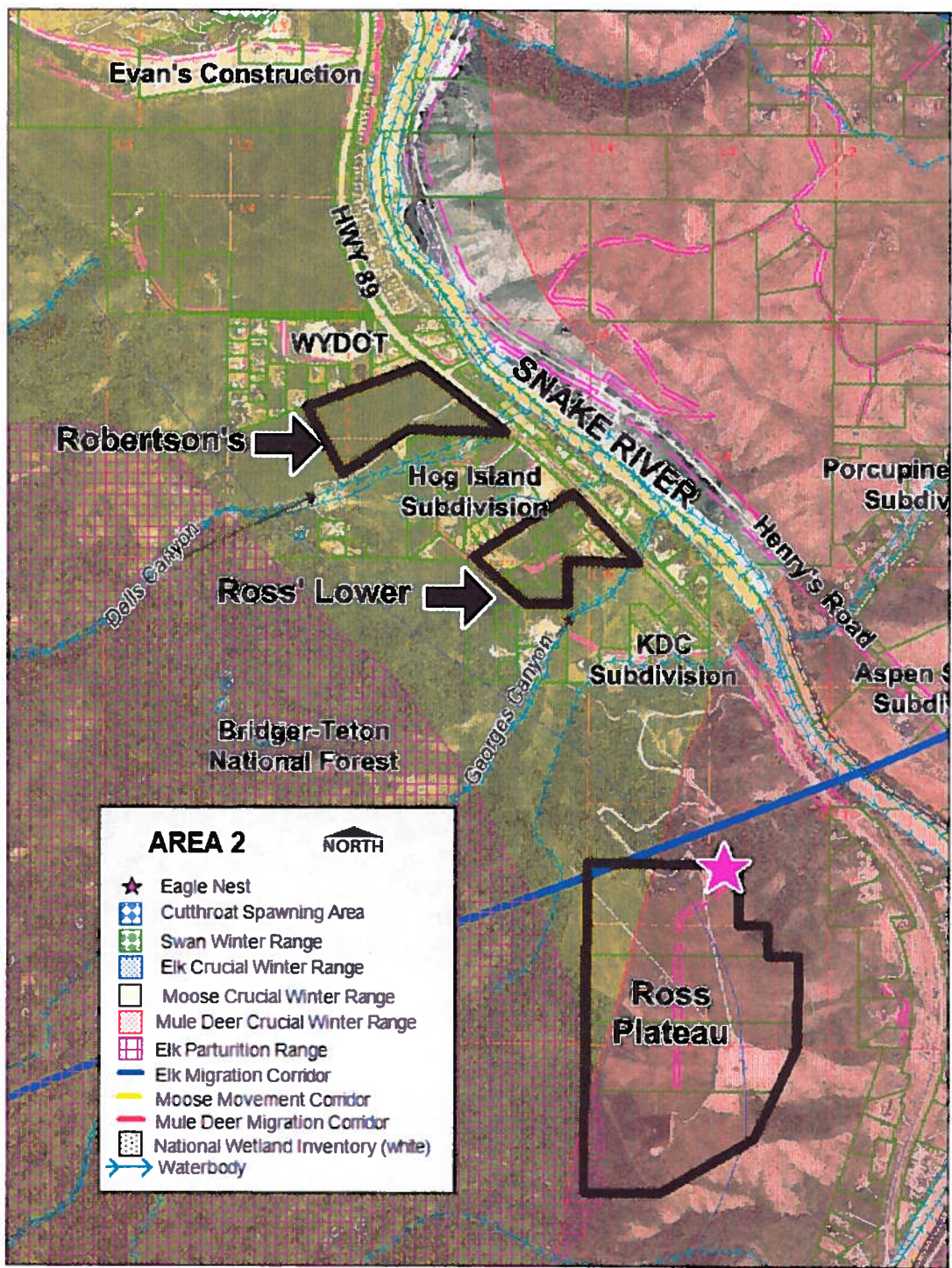
9. **Summary**

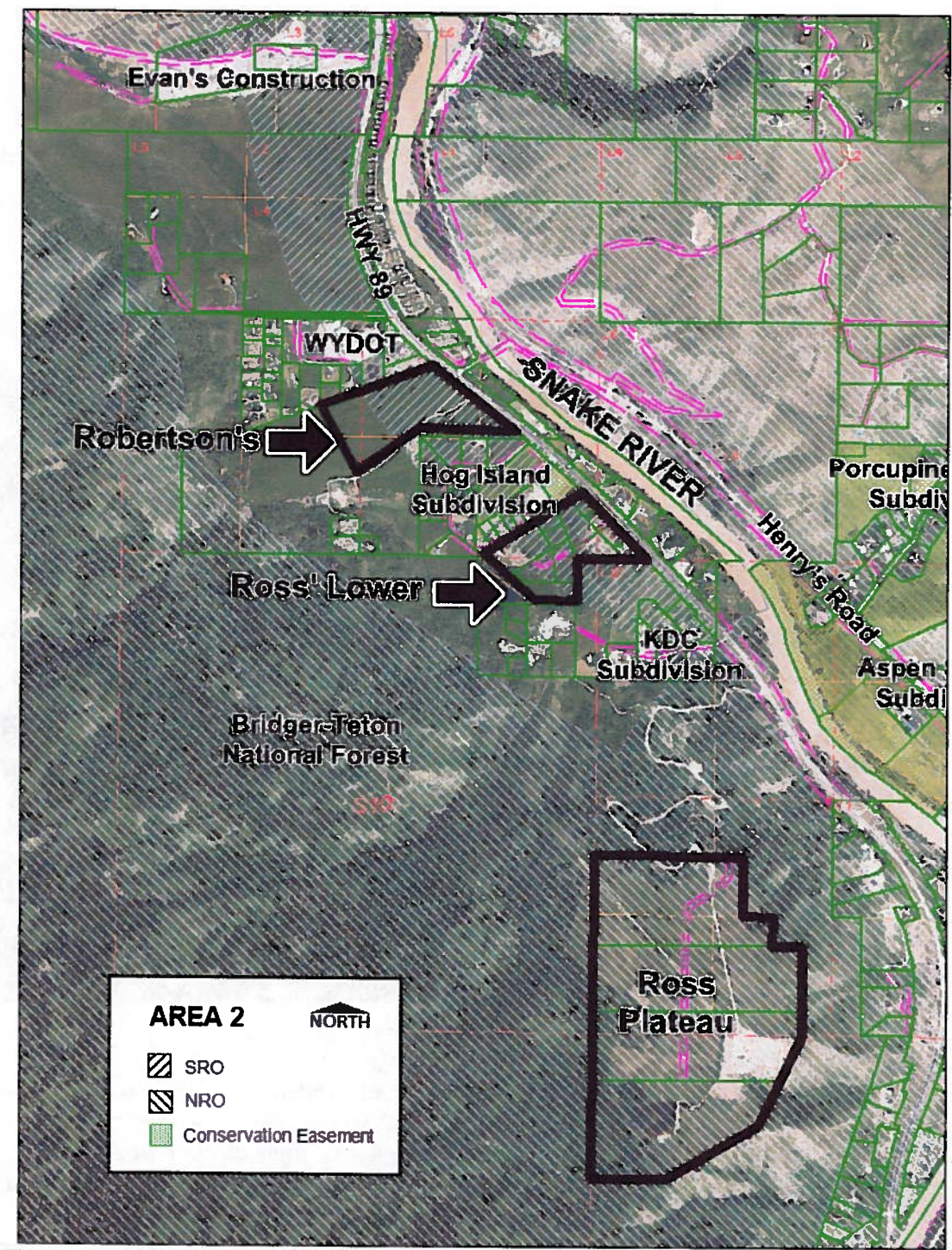
- **Pros:** Not located within SRO, good access via Highway 89, existing turning lane, located $\frac{1}{4}$ - $\frac{1}{2}$ mile from residential area with minimal noise impacts, minimal road impacts, safe entrance with no pathway crossings, currently zoned for collection/transfer facility use, minimal hauling distance to Sublette County, already disturbed site, no waterbody or wetland issues, low visibility from residences, minimal odor impacts.
- **Cons:** Located within NRO, Crucial Mule Deer Habitat, under 10 acres and may not accommodate both proposed uses if used alone. If used with reclaimed Trash Transfer Station site, a possible 12 acres total.



Area 2: Hog Island area

- **Evans** Sec. 3, T39N, R116W
A 20-35 acre portion of the total 341 acre parcel located in the agricultural meadow area south/southwest of current gravel operation was initially investigated, but was later removed from this study at the request of the Owner.
- **Robertson** Sec. 3, T39N, R116W
This site would consist of a 20-30 acre portion of the total 105 acre parcel, which would be located near the highway on the eastern portion of the parcel.
- **Ross (Lower Ross)** Sec. 2, 3, T39N, R116W
This site would consist of eight to twelve separate parcels totaling 11-24 acres.
- **Ross (Plateau)** Sec. 11, T39N, R116W
This could be between a 40-160 acre site on the plateau. The plateau itself consists of 4 parcels ranging between 39 and 41 acres each.

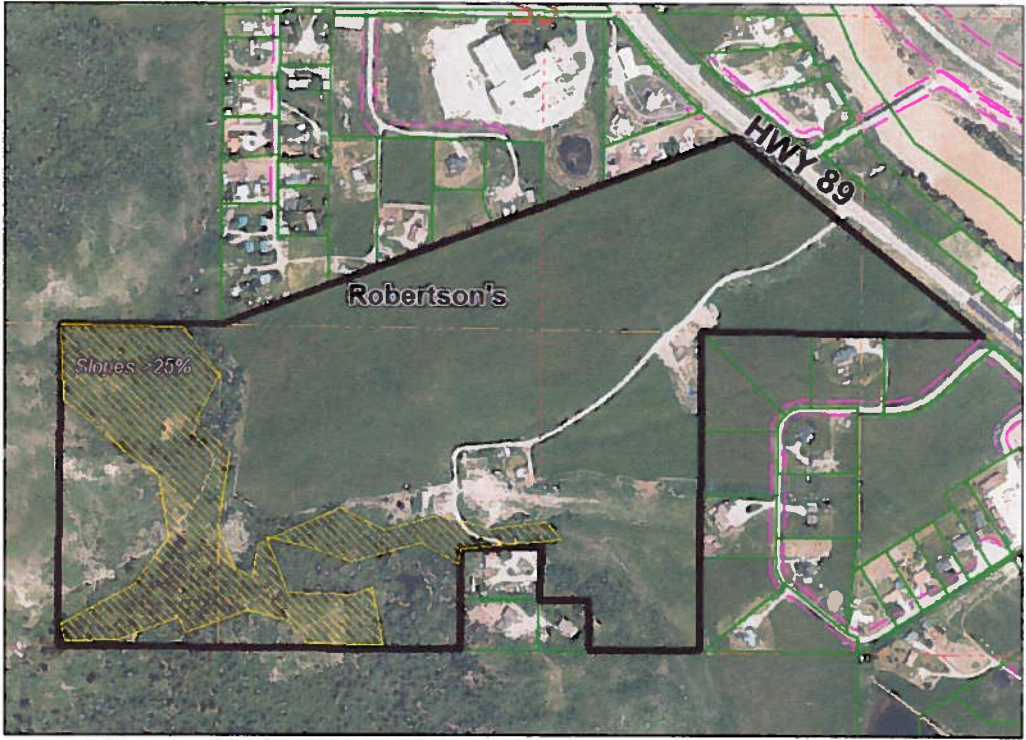




Robertson

1. Property Description

- Location: Sec. 3, T39N, R116W
- Size: 105 acres total, proposed 20-30 acres for waste management facility
- Zoning: Rural
- NRO: Western 18 acres is within the NRO, which is mostly sloped, but outside of the proposed area.
- SRO: Eastern 20 acres is within SRO, within the proposed area.
- Easements: No easements adjacent to parcel; small open space easement to the south at Hog Island Subdivision.



2. Property Characteristics

- Wetlands: Waterbodies: Approximately 1/4 acre of wetlands, as depicted by National Wetland Inventory, exist outside of proposed area. The GIS system depicts a small waterbody labeled Dells Canyon. The waterbody is located at the very southern corner of the proposed site. Staff is unsure whether it qualifies as a stream; more information is required. The Snake River is approximately 400 feet east.
- Topography: The property contains steep slopes along the western edge as depicted above. Proposal area is mainly flat with 0-10% slopes, sloping from the highway up to the west.
- Vegetation: Agricultural meadow with family residences approximately 600-700 feet southwest of proposed area and heavily treed on steep slopes on western edge of property.
- Soil Type: The general geology at the site consists of alluvium and alluvial fan deposits (Holocene). These deposits consist of water-laid gravel, sand, silt and clays. The deposits tend to be overlain by continuous deposits of sand and silt. This is attributed to the site location at 60 vertical feet above the Snake River (Engineering Report prepared by Nelson Engineering, Inc. April 1997).
- Groundwater Information: No concerns. The static groundwater elevation at the site, measured April 13, 1997, is 5946.6. The water surface elevation of the Snake River at Swinging Bridge, approximately 1,000 feet due east is 5926.7. The groundwater surface at the site is nearly flat with a slight slope to the west indicating groundwater flow away from the Snake River; however, this may change seasonally. Based on the geology and the groundwater elevation, it appears that the groundwater is trapped about 20 feet above the Snake River with no major outlet or discharge to the River. The recharge to this aquifer is probably from the Snake River about a mile north where the River changes direction from east to south, and from Munger Mountain to the west (Engineering Report prepared by Nelson Engineering, Inc. April 1997).
- Current Land Use: Property contains open agricultural meadows that are hayed and a family residence. Three other small parcels with family residences are located within the larger parcel that was divided prior to the current LDRs.
- Surrounding Land Uses: Surrounded by residential areas (Hog Island Subdivision directly south, and metes and bounds parcels located on Hog Island and Robertson Roads to the northwest), WYDOT, Teton County Weed & Pest and Hunt's Business Park directly north.
- Other: Does not lie within a flood zone; lies within a fire evacuation zone.

3. Wildlife Issues

- Moose Crucial Winter Range on entire property.
 - Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
 - Crucial Mule Deer Winter Range across highway and river to east, but not mapped on site.
 - Crucial Elk Winter Range up Munger Mountain to west, but not mapped on site.
 - Elk Parturition Range up Munger Mountain to west, but not mapped on site.
 - Bear Conflict Priority Area 1.
4. **Access**
- Direct access to Hwy 89. Development would require a new internal road system.
 - Safety issues: No current pathways; per Pathways Master Plan, a Potential Shared-Use Community Pathway depicted. Site has direct access to Highway 89, which is ideal; road is relatively straight with good sight distance. A turning lane may be appropriate if site is chosen.
 - Road Impacts: Minimal impacts to Hwy 89.
5. **Visibility/Noise/Odor.**
- Visibility/Screening: Because the proposed area is adjacent to Highway 89 and is at the same elevation as the highway and neighboring residences, the site is very visible from both the road and residences, but could be screened with extensive landscaping and/or berms. The site cannot be seen from the Snake River.
 - Noise Impacts: The site would be located adjacent to mostly 2-acre residential sites in the Hog Island Subdivision, which may result in noise impacts.
 - Odor Impacts: The site would be located adjacent to mostly 2-acre residential sites in the Hog Island Subdivision, which may result in odor impacts. The operation because of the proximity would be required in structures, which may alleviate odor concerns.
6. **Comprehensive Plan.**
- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. However, the maps do exist and do show industrial uses in the general Hog Island area – most specifically proximate to the Evan’s Construction site area just 2/3rds mile north of this site. Further, the map notes the area as also appropriate for Rural uses and articulates the scenic corridor along the Highway 89.

Additionally, the 94 Plan recognizes that any location for such use within the County would be controversial. Moreover, it recognizes the essential need for bus barns, animal shelters and recycling centers. These uses are inherently incompatible with most land uses in the Valley. Thus, it suggests careful consideration of architectural standards, materials, site design and landscaping.

Generally speaking, the South Highway 89 corridor presently serves several-purposes: 1) It contains much of the County’s Business Park uses. 2) It provides government uses such as Adams Canyon & WYDOT facilities. 3) It provides 5-35 acre residential uses and hayfields. 4) It hosts intense mining/processing uses such as Evan’s Construction. 5) It contains areas important to wildlife such as migration corridors and critical habitat – particularly at the southern end. 6) The northern end provides important gateway visual elements entering into the Town of Jackson – primarily near the Hereford Ranch.

7. **Additional Information**
- Recreational Impacts: No recreational impacts are anticipated as there are no current pathways in vicinity or access to the National Forest to the west.
 - Zoning: Collection and transfer station is a permitted use with Conditional Use and Development Permits with the Rural and P/S-P zoning. Composting is a permitted use in the Rural zoning district with Conditional Use and Development Permits.
 - Subdivision: The parcel would be required to be subdivided for purchase by Teton County. The minimum lot size in the Rural zoning district is 35 acres; however, if re-zoned first to P/S-P a 20 to 30 acre parcel could be subdivided as the P/S-P zoning district does not have a minimum lot size requirement. The Rural remnant would meet the minimum lot size requirement of 35 acres.
 - Setbacks. With regards to a collection/transfer facility, the P/S-P zoning district does not have any prescribed dimensional limitations or setbacks; however, the Utilities, Central Facilities section states that all utilities “shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses.” Implementing a setback to address impacts may be recommended and required. Per the DEQ requirements, an outdoor waste facility either a transfer station or composting operation must be setback a minimum of 1,000 feet from residences and highway. The configuration of this site would not allow for any outdoor operations, but could allow indoor operations. With regards to a composting operation, the LDRs require a 300-foot setback from any property lines. It does not clarify if this is for outdoor operations

and indoor composting. An outdoor operation could not be located on this parcel. More information is required regarding an indoor facility.

8. **Replacement Site.** This site was not reviewed as a part of the 2009 Update to the Teton County Gravel Study. In general, if located on the eastern portion of the site, a 300' setback would not be available. With regards to noise reduction, a ¼ mile separation between an operation and residences could not be made, making noise impacts considerable for an outdoor operation. If placed on the western portion of the site, a 300' setback may be available; however, Staff's understanding is that this portion is not available for sale due to the existing residences.

9. **Summary**

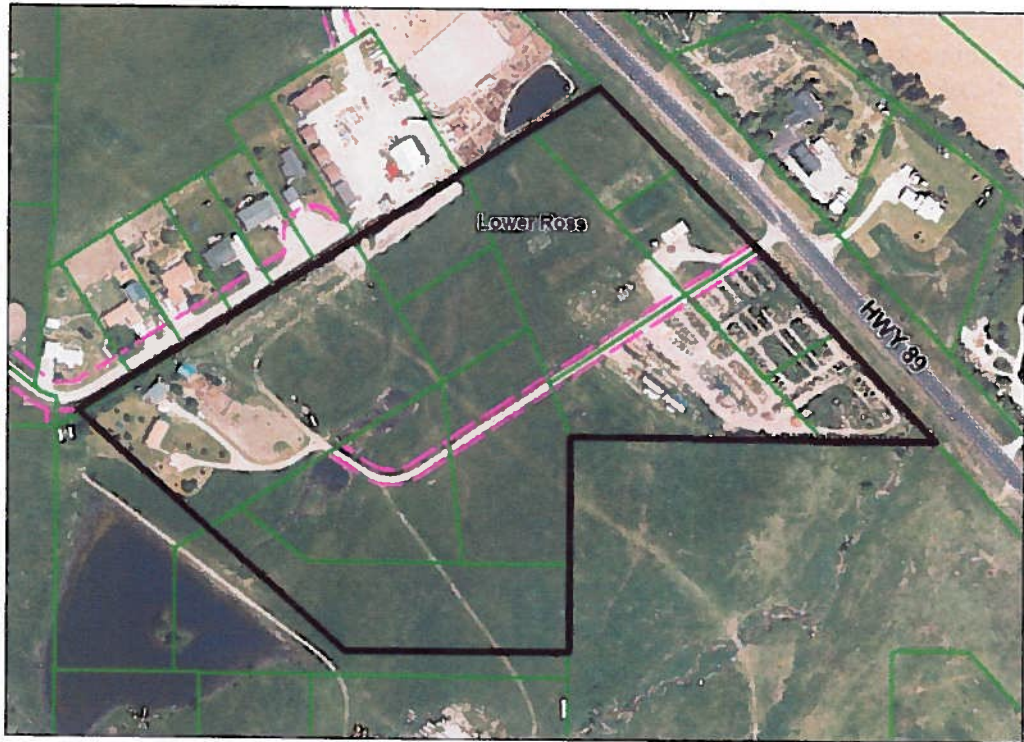
- Pros: Not within NRO, good access, minimal hauling distance to Sublette County, minimal road impacts, no pathway crossings, little documented wildlife use, proximity to commercial uses of Hunt's Business Park, Weed & Pest and WYDOT minimal safety issues.
- Cons: Located within SRO, Moose Crucial Winter Range, high visibility from highway and neighboring residences, adjacent residential area with possible noise and odor impacts, no outdoor use because of DEQ setback requirements, composting would have to occur in structures.



Ross (Lower Ross)

1. Property Description

- Location: Sec. 2, 3, T39N, R116W
- Size: 11-24 acres total, comprised of 8-12 parcels
- Zoning: Rural
- NRO: N/A
- SRO: Entire property
- Easements: N/A



2. Property Characteristics

- Comprised of 12 properties owned by Ross family.
- Wetlands/Waterbodies: The GIS system depicts a small waterbody labeled George's Canyon at the southeastern tip of the site. Along the northern edge of the site, the GIS depicts a possible drainage; it is unnamed. Staff cannot confirm whether either qualifies as a stream; more information is required. The Snake River is approximately 450 feet east.
- Topography: The site is flat.
- Vegetation: Agricultural meadow, disturbed lands from commercial nursery, and a residence.
- Current Land Use: Current nursery/tree storage yard that is approximately 3 acres in size, open field and a family residence.
- Soil Type: Per a Wastewater permit from 1995 for the residence, 2.5' loam followed by 5.5' sandy clay loam. Because of the close proximity to the Robertson, please refer to the Robertson information above as the parcel file provided more detailed information.
- Groundwater Information: The current water supply is 35gpm, but may not be potable due to sulphur. New well may be required in different location. Per a Wastewater Permit from 1995, depth of highest seasonal groundwater 20+ feet with a percolation of 30 minutes per inch. Because of the close proximity to the Robertson, please refer to the Robertson information above as the parcel file provided more detailed information.
- Surrounding Land Uses: Surrounded by residential lots (northwest Hog Island Subdivision, 3-acre residential lots across highway northeast and KDC Subdivision ¼ mile south) and national forest to the west.
- Other: Does not lie within a flood zone; lies within a fire evacuation zone.

3. Wildlife Issues

- Moose Crucial Winter Range on entire property.
- Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
- Crucial Mule Deer Winter Range across highway and river to east, but not mapped on site.
- Crucial Elk Winter Range up Munger Mountain to west, but not mapped on site.
- Elk Parturition Range up Munger Mountain to west, but not mapped on site.
- Bear Conflict Priority Area 1.

4. Access

- Direct access to Hwy 89. Development would require a new internal road system.

- Safety issues: No current pathways; per Pathways Master Plan, a Potential Shared-Use Community Pathway depicted. Site has direct access to Highway 89 and road is relatively straight with good sight distance. A turning lane may be appropriate if site is chosen.
- Road Impacts: Minimal impacts to Hwy 89.

5. **Visibility/Noise/Odor.**

- Visibility/Screening: Because the proposed area is adjacent to Highway 89 and is at the same elevation as the highway and residences, the site is very visible from the road and neighboring properties, but could be screened with extensive landscaping and/or berms. The site cannot be seen from the Snake River.
- Noise Impacts: The site would be located adjacent to residential subdivisions, which may result in noise impacts.
- Odor Impacts: The site would be located adjacent to residential subdivisions, which may result in odor impacts. The operation because of the proximity would be required in structures, which may alleviate odor concerns.

6. **Comprehensive Plan.**

- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. However, the maps do exist and do show industrial uses in the general Hog Island area – most specifically proximate to the Evan’s Construction site area one mile north of this site. Further, the map notes the area as also appropriate for Rural uses and articulates the scenic corridor along the Highway 89.

Additionally, the 94 Plan recognizes that any location for such use within the County would be controversial. Moreover, it recognizes the essential need for bus barns, animal shelters and recycling centers. These uses are inherently incompatible with most land uses in the Valley. Thus, it suggests careful consideration of architectural standards, materials, site design and landscaping.

Generally speaking, the South Highway 89 corridor presently serves several purposes: 1) It contains much of the County’s Business Park uses. 2) It provides government uses such as Adams Canyon & WYDOT facilities. 3) It provides 5-35 acre residential uses and hayfields. 4) It hosts intense mining/processing uses such as Evan’s Construction. 5) It contains areas important to wildlife such as migration corridors and critical habitat – particularly at the southern end. 6) The northern end provides important gateway visual elements entering into the Town of Jackson – primarily near the Hereford Ranch.

7. **Additional Information**

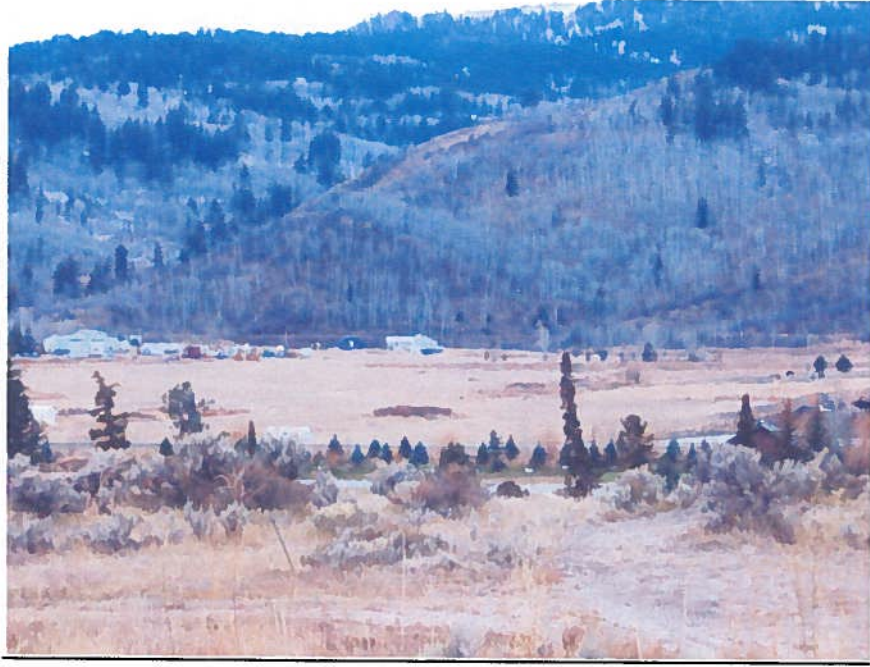
- Recreational Impacts: No recreational impacts are anticipated as there are no current pathways in vicinity or access to the National Forest to the west.
- Zoning: Collection and transfer station is a permitted use with Conditional Use and Development Permits with the Rural and P/S-P zoning. Composting is a permitted use in the Rural zoning district with Conditional Use and Development Permits.
- Setbacks. With regards to a collection/transfer facility, the P/S-P zoning district does not have any prescribed dimensional limitations or setbacks; however, the Utilities, Central Facilities section states that all utilities “shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses.” Implementing a setback to address impacts may be recommended and required. Per the DEQ requirements, an outdoor waste facility either a transfer station or composting operation must be setback a minimum of 1,000 feet from residences and highway. The configuration of this site would not allow for any outdoor operations, but could allow indoor operations. With regards to a composting operation, the LDRs require a 300-foot setback from any property lines. It does not clarify if this is for outdoor operations and indoor composting operations. An outdoor operation could not be located on this parcel. More information is required regarding an indoor facility.

8. **Replacement Site.** This site was not reviewed as a part of the 2009 Update to the Teton County Gravel Study. In general, if located on the eastern portion of the site, a 300’ setback would be available; however the final amount of useable ground would be minimal. With regards to noise reduction, a ¼ mile separation between the operation and residences could not be made, making noise impacts considerable for an outdoor operation.

9. **Summary**

- Pros: Not within NRO, good access, minimal hauling distance to Sublette County, minimal road impacts, no pathway crossings close, minimal safety issues, little documented wildlife use.

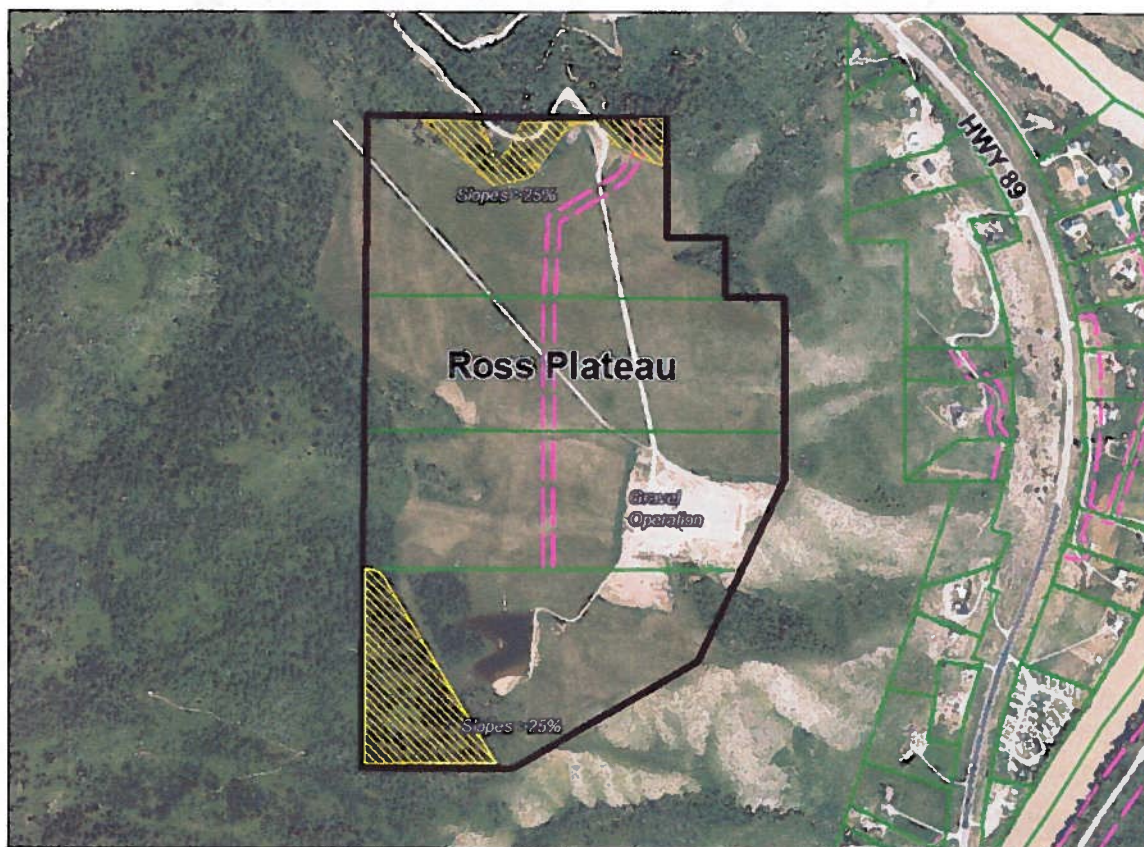
- **Cons:** Located within SRO, Moose Crucial Winter Range, high visibility from highway and neighboring residences, adjacent residential area to the north with possible noise and odor impacts, no outdoor use permitted because of DEQ setback requirements, composting would be required to take place inside structures.



Ross (Plateau)

1. Property Description

- Location: Sec. 11, T39N, R116W
- Size: 40-160 acres total.
- Zoning: Rural
- NRO: Entire property
- SRO: N/A
- Easements: N/A



2. Property Characteristics

- Site located on top of plateau.
- Wetlands/Waterbodies: Pond on properties resulting from gravel extraction. The Snake River is approximately 1/3 mile east. A spring exists on US Forest Service property on the southwest side of the properties (Loyal Ross Spring).
- Vegetation: Agricultural meadow, treed sloped area on southwest corner and disturbances from gravel operation.
- Soil Type: The plateau would be a good source of soils to be used in the capping of the existing landfill. 10' to 30' loess overlaying gravel. The loess is relatively poor drainage and temperamental for construction in which more care is needed for proper compaction. Per Geologist Log dated 12/17/84, 12-148' contains terrace deposits (Holocene) – chiefly sub-rounded well graded quartzitic gravels in a matrix of sand, silt and clay. The gravels comprise more than half of the sample by volume and have an average maximum size of six inches. There are sporadic large angular glacially derived erratic in this unit. These boulder sized erratic are composed of limestone and quartzite cemented sandstone blocks derived from the adjacent uplands. These deposits are dry and compact and drilled hard. They are typically heterogenous but with vague stratification, most probably of a discontinuous lenticular nature. They have not been washed or otherwise reworked by water resulting in a low transmissibility or permeability rate (Chen & Associates).
- Groundwater Information: No concerns. Only observed groundwater coming to the surface was from Loyal Ross Spring at elevation 6127. Potential groundwater recharge zones are forested uplands areas east of Munger Mountain through landslide deposits not capped by loess. The estimated average annual groundwater recharge is +/-4.9ac-in/ac. per year resulting in a quantity of 265 ac-ft to 435 ac-ft. per year with an average rate of 0.37 to 0.60 csf. Deep percolation of precipitation falling on the Ross Plateau is not expected to occur. An annual water deficiency exists during most years for the current vegetation. Little or no leachate would be produced (Chen & Associates 12/17/84).
- Current Land Use: Vacant agricultural land, hayed since before 1978 and Ross Gravel Operation.
- Surrounding Land Uses: Surrounded by Bridger-Teton National Forest. Down from the plateau, residential lots to the east along highway (6,500') and to the north (KDC Subdivision, 2,000').
- The plateau sits to the west of the highway at 6,450' elevation, known as Munger Mountain. From the plateau, it drops to the highway (5,960' elevation) and then down to the Snake River (5,910' elevation).
- Other: Does not lie within a flood zone; lies within a fire evacuation zone.

3. **Wildlife Issues**

- Eagle Nest on north property line.
- Elk Parturition Area directly west.
- Moose Crucial Winter Range.
- Elk Crucial Winter Range.
- Mule Deer crucial Winter Range.
- Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
- Bear Conflict Priority Area 1.
- In correspondence between this office and Game & Fish in 2001, the following comments were made during the temporary extraction permitting process: Because of the active eagle nest, timing stipulations restrict activity during the nesting season. This would close the operation February 15 through August 15, but stating that there is a chance an agreement could be worked out similar to the Melody Ranch gravel, which allows the season to start on July 15. To protect the wintering big game, they recommended that the operation and road be closed from December 1 through April 30. Since then, the eagle regulations have changed. The LDRs require a 660-foot setback. The setback would place the proposed area on the edge of the radius meeting the setback. The access road would fall within the 660-foot nest radius. More information would be needed regarding the eagle and big game use.
- In approximately 1985, Teton County was exploring this plateau for a sanitary landfill. In a letter from Biota Research and Consulting dated January 1, 1985, concluded that no significant wildlife problems were expected. No further information or studies were located.

4. **Access**

- The one mile access road to the plateau is a Forest Service Road. It leads directly to State Highway 89. Currently the road is not maintained in the winter months. There is a second access leading to the Ross' lower sites with no known winter maintenance. The surface and condition is unknown and more information would be required to determine a safe and adequate access. Per the US Forest Service: In August 2007 Rosses received a special use permit from the Forest Service for the private use of this road. This includes the use of the gravel pit. They were working on an easement so temporary permits would not need to be obtained on a regular basis back in 2009. Permit status is unknown. The Rosses are responsible for the maintenance of the road and the road is for their private use.
- Safety issues: Adequate access to Hwy 89 via Forest Service road in summer months or for temporary use. Winter use may present safety issues on Forest Service road. The road would be required to be upgraded with asphalt and guardrails, required to be widened and possible re-grading due to steep grades. Unknown conditions of second "back" road. No current pathways; per Pathways Master Plan, a Potential Shared-Use Community Pathway depicted, which would be crossed when taking direct access to highway.
- Road Impacts: Minimal impacts to Hwy 89. Possible impacts, maintenance and plowing costs to gravel access road.

5. **Visibility/Noise/Odor.**

- Visibility/Screening: Screening would not be necessary as the property site sits 500' above the highway and cannot be seen from the highway. No screening would be required.
- Noise Impacts: Over ¼ mile to closest residence but sits above all neighboring private properties, minimal noise impacts.
- Odor Impacts: Over ¼ mile to closest residence but sits above all neighboring private properties resulting in minimal odor impacts. Because of the location, composting could occur outdoors; however, there may be concerns of composting food wastes which is a bear attractant. The site would be required to be fenced.

6. **Comprehensive Plan.**

- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. However, the maps do exist and do show industrial uses in the general Hog Island area – most specifically proximate to the Evan's Construction site area less than 2 miles north of this site. Further, the map notes the area as also appropriate for Rural uses and articulates the scenic corridor along the Highway 89.

Additionally, the 94 Plan recognizes that any location for such use within the County would be controversial. Moreover, it recognizes the essential need for bus barns, animal shelters and recycling centers. These uses are inherently incompatible with most land uses in the Valley. Thus, it suggests careful consideration of architectural standards, materials, site design and landscaping.

Generally speaking, the South Highway 89 corridor presently serves several-purposes: 1) It contains much of the County's Business Park uses. 2) It provides government uses such as Adams Canyon &

WYDOT facilities. 3) It provides 5-35 acre residential uses and hayfields. 4) It hosts intense mining/processing uses such as Evan's Construction. 5) It contains areas important to wildlife such as migration corridors and critical habitat – particularly at the southern end. 6) The northern end provides important gateway visual elements entering into the Town of Jackson – primarily near the Hereford Ranch.

7. **Additional Information**

- **Recreational Impacts:** No impacts anticipated with forest use as the ingress road is limited to private use.
- **Zoning:** Collection and transfer station is permitted with Conditional Use and Development Permits with the Rural and P/S-P zoning. Composting is a permitted use in the Rural zoning district with Conditional Use and Development Permits.
- **Setbacks.** With regards to a collection/transfer facility, the P/S-P zoning district does not have any prescribed dimensional limitations or setbacks; however, the Utilities, Central Facilities section states that all utilities “shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses.” Implementing setbacks or open space may be required to address wildlife impacts (eagle nest). Per the DEQ requirements, an outdoor facility must be setback a minimum of 1,000 feet from residences and highway right-of-ways. This could be met. Regarding a composting operation, the LDRs require a 300-foot setback from any property lines. This could be met.

8. **Replacement Site.** This site was reviewed during the 2009 Gravel Study Update. Generally, the site was ranked second out of 14 sites with the least overall impacts demonstrating that it is a possible site in the future to consider for such use, especially since there is an existing gravel operation. The site ranked first in terms of visibility and distance from residential areas, representing the least amount of impacts. It ranked in the middle in terms of access and potential wildlife impacts. Trading a similar sized piece of ground (8 acres) may be difficult in terms of subdividing the property. Staff has not determined if a state-owned parcel needs to meet the minimum lot size of 35 acres.

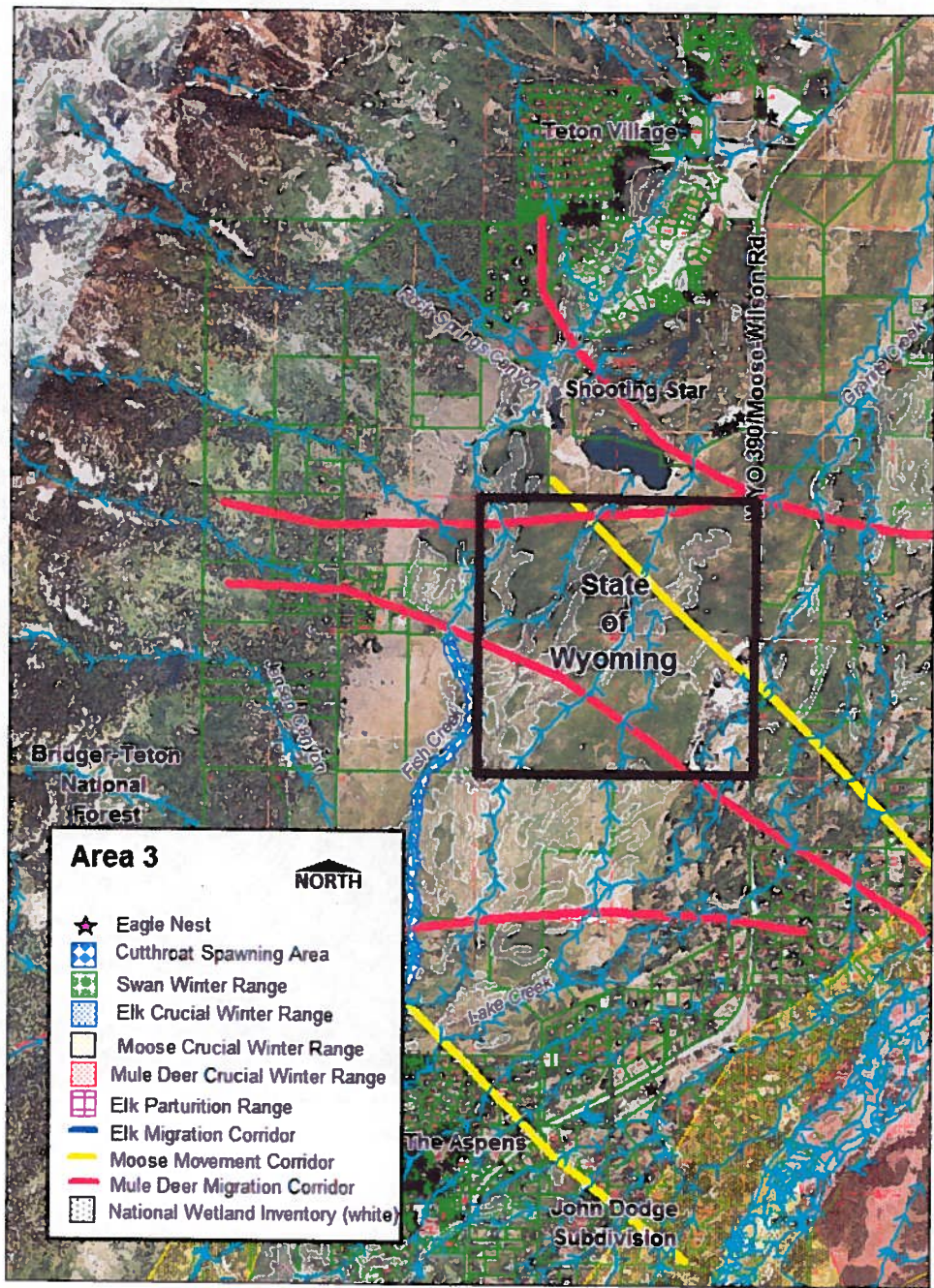
9. **Summary**

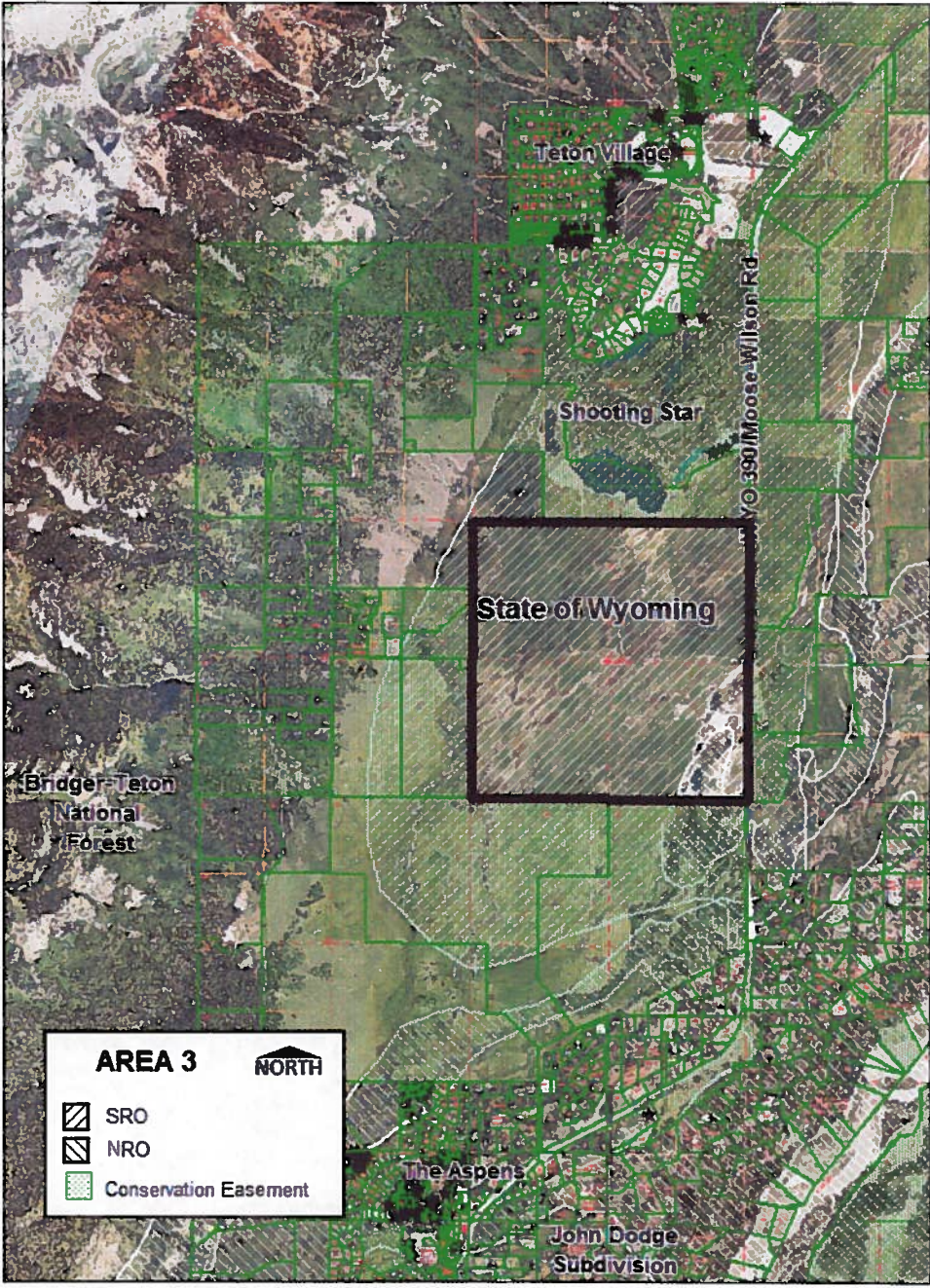
- **Pros:** Not within SRO, minimal noise and odor impacts due to operation on top of plateau and no surrounding residences, no wetland or waterbody impacts, commercial gravel operation in existence, screened from neighboring properties/Hwy 89/Snake River, minimal hauling distance to Sublette County, large site to accommodate both proposed operations including outdoor composting facility, usable soil for use of capping existing Trash Transfer Station site.
- **Cons:** Located within NRO, Eagle nest on north boundary, Moose, Elk and Mule Deer Crucial Winter Range, Elk Parturition Range to the west, potential wildlife impacts, upgrades to road required including asphalt and guardrails, expensive road maintenance/plowing costs, agreement for road use with Forest Service would be needed, limited sight distance from south on highway, water supply upgrades may be required.



Area 3: WestBank area

- State of Wyoming
- Sec. 36, T42N, R117W
- This site would consist of a 25-30 acre portion of the 643 acre parcel.

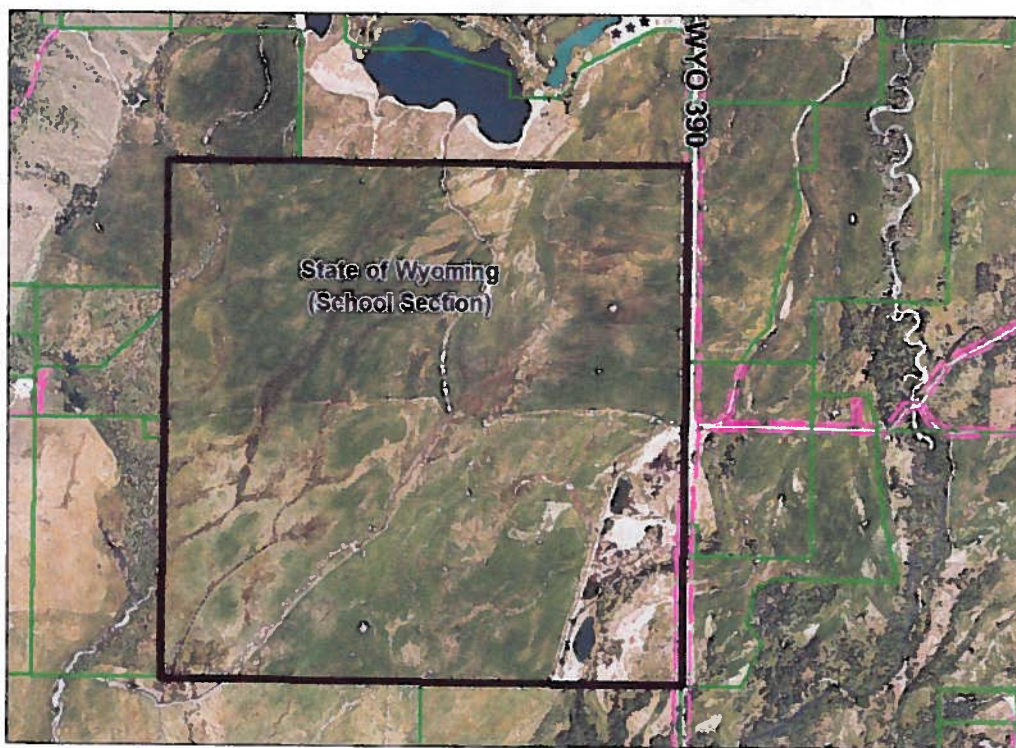




State of Wyoming

1. Property Description

- Location: Sec. 36, T42N, R117W
- Size: 643 acres, proposed 25-30 acres for waste management facility.
- Zoning: Rural
- NRO: 22 acres on southeast corner of property
- SRO: Entire property
- Easements: There are no conservation easements on this property; however, there are several easements to the north at Crystal Springs, across the highway and the Wolf Mountain/SRA properties to the south.



2. Property Characteristics

- Wetlands/Waterbodies: Approximately 146 acres of wetlands, both emergent and shrub-willow habitats scattered throughout the site as depicted by the National Wetland Inventory. Fish Creek, a Class I waterway, crosses through the property. The Snake River is approximately 1 mile east.
- Vegetation: Agricultural meadow, aspen stand located on eastern portion of property.
- Soil Type: Unavailable.
- Groundwater information: Unavailable.
- Current Land Use: Mostly vacant with ponds. The State of Wyoming currently has eight leases on this property for temporary uses including: county levee material storage site; hot air balloon take-off/landing site; log storage site; mulch storage site; livestock grazing; fencing storage site; landscaper storage site; and rock/dirt storage site.
- Surrounding Land Uses: Surrounded by other agricultural meadows, golf course to the north, Rural 20-acre lots to the west and residential area (Gros Ventre Ventures Subdivision) ¼ mile to the west. Distance to the nearest residences could be increased depending on the placement of the operation on the parcel.
- Other: Small portion lies within a flood zone along eastern property line associated with Fish Creek; does not lie not within a fire evacuation zone.

3. Wildlife Issues

- Moose Movement Corridor.
- Mule Deer Migration Corridor.
- Moose-Elk-Mule Deer Non-Crucial Seasonal Range.
- Bear Conflict Priority Area 1.
- In 1994 Environmental Assessment for the Gravel Study, the biologist stated that the site appeared to be a suitable location for a gravel operation; however the designated crucial moose winter year-long range, as represented by the aspen, cottonwood and shrub communities present in the southeastern portion should be avoided. The section of Fish Creek should also be avoided since it is potential trout spawning habitat. Certain spatial and temporal requirements may be necessary to further reduce possible impacts to wildlife such as limiting the operating season.

4. Access

- Direct access to Wyoming Highway 390. Access to the Westbank.

- Safety issues: Site has direct access to WYO 390; road is straight with good sight distance from either direction. Access would cross an existing pathway. Because the property location, a turning lane would be required.
- Road Impacts: Per Road & Levee, road impacts would be minimal to this state highway.
- The Level of Service for HWY 390 is constrained currently.

5. **Visibility/Noise/Odor.**

- Visibility/Screening: Eastern and southern portion of property is wooded; southern half could be screened from WYO 390; northern portion is grassland and would be difficult to screen from WYO 390. An operation could be visible from Fish Creek Road residences with current conditions.
- Noise Impacts: An operation could be located ½ mile from the surrounding residential areas, therefore, minimizing noise impacts.
- Odor Impacts: An operation could be located ½ mile from the surrounding residential areas, therefore, minimizing potential odor impacts.

6. **Comprehensive Plans.**

- 1994 Plan grants the elected officials broad discretion to identify appropriate locations for industrial uses. Chapter 6 articulates the need for more areas for industrial uses but defers to maps that were never adopted. State Section 36 is managed by the State of Wyoming for the benefit of the State's Schools. The County does not participate in regulating the uses on this property.

Currently, the State Section hosts some fairly intense uses that are not compatible with the nearby resort uses or the rural nature of the lands surrounding it on the other 3-borders. Some of the present uses on the parcel include US Army Corps of Engineers stockpiling, excavation storage yard, a landscape company and a logging operation. These uses are currently not regulated by Teton County and are managed by the State. They are not compatible with surrounding land uses; however, the County doesn't presently have other locations for the uses to move to. A ballooning company also uses the site but it is compatible with the resort use as is permitted with under a Conditional Use Permit.

The important planning considerations at this location are scenic, wildlife and transportation. The community's trash and recycling are presently routed south along 89. Some recyclables are diverted and the balance is then shipped to Sublette County. To locate the Trash Transfer Station campus on the State School section would result in meaningful traffic impacts along 22 and 390. This runs afoul of the objectives of the Chapter 8 transportation goals. This general area also hosts scenic vistas as well as critical wildlife habitat and migration corridors that are all important to the community and defines the character for this area.

Therefore, because of the non-central location, constrained access, importance of the resort, scenic vistas and wildlife objectives represented near the State Section, a recycling campus would not be consonant with planning objectives for this area.

7. **Additional Information**

- As mentioned above, the State holds eight temporary use permits. These operations are mostly screened from south, but very visible when coming from the north although efforts are currently under way to screen operations from the highway.
- Recreational Impacts: Access would cross pathway on the eastern property line adjacent to highway.
- The 1994 Study recommended gravel extraction, processing and stockpiling be permitted as the property is located a fair distance from residential lands; the property is not visible and could be screened; moderate wildlife impacts; and good or fair access.
- Previous correspondence during the Gravel Study: Staff received via email a memo from Mr. Harold Kemp, Assistant Director for the State Lands & Investments Office stating "The likelihood of this section being used for sand and gravel or rip-rap extraction is slim and we would not plan on opening this section up to such activity at least at this time," but wanted to be included in the study for future consideration.
- Zoning: Collection and transfer station is permitted with Conditional Use and Development Permits with the Rural and P/S-P zoning. Composting is a permitted use in the Rural zoning district with Conditional Use and Development Permits.
- Setbacks. With regards to a collection/transfer facility, the P/S-P zoning district does not have any prescribed dimensional limitations or setbacks; however, the Utilities, Central Facilities section states that all utilities "shall be located and designed to minimize negative impacts on natural resources, designated scenic areas, agricultural operations, and residential development and uses. Per the DEQ requirements, an outdoor facility must be setback a minimum of 1,000 feet from residences and highway right-of-ways. This could be met. Regarding a composting operation, the LDRs require a 300-foot setback from any property lines. This could be met.

8. **Replacement Site.** This site was reviewed during the 2009 Gravel Study Update. Generally, the site was tied at third out of 14 sites with the least overall impacts demonstrating that it is a possible site in the future to consider for such use. The site can maintain a 300' setback as well as ¼ mile to residences that would reduce noise impacts. Trading a similar sized piece of ground (8 acres) with another state agency may be difficult, but is unknown. Staff is unsure if the State would lease out additional land at this time.
9. **Summary**
- Pros: Could be located outside NRO, good access via WYO 390, could be located ½ mile from residential area with minimal noise and odor impacts, minimal road impacts, depending on the location of the operation could be partially screened from WYO 390, site large enough to accommodate both proposed uses including outdoor composting facility.
 - Cons: Located within SRO, Moose Movement Corridor, Mule Deer Migration Corridor, pathway crossing, State may not grant any additional permits on this parcel, truck traffic would past through town on route to Sublette County, possible impacts to wetlands and waterbody, cannot confirm whether the State would lease out additional land at this time.



PART TWO
RECOMMENDATIONS

SITE RECOMMENDATIONS

Staff has created the following lists based on four categories by giving lowest ranking to sites with the least impacts in that category (i.e. #1 would indicate a more desirable area for a collection/transfer facility and composting operation, #6 would have the most detrimental impacts.) The categories are as follows:

- A. Wildlife Impacts.** The ranking of these properties took into consideration if the property is located in the NRO, habitat values, crucial winter range, major migration or movement corridors, and existing disturbances. An Environmental Analysis would be required in order to obtain current data, which may affect the below rankings.

1.	Ross lower
2.	Robertson
3.	WY Highway Commission
4.	Teton County TTS
5.	State of Wyoming
6.	Ross Plateau

- B. Access.** The ranking of these properties took into consideration current conditions, such as access to main highways, road impacts, safety issues, pathway crossings, and hauling distances.

1.	Ross Lower
2.	Robertson
3.	WY Highway Commission
4.	Teton County TTS
5.	Ross Plateau
6.	State of Wyoming

- C. Visibility.** The ranking of these properties took into consideration if the property is located within the SRO, and visibility from the highway and neighboring residences.

1.	Ross Plateau
2.	Teton County TSS
3.	WY Highway Commission
4.	State of Wyoming
5.	Ross Lower
6.	Robertson

- D. Noise/Odor.** The ranking of these properties took into consideration how close the property is located from residential areas and if the topography of the property could mitigate noise from a waste management facility.

1.	Ross Plateau
2.	State of Wyoming
3.	Teton County TSS
4.	WY Highway Commission
5.	Ross Lower
6.	Robertson

- E. Replacement Site.** During this review, Staff compared the Robertson and Lower Ross sites with the 2009 Update to the Teton County Gravel Study. In general when eliminating the "Interest" factor, these two sites ranked in the top seven sites out of a total of 16 sites. However, the two sites ranked low in terms of parcel size, distance from residences and visibility. For a complete look of the gravel sites considered, please refer to the 2009 Update of the Teton County Gravel Study available at the Teton County Planning & Development Office.