

Wednesday March 19, 2025



Re: Mogul Hospitality Partners Sketch Plan

Members of the Town Planning Commission, and Mr. Valentine,

Protect Our Water Jackson Hole (POWJH) is a nonprofit organization dedicated to serving as a powerful advocate and catalyst to protect and restore Teton County's water resources. Accordingly, we are pleased to offer comments on the aforementioned project, which presents a risk to the Flat Creek watershed. In particular, we are concerned about the impacts of stormwater runoff from the site on already impaired surface waters, dewatering practices with the potential to adversely affect ecosystems and mobilize contaminated soils, an increase in demand on Town's drinking and wastewater systems, and potential ramifications for the Cache Creek Tube.

Flat Creek, a Class 2AB waterbody in Wyoming, is already suffering from detrimental human impacts. Designated uses for Flat Creek's water include drinking water, game and non-game fish, fish consumption, aquatic life other than fish, recreation, agriculture, wildlife, industry, and scenic value. Flat Creek is also listed on Wyoming's 2022/2024 Integrated 305(b) and 303(d) Report. The sections between Cache Creek and High School Rd. and High School Rd. to the confluence with the Snake River have not supported designated uses for Aquatic Life Other Than Fish and Cold Water Game Fish due to Physical Substrate Habitat Alterations since 2008. The section between High School Rd. and the confluence with the Snake River also has not supported Recreation due to excess *E. coli* bacteria since 2020. In 2023, POWJH spearheaded water quality monitoring for bacteria on the creek to inform safe recreation and ongoing restoration efforts. Since 2020, we have been involved with the creation and implementation of the Teton County Water Quality Management Plan (WQMP), which serves as a guiding document for the restoration and protection of all water resources in Teton County.

This development has captured the public's attention and deserves a robust review process to ensure the best outcome. We still have an opportunity to make sure that water quality is not compromised as a result of this project. As such, we would like to reiterate some important points and provide a few more for your consideration:

- The project area contains porous soil and a high water table. It falls within the WQMP's Surface Water Protection Zone 1 and Aquifer Protection Zone 1. We want to see an excellent stormwater management plan for these properties. The best management practices list in Teton Conservation District's letter should be implemented and enforced. Does this project align with the framework under development in Town's ongoing Stormwater Plan?
- Recommendation #11 in the staff report references a geotechnical report which "analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction." This should include a baseline assessment of soil and groundwater conditions (including better defining the southern

edge of the plume) prior to construction in this report so that development impacts can be adequately assessed.

- How can the applicant ensure that long-term dewatering does not have detrimental impacts to adjacent ecosystems, private property, and related resources? We recommend establishing a monitoring program for groundwater which has been pumped to the surface and filtered before it gets released back into surface waters.
- Water use on the properties should be minimized (through low-flow appliances, drought-tolerant landscaping, etc.).
- How exactly will the Cache Creek Tube's capacity to receive water from this property be determined? This project presents an opportunity to daylight a new section of Cache Creek which should be explored.

POWJH is grateful for the opportunity to provide comments on this project. Mogul's development is but the latest in a long line of projects which manipulate the water cycle and land surface for the sake of community growth. We must be cognizant of the cumulative impacts these changes have on our natural resources. If we are to become a more resilient and functional community, it's how we grow that counts. As such, we greatly appreciate your time and consideration of this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'MB' with a stylized flourish.

Matthew Bambach
Water Resources Program Manager
Protect Our Water Jackson Hole