



*W h e r e   c o n s e r v a t i o n   t a k e s   f l i g h t !*

## A Permanent Home for Raptor Conservation

Serving the community and conservation values of Raptors and the Hardeman Barns

### Mission

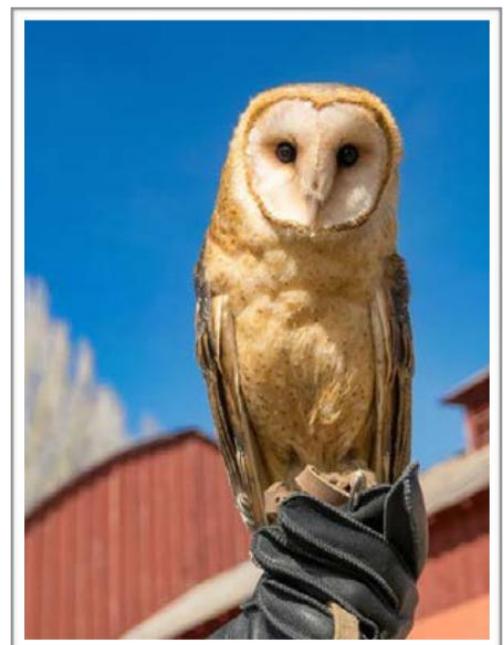
To advance raptor conservation through education, research, and rehabilitation.

### Goal

Teton Raptor Center aims to deepen our ability to serve local, regional, and national communities as a leader in raptor conservation. As the new owners of the historic Hardeman Barns property in Wilson, Wyoming, we are applying to amend our existing Final Development Plan (DEV2008-0006 and DEV2014-0007) and Conditional Use Permit (CUP2008-0001) to better support our programmatic impact through site improvements and modifications to our use.

As part of a phased plan and with approval of amendments from Teton County, Teton Raptor Center will:

- Create a dedicated flight chamber and additional bird chambers to enhance our rehabilitation capacity and return more birds to the wild.
- Improve and expand capacity to care for our team of avian ambassadors –full-time resident raptors whose purpose is to teach.
- Accommodate up to twelve employees on-site.
- Provide multi-purpose spaces to allow for year-round programming.
- Provide on-site workforce housing for up to four employees within two Accessory Residential Units.
- Create workshop and storage spaces to support field research technologies, raptor equipment, and stewardship equipment and supplies for property caretaking.
- Restore, repurpose, and revitalize some of the historic structures at the Hardeman Barns to tell our community's story of conservation through cultural and natural history interpretation.



## Need

Birds of prey (raptors), including eagles, hawks, owls, falcons, and osprey, can function as indicators of environmental change because they are conspicuous, live at low densities compared to most other birds, require large and diverse areas to live, and are highly sensitive to human-induced changes in their environment. Raptors are an integral part of the Greater Yellowstone Ecosystem, in fact, of the 45 species of raptors that live in the western U.S., 30 species (67%) can be found in Teton County alone.



Teton Raptor Center has experienced a trajectory of strong growth for both program participation and for birds in need of our care, causing us to reach the limitations of our leased space at the Hardeman Barns. Since 2015, due to spatial limitations at the Hardeman Barns, TRC has leased additional office space in the town of Jackson. TRC's purchase of the Hardeman Barns property in April 2017 provides an opportunity to improve and create essential space for our mission, all within the parameters of the Jackson Hole Land Trust Conservation Easement and the Teton County Land Development Regulations.

Key objectives are:

### **Centralizing Dispersed Staff Resources**

Increasing efficiency and collaboration by centralizing operations in a single location.

### **Enhancing Educational Experiences**

Creating dedicated space for on-site educational programs and supporting a diversity of learning experiences year-round. (Presently TRC conducts programming under a tent during the summer months. The majority of educational programs are conducted off-site through outreach initiatives and this will continue). And, to provide improved and expanded housing for TRC's avian ambassadors, —key members of our educational team that offer the unique opportunity to encounter live birds of prey at arm's length.

### **Improving Rehabilitation Outcomes**

Creating an on-site flight chamber will improve outcomes for our patients by allowing birds to rehabilitate with less human intervention.

### **Invigorating Research**

TRC expanded the scope of our raptor conservation mission in 2015 with the addition of a robust research department. Research operations are presently off-site. The opportunity to integrate the research team onto one campus will decrease costs and increase collaboration, in an effort to tackle national issues like lead mitigation and other widespread hazards for raptors. Additionally, workshop space will allow for more efficient engineering of tools and technologies for improved field research.

## Organizational Background - Teton Raptor Center

In 1992, Roger Smith began assisting Grand Teton National Park biologists in all aspects of medical care and treatment of many species of raptors injured from human-caused interactions, including vehicle and power line collisions, window strikes and poisonings. In 1997, Roger Smith and Margaret Creel formed The Raptor Fund (TRF), a not-for-profit institute. They received approximately 25 patients (but, they had to deny help to many birds due to lack of capacity in the form of facilities and staffing) and conducted an average of 40 volunteer educational programs each year.



These efforts were supported largely through the donation of their own time and resources and by limited contributions through the Community Foundation of Jackson Hole. TRF obtained all necessary state and federal permits for their activities, and maintained a strong and positive working relationship with all government agencies.

In 2002, Roger Smith began employment at 3 Creek Ranch, a privately held residential development in Jackson Hole, and constructed four additional raptor recovery chambers at that location. Within a few years time, these chambers became inadequate to handle the caseload of injured raptors, and once again birds in need of medical care were turned away. Clearly the time had come to create a larger and permanent raptor education and medical facility in the Jackson Hole area. The alternative was to no longer provide this important aid to serve injured birds of prey, the Wyoming Game and Fish Department, and the community of Jackson Hole.

In 2008, a lease was successfully negotiated and acquired through the Jackson Hole Land Trust (JHLT) to the historic Hardeman Barns property in Wilson, Wyoming. At that time, the organization's name changed from The Raptor Fund to Teton Raptor Center (TRC). Beginning in 2009, TRC officially opened our doors, offering educational programs for students of all ages to engage in up-close learning experiences with live birds of prey.

Operating out of two structures, the small horse barn (serving as our office, meeting area, nature shop, bathrooms, and intern residence) and the renovated machine shed (now our Raptor Barn – serving as a clinic space and chambers for our resident raptors), we were out of room to meet the needs of birds requiring medical treatment and rehabilitative care. In 2014, TRC constructed an additional 1,000 sq. ft. building to provide housing for patients.

In 2016, TRC delivered 425 educational programs throughout Wyoming and Idaho for over 30,000 program participants (82% off-site). During the same year, 140 raptor patients were admitted to our clinic for critical care.

On April 14, 2017, TRC purchased the iconic 27-acre Hardeman Barns property from the Jackson Hole Land Trust, fulfilling a vision to utilize this special place as a hub for nonprofit organizations that give back to the local community through education and research. The transfer of ownership also opens the opportunity for TRC to repurpose, reuse, and restore some of the historic buildings, combined with complementary new construction, to more fully serve the mission of raptor conservation through education, research, and rehabilitation.

## Property Background – Hardeman Barns

### The Moseley/Hardeman Barns

In the early 1940s, Major Moseley built what are now called the Hardeman Barns. For over seventy years, the gracefully arching structure of the wind-proof gothic North Barn has been the visual hub of Wilson, Wyoming. When Gerrit Hardeman bought Moseley's ranch in 1956 and moved his herd of prizewinning Herefords from Kelly, the property flourished under his hardworking stewardship. During the late 1980s, when property values went out-of-sight, the pastoral 137-acre property south of Hwy 22 was threatened by development. The price of beef could not keep pace with the value of real estate, and by 1989 the land along with the iconic buildings were slated for subdivision.



### Jackson Hole Land Trust and Lease

The cultural value of this property to the local community became apparent as a young Jackson Hole Land Trust (JHLT) harnessed the enormous support of people wishing to preserve the barns and surrounding acreage. A groundswell of community support generated \$1.7 million in four months to enable the JHLT to purchase the historic Hardeman Barns in 1989 and at the same time a conservation easement was placed on the property.

While not always feasible within a conservation easement, the JHLT has always believed in the value of creating public use and access to protected properties. The tenants during the last twenty years included the 4-H and the Snake River Institute. From October 2008 through mid-April 2017, Teton Raptor Center leased two buildings from the Jackson Hole Land Trust. They included the small horse barn, which serves as the main office and intern residence, and the old machine shed, which was renovated with volunteer effort to become a Raptor Barn, housing our rehabilitation clinic and bird chambers. The Raptor Barn is now a functional raptor rehabilitation center with insulated walls and ceiling, concrete floor, and mews erected to house the full-time resident raptors, as well as freezers, a small food prep area, a medical examination space, and an intensive care unit.

During the summer of 2014, TRC built an additional 1,000 sq. ft. of raptor mews to provide housing for rehabilitation patients. This structure provides critical space for birds and essential segregation between the permanent avian ambassadors and the patients.

### Conservation Easement

A Conservation Easement, now held by the Jackson Hole Land Trust, protects the scenic and conservation values of the property. Teton Raptor Center's plans are permissible within the current easement, which was amended in February 2016.

### Transfer of Ownership

On April 14, 2017, ownership of the Hardeman Barns property was transferred from the Jackson Hole Land Trust to Teton Raptor Center.

## Project Background – Teton County

Teton Raptor Center at the Hardeman Barns in Wilson, Wyoming is currently operating under a Teton County Conditional Use Permit issued in 2008. This permit allows us to use an existing office with public bathrooms, a pole shed that was renovated to become our raptor medical facility, and 38 parking spaces.

### 2008 Proposal

Specifically, in 2008, Teton Raptor Center proposed to:

- Have three employees on site, working in the horse barn and machine shed;
- Provide on-site housing for one employee in the horse barn;
- Conduct classes and workshops, including flight exhibitions, for fewer than 100 people;
- Maintain a small raptor library;
- Host occasional special events for local residents and visitors, also for fewer than 100 people;
- Remodel the "machine shed" into a raptor care facility, with chambers, food storage, and a veterinary treatment area, as well as provide space for outdoor weathering yards and flight areas.

NOTE: The 2008 application allowed for an additional 1,596 sq. ft. to be built to expand the raptor housing facilities.

### Conditional Use Permit, Development Plans, and Variances

In June 2008, a Conditional Use Permit (CUP), Development Plan Permit, and four variances were approved and are summarized as follows:

- DEV08-0006: Development Plan Permit to operate the Teton Raptor Center, a nonprofit bird education and care facility, on the Hardeman Barns property in Wilson.
- CUP 08-0001: The property is zoned Rural; Institutional Uses require a Conditional Use Permit in the Rural Zone.
- VAR08-0005: A 58' setback for an Institutional Use in the Rural Zone, where 300' is required.
- VAR08-0006: A minimum Base Site Area of 26.45 acres for a non-residential use in the Rural Zone, where 35 acres is required.
- VAR08-0008: A Floor Area Ratio of .015 for a non-residential use in the Rural Zone, where .007 is required, and where .014 exists. (15,686 sq. ft. exists on the property; 16,786 sq. ft. was proposed.
- VAR08-0011: Non-residential Use Access Drive, to allow a 15'-wide nonresidential access drive, where 24' is required. Any width added to the existing drive shall be added only on the west side, away from protected wetlands. The one-way turnaround area at the south end may stay at 15'.

In 2014, TRC successfully applied for and built a 1,000 sq. ft. raptor housing facility that includes 12 chambers for birds in need of our care. Siting of the building required the following variance and Development Plan amendment and approvals:

- VAR2014-0007: A variance to allow a lesser institutional use setback of 35 feet where 300 feet is required.
- DEV2014-0007: An amendment to an approved Final Development Plan (DEV2008-0006) to allow for the construction of a 1,000-square-foot bird chamber building.

After eight years of operation on this site, and now as owner of the Hardeman Barns, TRC is poised to provide a more meaningful visitor experience, deepen our contributions to raptor conservation, and showcase the intrinsic natural values of Jackson Hole with an improved site plan.

## Current Application

### Zoning Map Amendment

Teton Raptor Center proposes to replace the current Rural - TC zoning designation for the 26.82 acres, which is a hold over from the 1994 Comprehensive Plan and headed for eventual deletion from the Land Development Regulations (LDRs), with the Rural - 2 zoning designation that was recently created for the purpose of implementing the 2012 Comprehensive Plan. The proposed amendment would allow a side use setback to be determined based on proposed use.

### Proposed Development Plan Amendments

Teton Raptor Center is proposing an overall site plan that will be approached through a phased strategy over the next few years, removing and introducing new square footage in accordance with permitted limits, via the Jackson Hole Land Trust Conservation Easement and Teton County's Land Development Regulations. The goal is to create a space that honors the history of the property and supports a vibrant future for raptor conservation.

The 19,524 square feet in total of proposed site improvements which will be a blend of restoration, reuse, and new construction

#### Removed Square Footage

- **9,984** sq. ft. of existing structures will be either re-homed off-site, decommissioned or have all or a portion of their second floors removed.

#### Retained Square Footage

- 6,703 sq. ft. of Retained and Repurposed Structures
- Plus Infrastructure Improvements

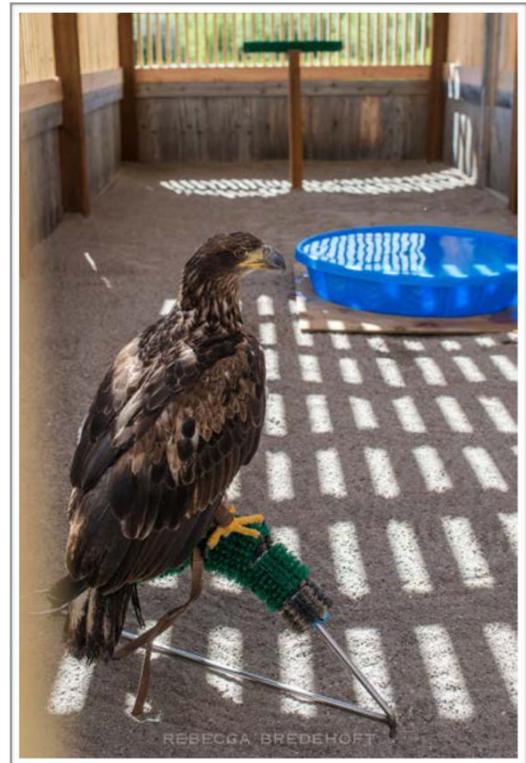
#### New Square Footage

- 10,821 sq. ft. of New Facilities
- 2,000 sq. ft. of FAR exempt Employee Housing

### Proposed CUP Amendments

TRC seeks to amend CUP2008-0001 to:

- Allow for 12 employees on-site, up from current limit of 3.
- Allow housing for up to 4 employees on site up from current limit of 1.
- No change to the current limit on peak limitation of 100 people.



### Variance to Building Height

The existing North Hardeman Barn is 36' tall. The proposed amendments to the Teton Raptor Center permits will slightly increase the building height due to measures essential to the long-term preservation of the structure. These measures to preserve the structure will include maintaining

adequate separation between the lower tiers of logs and the ground, grading adjustments to ensure positive drainage away from the structure as well as applying insulation under the roofing material.

### Basic Use Permits (2)

Teton Raptor Center proposes to construct two 850 sf ARU with 150 sf of attached storage tied to primary non-residential use (Institutional – Assembly) to provide employment-based housing for up to 4 staff members of the Teton Raptor Center.

### Zoning Compliance Verification (ZCV) for Visual Resource Analysis

Because TRC’s property falls within the Scenic Resource Overlay, we are submitting a ZCV-VRA to demonstrate full compliance with the SRO standards.

#### Summary

Teton Raptor Center’s goal is to serve our valley’s beloved wildlife and be a leader, innovator, and influencer in raptor conservation throughout the country. Through amendments to our FDP and CUP we aim to create a modest, yet engaging world-class facility to showcase the natural history of our region. The 27-acre historic Hardeman Barns property with a 2.85-acre building envelope in the heart of Wilson, Wyoming offers a treasured space to build on our successful work in conservation. TRC at the Hardeman Barns will be a place of vibrant learning about conservation ethics and the natural world, coupled with the fabric and stories of a rich ranching history – making a meaningful contribution to our local and global communities.

