

## **AGENDA**

### **Planning and Zoning Commission**

**November 21, 2019 – SPECIAL MEETING**

**5:30 PM**

**The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of December 4, 2019 or to a special meeting scheduled by the Commission.**

**NOTICE:** THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

**PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
  - I. **P19-201:** 10 E. Snow King Avenue, Snow King Master Plan Amendment
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT



# TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

**PREPARATION DATE:** NOVEMBER 12, 2019  
**MEETING DATE:** NOVEMBER 21, 2019

**SUBMITTING DEPARTMENT:** PLANNING  
**DEPARTMENT DIRECTOR:** PAUL ANTHONY  
**PRESENTER:** TYLER SINCLAIR

**SUBJECT:** **ITEM P19-201:** A REQUEST FOR AN AMENDMENT TO THE SNOW KING  
PLANNED RESORT DISTRICT MASTER PLAN

**APPLICANT:** SNOW KING RESORT MASTER ASSOCIATION - SKRMA  
RYAN STANLEY

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[This document is supplemental to the November 6, 2019 staff report on this item.](#)

## [Background/Alternatives](#)

This item was presented to the Planning Commission at the November 6, 2019 meeting. After presentations by staff and the applicant and some initial discussion by the Commission the item was continued to a Special Town Planning Commission meeting on November 21, 2019. Initial Commission discussion at the meeting included the proposed housing development along Vine Street, the 1% SKRMA fee and whether dormitories should be allowed to meet housing requirements. The applicant has provided a letter outlining their position on the following:

- Applicant position on all proposed staff conditions,
- Additional information on the 1% SKRMA fee,
- Applicant position on the Snow King Resort District Master Plan Commitments table presented at the November 6 meeting, and
- Applicant summary of their position on the Vine Street housing for Commission consideration.

In addition, below staff has provided some additional information on topics identified by the Commission at the November 6 meeting for consideration. The Commission should refer to the Planning Commission staff report from the November 6, 2019 meeting for full analysis of the item.

### **Snow King Resort District Master Plan Commitments**

At the November 6 meeting staff handed out a table of Snow King Commitments (see attached) that had been extensively discussed by the applicant and Town Council as part of the 2018 Master Plan amendment application. This document includes a summary of commitments that would be required, who would be responsible, consequences for violation post development and comments. This document includes items tentatively agreed upon and items that were discussed and later removed in strikethrough. Staff finds that this document (as may be amended) would largely satisfy proposed conditions 24 and 25 calling for additional

details in Chapters 11 and 12 of the Master Plan. Staff recommends the Commission review this document and propose any additional items or changes related to this topic for discussion at the meeting.

### **Dormitories used to satisfy Affordable Workforce Housing Requirements**

At the November 6 meeting Commissioners asked for additional discussion of the staff proposed limitation on the use of dormitory type units to only 25% of required housing square footage. As discussed at the meeting staff's intent was to recognize that the resort may have a need for this type of unit based upon their employee make up different than typical businesses located in the Town.

Staff notes that these dormitory units could still only be occupied by a "qualified household", defined as someone working 1560 hours a year (30 hours a week/annually) for a local business and who occupied the rental unit for a minimum of 80% of a lease term (the minimum lease term is 6 months, so 80% of that is 4.8 months). Staff notes that "seasonal employees" not meeting the above definition of a "qualified employee" would still not be allowed to live in the dormitory units if approved. Compliance for a "qualified employee" is verified through an annual affidavit of employment (hours worked, wages, etc.), tenant affidavit stating that they do not own residential property within 150 miles, tenant oath stating that they occupy the unit for at least 80% of the lease term, and a copy of the executed lease .

In addition, as discussed at the meeting the limitation was intended to require a variety of unit types not only dormitory type units to meet the affordable workforce housing requirements to ensure all employee types were provided a housing type that best meet their needs.

The current housing requirements adopted in July 2018 prohibit the use of dormitory type units to meet the affordable workforce housing requirement. The Council found that since the requirements were for only full-time year around employees dormitory type units were not an appropriate unit type. During review of the 2018 Snow King Master Plan amendment, Council found that Snow King should be held to the same housing requirements as all other businesses in Town. Council was open to a discussion of allowing dormitory type units or some percentage of them to be allowed for all businesses but were not comfortable making an exception for Snow King at that time.

Staff has provided the following options for consideration by the Commission on this topic:

1. Prohibit the use of dormitory units to meet the affordable workforce housing requirement consistent with the Land Development Regulations.
2. Prohibit the use of dormitory units to meet the affordable workforce housing requirement consistent with the Land Development Regulations but should the LDRs requirements be amended to include a dormitory unit type it would apply to the resort as well.
3. Allow up to 25% of the affordable workforce housing square footage to be provided in dormitory style units OR some other percentage.
4. Allow dormitory type units to meet all the affordable workforce housing square footage requirements.

### Attachments

Snow King Mountain Resort, letter dated November 15, 2019

Snow King Resort District Master Plan Commitments, February 2018

Staff Report Dated November 6, 2019 - <https://jacksonwy.civicclerk.com/Web/GenFile.aspx?ad=1806>



November 15, 2019

Ryan Stanley  
Vice President  
Snow King Mountain Resort  
Jackson, WY 83001

Tyler Sinclair  
Town of Jackson Planning Director  
PO Box 1687  
Jackson, WY 83001

RE: Town Planning Commission Additional Information

Dear Tyler,

We would like to provide some additional clarifying information on our master plan amendment application for the next planning commission meeting.

As mentioned in the meeting, our intention was to incorporate all recommendations from the prior Town Council review of the master plan into this new amendment proposal, with the exception of one recommendation related to temporary events. As such we are happy to work with staff to ensure the language in the amendment achieves this outcome. In doing so we should be able to satisfy a good number of the recommended conditions of approval associated with this current amendment review. There are a number of other conditions of approval from this new review which we can also directly incorporate into the amendment and will work with staff to do so. The remaining items we would like to discuss further and get feedback from the Planning Commission on, which were not covered at the first meeting, are recommendations number 4, 11, 12, 13, 19, 21, 24, and 25.

With respect to the recommendations we would like to discuss further, follows is a brief description of our thoughts on these recommendations. Recommendation 4 we would like to incorporate into the amendment and we would like direction from the planning commission as to if sub-area 6 should be part of SKRMA or not. Recommendation 11 and 12 we would propose to modify/remove from the conditions of approval as complete architectural drawings for the proposed buildings on lots 53 & 57 has been provided as part of this master plan amendment for sketch plan approval. Both of these buildings were approved for construction in the past by the Town Council and as such met all requirements of the master plan as well as the Town in the past. We are happy to leave the language in place with respect to lot 58, as architectural plans have not been provided for this lot.

For recommendation 13, we are happy to review the operational requirements of the zip line and current activities as part of a conditional use permit for the zip-line, but do not feel this review is necessary at the master plan level. Recommendation 19 was discussed in the context of changes to the Teton Village Master Plan affordable housing requirement and we request that Snow King be granted the same requirements at the Teton Village with respect to dormitory housing. For recommendation 21, we propose that we continue to make these lots available for public parking in its current condition until the time this lot is developed.



With respect to items 24 and 25, we can accept all the stipulations of the previous Town Council review with the exception of the following, which we would like to clarify and discuss further. The commitment listed as “Phil Baux Park improvements as defined by a CUP” we believe should be removed from the list as we are no longer proposing to redesign the park area, but rather use existing leased land for the gondola base area. We intend to discuss the terms of existing leases associated with the gondola in the near future in conjunction with review of a conditional use permit for the gondola.

The commitment listed as “Enter a shared parking agreement for Sub-Area 2...” we would like to discuss further. We are happy to continue to maintain the parking lots in this sub area for public use but see no need to address the topic further in the master plan. With respect to the commitment regarding avalanche control, we wanted to clarify that this requirement is not associated with the master plan and is a specific commitment of Snow King Mountain only applicable to explosive use on the mountain outside of standard/expected snow control operations. Finally, in looking at the commitment related to operational hours for the ski area we would like to request that the minimum 49 hours a week on average of operations will take place between the dates of December 15<sup>th</sup> and March 20<sup>th</sup>. Changes in weather, school calendars, and events have a significant impact on the viability and use of the ski area, and as such, we want to ensure that it is realistic to commit to this level of operations in the master plan. The remaining items as required by the previous Town Council review listed in the attached chart have either been incorporated into the current master plan amendment or we will work with staff to ensure that they are adequately incorporated.

The Town Council had previously requested an estimate of income from the 1% SKRMA fee that is to be applied throughout the district. We estimate that this fee will generate approximately \$250,000-\$500,000 annually depending on the properties within the resort district that participate. As discussed in the previous Town Council review, a minimum balance of \$500,000 will be maintained by SKRMA to satisfy commitments; however, the intention is for these funds to be used on an annual basis to improve the district.

Finally, in regards to the Planning Commission discussion of improvements to Vine St. associated with any new development, we are supportive of the Town exploring the possibility of turning this into a one-way street to better accommodate multi-modal transportation.

We look forward to continuing the discussion with the Town & County Planning Commissions.

Sincerely,

Ryan Stanley

| Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsible | Required Prior To    | If Violated Post Development | Comment                                                                                     |
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| <p>Definition of SKRMA membership in Master Plan including shares and what landowners, if any, are not required to participate and contact information for all members.</p> <p><u>Prior to final approval by Town Council the applicant shall work with the Town to draft specific legal documents/language/mechanisms assuring all obligations including enforcement of SKRMA under the Master Plan are required of all obligated property owners in perpetuity. Documents may include but are not limited to SKRMA Bylaws, the Master Plan, Affidavits Affecting Title, etc.</u></p> | SKRMA       | Master Plan approval | n/a                          | Council discussed this issue and directed the applicant to continue to clarify the request. |

| Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsible  | Required Prior To    | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>The applicant shall assess a SKRMA fee of a minimum of 1% on overnight lodging and activity ticket sales within the resort district as a funding mechanism to maintain the minimum resources required for the maintenance of the resort district. This funding mechanism will establish a reserve fund used at the discretion of the board for communal improvements, repairs and maintenance, marketing, events or for other resort district obligations. It is to be noted that these funds are not to be construed solely as a funding mechanism for the ski area only but rather as a reserve to ensure that the district can maintain compliance with all obligations of the master plan.</p> <p>The applicant shall provide an estimate of the annual amount to be collected by the SKRMA fee prior to final approval of the Master Plan.</p> | SKRMA + Town | Master Plan approval | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | <p>Council discussed, and the condition has been revised to reflect Council direction.</p> <p>Council clarified that all current language in the Master Plan would be retained to ensure all items listed continue to be included.</p> <p>Council discussed whether the applicant should provide an estimate of the amount of funding that is anticipated from the SKRMA fee prior to final Council approval but that this information did not need to be included in the Master Plan amendment.</p> |

| Commitment                                                                                                                                                                                                                            | Responsible | Required Prior To                                            | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                      |
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| Maintain minimum resources required to cover SKRMA                                                                                                                                                                                    | SKRMA       | Any development the following year Included in Annual Report | All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements                                                                                                                                                                        | Council direction was to not require a minimum balance                                                                                                                       |
| An Annual Report based upon the SKRMA fiscal year to include: 1) phasing plan compliance, 2) SKRMA financial information 3) SKRMA board composition, 4) status of organization, 5) current membership and contact information 6) etc. | SKRMA       | Any development the following year                           | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council discussed and revised to allow some flexibility in timing of the report based upon fiscal year and added membership information and contact information be provided. |

| Commitment   | Responsible | Required Prior To | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                 | Comment                                    |
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| TDM Plan     | SKRMA       |                   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council discussed and proposed no changes. |
| Parking Plan | SKRMA       |                   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council discussed and proposed no changes. |

| <b>Commitment</b>                                                                                                                                                                                                                                                                                               | <b>Responsible</b> | <b>Required Prior To</b> | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                          | <b>Comment</b>                                               |
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| Define in the Master Plan responsibility for installation, maintenance, and operation of all private infrastructure including water, sewer, stormwater, and roads                                                                                                                                               | SKRMA              | Master Plan approval     | n/a                                                                                                                                                                                                                                                                                                                                                                                          | Council discussed and proposed no changes.                   |
| Insert a table of commitments required to comply with Master Plan into Chapter 11, which shall include for each commitment the responsible party, the phasing of the commitment prior to entitlements in the Master Plan, and the recourse for violation of the commitment after the entitlements are developed | SKRMA              | Master Plan approval     | n/a                                                                                                                                                                                                                                                                                                                                                                                          | To be completed once final direction is provided by Council. |
| Hotel and SKM commitments listed in Chapters XI and XII                                                                                                                                                                                                                                                         | SKRMA              | n/a                      | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> |                                                              |

| Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsible | Required Prior To | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                             |
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| <p>The applicant shall maintain winter operations at 49 hours a week barring unforeseen weather conditions, mechanical failures, or operational challenges that may necessitate deviation. The applicant shall maintain a minimum of 49 hours a week of winter operations on average over the season defined as between December 10 and March 31. The hours of operation shall include accommodation of key user groups including but not limited to the Doug Coumbs Foundation and the Jackson Hole Ski and Snow Board Club. Compliance with this requirement shall be included in the annual report.</p> | SKM         | Any development   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council discussed, and the condition has been revised to reflect Council direction. |

| <b>Commitment</b>                                                                                                                                                                                                                                                                                                               | <b>Responsible</b>    | <b>Required Prior To</b>        | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                    | <b>Comment</b>                                                                            |
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| Private shuttle service to downtown and to Teton Village to be reviewed annually as part of the annual report or the applicant shall be required to provide a reasonable and measured contribution to START as determined by the START Board, Town Council and SKRMA based upon a defined metric of ridership by resort guests. | SKRMA                 | Dec. 31, 2019                   | If private service is suspended or deemed not sufficient by the Town and/or the contribution cannot be agreed to within one year or is not provided as required all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements. | Council discussed, and the condition has been revised to reflect Council direction.       |
| <del>Define hours of lift operation in Master Plan</del>                                                                                                                                                                                                                                                                        | <del>SKM</del>        | <del>Master Plan approval</del> | <del>n/a</del>                                                                                                                                                                                                                                                                                                                                                                         | Council discussed, and the condition has been revised to reflect Council direction above. |
| Applicant shall notify the Town prior to significant avalanche control and include in the required annual report.                                                                                                                                                                                                               | <del>SKM + Town</del> | <del>Dec. 31, 2019</del>        | <del>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements</del>                                                                                                                                                       | Council discussed, and the condition has been revised to reflect Council direction.       |

| <b>Commitment</b>                                                                                                                                                                                                | <b>Responsible</b> | <b>Required Prior To</b>                    | <b>If Violated Post Development</b>                                                                                                                                                                                   | <b>Comment</b>                                                      |
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| Maintain reasonable ski rates for locals as compared to other ski resorts in the area                                                                                                                            | SKM                | Any development                             | All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements | Council agreed to remove this requirement                           |
| Define reasonable ski rates for locals in Master Plan                                                                                                                                                            | SKM                | Master Plan approval                        | n/a                                                                                                                                                                                                                   | Council agreed to remove this requirement                           |
| Maintain access for current user groups                                                                                                                                                                          | SKM                | To be defined prior to Master Plan approval | All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements | Council addressed above in condition related to hours of operation. |
| Applicant shall commit to work with the Town and other partners to provide the land for and construct a second sheet of ice west of the current ice arena, should this location be determined the best location. | SKM + Town         | N/A                                         |                                                                                                                                                                                                                       | Council determined this was not a requirement of the Master Plan.   |

| Commitment                                                                                                                                                                                                                                                                                                         | Responsible | Required Prior To                                 | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                             |
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| Applicant shall commit to work with the Town and other partners to provide the land for and construct a Mountain Sports Center. Applicant shall show the Mountain Sports Center including a second sheet of ice, as the only use and building envelope in Sub-area #5 other than the mountain operations facility. | SKM         | N/A                                               | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council determined this was not a requirement of the Master Plan                    |
| Building the gondola                                                                                                                                                                                                                                                                                               | SKM         | Prior to development of Sub-area 2 and a zip line | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></p> | Council discussed, and the condition has been revised to reflect Council direction. |

| <b>Commitment</b>                                                                                                                                                 | <b>Responsible</b> | <b>Required Prior To</b>                                      | <b>If Violated Post Development</b>        | <b>Comment</b>                                                                                                                                                                                                         |
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| Phil Baux Park improvements as defined by a CUP                                                                                                                   | SKM                | December 31, 2019 or prior to development of Lots 53, 57 & 58 | n/a                                        | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |
| Enter shared parking agreement for Sub-area 2 and adjacent Town properties that includes responsibility and timing for construction, maintenance and snow removal | SKRMA + Town       | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed and proposed no changes.                                                                                                                                                                             |
| Revise lease agreements and/or land transfers consistent with the Master Plan.                                                                                    | SKRMA + Town       | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |
| Revise lease agreements and/or land transfers consistent with the Master Plan.                                                                                    | SKM + Town         | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |

**Snow King Resort District Master Plan Commitments  
February 2018**

| <b>Commitment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Responsible</b> | <b>Required Prior To</b> | <b>If Violated Post Development</b> | <b>Comment</b>                                                                              |
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| <p>Definition of SKRMA membership in Master Plan including shares and what landowners, if any, are not required to participate and contact information for all members.</p> <p><a href="#"><u>Prior to final approval by Town Council the applicant shall work with the Town to draft specific legal documents/language/mechanisms assuring all obligations including enforcement of SKRMA under the Master Plan are required of all obligated property owners in perpetuity. Documents may include but are not limited to SKRMA Bylaws, the Master Plan, Affidavits Affecting Title, etc.</u></a></p> | SKRMA              | Master Plan approval     | n/a                                 | Council discussed this issue and directed the applicant to continue to clarify the request. |

| Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsible  | Required Prior To    | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>The applicant shall assess a SKRMA fee of a minimum of 1% on overnight lodging and activity ticket sales within the resort district as a funding mechanism to maintain the minimum resources required for the maintenance of the resort district. This funding mechanism will establish a reserve fund used at the discretion of the board for communal improvements, repairs and maintenance, marketing, events or for other resort district obligations. It is to be noted that these funds are not to be construed solely as a funding mechanism for the ski area only but rather as a reserve to ensure that the district can maintain compliance with all obligations of the master plan.</p> <p>The applicant shall provide an estimate of the annual amount to be collected by the SKRMA fee prior to final approval of the Master Plan.</p> | SKRMA + Town | Master Plan approval | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | <p>Council discussed, and the condition has been revised to reflect Council direction.</p> <p>Council clarified that all current language in the Master Plan would be retained to ensure all items listed continue to be included.</p> <p>Council discussed whether the applicant should provide an estimate of the amount of funding that is anticipated from the SKRMA fee prior to final Council approval but that this information did not need to be included in the Master Plan amendment.</p> |

| <b>Commitment</b>                                                                                                                                                                                                                     | <b>Responsible</b> | <b>Required Prior To</b>                                                | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                                          | <b>Comment</b>                                                                                                                                                               |
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| <del>Maintain minimum resources required to cover SKRMA</del>                                                                                                                                                                         | <del>SKRMA</del>   | <del>Any development the following year Included in Annual Report</del> | <del>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements</del>                                                                                                                                                                             | Council direction was to not require a minimum balance                                                                                                                       |
| An Annual Report based upon the SKRMA fiscal year to include: 1) phasing plan compliance, 2) SKRMA financial information 3) SKRMA board composition, 4) status of organization, 5) current membership and contact information 6) etc. | SKRMA              | Any development the following year                                      | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#"><u>Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</u></a></p> | Council discussed and revised to allow some flexibility in timing of the report based upon fiscal year and added membership information and contact information be provided. |

| Commitment   | Responsible | Required Prior To | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                          | Comment                                    |
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| TDM Plan     | SKRMA       |                   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | Council discussed and proposed no changes. |
| Parking Plan | SKRMA       |                   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | Council discussed and proposed no changes. |

| <b>Commitment</b>                                                                                                                                                                                                                                                                                               | <b>Responsible</b> | <b>Required Prior To</b> | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Comment</b>                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Define in the Master Plan responsibility for installation, maintenance, and operation of all private infrastructure including water, sewer, stormwater, and roads                                                                                                                                               | SKRMA              | Master Plan approval     | n/a                                                                                                                                                                                                                                                                                                                                                                                                   | Council discussed and proposed no changes.                   |
| Insert a table of commitments required to comply with Master Plan into Chapter 11, which shall include for each commitment the responsible party, the phasing of the commitment prior to entitlements in the Master Plan, and the recourse for violation of the commitment after the entitlements are developed | SKRMA              | Master Plan approval     | n/a                                                                                                                                                                                                                                                                                                                                                                                                   | To be completed once final direction is provided by Council. |
| Hotel and SKM commitments listed in Chapters XI and XII                                                                                                                                                                                                                                                         | SKRMA              | n/a                      | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> |                                                              |

| Commitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsible | Required Prior To | If Violated Post Development                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p>The applicant shall maintain winter operations at 49 hours a week barring unforeseen weather conditions, mechanical failures, or operational challenges that may necessitate deviation. The applicant shall maintain a minimum of 49 hours a week of winter operations on average over the season defined as between December 10 and March 31. The hours of operation shall include accommodation of key user groups including but not limited to the Doug Coumbs Foundation and the Jackson Hole Ski and Snow Board Club. Compliance with this requirement shall be included in the annual report.</p> | SKM         | Any development   | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | Council discussed, and the condition has been revised to reflect Council direction. |

| <b>Commitment</b>                                                                                                                                                                                                                                                                                                               | <b>Responsible</b>    | <b>Required Prior To</b>        | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                    | <b>Comment</b>                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Private shuttle service to downtown and to Teton Village to be reviewed annually as part of the annual report or the applicant shall be required to provide a reasonable and measured contribution to START as determined by the START Board, Town Council and SKRMA based upon a defined metric of ridership by resort guests. | SKRMA                 | Dec. 31, 2019                   | If private service is suspended or deemed not sufficient by the Town and/or the contribution cannot be agreed to within one year or is not provided as required all further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements. | Council discussed, and the condition has been revised to reflect Council direction.       |
| <del>Define hours of lift operation in Master Plan</del>                                                                                                                                                                                                                                                                        | SKM                   | <del>Master Plan approval</del> | n/a                                                                                                                                                                                                                                                                                                                                                                                    | Council discussed, and the condition has been revised to reflect Council direction above. |
| Applicant shall notify the Town prior to significant avalanche control and include in the required annual report.                                                                                                                                                                                                               | <del>SKM + Town</del> | <del>Dec. 31, 2019</del>        | <del>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements</del>                                                                                                                                                       | Council discussed, and the condition has been revised to reflect Council direction.       |

| <b>Commitment</b>                                                                                                                                                                                                | <b>Responsible</b> | <b>Required Prior To</b>                    | <b>If Violated Post Development</b>                                                                                                                                                                                   | <b>Comment</b>                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Maintain reasonable ski rates for locals as compared to other ski resorts in the area                                                                                                                            | SKM                | Any development                             | All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements | Council agreed to remove this requirement                           |
| Define reasonable ski rates for locals in Master Plan                                                                                                                                                            | SKM                | Master Plan approval                        | n/a                                                                                                                                                                                                                   | Council agreed to remove this requirement                           |
| Maintain access for current user groups                                                                                                                                                                          | SKM                | To be defined prior to Master Plan approval | All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements | Council addressed above in condition related to hours of operation. |
| Applicant shall commit to work with the Town and other partners to provide the land for and construct a second sheet of ice west of the current ice arena, should this location be determined the best location. | SKM + Town         | N/A                                         |                                                                                                                                                                                                                       | Council determined this was not a requirement of the Master Plan.   |

| <b>Commitment</b>                                                                                                                                                                                                                                                                                                  | <b>Responsible</b> | <b>Required Prior To</b>                          | <b>If Violated Post Development</b>                                                                                                                                                                                                                                                                                                                                                                   | <b>Comment</b>                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Applicant shall commit to work with the Town and other partners to provide the land for and construct a Mountain Sports Center. Applicant shall show the Mountain Sports Center including a second sheet of ice, as the only use and building envelope in Sub-area #5 other than the mountain operations facility. | SKM                | N/A                                               | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | Council determined this was not a requirement of the Master Plan                    |
| Building the gondola                                                                                                                                                                                                                                                                                               | SKM                | Prior to development of Sub-area 2 and a zip line | <p>All further development that has not received a building permit under the Master Plan shall be suspended until agreement by the applicant and the Town to amend the Master Plan and renegotiate Town/SKRMA agreements.</p> <p><a href="#">Applicant shall work with staff to ensure that compliance issues can be addressed through non-Building Permit remedies in addition to the above.</a></p> | Council discussed, and the condition has been revised to reflect Council direction. |

| <b>Commitment</b>                                                                                                                                                 | <b>Responsible</b> | <b>Required Prior To</b>                                      | <b>If Violated Post Development</b>        | <b>Comment</b>                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phil Baux Park improvements as defined by a CUP                                                                                                                   | SKM                | December 31, 2019 or prior to development of Lots 53, 57 & 58 | n/a                                        | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |
| Enter shared parking agreement for Sub-area 2 and adjacent Town properties that includes responsibility and timing for construction, maintenance and snow removal | SKRMA + Town       | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed and proposed no changes.                                                                                                                                                                             |
| Revise lease agreements and/or land transfers consistent with the Master Plan.                                                                                    | SKRMA + Town       | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |
| Revise lease agreements and/or land transfers consistent with the Master Plan.                                                                                    | SKM + Town         | December 31, 2019                                             | Agreement enforced per terms of agreement. | Council discussed this item without reaching a conclusion. Council did discuss linking the timing of a contribution by SKRMA for the park to the lease agreements also required to complete improvements in this area. |